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- The public is encouraged to comment via email to cityclerk@anacorteswa.gov or via written comment addressed to City Clerk, P.O. Box 547, Anacortes, WA 98221. Public comments received by the [City Clerk](#) prior to 3:00 p.m. the day of the meeting will become part of the record for the meeting, just as if presented in person.
- Complete guidelines for virtual participation in Anacortes City Council meetings are available [here](#). View the quick video example for connecting to the meeting [here](#).



Anacortes City Council
Municipal Building Council Chambers
904 6th Street

November 17, 2025
6:00 PM

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

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Announcements and Committee Reports**
 - a. Finance Committee (Report)
 - b. Economic Development Committee (Report)
 - c. Public Works Committee (Report)
 - d. Dr. Ron Richeson Life Saver Award Presentation (Presentation)
 - e. Swearing in of Firefighter Megan Guard-Lilley (Presentation)
4. **Public Comment**
5. **Consent Agenda**
 - a. North Star Joint Special Meeting Minutes of November 6, 2025 (Action)
 - b. Minutes of November 10, 2025 (Action)
 - c. Approval of claims in the amount of \$813,799.34 (Action)
6. **Public Hearings**
 - a. * Public Hearing on the 2026 Operating Budget (Discussion)
 - b. * Public Hearing on the 2026-2031 Capital Facilities Plan (Discussion)
7. **Other Business**
 - a. * Ordinance 5009: 2026 Operating Budget (Discussion)
 - b. * Ordinance 5010: 2026-2031 Capital Facilities Plan (Discussion)
 - c. Contract Modification: Commercial Ave Corridor Plan Phase 1 – 11th St to 13th St #19-

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

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

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

095-TRN-005 (Discussion/Action)

- d. * Ordinance 5011: Increasing the City Utility Tax by 2% (Discussion/Possible Action)
- e. * Ordinance 5012: Freeze the Emergency Reserve Fund (Discussion/Possible Action)
- f. * Ordinance 5014: 2025 Development Regulation Amendments (Discussion)
- g. Resolution 3188: City Council Procedures (Discussion/Possible Action)

8. **Adjournment**

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

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

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6:00 p.m. - 8:00 p.m. Special Joint Meeting with the Skagit County Commissioners and Cities of Burlington, Mount Vernon and Sedro-Woolley Regarding North Star (Public Health, Chinook Conference Room, 301 Valley Mall Way, Suite 110, Mount Vernon)

Mayor Pro Tem Carolyn Moulton convened the special joint meeting with the Skagit County Commissioners and the Cities of Burlington, Mount Vernon, and Sedro-Woolley at 6:15 p.m.

1. Dinner and Networking
2. Call to Order and Roll Call:

Skagit County Chair Lisa Janicki, Anacortes Mayor Pro Tem Carolyn Molton, Burlington Mayor Bill Aslett, Mount Vernon Mayor Peter Donovan, and Sedro-Woolley Mayor Julia Johnson called the proceedings to order at 6:15 p.m.

Councilmembers present from the City of Anacortes included Ryan Walters, and Christine Cleland McGarth.

Skagit County Commissioner Ron Wesen and Commissioner Peter Browning were present

Councilmembers present from the City of Burlington included Elizabeth Turman-Bryant, Dr. Jesús Pérez-Linares, Kelsey Freeman, and James Stavig.

Councilmembers present from the City of Mount Vernon included Navor Tercero, Iris Carias, Melissa Beaton, and Mary Hudson.

Councilmembers present from the City of Sedro-Woolley included Allan Henderson, and JoEllen Kesti.

Other staff in attendance included Skagit County Public Health/Strategic Initiatives Director Monica Negrila, Skagit County Assistant Public Health Director Sarah Hinman, Skagit County Senior Public Health Analyst George Kosovich, Skagit County District Court Judge Jenifer Howson, Communications Coordinator Andrea Harrison, and Clerk of the Board of Skagit County Commissioners Linda Hammons.

3. Meeting Goals and Agenda Overview:

Ms. Negrila provided an overview of the agenda and meeting goals which included discussing the next steps for the opioid settlement funding, review of the draft Interlocal Agreement, exploring 2026 joint meetings, and sharing jurisdictional updates.

4. Public Comments:

Susan Hill of Skagit County commented on the opioid settlement funds listed in the City of Anacortes' budget and requested that the funds be allocated toward recovery efforts.

5. Opioid Settlement Funds – Joint Regional Proposals:

Mr. Kosovich provided a PowerPoint presentation outlining the background of the funds received by all jurisdictions from the eight settlements, which totaled \$2.6 million. He also shared feedback from meetings with City Councils, discussed the three project areas, and presented options for joint investments. Additionally, he reviewed the projected timeline for the STAR Center, noting that the ribbon-cutting ceremony was scheduled for December 16, 2025, with the move-in expected on February 1, 2026. He further noted that Pioneer Human Services was currently contracting with insurers.

Mr. Kosovich went on to discuss options for pooling funds, which included: direct allocation to a service provider, a two-step Council action, and a one-step Council action with specific parameters.

Ms. Negrila invited Councilmembers to ask questions.

City of Anacortes:

Councilmember Walters suggested changes to the leadership team appointments. Mayor Pro Tem Moulton asked questions and discussed taking a more deliberate approach to building the STAR Center.

City of Burlington:

Councilmember Turman-Bryant asked questions about funding for the STAR Center. Councilmember Stavig asked questions about the contractors and the duration of the startup contract. Mayor Aslett said that the opioid funding was part of their budget process.

City of Mount Vernon:

Councilmember Beaton read a statement in support of pooling resources in order to streamline resources to get help to people in need. Councilmember Tercero asked whether future councils would be bound by the current council's funding decisions. Councilmember Hudson shared comments regarding funding requests.

City of Sedro-Woolley:

Councilmember Henderson discussed the proposed 80/20 funding split, noted that the Skagit County Drug Taskforce was facing a budget shortfall, and addressed topics including bridge housing and STAR Center funding, which was part of the overall budget process.

Skagit County:

Chair Janicki emphasized the importance of having a facility within the community that could meet local needs. Commissioner Browning expressed support for bridge housing, and Commissioner Wesen voiced support for collaboration between the Cities and the County.

6. Draft Interlocal Agreement (ILA) - Formalizing North Star:

Discussion ensued about proposed potential edits to the Interlocal Agreement with action to take place by the end of the year.

7. 2026 Joint Meetings:

The group expressed support for continuing to engage in joint meetings in 2026.

8. Roundtable: Jurisdictional Cross-Sharing:

Chair Janicki noted that North Star would be presented with an award at the Washington State Association of Counties County Leadership Conference in Spokane on November 20, 2025.

City of Sedro-Woolley Councilmember Henderson spoke about the City actively using House Bill 1590 funds to support affordable housing development and related services. City of Burlington Councilmember Linares spoke about the City's ongoing efforts to increase transparency and better engagement with the community.

City of Mount Vernon Councilmember Tercero spoke about helping Community Action of Skagit County complete the Kulshan View Affordable Housing Project.

Cit of Mount Vernon Councilmember Carias spoke about helping to provide safe and stable housing for the farmworker community.

City of Burlington Mayor Aslett commented on the Volunteers of America's Ballington Flats affordable housing development in Burlington, as well as the overall increase in apartment construction throughout the city.

9. Summary and Next Steps:

Discussion ensued about sending the updated Interlocal Agreement back to the Cities and County legal counsels for review and possibly acting on it by the end of the year.

Topics for future meetings were discussed which included: mapping out the funding provided by the Cities and County to the community; updates to Comprehensive Plans; unfunded requests; preparing a detailed presentation on multifamily tax exemption programs (8, 12, 20-year options), including experts/housing staff.

Link to meeting documents:

<https://www.skagitcounty.net/CountyCommissioners/Documents/AgendaPackets/11032025.zip>

**Note, due to technical difficulties, this meeting was not recorded.*

III. ADJOURNMENT:

Skagit County Chair Janicki, City of Anacortes Mayor Pro Tem Moulton, City of Burlington Mayor Aslett, City of Mount Vernon Mayor Donovan, and City of Sedro-Woolley Mayor Johnson adjourned the proceedings at 8:02 p.m.

Anacortes City Council Minutes - November 10, 2025

Call to Order

Mayor Pro Tempore Carolyn Moulton called to order the November 10, 2025, Anacortes City Council meeting at 6:00 p.m. Councilmembers TJ Fantini, Ryan Walters, Anthony Young, Christine Cleland-McGrath, Bruce McDougall and Amanda Hubik were present.

Pledge of Allegiance

The assembly joined in the Pledge of Allegiance.

Announcements and Committee Reports

Mayor Pro Tempore Moulton announced that tomorrow, city facilities would be closed in observance of Veterans Day, and that on Wednesday, November 12th, there would be a Skagit Valley Tourism Workshop at Buxton's from 9am-4pm.

Port / City Liaison Committee

Ms. Cleland-McGrath reported from the Port / City Liaison Committee meeting held November 4th. The topics discussed included a desire for a small boat center near Rotary Park, the event facility action item, which was considered by the Port Commission on November 6th and passed with support. Mr. Walters added that the committee also discussed the expectation that fireworks will cost more than in years past and the need for community donations to support the celebration, and the Port's upcoming centennial celebration.

Housing Affordability and Community Services Committee

Ms. Cleland-McGrath reported from the Housing Affordability and Community Services Committee meeting held November 5th. The topics discussed included a discussion with Chuck Messinger of Veterans of America about the "point-in-time count" that will occur on January 29, 2026, which will determine the allocation for 2026-27, and the Pocket Community Project with the United Way in Mount Vernon. The committee also received an update from the Community Paramedic Steve Monrad and Anacortes Family Center (AFC) Community Resource Manager Peter Strong on what is working regarding community services in the city, including AFC's shower program and their relationship with McKinney Vento and 56 unhoused kids. Other AFC services include job search assistance, vital document procurement, and enrollment in the Early Learning Center if the parent(s) gain employment. Police Chief Dave Floyd attended the meeting and added that there had been a reduction in police referrals for services, but that Mr. Monrad is available to provide services and coordination for other city departments. The committee also received an update on services provided by Community Action of Skagit County, including the Women, Infants and Children (WIC) office in Anacortes, energy assistance to seniors on fixed incomes, and screening for housing needs all in an effort to coordinate local services and minimize duplication in a time of constrained budgets and resources.

Planning Committee

Mr. Walters reported from the Planning Committee meeting held earlier in the evening. The topics discussed included the challenges associated with permit review in light of recent staff reductions and budget constraints, issues associated with the Comprehensive Plan and Development Regulations updates, the need for intensive planning for low-income housing in light of recent Growth Management Hearings Board decisions, and a stepback issue related to the MJB development.

Public Safety Committee

Ms. Cleland-McGrath reported from the Public Safety Committee meeting held November 4th. Police topics discussed included changes to the Criminal Justice Training Commission program that will require all city police officers to use the training facility in Arlington, which would delay the training start date for a new hire, and an increase to the price for training increasing to \$18k per trainee. The committee also received a police training update, was informed that there would likely be additional requests for funding in the coming year, and

that the boat program would be revisited at a future council meeting in December.

Fire topics discussed included answers to questions about the duties and responsibilities of the Administrative Assistant position and the effects of the loss on the level of service to the public.

Mr. Young spoke about the organizational challenges associated with having Fire Chiefs being required to reassign or perform the Administrative Assistant's duties.

Other Announcements

Mr. Fantini reported attending a meeting about Skagit County Domestic Violence and Sexual Assault Services held on November 8th, where he learned about the important support that is being provided to those in need of those services. The contact number for those services is 888-336-9591.

Mr. Walters announced that the North Star Housing Forum at 6pm on November 18th at the Mount Vernon Public Library Commons with registration encouraged at northstarskagit.org

Public Comment

Mayor Pro Tempore Moulton invited the public to comment on any item not on the agenda.

Public comment was given as follows:

Susan Hill of Anacortes spoke about the North Star project and the city's allocation and accounting of opioid settlement funds in the operating budget.

Consent Agenda

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

a. Minutes of November 3, 2025

b. Approval of claims in the amount of \$1,187,058.65

The following vouchers/checks were approved for payment:

EFT numbers: 113969 through 114020, total \$1,040,960.61

Check numbers: 114021 through 114049, total \$134,288.61

Wire transfer numbers: 378789 through 379299, total \$11,809.43

c. Contract Award: 10th Street Drainage System Improvement Project - Design #26-010-STM-001

Other Business

Skagit County/North Star Request for Opioid Settlement Funds

Mr. Walters introduced Commissioner Skagit County Commissioner Lisa Janicki and Skagit County Public Health Community Services Manager George Kosovich, who presented a briefing on the North Star Request for Opioid Settlement Funds, referring to a slide presentation that was added to the packet materials for the meeting. Mayor Pro Tempore Moulton acknowledged that Commissioner Ron Wesen was also in attendance.

Discussion topics included:

- Open House on December 16th at the STAR Center.
- \$500k request for startup costs for the STAR Center.

Options for Regional Projects

- More of these services would have assisted with handling T Avenue.
- The problems associated with T Avenue still exist in the community.
- Local resources for treatment and services is critical.
- Present costs associated with treatment services
 - Emergency medical services, law enforcement, follow-up community services.
 - Necessary services no matter what the fiscal conditions.
 - Overcome the presumption that it is not needed in the city.
- Settlement funds are of limited duration.
- Funding strategies for future program sustainability.
- Individuals being dropped from Medicaid is a present risk.
- Heavy lift is on the front end.
- Strategic spending is more important in fiscally constrained times.
- Managing and reporting is included in the contract with Pioneer Services.
- The recent meeting format is productive and effective for team and community building efforts.
- The Two-Step Process Example (slide 10)
- Regional economies of scale in working together to tackle the crisis.
- The work of treatment and recovery is community-based, continuous, and requires follow-up.

Contract Award: WWTP Administration Building Addition #24-139-SEW-002

Interim Public Works Director Logan Lee and Wastewater Treatment Plant (WWTP) Manager Brian Walker introduced proposed contract #24-139-SEW-002 with Summit Construction Group, Inc to construct the WWTP administration building addition, referring to a slide presentation that was added to the packet materials for the meeting.

Discussion topics included:

- Budget constraints and staff reductions pose challenges.
- Project would alleviate issues with the Teamsters Union.
- Scaled back from the initial plan brought forward to the council 11 years ago.
- Utility funds can only be used for projects related to the plant.
- On the 2024 and 2025 Capital Facilities Plan
- The project was delayed due to overlap with the outfall replacement project.
- 25–30% additional laboratory space will become available with the project.
- In-house lab testing is key to saving funding that would go towards contracted services.
- Expected housing and population growth make
- Admin boiler controls will be involved in the 2026 budget.
- All funds for the project are wastewater utility funds.

TJ Fantini moved, seconded by Bruce McDougall, to authorize the mayor to sign contract #24-139-SEW-002 with Summit Construction Group, Inc for the Wastewater Treatment Plant Administration Building Addition. Vote: Ayes - Carolyn Moulton, Anthony Young, Ryan Walters, Christine Cleland-McGrath, Bruce McDougall, Amanda Hubik, TJ Fantini. Nays - None. Abstentions - None. Result: Passed

Interlocal Agreement #25-256-IDS-001 with San Juan County for Mutual Assistance

Operations Manager WiL Ludemann introduced proposed interlocal agreement #25-256-IDS-001 with San Juan County for Mutual Assistance. He mentioned that San Juan County had approached the city due to challenges

associated with maintaining their stormwater catch basins and that this agreement is similar in scope to one that the council approved earlier in 2025 with the City of Mount Vernon.

Anthony Young moved, seconded by Amanda Hubik, to authorize the mayor to execute interlocal #25-256-IDS-001 with San Juan County for mutual assistance.

Vote: Ayes - Carolyn Moulton, Anthony Young, Ryan Walters, Christine Cleland-McGrath, Bruce McDougall, Amanda Hubik, TJ Fantini. Nays - None. Abstentions - None. Result: Passed

Ordinance 5005: Setting the 2026 Property Tax Levy

Finance Director Steve Hoglund re-introduced Ordinance 5005 that would set the 2026 property tax levy, referring to a slide presentation that was included in the packet materials for the meeting.

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

Discussion topics included:

- Line-by-line review of the budget is difficult for the council to accomplish.
- Staff have completed a line-by-line review of the budget.
- Cut staff and line items in every department.
- Cuts may limit the capabilities of the city to provide services to the community.
- The city loses purchasing power due to inflation each year.
 - The property tax increase covers only one-third of the cost of inflation.
 - Services may need to be reduced.

Carolyn Moulton moved, seconded by Anthony Young, to adopt Ordinance 5005 authorizing a 1 percent property tax increase for 2026 of \$85,646.

Vote: Ayes - Carolyn Moulton, Anthony Young, Ryan Walters, Christine Cleland-McGrath, Bruce McDougall, Amanda Hubik. Nays - TJ Fantini. Abstentions - None. Result: Passed

Ordinance 5011: Increasing the City Utility Tax by 2%

Mr. Hoglund introduced Ordinance 5011 that would increase the city utility tax by 2% from 7% to 9%.

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

Discussion topics included:

- The tax rates apply to all customers that currently pay utility taxes.
- Raising tax on the other water purveyors and not residents. How much revenue would that generate?
 - Need to add language to Anacortes Municipal Code
 - A 1% increase would net \$30k per purveyor.
- Would take effect in January, but it would come out in February bills.
- Ratepayers could be notified on the utility bills or on the website.
- Reminding eligible individuals of available relief through the utility discount programs.
- Different rates by customer type are possible (industrial, purveyors, individuals).
 - Tiered tax schedule.
- The additional utility tax is general fund income.
- Water purveyors are not taxed.
- A 2% increase is assumed in the 2026 budget.

- Utility tax and sales tax revenues increase as prices increase.
- Shift the balance of general revenues to those that are indexed to the economy.
- Bring back to the council for consideration on 11/17 with a summary table of rates comparing industrial and residential at 2%, industrial and residential at 2.5%, and residential at 2% and industrial at 2.5%.

Ordinance 5012: Freeze the Emergency Reserve Fund

Mr. Hoglund introduced Ordinance 5012 that would freeze the Emergency Reserve Fund, referring to a slide presentation that was included in the packet materials for the meeting.

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

Discussion topics included:

- 17% is the recommended reserve level by the Government Finance Officers Association.
- A review of the policy that is included in the ordinance.
- Add a one-year limit to the provision to freeze until such time as the Finance Director deems that cash flows are sufficient to return to a 17% cash reserve.

Resolution 3189: Procedures for City Council Consideration of SEPA Threshold Determinations for Non-Project Appeals

City Attorney Darcy Swetnam introduced Resolution 3189 that provides procedures for City Council consideration of State Environmental Policy Act (SEPA) threshold determinations for non-project appeals, referring to a slide presentation that was added to the packet materials for the meeting.

Amanda Hubik moved, seconded by Bruce McDougall, to Adopt resolution 3189 adopting appeal procedures for SEPA threshold determination appeals of nonproject actions pursuant to AMC 18.04.250.

Vote: Ayes - Carolyn Moulton, Anthony Young, Ryan Walters, Christine Cleland-McGrath, Bruce McDougall, Amanda Hubik, TJ Fantini. Nays - None. Abstentions - None. Result: Passed

Ordinance 5013: 2025 Comprehensive Plan Update

Planning, Community, and Economic Development Director John Coleman and Planning Manager Libby Grage introduced Ordinance 5013 that would enact the 2025 Comprehensive Plan Update, referring to a slide presentation that was added to the packet materials for the meeting. Consultants Chris Comeau, Markus Johnson, and Katy Saunders attended virtually and answered questions from the council.

Discussion topics included:

Planning Commission Recommendation #1

- Adding language to support critical areas.

Planning Commission Recommendation #2

- Recognition that the city will have to accomplish a major in-fill development.
 - The city recoups money through latecomer agreements or other mechanisms.
 - Is this the only place it occurs in the Comprehensive Plan update?

Planning Commission Recommendation #5

- Improving the city's efforts to protect critical areas outside the Anacortes Community Forest Lands.

Planning Commission Recommendation #6

- The word 'appropriate' might not be necessary.
 - Ensuring fiscally responsible and purposeful land acquisition.

Planning Commission Recommendation #7

- Verify that glossary terms are not defined more narrowly than they are used in other parts of the plan.
 - Could qualify the applicability of the glossary terms to a certain portion of the plan.

Planning Commission Recommendation #8

- Staff were working on producing a species list and tree canopy map.

Other Comprehensive Plan Discussion Items

- Transportation Policy 1.9, Subsection D — opening of emergency routes from west to east
 - Avoid the creation of an alternative commute route to / from the ferry.
 - Maybe delete W 2nd Street.
 - Recognize that the neighborhood does not want an alternative commute route.
 - Unintended consequences of adding the language would open W 2nd Street.
 - Language about being careful about creating a separate ferry commute route would require a new policy.
 - Striking is the easiest and least confusing way to accomplish the change.
- Goal U-9. Toward Zero Waste. Increase recycling and composting to 65% of the municipal solid waste stream
 - Policy U-9.1 (p. 108 of Volume 1)
 - Feedback from solid waste / public works on if this is doable.
 - Cost of implementation
 - Policy U-9.3
 - Might not be necessary since this is now covered by state legislation.
 - Education is key. Refinement to make it feasible over the next several years.
 - Financial incentives to facilitate implementation.
 - Keep policy language general.
 - Standardized packaging that is actually recyclable and reducing single-use plastics to minimize what is going to the landfill.
 - Make recycling and waste processing standardized and more easily understandable.

- One more coincidental comment period on the Comprehensive Plan and Development Regulations

Ordinance 5014: 2025 Development Regulation Amendments

Mr. Coleman and Ms. Grage introduced Ordinance 5014 that would enact the 2025 Development Regulation Amendments, referring to a slide presentation that was added to the packet materials for the meeting. Mr. Johnson answered questions from the council.

Discussion topics included:

- 19.42.120.C.7 Building height calculations, exceptions, and modifications — CBD and MMU Zone Setback Requirements and Figure 19.42.120(C)(7) Illustration of required building setbacks for tall buildings.
 - Concern about loss of square footage
 - It could be a balcony or outdoor space.
 - Concern about cost of construction, clarity and equity.
 - Setback or stepback. Should be 'stepback' in the code
 - Clarify that it can be done on any one level between the first floor above ground level and the top floor.
 - The stepback portion is 75% of one floor along the street-facing facade.
 - Drawn bracket should go to the top floor.

Adjournment

There being no further business, at approximately 9:12 pm, the Anacortes City Council meeting of November 10, 2025 was adjourned.

The following claims against the City of Anacortes have been preaudited and certified by the Clerk-Treasurer as ready for City Council approval at the November 17, 2025 City Council meeting:

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

Invoice Doc #	Invoice Date	Invoice #	Vendor Full Name	Description	Total Amount	Approval Queue
379507	9/2/2025	1200752593	HDR ENGINEERING, INC	WTP NORTH LINE REPAIR & FLOWMETER UPGRADES - DESIGN - 6/29/25 - 8/23/25	\$ 3,206.93	pw1
379449	9/3/2025	1200753738	HDR ENGINEERING, INC	WTP LEAD AND COPPER RULE (LCR) SAMPLING PLAN - 7/27/25 - 8/23/25	\$ 6,105.63	dwtpt
379511	10/1/2025	5072107804	RICOH USA, INC	S/N C86138599 APD FRONT OFFICE COPIES 9/1-9/30/25	\$ 42.01	apd
379629	10/9/2025	1068404	BAYSHORE OFFICE PRODUCTS INC	COPIER PAPER	\$ 10.11	museum
379338	10/10/2025	20253051	SYSTEMS DESIGN WEST, LLC	AMBULANCE BILLING SERVICES 9/2025	\$ 4,370.68	finance
379639	10/10/2025	31-C24110729	CALYPSO	AMBULANCE REFUND	\$ 1,506.63	finance
379640	10/10/2025	31-C25003909	CALYPSO	AMBULANCE REFUND	\$ 116.13	finance
379617	10/13/2025	4543	TRACY CONSTRUCTION	WWTP TANK HANDRAIL REPAIR	\$ 24,108.72	pw1
379631	10/16/2025	1069120	BAYSHORE OFFICE PRODUCTS INC	CREAM LETTERMARK 8.5X11 PAPER	\$ 20.90	museum
379525	10/20/2025	1974027	POLYDYNE, INC	COAG POLY X6 1650 LB BAG	\$ 19,352.52	dwtpt
379427	10/20/2025	20124	WILSON ENGINEERING, LLC	WWTP PUMP STATION 16 RECONSTRUCTION - DESIGN - THROUGH 10/17/25	\$ 20,641.67	pw1
379438	10/21/2025	11894	RUBBER GRANULATORS INC	TIRE DISPOSAL	\$ 455.00	dshop
379518	10/22/2025	0285005	GAMETIME	WA PARK MAINTENANCE SUPPLIES	\$ 75.14	parks1
379509	10/27/2025	22181	MESA PRODUCTS, INC.	34TH & T AVENUE DEEP ANODE WELL INSTALLATION	\$ 68,022.85	pw1
379526	10/29/2025	1974379	POLYDYNE, INC	COAG POLY X1 1650 LB BAG	\$ 3,225.42	dwtpt
378975	10/29/2025	7903 2025-2026	SAVIBANK	SAFE DEPOSIT BOX #7903 ANNUAL FEE 11/6/2025-11/6/2026	\$ 100.00	finance
379624	10/29/2025	887042	RAINBOW ENTERPRISES	ON-CALL PIT TOILETS, PUMP STATIONS, AND SEPTIC TANK PUMP OUT SERVICE	\$ 924.80	parks1
379444	10/29/2025	SR301084743:01	FREIGHTLINER NORTHWEST	SERVICE FOR VEHICLE #2000	\$ 55,264.66	dshop
379514	10/30/2025	1541	SKAGIT SHOOTING RANGE, LLC	USE OF CLASS/RANGE TRAINING 10/30/25	\$ 597.85	apd

Invoice Doc #	Invoice Date	Invoice #	Vendor Full Name	Description	Total Amount	Approval Queue
379619	10/31/2025	00012	ZERVAS GROUP ARCHITECTS	WWTP ADMINISTRATION BUILDING ADDITION - DESIGN	\$ 2,937.80	pw1
379611	10/31/2025	0173	SKAGIT COUNTY SOLID WASTE FUND	OCTOBER TONNAGE HAULED	\$ 136,941.02	dshop
379600	10/31/2025	0210749	GEOENGINEERS, INC.	2025 CRITICAL AREAS REGULATIONS BAS UPDATE - 8/9/25 - 9/11/25	\$ 3,739.50	plan
379328	10/31/2025	102025	PROSSER, JIM	REC EVENT SUPPORT	\$ 1,400.00	parks1
379445	10/31/2025	14576	PETDATA, INC	PETDATA LICENSING FEES OCTOBER	\$ 500.00	finance
379627	10/31/2025	2-84	QCC QUALITY CONTROLS CORP.	ON-CALL PROFESSIONAL SERVICES AT THE WTP - SEPTEMBER 2025	\$ 168.00	dwtpt
379508	10/31/2025	22268	MESA PRODUCTS, INC.	EAST SLOUGH DEEP ANODE WELL INSTALLATION	\$ 17,747.62	pw1
379626	10/31/2025	242744	BLYTHE MECHANICAL, INC	HVAC ANNUAL PREVENTIVE MAINTENANCE 2025 - WWTP	\$ 967.23	pw1
379727	10/31/2025	297425	INFOSEND, INC.	OCTOBER 2025 PROCESSING	\$ 5,331.22	finance
379623	10/31/2025	310025	VANTAGE POINT SOLUTIONS, INC.	CALEA COMPLIANCE SUPPORT	\$ 275.00	fiber
379442	10/31/2025	5100124	UTILITIES UNDERGROUND LOCATION	OCTOBER LOCATE TICKETS	\$ 352.35	dshop
379522	10/31/2025	57485	PACIFIC SECURITY	OCTOBER 2025 - SECURITY DETAIL	\$ 556.95	court
379513	10/31/2025	587791	PROFORCE LAW ENFORCEMENT	FIREARMS; GREEN DOT	\$ 3,369.54	apd
379523	10/31/2025	9020577002	LANGUAGE LINE SERVICES, INC	TELEPHONE INTERPRETER SERVICES	\$ 18.52	court
379524	10/31/2025	INV74885	360TRAINING.COM INC	EMPLOYEE SAFETY TRAINING PORTAL	\$ 774.66	pw1
379591	11/1/2025	052-0010-00	CITY OF ANACORTES	OPS: 10/01-10/31/25	\$ 1,876.38	dshop
379603	11/1/2025	10624	PORT OF ANACORTES	MARINE 29 NOVEMBER ELECTRICITY.	\$ 16.00	medic
379610	11/1/2025	1400780-0043-1	WASTE MANAGEMENT	OCTOBER 2025 CONTRACTED SERVICES	\$ 158,782.82	finance
379329	11/1/2025	151769	VENTEK INTERNATIONAL	WA PARK PAYSTATION MONITORING	\$ 293.76	parks1
379429	11/1/2025	190-1840-00	CITY OF ANACORTES	UTILITY BILL	\$ 9,600.07	dwwtp
379517	11/1/2025	614766	MOMENTUM TELECOM INC	SIP TRUNKS 11/1-11/30/25	\$ 1,086.50	finance
379432	11/3/2025	220025931985	PUGET SOUND ENERGY INC	CHERRY LN & ORCHARD AVE ST LIGHTS: 10/2-11/3/25	\$ 12.79	dshop
379433	11/3/2025	220030712800	PUGET SOUND ENERGY INC	STREET LIGHTS: 10/2-11/3/25	\$ 8.10	dshop
379506	11/3/2025	25-DFP-COA-03	FIRST FORTY FEET LLC	DOWNTOWN STREETSCAPES PLAN - OCTOBER 2025	\$ 12,881.64	pw1

Invoice Doc #	Invoice Date	Invoice #	Vendor Full Name	Description	Total Amount	Approval Queue
379735	11/3/2025	7360343	BRAUN NORTHWEST, INC	PARTS FOR VEHICLE #206	\$ 359.40	dshop
379437	11/4/2025	200012505505	PUGET SOUND ENERGY INC	WTP 10/1-10/31/25	\$ 109,479.38	dwtpt
379599	11/4/2025	2011317	LIFE ASSIST, INC	TUBING, AIRWAYS, GLUCOMETER STRIPS.	\$ 1,594.45	medic
379439	11/4/2025	248 984 6277 5	CASCADE NATURAL GAS CORP.	WTP 10/7/25 - 11/3/25	\$ 8,753.72	dwtpt
379443	11/4/2025	35524	AD SPECIALTIES & PROMOTIONS	WTP SWAGS	\$ 2,643.71	dwtpt
379428	11/4/2025	36170	TRANSPO GROUP USA, INC.	TRANSPORTATION ELEMENT OF THE 2025 COMPREHENSIVE PLAN - THROUGH 10/31/25	\$ 6,196.25	pw1
379608	11/4/2025	388649	BAY CITY SUPPLY	STA SUPPLIES: CLEANER, PAPER TOWEL	\$ 159.01	medic
379440	11/5/2025	1100002125	EUROFINS ENVIRONMENT TESTING	WATER ANALYSIS - TOC 2025-10-20	\$ 117.32	dwtpt
379446	11/5/2025	1243	BE ENTERPRISES LLC	2025 JANITORIAL SERVICES - OCTOBER 2025	\$ 17,527.30	pw1
379447	11/5/2025	1244	BE ENTERPRISES LLC	2025 WTP JANITORIAL SERVICES - OCTOBER 2025	\$ 1,120.00	pw1
379339	11/5/2025	1245	BE ENTERPRISES LLC	PUBLIC RESTROOM MAINTENANCE 2025 LTAC FUNDS	\$ 3,695.10	plan
379448	11/5/2025	20087198	MCKINSTRY	CITY FACILITIES CONDITION ASSESSMENT - THROUGH 10/31/25	\$ 10,080.00	pw1
379620	11/5/2025	2025-10-01-ANACORTES	PERISCOPE LEGAL	PUBLIC DEFENSE SERVICES - OCTOBER 2025	\$ 23,750.00	admsrv
379337	11/5/2025	272996	DATABAR, INC	COURT PRINTED WINDOW ENVELOPES	\$ 273.20	court
379336	11/5/2025	272997	DATABAR, INC	COURT REGULAR PRINTED ENVELOPES	\$ 244.90	court
379335	11/5/2025	273000	DATABAR, INC	COURT PRINTED RETURN ENVELOPES	\$ 159.99	court
379441	11/5/2025	53454485	UNIVAR USA INC	SODIUM HYDROXIDE (CAUSTIC)	\$ 5,873.12	dwtpt
379331	11/5/2025	CITYOFAN000002	COGENT COMMUNICATIONS, LLC	COGENT 11/01-11/30/2025	\$ 3,705.87	fiber
379340	11/5/2025	LTAC 1 2025 AMP	ANACORTES MUSIC PROJECT	LODGING TAX REIMBURSEMENT 2, 2025 ANACORTES MUSIC PROJECT	\$ 5,886.00	plan
379592	11/6/2025	0002535669	CENTRAL WELDING SUPPLY CO, INC	O2 FOR AMBULANCES	\$ 125.62	medic
379342	11/6/2025	1022	SKAGIT VALLEY YOUTH SOCCER	'25 OCTOBER REFEREE FEES FOR COUNTY	\$ 194.94	pkrec

Invoice Doc #	Invoice Date	Invoice #	Vendor Full Name	Description	Total Amount	Approval Queue
379527	11/6/2025	1500003028	EUROFINS ENVIRONMENT TESTING	WATER ANALYSIS - BACT RAW 2025-10-20	\$ 70.00	dwtp
379528	11/6/2025	1500003029	EUROFINS ENVIRONMENT TESTING	WATER ANALYSIS - BACT RAW 2025-10-27	\$ 70.00	dwtp
379636	11/6/2025	1764	FIDALGO CLEANING	MUSEUM CLEANING 11/6-11/20/25	\$ 200.00	museum
379635	11/6/2025	1765	FIDALGO CLEANING	HERITAGE CENTER CLEANING 11/6-11/20/25	\$ 140.00	museum
379595	11/6/2025	2009390	LIFE ASSIST, INC	SYRINGES	\$ 3.92	medic
379618	11/6/2025	2347-20	MAKERS ARCHITECTURE	2025 PERIODIC COMPREHENSIVE PLAN UPDATE - OCTOBER 2025	\$ 310.00	plan
379436	11/6/2025	9350916958	GRAYBAR ELECTRIC COMPANY, INC	PG-2243A SSSOLUTIONS	\$ 177.46	fiber
379598	11/6/2025	XA116022382:01	RWC INTERNATIONAL	PARTS FOR VEHICLE #517	\$ 1,135.78	dshop
379596	11/6/2025	XA116022383:01	RWC INTERNATIONAL	PARTS FOR VEHICLE #517	\$ 305.08	dshop
379597	11/6/2025	XA116022388:01	RWC INTERNATIONAL	PARTS FOR VEHICLE #517	\$ 1,124.27	dshop
379725	11/7/2025	0210922	GEOENGINEERS, INC.	3RD PARTY REVIEW AND CRITICAL AREAS RELATED SERVICES - 2/22/25 - 10/24/25	\$ 4,196.75	plan
379510	11/7/2025	10724-1	ANACORTES TOWING, LLC	TOWING; APD CASE 25-A07159	\$ 176.26	apd
379593	11/7/2025	220015523313	PUGET SOUND ENERGY INC	CAR CHARGING STATION: 10/07-11/08/25	\$ 44.26	dshop
379625	11/7/2025	24567.00-12	GRAY & OSBORNE INC	DEPOT MARKET PLAZA EXPANSION PROJECT - DESIGN - 10/5/25-11/1/25	\$ 2,785.84	parks1
379637	11/7/2025	31-C24077169	COASTWISE CLAIM OFFICE	AMBULANCE REFUND	\$ 113.41	finance
379613	11/7/2025	90319169	CHEMTRADE CHEMICALS US LLC	WTP - ALUMINUM SULFATE	\$ 7,715.59	dwtp
379520	11/7/2025	9350419846	GRAYBAR ELECTRIC COMPANY, INC	VAULT COVERS	\$ 2,441.17	parks1
379628	11/7/2025	983146	JCI JONES CHEMICALS INC	SODIUM HYPOCHLORITE	\$ 8,684.11	dwtp
379633	11/9/2025	220035067093	PUGET SOUND ENERGY INC	MOLLY LANE OUTDOOR LIGHTING: 10/8-11/7/25	\$ 100.11	medic
379612	11/10/2025	071-6155-02	GREEN, ALBERT	UB Refund Cst #057527	\$ 5.00	finance
379630	11/10/2025	1068529	BAYSHORE OFFICE PRODUCTS INC	DURAMAT FOR CARPET	\$ 191.28	museum
379594	11/10/2025	220013297076	PUGET SOUND ENERGY INC	6821 STATE ROUTE 20 10/9-11/7/25	\$ 16.65	finance
379602	11/10/2025	24-142-SEW-0021	VECA ELECTRIC & TECHNOLOGIES	RETAINAGE RELEASE	\$ 3,075.99	pw1
379605	11/10/2025	25-135-FAC-0011	OVERHEAD DOOR CO	RETAINAGE RELEASE	\$ 99.10	pw1

Invoice Doc #	Invoice Date	Invoice #	Vendor Full Name	Description	Total Amount	Approval Queue
379607	11/10/2025	25-143-FAC-0011	BLYTHE MECHANICAL, INC	RETAINAGE RELEASE	\$ 1,694.20	pw1
379614	11/10/2025	31-C25015654	MUTUAL OF OMAHA, ATTN: CLAIMS	AMBULANCE REFUND	\$ 135.32	finance
379634	11/10/2025	77361	UNDERWOOD & ASSOCIATES, LLC	FIRE STATION 1 REMODEL - DESIGN	\$ 1,527.50	medic
379732	11/10/2025	795 700 0000 4	CASCADE NATURAL GAS CORP.	CITY HALL 10/11-11/7/25	\$ 1,143.93	finance
379726	11/11/2025	32079	WALTON BEVERAGE COMPANY, INC	CITY HALL BREAK ROOM SUPPLIES	\$ 1,462.00	finance
379728	11/11/2025	INV3094731	COPIERS NORTHWEST, INC	CANON/IRC5560I FINANCE/OPS/WWTP 9/8-10/7/25	\$ 1,130.39	finance
379641	11/12/2025	2500982	T-SHIRTS BY DESIGN	BOYS YOUTH BASKETBALL PLAYER JERSEYS	\$ 2,801.60	pkrec
379734	11/12/2025	632466	HUGHES FIRE EQUIPMENT, INC.	PARTS FOR VEHICLE #220	\$ 372.80	dshop
379729	11/12/2025	INV3095698	COPIERS NORTHWEST, INC	CANON/IRC5870I/3RD FLOOR 10/11-11/10/25	\$ 606.17	finance
379740	11/12/2025	Lien Release P81751	SKAGIT COUNTY AUDITOR	LIEN RELEASE ACCT #031-1650-00 STEPHEN 2019	\$ 19.00	finance
	Total				\$ 813,799.34	



City Council Agenda Bill

Meeting Date: November 17, 2025 **Agenda Item:** 6.a.

Agenda Item Title: Public Hearing on the 2026 Operating Budget

Staff Contact(s): Steve Hoglund

<u>Approved for Submittal to Council by</u>	<u>Action Type</u>
Greg Francioch	Public Hearing
Steve Hoglund	

Item Summary: Discussion of the 2026 operating budget of \$115,485,921.

Budget Impact:

The city needs a budget to continue operations in 2026.

Previous Action: The Council had a public hearing on 2026 Budgeted Revenue Sources on [October 6, 2025](#), and reviewed the 2026-2031 Capital Facilities Plan on [September 15, 2025](#), and [September 22, 2025](#). The mayor delivered his [Budget Message](#) at the [October 27, 2025](#), regular meeting. The Council discussed the 2026 Operating Budget at the [October 27, 2025](#), and [November 3, 2025](#), regular meetings.

Recommended Motion:

Alternative Actions: NA

Attachments (listed in order presented):

1. 2026 Budget Overview - 11.17.2025
2. Revenue Detail 11.17.25
3. Line Item Council 11.17.25

2026 Budget Overview

November 17, 2025

2026 Draft Budget

2026 Draft Budget									
	2025		2025 / September			2026 Requested	2026 Adjusted		Expense Y/Y
	Budget Expense	Budget Revenue	Actual Expense	Actual Revenue	Revenue Achieved	Budget Expense	Budget Expense	Budget Revenue	
Total	\$ 125,584,747	\$ 125,584,747	\$ 76,740,184	\$ 68,147,132	54%	\$ 126,003,042	\$ 115,485,921	\$ 115,485,921	-8%
ACFL	\$ 118,839	\$ 118,839	\$ 111,736	\$ 201,454	170%	\$ 275,405	\$ 275,405	\$ 275,405	132%
AFFORDABLE HOUSING	\$ 732,014	\$ 732,014	\$ 631,562	\$ 449,214	61%	\$ 589,619	\$ 589,619	\$ 589,619	-19%
ARTERIAL CONSTRUCTION	\$ 11,682,512	\$ 11,682,512	\$ 2,462,737	\$ 922,730	8%	\$ 8,861,688	\$ 5,447,438	\$ 5,447,438	-53%
CEMETERY	\$ 296,907	\$ 296,907	\$ 264,864	\$ 183,027	62%	\$ 377,462	\$ 377,462	\$ 377,462	27%
EQUIPMENT RENTAL	\$ 3,297,715	\$ 3,297,715	\$ 3,304,000	\$ 2,682,798	81%	\$ 3,200,755	\$ 2,942,405	\$ 2,942,405	-11%
FIREMEN'S PENSION	\$ 30,600	\$ 30,600	\$ 48,902	\$ 56,133	183%	\$ 44,237	\$ 44,237	\$ 44,237	45%
GENERAL FUND	\$ 35,733,030	\$ 35,733,030	\$ 27,119,871	\$ 20,945,692	59%	\$ 45,123,853	\$ 43,429,240	\$ 43,429,240	22%
GROWTH MGMT	\$ 3,407,000	\$ 3,407,000	\$ -	\$ 1,085,535	32%	\$ 2,640,000	\$ 2,640,000	\$ 2,640,000	-23%
IMPACT FEES	\$ 315,000	\$ 315,000	\$ -	\$ 43,711	14%	\$ 240,000	\$ 240,000	\$ 240,000	-24%
LIBRARY	\$ 2,207,670	\$ 2,207,670	\$ 1,768,084	\$ 1,222,770	55%	\$ 1,587,822	\$ 1,584,905	\$ 1,584,905	-28%
PARKS CAPITAL IMPROVEMENT	\$ 1,895,000	\$ 1,895,000	\$ 343,441	\$ 463,720	24%	\$ 1,625,000	\$ 1,625,000	\$ 1,625,000	-14%
PARKS&RECREATION	\$ 2,684,380	\$ 2,684,380	\$ 2,240,347	\$ 1,506,731	56%	\$ 2,189,146	\$ 2,150,146	\$ 2,150,146	-20%
SANITATION FUND	\$ 7,268,892	\$ 7,268,892	\$ 5,483,565	\$ 5,349,314	74%	\$ 7,717,959	\$ 7,393,158	\$ 7,393,158	2%
SEWER	\$ 26,782,560	\$ 26,782,560	\$ 16,139,502	\$ 11,345,773	42%	\$ 16,981,291	\$ 14,503,851	\$ 14,503,851	-46%
STORM DRAINAGE	\$ 3,185,243	\$ 3,185,243	\$ 1,926,626	\$ 1,814,875	57%	\$ 2,857,525	\$ 2,788,525	\$ 2,788,525	-12%
STREET	\$ 2,360,258	\$ 2,360,258	\$ 1,630,289	\$ 1,431,971	61%	\$ 2,239,310	\$ 2,062,060	\$ 2,062,060	-13%
TOURISM FUND	\$ 609,234	\$ 609,234	\$ 443,472	\$ 341,325	56%	\$ 586,500	\$ 596,500	\$ 596,500	-2%
WA PARK	\$ 295,517	\$ 295,517	\$ 309,685	\$ 324,749	110%	\$ 539,753	\$ 524,753	\$ 524,753	78%
WATER	\$ 22,682,375	\$ 22,682,375	\$ 12,511,502	\$ 17,767,639	78%	\$ 28,175,716	\$ 26,121,216	\$ 26,121,215	15%
FOREST LAND ENDOWMENT	\$ -	\$ -	\$ -	\$ 7,969		\$ 150,000	\$ 150,000	\$ 150,000	0%

Budget of \$115,485,921
is down 8% from 2025

Changes from prior version

Change Log 2026 Budget									
					Budget Impact Summary				
						prior	11/10/2025	Adjustments	
					2026	9,528,000	10,213,123	685,123	
					Total Budget	114,800,798	115,485,921	685,123	
Who is working	Dept	Impact Area	Year	Spend Area	BARS	Prior Amount	Adj Amount	Change	Details
Rhonda	Public Works	Sewer	2026	Capital	440.000.594.35.63	80,000	110,000	30,000	updated Ops capital projects Equipment Heater Storage from \$80k to \$60k added \$50k to move Ops repair projects to coorseponding utilities
Rhonda	Public Works	Storm	2026	Capital	445.770.594.31.63	850,000	1,100,000	250,000	updated to fund both projects as discussed with council \$50k to move Ops repair projects to cooresponding utilities
Rhonda	Public Works	Water	2026	Capital	401.730.594.34.63	1,305,000	1,270,000	(35,000)	reduced Ops repair project by \$35k
Rhonda	Public Works	Sewer	2026	Capital	440.750.594.35.63	5,780,000	6,050,000	270,000	updated project funding to align with 2025 and 2026 spending
Rhonda	Public Works	Streets	2026	Operating	104.712.542.10.41	116,000	62,750	(53,250)	worksheet error
Rhonda	Public Works	Facilities	2026	Capital	001.713.594.53.63	800,000	798,000	(2,000)	updated capital projects to align with allocated REET
Rhonda	Fiber	Fiber	2026	Capital	001.260.594.32.63	597,000	822,373	225,373	updated capital project for customer installation costs; grant funded
								-	

Spend Reduction Summary

Spend Area	Dollar Savings Impact
Reduced ERR Replacement to zero	\$767k
Staff Reductions	\$742k
Reduced Capital	\$718k
Closed 2025 unfilled positions	\$518k
Reduced Professions Services	\$324k
Reduced Repairs & Maintenance	\$250k
Reduced DIS Replacement to zero	\$164k
Reduced OT	\$150k
Q1 Hiring Freeze	\$135k
Reduced Training	\$88k
Reduced Tools	\$86k
Reduced Supplies	\$39k



Next Steps

- Public Hearing on 2026 Operating Budget
- Public Hearing on 2026 – 2031 Capital Facilities Plan
- Ordinance 5009: 2026 Operating Budget discussion
- Ordinance 5010: 2026 – 2031 Capital Facilities Plan discussion

17 Nov. 2025

- Adoption of 2026 Operating Budget
- Adoption of 2026 – 2031 Capital Facilities Plan

24 Nov. 2025

Revenue by account - 2026 Draft Budget

as of 11/14/2025

Fund	Account	BARS	Values			
			24 Actuals	25 Actuals YTD	25 Budget	26 Budget
ACFL	Contributions and Donations from Private	113.410.367.00.00	0	200,000	0	0
	Investment Interest	113.000.361.10.00	2,142	1,454	6,937	3,490
	Unassigned Fund Balance	113.410.308.90.00	0	0	111,901	271,915
ACFL Total			2,142	201,454	118,839	275,405
AFFORDABLE HOUSING	Affordable Housing Sales Tax	109.000.313.27.00	60,075	41,084	78,430	75,189
	Housing and Related Services	109.000.313.25.00	541,391	408,130	653,584	514,431
AFFORDABLE HOUSING Total			601,466	449,214	732,014	589,619
ARTERIAL CONSTRUCTION	CONTRIBUTIONS & DONATIONS FROM PRIVATE S	105.720.367.00.00	0	7,350	0	0
	Department of Transportation	105.720.333.15.00	255,744	870,643	0	0
		105.720.333.20.20	3,705,554	43,405	4,079,882	0
	Investment Interest	105.000.361.10.00	523	1,332	0	0
	Real & Personal Property Tax	105.720.311.10.00	141,753	0	0	0
	Transfers-In	105.720.397.00.00	0	0	2,511,961	1,700,000
	Transportation Improvement Board	105.720.334.03.80	570,808	0	5,016,000	3,790,000
	Unassigned Fund Balance	105.720.308.90.00	0	0	74,670	(42,562)
ARTERIAL CONSTRUCTION Total			4,674,382	922,730	11,682,512	5,447,438
CEMETERY	Cemetery Services	102.430.343.60.00	67,365	62,463	52,771	67,365
		102.430.343.60.10	11,072	5,988	9,449	10,017
		102.430.343.60.20	-456	-207	0	0
	Investment Interest	102.000.361.10.00	956	566	0	1,358
	Real & Personal Property Tax	102.430.311.10.00	174,784	114,217	200,000	203,804
	Unassigned Fund Balance	102.430.308.90.00	0	0	34,688	94,918
CEMETERY Total			253,721	183,027	296,907	377,462
EQUIPMENT RENTAL	Budgeting & Accounting Services	501.710.341.43.00	8,625	6,955	9,888	0
	Compensation for Loss/Impairment of Capi	501.790.395.20.00	0	0	10,345	0
	Insurance Recoveries (non capital asset)	501.790.398.00.00	6,897	0	0	0
	Investment Interest	501.000.361.10.00	24,439	21,045	194,194	0
	Proceeds from Sales of Capital Assets	501.790.395.10.00	25,697	0	0	0
		501.790.395.10.10	91,740	8,088	37,718	0
	Repair Services	501.790.344.30.40	3,351,199	2,621,710	3,932,263	3,488,295
	Transfers In	501.000.397.00.00	0	25,000	0	0
	Unreserved Fund Balance	501.790.308.80.00	0	0	-886,693	(545,890)

Revenue by account - 2026 Draft Budget

as of 11/14/2025

Fund	Account	BARS	Values				
			24 Actuals	25 Actuals YTD	25 Budget	26 Budget	
EQUIPMENT RENTAL Total			3,508,597	2,682,798	3,297,715	2,942,405	
FIREMEN'S PENSION	Fire Insurance Premium Tax	611.320.336.06.91	41,759	55,641	41,759	55,641	
	Investment Interest	611.000.361.10.00	719	492	338	0	
	Unassigned Fund Balance	611.320.308.90.00	0	0	-11,497	(11,404)	
FIREMEN'S PENSION Total			42,477	56,133	30,600	44,237	
FOREST LAND ENDOWMENT FUND	Contributions & Donations	114.410.367.00.00	5,898	600	0	0	
	NON DEPARTMENTAL	114.000.361.10.00	10,571	7,369	0	0	
	UNASSIGNED FUND BALANCE	114.410.308.90.00	0	0	0	150,000	
FOREST LAND ENDOWMENT FUND Total			16,469	7,969	0	150,000	
GENERAL FUND	Ambulance Services	001.320.342.60.00	2,191,634	995,902	2,217,998	2,390,165	
	Animal Licenses	001.310.322.30.00	14,210	8,812	11,610	14,210	
	Budgeting & Accounting Services	001.120.341.43.00	211	262	0	0	
		001.130.341.43.00	51	103	0	0	
		001.210.341.43.00	1,337	832	2,469	0	
		001.220.341.43.00	4,163	6,112	3,923	5,026	
		001.230.341.43.00	190	174	347	0	
		001.240.341.43.00	187	225	295	0	
		001.250.341.43.00	189	180	291	0	
		001.260.341.43.00	832	618	1,275	0	
		001.310.341.43.00	1,954	1,977	1,610	0	
		001.320.341.43.00	7,471	82,559	13,198	12,598	
		001.450.341.43.00	225	185	333	0	
		001.710.341.43.00	4,528	2,685	3,497	3,497	
		Buildings, Structure & Equipment	001.240.322.10.00	297,024	212,499	438,003	258,533
		Business & Occupation Taxes on Utilities	001.000.316.40.00	2,278,635	1,364,292	2,408,533	3,056,219
		CAPITAL CONTRIBUTIONS - PRIVATE CONTRIBU	001.000.379.00.00	7,639	5,652	5,630	9,743
		Capital Contributions -Local Grant Fiber	001.260.374.07.00	342,967	0	0	0
		Capital Contributions-Dept of Commerce	001.260.374.11.30	2,028,358	0	225,373	0
		Cash Adjustments	001.000.369.80.00	-3	2,306	0	0
		Civil Parking Infraction Penalties	001.310.354.00.00	2,280	630	1,695	2,280
		Confiscated & Forfeited Property	001.310.369.30.00	1,130	6,243	0	0
		CONTRIBUTIONS & DONATIONS FROM PRIVATE S	001.000.367.00.00	1,000,000	0	0	250,000
			001.220.367.00.00	2,500	0	0	0
			001.310.367.00.00	26,354	23,726	0	0

Revenue by account - 2026 Draft Budget

as of 11/14/2025

Fund	Account	BARS	Values			
			24 Actuals	25 Actuals YTD	25 Budget	26 Budget
GENERAL FUND	CONTRIBUTIONS & DONATIONS FROM PRIVATE S	001.320.367.00.00	91,581	1,500	0	100,000
		001.450.367.00.00	12,136	9,395	150,000	150,000
	Criminal Justice - Special Programs	001.130.336.06.26	18,343	12,848	24,197	24,593
	Criminal Justice - Violent Crimes/Popula	001.130.336.06.21	5,225	3,671	6,887	7,707
	Criminal Justice Sales & Use Tax	001.130.313.71.00	466,227	338,524	534,718	569,480
	Dark Fiber Leases	001.260.343.22.00	30,001	26,027	38,850	41,625
	Data/Word Processing, Printing & Duplica	001.000.341.81.10	170	120	150	0
		001.310.341.81.10	94	108	61	0
	Department of Commerce	001.240.334.04.20	212,174	362,069	312,500	0
	Department of Ecology	001.240.334.03.10	34,047	0	0	0
	Department of Health	001.320.334.04.90	766	778	0	0
	DEPARTMENT OF HOMELAND SECURITY	001.310.333.97.06	31,549	28,867	0	31,549
	Department of Homeland Security	001.320.333.97.03	0	1,561,902	0	0
	Department of Justice	001.310.331.16.60	849	5,753	1,698	0
	Department of Transportation	001.310.333.20.61	10,275	0	0	0
	Dept of Housing & Urban Development	001.240.331.14.21	111,624	153,844	106,279	108,427
	District/Municipal Court - Admin Fees	001.310.341.33.00	0	131	0	0
	DUI & Other Criminal Justice Assistance	001.130.336.06.51	1,160	877	1,547	1,548
	Ethernet Circuit Lease	001.260.343.23.00	3,790	5,985	6,000	8,100
	Ethernet Circuit Lease-Burlington	001.260.343.23.10	6,000	5,986	6,000	8,100
	Exhibit Admission Fees	001.450.347.50.30	9,213	9,665	7,657	9,213
	FEMA Grant for Live Fire Training	001.320.331.97.04	0	25,000	0	0
	Fiber Installation/Repair Services	001.260.343.28.00	59,221	35,462	56,984	59,465
		001.260.361.10.00	0	177,467	0	0
	Fiber Internet Services	001.260.343.20.00	1,732,267	1,471,213	2,192,276	2,231,670
	Fire Impact Fee Transfer In	001.320.397.00.00	0	0	315,000	165,000
	FRANCHISE FEES AND ROYALTIES	001.000.321.91.00	218,930	158,681	249,486	218,930
	GENERAL OBLIGATION BOND PROCEEDS	001.000.391.10.00	12,125,000	0	0	8,000,000
	INTERLOCAL GRANTS, ENTITLEMENTS & OTHER	001.320.337.00.00	1,518,649	1,430,931	2,146,396	3,459,406
	Investment Interest	001.000.361.10.00	29,348	14,239	40,146	29,348
	Judgments & Settlements	001.000.369.40.00	8,862	300	0	0
		001.000.369.40.10	0	44,682	0	47,942
		001.310.369.40.00	181,008	479	0	0
	Judicial Salary Contribution - State	001.130.336.01.29	4,568	3,426	4,568	4,568

Revenue by account - 2026 Draft Budget

as of 11/14/2025

Fund	Account	BARS	Values			
			24 Actuals	25 Actuals YTD	25 Budget	26 Budget
GENERAL FUND	Law Enforcement Services	001.310.342.10.00	10,808	6,456	8,451	20,808
	Lease Interest Revenue	001.240.361.40.00	14,829	0	0	0
		001.260.361.40.00	2,210	0	7,452	225,373
	Leasehold Excise Tax	001.000.317.20.00	242,348	173,801	339,123	323,473
	Legal Services	001.130.341.95.00	5,650	7,600	0	0
	Liquor Control Board Profits	001.000.336.06.95	136,032	102,157	134,650	134,506
	Liquor/Beer Excise Tax	001.000.336.06.94	93,958	58,168	119,851	128,267
	Local Retail Sales & Use Tax	001.000.313.11.00	4,605,255	3,470,664	5,555,464	5,975,963
	Long Term Loan	001.260.391.00.00	0	0	1,566,305	0
	Marijuana Excise Tax	001.000.336.06.42	39,962	26,089	41,229	39,962
	Medicaid	001.320.332.93.40	424,468	124,800	879,010	424,468
	Office of Public Defense Grant	001.130.334.01.20	15,000	49,356	15,000	0
	Other Business Licenses & Permits	001.210.321.99.00	80,157	57,747	102,293	100,333
	Other Financing Sources-premium	001.000.392.00.00	536,683	0	0	0
	OTHER INTEREST	001.320.361.40.00	7,208	0	0	0
	Other Interest	001.000.361.40.00	25,866	15,520	13,952	17,687
	Other Non-Business Licenses & Permits	001.240.322.90.00	0	1,500	0	0
		001.310.322.90.00	4,599	3,375	6,286	4,599
	Other Non-Revenues	001.240.389.00.00	145	0	0	0
	Other Nonrevenues - DIS Reserves	001.220.389.02.40	1,578,646	1,101,971	1,652,956	1,309,133
	Other Nonrevenues - Overhead	001.000.389.01.40	1,701,420	1,318,347	1,764,604	1,794,853
	Other Planning & Development Services	001.240.345.89.00	74,392	18,411	30,690	94,482
	Payment ILO Taxes PILOT	001.000.337.00.00	7,164	7,979	7,164	7,979
	Plan Checking Services	001.240.345.83.30	146,463	120,741	198,313	174,458
	Proceeds from Sales of Capital Assets	001.000.395.10.10	3,411	1,119	1,863	0
	Protective Inspection Services	001.240.342.40.00	1,694	2,218	2,541	2,828
	Public Safety Jail Sales & Use Tax	001.000.313.15.00	907,973	654,312	1,095,826	1,138,958
	Real & Personal Property Tax	001.000.311.10.00	3,743,940	2,576,516	4,500,000	4,837,934
	REET Transfer in	001.713.397.01.00	0	0	655,000	90,000
	SALES OF MERCHANDISE	001.450.341.70.10	1,133	267	800	1,133
	SEPA Related Mitigation Fees	001.240.345.86.00	1,440	960	960	828
	Skagit County Public Safety Sales Tax	001.310.337.00.10	191,466	191,952	185,789	191,952
	Space & Facilities Leases (Long-Term)	001.240.362.50.00	54,513	57,607	52,588	51,220
		001.320.362.50.00	85,352	71,263	99,504	104,616

Revenue by account - 2026 Draft Budget

as of 11/14/2025

Fund	Account	BARS	Values			
			24 Actuals	25 Actuals YTD	25 Budget	26 Budget
GENERAL FUND	Space & Facilities Rentals (Short-Term)	001.713.362.40.00	4,155	4,312	3,209	0
	State Reimb for Wildfire Fighting	001.320.342.21.00	5,574	0	0	0
	Street & Curb Permits	001.240.322.40.00	10,343	8,264	6,510	10,343
	Traffic Infraction Penalties	001.310.353.10.00	65,752	44,113	82,756	55,155
	Transfers-In	001.000.397.00.00	0	0	0	800,000
	Unassigned Fund Balance	001.000.308.90.00	0	0	2,789,660	1,466,055
	Unclaimed Money & Proceeds from Sales of	001.310.369.20.00	4,295	15	0	0
	Utility Tax on Private Utilities	001.000.316.40.10	2,371,981	2,039,382	2,265,753	2,569,329
	WA Public Safety Commission	001.310.334.03.52	11,392	1,646	0	30,000
	Zoning & Subdivision Services	001.240.345.81.00	29,087	16,470	9,996	23,603
	(blank)	001.260.343.22.20	2,775	2,081	0	0
		001.260.343.22.40	3,483	2,612	0	0
GENERAL FUND Total			42,390,165	20,945,692	35,733,030	43,429,240
GROWTH MGMT	Fund Balance - REET 1	335.240.308.10.00	0	0	234,551	706,822
	Fund Balance - REET 2	335.240.308.10.02	0	0	1,851,551	506,822
	Investment Interest	335.000.361.10.00	14,746	10,432	0	25,037
	REET 1 - First Quarter Percent	335.240.318.34.00	667,769	543,489	660,449	700,659
	REET 2 - Second Quarter Percent	335.240.318.35.00	664,898	531,614	660,449	700,659
GROWTH MGMT Total			1,347,413	1,085,535	3,407,000	2,640,000
IMPACT FEES	(GMA) Impact Fees Fire	112.240.345.85.20	46,459	17,728	25,352	20,669
	(GMA) Impact Fees Recreation	112.240.345.85.10	22,119	18,034	31,745	75,000
	(GMA) Impact Fees Road	112.240.345.85.00	43,428	5,984	65,758	10,317
	Investment Interest	112.000.361.10.00	2,505	1,965	0	0
	Unassigned Fund Balance	112.240.308.90.00	0	0	192,145	134,014
IMPACT FEES Total			114,511	43,711	315,000	240,000
LIBRARY	Budgeting & Accounting Services	103.440.341.43.00	1,670	1,259	1,366	1,670
	CONTRIBUTIONS & DONATIONS FROM PRIVATE S	103.440.367.00.00	20,319	208,351	290,000	0
	Data/Word Processing, Printing & Duplica	103.440.341.81.10	1,527	760	940	1,527
	Interlocal Grants, Entitlements & Other	103.440.337.00.00	18,801	0	0	18,801
	Investment Interest	103.000.361.10.00	2,470	1,416	0	3,371
	Library Services	103.440.347.20.00	25,400	22,050	28,613	25,400
	Non-Court Fines & Penalties	103.440.359.00.00	2,009	2,185	1,920	2,009
	Passport & Naturalization Services	103.440.341.99.00	18,620	11,725	18,900	18,620
	Real & Personal Property Tax	103.440.311.10.00	1,676,018	975,024	1,700,000	1,480,000

Revenue by account - 2026 Draft Budget

as of 11/14/2025

Fund	Account	BARS	Values			
			24 Actuals	25 Actuals YTD	25 Budget	26 Budget
LIBRARY	Unassigned Fund Balance	103.440.308.90.00	0	0	165,932	33,507
	Washington State Library Grant	103.440.334.05.70	400	0	0	0
LIBRARY Total			1,767,234	1,222,770	2,207,670	1,584,905
PARKS CAPITAL IMPROVEMENT	Department of Transportation	108.410.333.20.50	98,068	0	0	0
	Donations	108.410.367.00.00	53,589	378,670	1,115,000	180,000
	INTERLOCAL GRANTS, ENTITLEMENTS & OTHER	108.410.337.00.00	55,352	2,197	250,000	250,000
	Investment Interest	108.000.361.10.00	592	76	0	0
	Real & Personal Property Tax	108.410.311.10.00	289,572	0	0	0
	Recreation & Conservation Funding Board	108.410.334.02.70	141,337	55,639	205,000	200,000
	REET 1 Transfer In	108.410.397.01.00	0	0	0	50,000
	Space & Facilities Leases (Long-Term)	108.410.362.50.00	28,108	21,081	28,108	28,108
	Transfers-In	108.410.397.00.00	0	0	265,000	925,000
		108.430.343.60.20	6,300	6,057	0	0
PARKS CAPITAL IMPROVEMENT Total			672,917	463,720	1,895,000	1,625,000
PARKS&RECREATION	Aging & Disability Services	101.410.346.90.20	1,300	1,760	0	1,300
	Animal Licenses	101.410.322.30.00	4,427	3,808	4,085	4,427
	Budgeting & Accounting Services	101.410.341.43.00	2,931	1,864	0	2,805
	CONTRIBUTIONS & DONATIONS FROM PRIVATE S	101.410.367.00.00	90,240	88,942	20,000	0
	Depot Rental (Short-Term)	101.410.362.40.01	29,485	10,870	23,650	29,485
	Interlocal Grants, Entitlements & Other	101.410.337.00.00	104,805	52,403	104,805	104,805
	Investment Interest	101.000.361.10.00	3,253	1,229	0	0
	Operating Transfers In	101.410.397.00.00	0	0	15,000	10,000
	Proceeds from Sales of Capital Assets	101.410.395.10.10	62	12,123	0	0
	Real & Personal Property Tax	101.410.311.10.00	1,820,365	1,200,886	2,100,000	2,139,945
	Recreation Fees - Non Taxable	101.410.347.60.20	43,951	56,534	60,000	56,379
	Recreation Fees - Taxable	101.410.347.60.10	80,518	65,632	90,000	80,518
	Sales of Merchandise - Retail	101.410.341.70.10	395	156	0	395
	Sales of Merchandise - Retail Arts Commi	101.410.341.70.11	775	365	0	775
	Sales of Merchandise - Wholesale	101.410.341.70.20	2,160	2,080	0	2,160
	Senior Center Rental	101.410.362.40.02	3,252	2,832	4,555	3,252
	Space & Facilities Leases (Long-Term)	101.410.362.50.00	597	579	4,918	597
	Storvik Park Rental	101.410.362.40.00	5,047	4,669	0	5,047
	Unassigned Fund Balance	101.410.308.90.00	0	0	257,367	(291,744)

Revenue by account - 2026 Draft Budget

as of 11/14/2025

Fund	Account	BARS	Values			
			24 Actuals	25 Actuals YTD	25 Budget	26 Budget
PARKS&RECREATION Total			2,193,562	1,506,731	2,684,380	2,150,146
SANITATION FUND	Investment Interest	450.000.361.10.00	7,905	4,743	38,371	0
	Sale of Scrap & Surplus	450.780.369.10.20	2,369	371	0	0
	Solid Waste Services	450.780.343.70.00	4,150,780	3,497,878	4,053,892	4,575,708
	Solid Waste Services - Organics	450.780.343.70.70	940,447	751,568	934,910	980,689
	Solid Waste Services -Bags Retail	450.780.343.70.10	807	845	778	1,177
	Solid Waste Services -Bags WholeS	450.780.343.70.20	22,976	20,188	24,355	31,541
	Solid Waste Services -Interdepartmental	450.780.343.70.50	90,450	82,229	90,336	98,699
	Solid Waste Services -Recycling	450.780.343.70.60	1,254,645	991,492	1,254,033	1,302,685
	Unreserved Fund Balance	450.000.308.80.00	0	0	872,217	402,659
SANITATION FUND Total			6,470,381	5,349,314	7,268,892	7,393,158
SEWER	Budgeting & Accounting Services	440.750.341.43.00	3,539	2,592	0	0
	Construction of Sewer Asset	440.750.395.11.00	12,204	0	0	0
	DEPARTMENT OF HOMELAND SECURITY	440.750.333.97.03	8,245,670	4,423,226	8,782,982	950,000
	General Facilities Charges	440.750.379.13.30	328,553	264,137	364,042	305,699
	Investment Interest	440.000.361.10.00	47,186	17,438	38,304	30,065
	Judgments and Settlements	440.000.369.40.00	6,480	0	0	0
	Other Interest	440.710.361.40.00	17,079	0	0	0
	Proceeds from Sales of Capital Assets	440.750.395.10.00	14,700	7,578	0	0
	Sale of Scrap & Surplus	440.000.369.10.20	1,605	2,118	0	0
	Septic Waste Dump Fee	440.000.343.50.10	640,073	466,764	631,575	663,944
	Sewer/Reclaimed Water Sales	440.000.343.50.00	7,672,699	6,062,179	8,756,984	9,112,996
		440.000.343.50.50	85,273	77,087	83,956	94,800
	Space & Facilities Leases (Long-Term)	440.000.362.50.00	12,294	22,654	29,302	39,059
	Unreserved Fund Balance	440.000.308.80.00	0	0	8,095,417	3,307,289
SEWER Total			17,087,354	11,345,773	26,782,560	14,503,851
STORM DRAINAGE	Department of Ecology	445.770.334.03.10	130,000	0	0	0
	General Facilities Charges	445.770.379.13.30	50,949	31,891	57,051	32,735
	Investment Interest	445.000.361.10.00	7,772	4,726	29,941	(13,834)
	Special Assessments-Capital	445.770.368.10.00	6,868	0	0	0
	Storm Drainage Services	445.770.343.10.30	2,181,372	1,752,485	2,189,531	2,735,728
	Storm Drainage Services - Internal	445.770.343.10.00	32,628	25,773	32,628	33,897
	Unreserved Fund Balance	445.000.308.80.00	0	0	876,092	0
STORM DRAINAGE Total			2,409,590	1,814,875	3,185,243	2,788,525

Revenue by account - 2026 Draft Budget

as of 11/14/2025

Fund	Account	BARS	Values			
			24 Actuals	25 Actuals YTD	25 Budget	26 Budget
STREET	Business & Occupation Taxes on Utilities	104.720.316.40.00	511,640	320,956	500,878	553,373
	Investment Interest	104.000.361.10.00	3,866	1,861	0	0
	Judgments & Settlements	104.720.369.40.00	0	1,230	0	0
	Motor Vehicle Fuel Tax - City Streets	104.720.336.00.87	271,206	183,064	311,869	316,171
	Multimodal Transpo City	104.720.336.00.71	23,102	17,348	23,203	22,938
	Port - Sulfur Mitigation Interlocal	104.720.337.30.00	22,963	11,255	11,435	22,963
	Public Transportation Tax TBD	104.720.313.21.00	1,082,863	816,483	1,307,168	1,316,102
	Real & Personal Property Tax	104.720.311.10.00	491,965	0	0	0
	Roads/Streets Maintenance & Repair Servi	104.720.344.10.10	8,966	0	0	0
	Street & Curb Permits	104.720.331.20.00	0	79,774	0	0
	Unassigned Fund Balance	104.720.308.90.00	0	0	205,704	(169,487)
STREET Total			2,416,572	1,431,971	2,360,258	2,062,060
TOURISM FUND	Hotel/Motel Sales & Use Tax	135.240.313.31.00	527,219	336,857	608,892	586,474
	Investment Interest	135.000.361.10.00	6,154	4,389	0	0
	Tourism Promotion Services	135.240.345.60.00	0	79	0	0
	UNASSIGNED FUND BALANCE	135.240.308.90.00	0	0	342	10,026
TOURISM FUND Total			533,373	341,325	609,234	596,500
WA PARK	Camping Fees	107.410.362.41.10	268,482	210,945	284,284	255,058
	Cash Adjustments	107.410.369.80.00	305	133	0	0
	CONTRIBUTIONS & DONATIONS FROM PRIVATE S	107.410.367.00.00	3,900	0	0	0
	Day Use Park Fee	107.410.362.42.10	6,109	7,652	7,846	6,109
	Investment Interest	107.000.361.10.00	1,003	745	0	1,788
	Parking Fees - Boat Trailer Lot	107.410.362.31.10	79,593	76,524	81,832	79,593
	Parking Fees - Lot 'B'	107.410.362.32.10	11,416	11,769	10,000	11,416
	Sales of Merchandise, Firewood	107.410.341.71.10	13,580	13,342	13,556	13,580
	Sales of Merchandise, Shower	107.410.341.72.30	4,480	3,639	3,664	4,480
	Special Events	107.410.362.43.10	121	0	0	0
	Unassigned Fund Balance	107.410.308.90.00	0	0	-105,666	152,729
WA PARK Total			388,990	324,749	295,517	524,753
WATER	Budgeting & Accounting Services	401.730.341.43.00	2,959	1,988	2,469	0
	CAPITAL CONTRIBUTIONS - PRIVATE CONTRIBU	401.000.379.00.00	5,668,243	3,315,087	4,420,116	4,445,519
	Capital Contributions - Refinery	401.000.379.00.30	0	733,545	978,060	2,667,000
	Dept of Ecology	401.740.374.03.10	3,436	40,660	0	0
	Equipment & Vehicle Leases (Long-Term)	401.730.362.50.00	9,506	23,187	18,559	39,977

Revenue by account - 2026 Draft Budget

as of 11/14/2025

Fund	Account	BARS	Values			
			24 Actuals	25 Actuals YTD	25 Budget	26 Budget
WATER	Equipment & Vehicle Leases (Long-Term)	401.740.362.51.00	2,010	843	0	0
	General Facilities Charges	401.740.379.13.30	327,170	177,514	295,752	306,059
	Interfund Loan Repayment Received	401.710.381.20.00	0	0	0	1,483,626
	Investment Interest	401.000.361.10.00	108,333	79,010	682,847	108,333
	Irrigation/Reclamation Services	401.000.343.90.00	683,954	615,917	581,785	696,953
	Judgments & Settlements	401.000.369.40.00	280,862	8,835	0	0
	Meter Installation Fees	401.740.379.10.30	48,061	11,144	70,111	0
	Oak Harbor Capital Reserve	401.000.379.00.20	396,194	494,379	659,172	662,960
	OTHER GRANTS	401.000.367.00.00	500	0	0	0
	Other Interest	401.710.361.40.00	18,402	0	0	0
	Proceeds from Sales of Capital Assets	401.000.395.10.00	0	6,371	0	4,087
	Refinery Debt Capital Reserve	401.000.379.00.10	650,076	496,863	662,484	662,484
	Reserved Fund Balance	401.000.308.10.00	0	0	-78,298	(62,043)
	Sale of Scrap & Surplus	401.000.369.10.20	4,293	0	6,439	0
	Water Sales	401.000.343.40.00	13,871,031	11,562,050	14,194,675	14,882,350
	Water Sales - Interdepartmental	401.000.343.40.50	170,097	200,247	188,204	223,911
WATER Total			22,245,126	17,767,639	22,682,375	26,121,215
Grand Total			109,136,441	68,147,132	125,584,747	115,485,921

CONTENT SUMMARY - LINE ITEM DETAIL	
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FOREST LAND ENDOWMENT FUND	31

					2024	2025		2026			
Line	Fund	Department	BARS	Account	24Actual	25Actual YTD	25Budget	26Budget Request	26Budget Allocated	26Budget Detail	26Description
7	GENERAL FUND	NONDEPARTMENTAL									
8	GENERAL FUND	NONDEPARTMENTAL									
9	GENERAL FUND	NONDEPARTMENTAL	001.000.000.00.00	PCard Imports	-	293	-				
10	GENERAL FUND	NONDEPARTMENTAL	001.000.000.00.42	Communication	-	-	-				
11	GENERAL FUND	NONDEPARTMENTAL	001.000.000.00.44	Taxes & Operating Assessments	-	-	-	-	-		
12	GENERAL FUND	NONDEPARTMENTAL									
13	GENERAL FUND	NONDEPARTMENTAL	001.000.517.90.20	Personnel Benefits	61,105	(12,008)	-	-	-		
14	GENERAL FUND	NONDEPARTMENTAL	001.000.592.95.80	DEBT SERVICE: INTEREST & RELATED COSTS	66,638	-	-	-	-		
15	GENERAL FUND	NONDEPARTMENTAL	001.000.596.32.80	DEBT SERVICE: INTEREST & RELATED COSTS	72,750	-	-	-	-		
16	GENERAL FUND	NONDEPARTMENTAL									
	TOTAL	NONDEPARTMENTAL			200,492	(11,715)	-	-	-		
17	GENERAL FUND	LEGISLATIVE									
18	GENERAL FUND	LEGISLATIVE									
19	GENERAL FUND	LEGISLATIVE									
20	GENERAL FUND	LEGISLATIVE	001.110.511.30.41	Professional Services	56,442	27,719	40,000	40,000	5,000		Atown
21	GENERAL FUND	LEGISLATIVE	001.110.511.30.42	Communication	2,649	918	3,000	3,000	2,000		Ordinance publication
22	GENERAL FUND	LEGISLATIVE									
23	GENERAL FUND	LEGISLATIVE	001.110.511.60.10	Salaries & Wages	127,904	108,430	130,164	131,956	131,956		
24	GENERAL FUND	LEGISLATIVE	001.110.511.60.20	Personnel Benefits	23,832	20,486	24,875	25,192	25,192		
25	GENERAL FUND	LEGISLATIVE	001.110.511.60.31	Office & Operating Supplies	435	892	2,000		500		
26	GENERAL FUND	LEGISLATIVE	001.110.511.60.40	Interfund Services	19,976	15,968	21,290	10,891	10,891		
27	GENERAL FUND	LEGISLATIVE	001.110.511.60.41	Professional Services	33,788	19,486	18,180	18,905	18,905		SCOG dues
28	GENERAL FUND	LEGISLATIVE	001.110.511.60.42	Communication	163	427	500	500	500		Postage
29	GENERAL FUND	LEGISLATIVE	001.110.511.60.43	Travel & Training	6,843	6,310	5,000		2,500		
30	GENERAL FUND	LEGISLATIVE									
31	GENERAL FUND	LEGISLATIVE	001.110.514.90.41	Professional Services	42,015	29,622	115,000	42,000	42,000		County voter registration, even years lower cost
32	GENERAL FUND	LEGISLATIVE									
33	GENERAL FUND	LEGISLATIVE	001.110.521.10.44	Taxes & Operating Assessments	-	-	-	-	-		
34	GENERAL FUND	LEGISLATIVE	001.110.557.20.12	Overtime	-	121	-	-	-		
35	GENERAL FUND	LEGISLATIVE	001.110.557.20.10	Salaries & Wages	47,308	35,734	43,171	44,914	44,914		
36	GENERAL FUND	LEGISLATIVE	001.110.557.20.20	Personnel Benefits	16,753	14,108	17,441	17,221	17,221		
37	GENERAL FUND	LEGISLATIVE	001.110.557.20.31	Office & Operating Supplies	-	1,019	1,400	1,200	600		Council chambers supplies
38	GENERAL FUND	LEGISLATIVE									
	TOTAL	LEGISLATIVE			378,108	281,240	422,021	335,779	302,179		
39	GENERAL FUND	EXECUTIVE									
40	GENERAL FUND	EXECUTIVE									
41	GENERAL FUND	EXECUTIVE									
42	GENERAL FUND	EXECUTIVE	001.120.513.10.10	Salaries & Wages	170,490	147,107	176,529	181,233	181,233		
43	GENERAL FUND	EXECUTIVE	001.120.513.10.20	Personnel Benefits	57,548	48,842	59,786	59,811	59,811		
44	GENERAL FUND	EXECUTIVE	001.120.513.10.31	Office & Operating Supplies	5,596	2,661	3,000	3,000	3,000		Typical office supplies
45	GENERAL FUND	EXECUTIVE	001.120.513.10.40	Interfund Services	17,970	13,368	17,823	11,980	11,980		
46	GENERAL FUND	EXECUTIVE	001.120.513.10.41	Professional Services	5,257	3,850	7,000	7,000	7,000		Subscriptions, retreats, on site training
47	GENERAL FUND	EXECUTIVE	001.120.513.10.42	Communication	778	1,063	1,200	1,200	1,200		Cell phone
48	GENERAL FUND	EXECUTIVE	001.120.513.10.43	Travel & Training	3,873	9,903	3,000	5,000	5,000		Chamber, Sister City Dues; Mayor Travel and Training
49	GENERAL FUND	EXECUTIVE									
	TOTAL	EXECUTIVE			261,510	226,794	268,338	269,224	269,224		
50	GENERAL FUND	COURT									
51	GENERAL FUND	COURT									
52	GENERAL FUND	COURT									
53	GENERAL FUND	COURT	001.130.512.50.10	Salaries & Wages	248,607	222,678	264,449	279,901	279,901		
54	GENERAL FUND	COURT	001.130.512.50.20	Personnel Benefits	106,622	92,057	113,132	112,244	112,244		
55	GENERAL FUND	COURT	001.130.512.50.31	Office & Operating Supplies	2,418	1,538	2,000	2,000	2,000		Court Forms
56	GENERAL FUND	COURT	001.130.512.50.40	Interfund Services	34,845	24,625	32,833	21,782	21,782		
57	GENERAL FUND	COURT	001.130.512.50.41	Professional Services	174,549	172,082	197,505	177,905	177,905		
58	GENERAL FUND	COURT								1,300	Court Recording System
59	GENERAL FUND	COURT								210	Zoom for Court Proceedings
60	GENERAL FUND	COURT								10,300	Pacific Security- Courtroom Security (3% increase from prior year)
61	GENERAL FUND	COURT									
62	GENERAL FUND	COURT								750	Interpreter services

					2024	2025		2026			
Line	Fund	Department	BARS	Account	24Actual	25Actual YTD	25Budget	26Budget Request	26Budget Allocated	26Budget Detail	26Description
63	GENERAL FUND	COURT								52,000	Probation Services
64	GENERAL FUND	COURT								105,545	Judicial Services
65	GENERAL FUND	COURT								7,800	Community Court
66	GENERAL FUND	COURT	001.130.512.50.42	Communication	2,847	3,351	4,000	4,000	4,000		Postage and Cell Phones
67	GENERAL FUND	COURT	001.130.512.50.43	Travel & Training	1,482	1,013	3,000	3,000	1,500		Training for staff (\$1k per staff member)
68	GENERAL FUND	COURT	001.130.512.50.45	Operating Rentals & Leases	-	-	-				
69	GENERAL FUND	COURT	001.130.512.50.48	Repairs & Maintenance	-	-	-				
70	GENERAL FUND	COURT									
71	GENERAL FUND	COURT	001.130.514.20.49	Miscellaneous	(600)	-	-				
	TOTAL	MUNICIPAL COURT			570,770	517,344	616,920	600,832	599,332		
72	GENERAL FUND	COURT									
73	GENERAL FUND	COURT	001.130.515.91.31	Office & Operating Supplies	-	121	-				
74	GENERAL FUND	COURT	001.130.515.91.41	Professional Services	-	-	-				
75	GENERAL FUND	COURT	001.130.515.91.42	Communication	-	-	-				
76	GENERAL FUND	COURT	001.130.515.91.43	Travel & Training	-	-	-				
77	GENERAL FUND	COURT									
78	GENERAL FUND	COURT	001.130.515.93.10	Salaries & Wages	201,998	118,618	318,442	3,804	3,804		
79	GENERAL FUND	COURT	001.130.515.93.20	Personnel Benefits	89,663	31,855	132,407	1,254	1,254		
80	GENERAL FUND	COURT	001.130.515.93.31	Office & Operating Supplies	270	206	400				
81	GENERAL FUND	COURT	001.130.515.93.40	Interfund Services	10,321	6,437	8,582	-	-		
82	GENERAL FUND	COURT	001.130.515.93.41	Professional Services	75,741	148,377	96,329	393,000	393,000		
83	GENERAL FUND	COURT								13,000	Office of Assigned Counsel (in custody and out of custody) (PREVIOUSLY IN MUNI COURT PROFESSIONAL SERVICES)
84	GENERAL FUND	COURT								290,000	Contracted Public Defense Services (Periscope Legal)
85	GENERAL FUND	COURT								90,000	Conflict & Overflow Attorneys (900hours @ \$100/hr.), Investigator & Social Worker
86	GENERAL FUND	COURT									
87	GENERAL FUND	COURT	001.130.515.93.42	Communication	95	363	1,000				
88	GENERAL FUND	COURT	001.130.515.93.43	Travel & Training	2,398	3,066	3,000				
89	GENERAL FUND	COURT									
	TOTAL	PUBLIC DEFENDER			380,486	309,042	560,161	398,059	398,059		
90	GENERAL FUND	FINANCE									
91	GENERAL FUND	FINANCE									
92	GENERAL FUND	FINANCE									
93	GENERAL FUND	FINANCE	001.210.514.20.10	Salaries & Wages	589,449	558,262	677,236	592,964	592,964		
94	GENERAL FUND	FINANCE	001.210.514.20.12	Overtime	-	-	-	-	-		
95	GENERAL FUND	FINANCE	001.210.514.20.20	Personnel Benefits	220,622	194,679	244,667	232,965	232,965		
96	GENERAL FUND	FINANCE	001.210.514.20.31	Office & Operating Supplies	12,478	8,329	14,000	12,685	12,685		
97	GENERAL FUND	FINANCE								9,000	City Hall Paper and Envelopes, Fin Dept misc. supplies
98	GENERAL FUND	FINANCE								3,685	Scanner, card reader, receipt printer for new EERP system
99	GENERAL FUND	FINANCE									
100	GENERAL FUND	FINANCE	001.210.514.20.40	Interfund Services	49,234	37,404	49,871	30,495	30,495		
101	GENERAL FUND	FINANCE	001.210.514.20.41	Professional Services	105,897	65,288	731,650	335,000	335,000		
102	GENERAL FUND	FINANCE								60,000	State audit fees
103	GENERAL FUND	FINANCE								275,000	EERP Implementation Fees split with Utilities 001 - 120,304 401 - 35,625 440 - 41,831 445 - 38,363 450 - 38,877
104	GENERAL FUND	FINANCE									
105	GENERAL FUND	FINANCE									
106	GENERAL FUND	FINANCE	001.210.514.20.42	Communication	11,295	11,266	14,000	13,000	13,000		City main line, mailing machine, postage meter
107	GENERAL FUND	FINANCE	001.210.514.20.43	Travel & Training	7,427	3,074	5,500	8,000	2,000		2 to WPTA, ad hoc as available
108	GENERAL FUND	FINANCE	001.210.514.20.44	Taxes & Operating Assessments	(1,007)	(94)	-	132	132		
109	GENERAL FUND	FINANCE	001.210.514.20.45	Operating Rentals & Leases	-	-	-				
110	GENERAL FUND	FINANCE	001.210.514.20.46	Insurance	1,230	-	-	-	-		
111	GENERAL FUND	FINANCE	001.210.514.20.48	Repairs & Maintenance	-	-	-				
112	GENERAL FUND	FINANCE	001.210.514.20.49	Miscellaneous	-	3,029	-				
113	GENERAL FUND	FINANCE									
114	GENERAL FUND	FINANCE	001.210.597.00.00	Fund Balances, Nonexpenditures & Transfe	-	25,000	25,000	700,000	700,000		transfer to 108 for Parking Lot/Restroom
115	GENERAL FUND	FINANCE									

					2024	2025		2026			
Line	Fund	Department	BARS	Account	24Actual	25Actual YTD	25Budget	26Budget Request	26Budget Allocated	26Budget Detail	26Description
	TOTAL	FINANCE			996,625	906,238	1,761,925	1,925,241	1,919,241		
116	GENERAL FUND	IT									
117	GENERAL FUND	IT									
118	GENERAL FUND	IT									
119	GENERAL FUND	IT	001.220.518.80.10	Salaries & Wages	627,658	557,912	668,956	663,017	663,017		
120	GENERAL FUND	IT	001.220.518.80.12	Overtime	464	681	-	-	-		
121	GENERAL FUND	IT	001.220.518.80.20	Personnel Benefits	236,881	203,070	234,669	226,786	226,786		
122	GENERAL FUND	IT	001.220.518.80.31	Office & Operating Supplies	8,090	8,349	8,500	9,000	9,000		Includes parts (hard drives, memory, screens, cables, adapters, etc.)
123	GENERAL FUND	IT	001.220.518.80.35	Small Tools & Minor Equipment	139,418	210,637	213,270	150,279	150,279		Scheduled Device Replacements.
124	GENERAL FUND	IT								10,880	Cellular Modems (8)
125	GENERAL FUND	IT								10,754	Desktops (7)
126	GENERAL FUND	IT								10,880	Hard Drives (8)
127	GENERAL FUND	IT								666	InLoop (2)
128	GENERAL FUND	IT								1,306	Laptops (1)
129	GENERAL FUND	IT								1,507	Monitors (6)
130	GENERAL FUND	IT								36,941	Printers/Multifunction Copiers (8)
131	GENERAL FUND	IT								3,482	Receipt Printers (2)
132	GENERAL FUND	IT								718	Scanner (1)
133	GENERAL FUND	IT								54,400	Servers (2)
134	GENERAL FUND	IT								7,605	Sign Machine (1)
135	GENERAL FUND	IT								5,658	Tablets (4)
136	GENERAL FUND	IT								1,200	TV Monitors (2)
137	GENERAL FUND	IT								653	UPS (2)
138	GENERAL FUND	IT								3,631	Workstation (1)
139	GENERAL FUND	IT									
140	GENERAL FUND	IT									
141	GENERAL FUND	IT									
142	GENERAL FUND	IT									
143	GENERAL FUND	IT									
144	GENERAL FUND	IT									
145	GENERAL FUND	IT	001.220.518.80.40	Interfund Services	11,404	11,533	13,839	4,698	4,698		
146	GENERAL FUND	IT	001.220.518.80.41	Professional Services	204,557	587,314	569,831	855,724	855,724		Software, Consulting Services, Managed Services, Support Maintenance Fees
147	GENERAL FUND	IT								10,336	Mass Notification System (Emergency alert software for emergency or routine notifications.)
148	GENERAL FUND	IT								8,160	Bluebeam Core (Bluebeam Renewal Subscription Package)
149	GENERAL FUND	IT								44,532	Laserfiche (Laserfiche Annual Support and Updates)
150	GENERAL FUND	IT								2,916	CDI Integrations Renewal (JIS integration, Docusign and Laserfiche Forms Virus Scan)
151	GENERAL FUND	IT								5,222	Docusign (Docusign licensing renewal for electronic signatures.)
152	GENERAL FUND	IT								4,896	AudioEye (Web Accessibility Tool to comply with the Americans with Disabilities Act of 1990.)
153	GENERAL FUND	IT								23,688	Dell Pro Support Warranty (Two-year extended warranty for servers and network switches of main core cluster. Warranty includes hardware support and next business day service until December 2027.)
154	GENERAL FUND	IT								16,320	Adobe Products Subscription (Annual fees for Adobe software (Acrobat, Premiere, InDesign, Photoshop, etc.))
155	GENERAL FUND	IT								7,616	Archive Social (Records archiving for social media websites (YouTube, Facebook, Instagram, Twitter, etc.))
156	GENERAL FUND	IT								35,904	Barracuda Email Protection, Premium Plus Plan (Email Archiver, Spam Firewall, Fraud Protection, Email Encryption and Cloud to Cloud Backup for O365.)
157	GENERAL FUND	IT								21,760	DuoSecurity (Multi-factor authentication software used for servers, VPN users, staff, vendors and consultants.)
158	GENERAL FUND	IT								10,880	Eden (Annual renewal for support and maintenance fees for HR and Payroll modules.)
159	GENERAL FUND	IT								8,160	FireEye (Deep packet IPS/IDS, web filtering security appliance.)

					2024	2025		2026			
Line	Fund	Department	BARS	Account	24Actual	25Actual YTD	25Budget	26Budget Request	26Budget Allocated	26Budget Detail	26Description
160	GENERAL FUND	IT								10,662	Web Hosting Fees (Annual maintenance and support fees and hosting fees for City website and City Council agendas and minutes, SSL certificates and custom IdP authentication. Cloudflare Tier 1 WAF/CDN security protection.)
161	GENERAL FUND	IT								7,616	Internet Services (Internet service fees for WA Park and Enterprise backup.)
162	GENERAL FUND	IT								4,352	Lansweeper (IT Asset Tracking, monitoring, reporting and Help Desk)
163	GENERAL FUND	IT								19,584	Microsoft Azure Disaster and Recovery (Azure Disaster and Recovery site.)
164	GENERAL FUND	IT								141,440	Microsoft Office 365 (Annual renewal of licensing for Microsoft Windows OS and O365.)
165	GENERAL FUND	IT								1,632	Pure Access Cloud (Keypad/Door Access Cloud Software)
166	GENERAL FUND	IT								18,496	Keeper Security (Enterprise password manager software.)
167	GENERAL FUND	IT								544	Rise Vision Software (Software support for informational monitors at City Hall, APD and Anacortes Municipal Court)
168	GENERAL FUND	IT								16,320	Sophos Central Intercept X Advanced (Anti-virus, anti-malware, anti-ransomware protection for desktops, laptops, servers and mobile devices. Also includes device isolation, application control and network access control.)
169	GENERAL FUND	IT								3,046	TeamViewer (Remote access software to support end users.)
170	GENERAL FUND	IT								23,936	Smarsh (SMS text archiving for cell phones. Needed to comply with records retention and public records laws.)
171	GENERAL FUND	IT								11,424	Splunk Enterprise (SEIM system that collects and stores sys logs for CJIS compliancy.)
172	GENERAL FUND	IT								1,088	Wildcard SSL Certificate (Standard Wildcard SSL Renewal for *.cityofanacortes.org)
173	GENERAL FUND	IT								272	ACCIS Membership (Annual membership renewal for Association of Cities and Counties Information Systems.)
174	GENERAL FUND	IT								6,528	AI Chatbot (AI-powered virtual assistant designed to interact with users in natural language, simulating human-like conversations.)
175	GENERAL FUND	IT								194,752	Tyler Enterprise ERP (Licensing and support fees for Tyler Enterprise ERP and cloud cashiering.)
176	GENERAL FUND	IT								54,400	RingCentral VoIP (Telephone VoIP, eFax and SIP lines. Includes maintenance and support fees.)
177	GENERAL FUND	IT								40,256	Managed Detection and Response (MDR) (SOC Monitoring 24x7x365 of system and network traffic logs.)
178	GENERAL FUND	IT								45,052	Dell Support Extension (2 Year extension for support for core cluster AS-740XD host servers and Dell switches for cluster.)
179	GENERAL FUND	IT								2,171	Annual Membership (Vital cybersecurity support for US State, Local, Tribal and Territorial communities. Threat intelligence, incident response, Malicious Domain Blocking and Reporting, annual cybersecurity self-assessment, etc.)
180	GENERAL FUND	IT								30,600	FortiNet Firewall (On-premise subscription license renewal for FortiNet firewalls (7), FortiAnalyzer, FortiClient ZTNA.)
181	GENERAL FUND	IT								6,938	FortiSRA (FortiSRA provides agentless secure remote access to operational technology (OT) environments by managing user access, controlling credentials, and monitoring user activity. It acts as a central point for remote access, allowing users to connect to OT resources without requiring endpoint software agents. Key features include automated password management, role-based access control, session monitoring with screen recording and keystroke logging, and secure storage and rotation of credentials. The City's Water and Wastewater Treatment Plants would benefit greatly from this higher level of securing remote access with better, more granular control sets without relying on VPN. Vendors set up with FortiSRA access will not know the passwords we set, they check them out and we can regularly rotate passwords to align with the Password Policy.)
182	GENERAL FUND	IT								14,224	Civicplus - civic clerk for website and city meetings

					2024	2025		2026			
Line	Fund	Department	BARS	Account	24Actual	25Actual YTD	25Budget	26Budget Request	26Budget Allocated	26Budget Detail	26Description
183	GENERAL FUND	IT									
184	GENERAL FUND	IT	001.220.518.80.42	Communication	5,168	6,145	5,600	7,428	7,428		Cell phones and hotspots for 7 staff
185	GENERAL FUND	IT	001.220.518.80.43	Travel & Training	9,806	11,715	10,500	14,000	7,000		7 employees @ \$2000
186	GENERAL FUND	IT	001.220.518.80.48	Repairs & Maintenance	1,818	3,811	6,000	5,500	5,500		Non warranty repairs to tablets, desktops, laptops and printers.
187	GENERAL FUND	IT	001.220.594.32.63	Other Improvements	-	-	40,000	-	-		
188	GENERAL FUND	IT	001.220.594.18.64	Machinery & Equipment	-	-	-	-	-		
	TOTAL	IT			1,245,263	1,601,167	1,771,165	1,936,431	1,929,431		
189	GENERAL FUND	HR									
190	GENERAL FUND	HR									
191	GENERAL FUND	HR									
192	GENERAL FUND	HR	001.230.517.90.20	Personnel Benefits	-	-	-	-	-		
193	GENERAL FUND	HR	001.230.517.90.31	Office & Operating Supplies	8,402	6,368	8,500	8,650	8,650		City Hall Breakroom Supplies; Employee Recognition Lunch
194	GENERAL FUND	HR	001.230.517.90.41	Professional Services	11,892	52,221	58,500	58,500	58,500		AWC Workers Comp Retro/Drug & Alcohol Program = \$51,500; HSA and Flexible spending account participant fees; New Hire Harassment Training
195	GENERAL FUND	HR	001.230.517.90.43	Travel & Training	-	-	-				
196	GENERAL FUND	HR									
197	GENERAL FUND	HR	001.230.518.10.10	Salaries & Wages	151,514	152,244	179,254	236,675	236,675		
198	GENERAL FUND	HR	001.230.518.10.12	Overtime	397	-	-	-	-		
199	GENERAL FUND	HR	001.230.518.10.20	Personnel Benefits	72,964	48,053	63,086	68,469	68,469		
200	GENERAL FUND	HR	001.230.518.10.31	Office & Operating Supplies	2,870	527	1,500	1,500	1,000		Copies, shredding services; HR Office supplies
201	GENERAL FUND	HR	001.230.518.10.40	Interfund Services	19,537	6,391	8,522	7,624	7,624		
202	GENERAL FUND	HR	001.230.518.10.41	Professional Services	64,504	27,093	51,115	50,000	45,000		2026 AWC City Membership Annual Fee = \$15,700; NeoGov Recruitment Platform = \$12,000; Safety Data Sheet Tracking Online Database Velocity EHS = \$4,500; Background Investigations includes volunteers and Pre-Employment Screening = Variable \$7000 - \$10,000
203	GENERAL FUND	HR	001.230.518.10.42	Communication	506	1,053	1,000	1,300	1,300		2x\$40/mo. cell phone; postage
204	GENERAL FUND	HR	001.230.518.10.43	Travel & Training	4,071	4,478	20,000	5,000	2,500		2@1500; AWC Labor Relations, WAPELRA, AWC Retro, SIHRMA, First Aid/CPR, City Action Days, Wellness Forum, SHRM & HRCI membership/certification; Career Fairs
205	GENERAL FUND	HR	001.230.518.10.45	Operating Rentals & Leases	-	-	-				
206	GENERAL FUND	HR									
207	GENERAL FUND	HR	001.230.518.11.10	Salaries & Wages	9,983	11,859	13,981	-	-		
208	GENERAL FUND	HR	001.230.518.11.20	Personnel Benefits	3,590	3,576	5,018	-	-		
209	GENERAL FUND	HR	001.230.518.11.41	Professional Services	30,560	50,778	36,000	40,000	40,000		Labor Relations Attorney; plus arbitration in 2026.
210	GENERAL FUND	HR									
211	GENERAL FUND	HR	001.230.518.12.10	Salaries & Wages	9,983	11,859	13,981	-	-		
212	GENERAL FUND	HR	001.230.518.12.20	Personnel Benefits	3,590	3,576	5,018	-	-		
213	GENERAL FUND	HR	001.230.518.12.41	Professional Services	442	5,547	28,000	28,000	28,000		Labor Relations Attorney (\$420/hr.)
214	GENERAL FUND	HR									
215	GENERAL FUND	HR	001.230.518.13.10	Salaries & Wages	4,991	5,929	6,991	-	-		
216	GENERAL FUND	HR	001.230.518.13.20	Personnel Benefits	1,795	1,788	2,509	-	-		
217	GENERAL FUND	HR	001.230.518.13.41	Professional Services	-	1,189	10,000	10,000	10,000		Labor Relations Attorney (\$420/hr.)
218	GENERAL FUND	HR									
219	GENERAL FUND	HR	001.230.518.60.46	Insurance	307	29,577	29,577	60,137	60,137		WA Cities Insurance Authority
220	GENERAL FUND	HR									
221	GENERAL FUND	HR	001.230.521.10.10	Salaries & Wages	499	593	699	-	-		
222	GENERAL FUND	HR	001.230.521.10.20	Personnel Benefits	180	179	251	-	-		
223	GENERAL FUND	HR	001.230.521.10.41	Professional Services	12,284	5,468	6,548	20,000	15,000		Public Safety Testing; Civil Service Promotional Testing required every other year.
224	GENERAL FUND	HR	001.230.521.10.43	Travel & Training	-	138	800	300	300		Currently virtual conference & training for all civil service commissioners
225	GENERAL FUND	HR			-	-	-				
226	GENERAL FUND	HR	001.230.522.10.10	Salaries & Wages	499	593	699	-	-		
227	GENERAL FUND	HR	001.230.522.10.20	Personnel Benefits	179	180	251	-	-		
228	GENERAL FUND	HR	001.230.522.10.41	Professional Services	18,032	1,123	6,548	25,000	20,000		National Testing Network; Civil Service Promotional Testing required every other year.

					2024	2025		2026			
Line	Fund	Department	BARS	Account	24Actual	25Actual YTD	25Budget	26Budget Request	26Budget Allocated	26Budget Detail	26Description
229	GENERAL FUND	HR	001.230.522.10.43	Travel & Training	-	138	800	300	300		Currently virtual conference & training for all civil service commissioners
230	GENERAL FUND	HR	001.230.592.10.80	DEBT SERVICE: INTEREST & RELATED COSTS	388	-	-	-	-		
231	GENERAL FUND	HR									
232	GENERAL FUND	HR									
	TOTAL	HR			433,956	432,516	559,149	621,455	603,455		
233	GENERAL FUND	PLANNING									
234	GENERAL FUND	PLANNING									
235	GENERAL FUND	PLANNING									
236	GENERAL FUND	PLANNING	001.240.514.30.41	Professional Services	-	-	2,000	2,000	2,000		Legal Notices/mailings
237	GENERAL FUND	PLANNING									
238	GENERAL FUND	PLANNING	001.240.515.30.41	Professional Services	16,507	3,808	7,000	7,000	7,000		Code Enforcement - Motor home/junk vehicle disposal
239	GENERAL FUND	PLANNING									
240	GENERAL FUND	PLANNING	001.240.554.90.41	Professional Services	22,972	9,551	45,000	45,000	45,000		Environmental services - Third party review
241	GENERAL FUND	PLANNING					-				
242	GENERAL FUND	PLANNING					-				
243	GENERAL FUND	PLANNING					-				
244	GENERAL FUND	PLANNING	001.240.558.50.10	Salaries & Wages	432,950	347,455	518,400		466,777		
245	GENERAL FUND	PLANNING	001.240.558.50.12	Overtime	2,476	6,754	2,000	-	-		
246	GENERAL FUND	PLANNING	001.240.558.50.20	Personnel Benefits	189,022	148,366	221,827		189,152		
247	GENERAL FUND	PLANNING	001.240.558.50.31	Office & Operating Supplies	3,543	971	5,000	5,000	5,000		Codebooks, notary, other office supplies
248	GENERAL FUND	PLANNING	001.240.558.50.40	Interfund Services	38,347	24,357	31,440	26,361	26,361		
249	GENERAL FUND	PLANNING	001.240.558.50.41	Professional Services	34,839	175,925	-	34,000	34,000		SmartGov annual costs \$30k ; BlueBeam \$4k
250	GENERAL FUND	PLANNING	001.240.558.50.42	Communication	1,356	3,494	6,500	6,500	6,500		Phones, postage
251	GENERAL FUND	PLANNING	001.240.558.50.43	Travel & Training	1,283	2,308	4,000	4,000	2,000		Codes Training
252	GENERAL FUND	PLANNING	001.240.558.50.44	Taxes & Operating Assessments	9,585	1,936	700	586	586		
253	GENERAL FUND	PLANNING	001.240.558.50.46	Insurance	-	-	-	-	-		
254	GENERAL FUND	PLANNING									
255	GENERAL FUND	PLANNING	001.240.558.60.10	Salaries & Wages	377,918	356,286	412,011	433,509	433,509		
256	GENERAL FUND	PLANNING	001.240.558.60.12	Overtime	1,556	6,082	2,000	-	-		
257	GENERAL FUND	PLANNING	001.240.558.60.20	Personnel Benefits	125,204	118,083	135,104	135,612	135,612		
258	GENERAL FUND	PLANNING	001.240.558.60.31	Office & Operating Supplies	4,934	2,341	7,000	7,000	7,000		Includes new permit software and tablets
259	GENERAL FUND	PLANNING	001.240.558.60.40	Interfund Services	36,865	27,551	36,734	27,227	27,227		
260	GENERAL FUND	PLANNING	001.240.558.60.41	Professional Services	291,187	267,357	286,000	65,000	20,000		\$15,000 for Permit Center Standard Operating Procedures; \$5,000 for on call third-party planning permit review (most costs should be pass-through, but city may incur some costs for contract development, process implementation, etc.)
261	GENERAL FUND	PLANNING	001.240.558.60.42	Communication	8,588	6,541	10,000	10,000	10,000		
262	GENERAL FUND	PLANNING	001.240.558.60.43	Travel & Training	3,237	6,430	7,000	7,500	3,750		Planner Training and Certifications
263	GENERAL FUND	PLANNING	001.240.558.60.45	Operating Rentals & Leases	5,533	68,170	60,000	70,620	70,620		DNR Leases for Fidalgo Bay Marina area (\$66,120k) and Mitigation Site (\$4,500k)
264	GENERAL FUND	PLANNING	001.240.558.60.48	Repairs & Maintenance	-	-	500	500	500		
265	GENERAL FUND	PLANNING									
266	GENERAL FUND	PLANNING	001.240.558.70.10	Salaries & Wages	-	-	-	-	-		
267	GENERAL FUND	PLANNING	001.240.558.70.12	Overtime	-	-	-	-	-		
268	GENERAL FUND	PLANNING	001.240.558.70.20	Personnel Benefits	-	-	-	-	-		
269	GENERAL FUND	PLANNING	001.240.558.70.31	Office & Operating Supplies	14	-	1,000	1,000	1,000		
270	GENERAL FUND	PLANNING	001.240.558.70.40	Interfund Services	-	-	-	-	-		
271	GENERAL FUND	PLANNING									
272	GENERAL FUND	PLANNING	001.240.558.70.41	Professional Services	48,935	105,000	125,000	134,000	95,000	45,000	\$30k for Economic Development Strategic Plan Part 2 \$5k South Commercial Beautification \$10 Annual EDASC dues
273	GENERAL FUND	PLANNING					-			50,000	Downtown Anacortes Alliance Beautification and Other
274	GENERAL FUND	PLANNING	001.240.558.70.42	Communication	-	-	-				
275	GENERAL FUND	PLANNING	001.240.558.70.43	Travel & Training	287	353	4,000	4,000	2,000		
276	GENERAL FUND	PLANNING	001.240.558.70.46	Insurance	21,991	2,165	837	250	250		
277	GENERAL FUND	PLANNING	001.240.558.70.47	Utility Services	-	-	-				
278	GENERAL FUND	PLANNING									
279	GENERAL FUND	PLANNING	001.240.562.00.41	Professional Services	-	70,417	84,500	84,500	65,000	60,000	Public Health Services - Community Action Anacortes Office
280	GENERAL FUND	PLANNING								5,000	Salvation Army Cold weather shelter

					2024	2025		2026			
Line	Fund	Department	BARS	Account	24Actual	25Actual YTD	25Budget	26Budget Request	26Budget Allocated	26Budget Detail	26Description
281	GENERAL FUND	PLANNING	001.240.565.10.41	Professional Services	195,456	86,433	106,279	108,427	86,742		CDBG. Offset with CDBG Grant
282	GENERAL FUND	PLANNING	001.240.565.10.42	Communication	585	768	600	600	600		CDBG publication/ads
283	GENERAL FUND	PLANNING									
284	GENERAL FUND	PLANNING	001.240.565.40.31	Supplies	-	-	-				
285	GENERAL FUND	PLANNING	001.240.565.40.41	Communication	-	-	-				
286	GENERAL FUND	PLANNING									
287	GENERAL FUND	PLANNING	001.240.566.00.41	Professional Services	26,051	19,157	27,000	26,277	26,277		10% of revenue from State Shared Liquor Tax and Profit
288	GENERAL FUND	PLANNING									
289	GENERAL FUND	PLANNING	001.240.567.00.41	Professional Services	2,420	2,680	10,000	10,000	5,000		Children Services/Boys and girls club
290	GENERAL FUND	PLANNING									
291	GENERAL FUND	PLANNING	001.240.591.58.70	Lease Principle Expense	-	-	-				
292	GENERAL FUND	PLANNING									
293	GENERAL FUND	PLANNING	001.240.592.58.80	Lease Interest Expense	26,627	-	-				
294	GENERAL FUND	PLANNING									
295	GENERAL FUND	PLANNING	001.240.594.58.64	Machinery & Equipment	-	-	-		-		
296	GENERAL FUND	PLANNING	001.240.594.32.63	Other Improvements	-	26,151	555,000	8,500,000	8,500,000		
297	GENERAL FUND	PLANNING					-		-	8,000,000	Event Center (Debt Service)
298	GENERAL FUND	PLANNING					-		-	500,000	Creosote Pilings (Fund Balance)
	TOTAL	PLANNING			1,930,268	1,896,888	2,714,434	10,412,398	10,274,463		
299	GENERAL FUND	LEGAL			-	-	-				
300	GENERAL FUND	LEGAL			-	-	-				
301	GENERAL FUND	LEGAL									
302	GENERAL FUND	LEGAL	001.250.511.30.41	Professional Services	6,184	2,712	20,000	30,000	10,000		Anticipated increase related to development reg update
303	GENERAL FUND	LEGAL			-	-	-				
304	GENERAL FUND	LEGAL	001.250.515.30.10	Salaries & Wages	351,658	320,533	515,273	403,795	403,795		
305	GENERAL FUND	LEGAL	001.250.515.30.20	Personnel Benefits	156,521	132,003	208,038	161,926	161,926		
306	GENERAL FUND	LEGAL	001.250.515.30.31	Office & Operating Supplies	4,664	7,047	9,000	10,000	10,000		\$5k allocated for LexisNexis renewal
307	GENERAL FUND	LEGAL	001.250.515.30.40	Interfund Services	26,891	17,530	23,374	23,960	23,960		
308	GENERAL FUND	LEGAL	001.250.515.30.41	Professional Services	224,354	107,358	60,000	200,000	140,000		
309	GENERAL FUND	LEGAL	001.250.515.30.42	Communication	931	2,664	3,000	3,000	3,000		cell phones
310	GENERAL FUND	LEGAL	001.250.515.30.43	Travel & Training	1,798	635	12,000	14,000	7,000		Additional training planned for 2026.
311	GENERAL FUND	LEGAL			-	-	-				
	TOTAL	LEGAL			773,001	590,482	850,686	846,681	759,681		
312	GENERAL FUND	FIBER			-	-	-				
313	GENERAL FUND	FIBER			-	-	-				
314	GENERAL FUND	FIBER									
315	GENERAL FUND	FIBER	001.260.532.10.10	Salaries & Wages	446,353	393,345	484,625	434,074	434,074		274,706 labor moved to capital,
316	GENERAL FUND	FIBER	001.260.532.10.12	Overtime	9,416	873	20,000	4,868	4,868		
317	GENERAL FUND	FIBER	001.260.532.10.20	Personnel Benefits	194,261	169,734	318,849	157,295	157,295		147,155 benefits moved to capital
318	GENERAL FUND	FIBER	001.260.532.10.31	Office & Operating Supplies	6,757	5,712	7,933	10,350	10,350		
319	GENERAL FUND	FIBER								2,000	Office Supplies
320	GENERAL FUND	FIBER								4,000	Uniforms
321	GENERAL FUND	FIBER								500	Safety- hard hats, vests
322	GENERAL FUND	FIBER								250	Racks, totes, etc. for inventory storage
323	GENERAL FUND	FIBER								1,000	Jumpers for remote cabinets & Fiber Equipment Room
324	GENERAL FUND	FIBER								500	Cable management supplies
325	GENERAL FUND	FIBER								750	Electric tape
326	GENERAL FUND	FIBER								250	Fuel for Dingo & backup generator
327	GENERAL FUND	FIBER								100	Lubricants for Dingo & backup generator
328	GENERAL FUND	FIBER								1,000	Miscellaneous expenses charged by other departments
329	GENERAL FUND	FIBER	001.260.532.10.35	Small Tools and Minor Equipment	15,603	8,213	10,453	13,453	13,453		
330	GENERAL FUND	FIBER								2,000	Maintenance & recalibration of equipment
331	GENERAL FUND	FIBER								2,000	Portable compressor
332	GENERAL FUND	FIBER								1,000	Shovels, spades, rakes, etc.
333	GENERAL FUND	FIBER								1,000	Hand tools, drill bits
334	GENERAL FUND	FIBER								2,000	Power tools
335	GENERAL FUND	FIBER								653	Fish tape for cable pulling
336	GENERAL FUND	FIBER								800	Paint for locates marking
337	GENERAL FUND	FIBER								2,000	Networking Tools

					2024	2025		2026			
Line	Fund	Department	BARS	Account	24Actual	25Actual YTD	25Budget	26Budget Request	26Budget Allocated	26Budget Detail	26Description
338	GENERAL FUND	FIBER								2,000	Office equipment
339	GENERAL FUND	FIBER	001.260.532.10.40	Interfund Services	163,287	130,641	165,154	93,996	93,996		
340	GENERAL FUND	FIBER	001.260.532.10.41	Professional Services	316,620	295,442	401,644	394,168	394,168		
341	GENERAL FUND	FIBER								151,101	NoaNet NOC services
342	GENERAL FUND	FIBER								51,720	Internet access, NoaNet 15 Gbps DIA
343	GENERAL FUND	FIBER								1,111	Backdoor Internet access, Comcast business class
344	GENERAL FUND	FIBER								44,470	Secondary DIA, Cogent
345	GENERAL FUND	FIBER								6,300	Dark fiber, Mount Vernon
346	GENERAL FUND	FIBER								4,547	Dark fiber, Burlington
347	GENERAL FUND	FIBER								1,299	Rack space in Burlington data center
348	GENERAL FUND	FIBER									
349	GENERAL FUND	FIBER									Core equipment licensing, support, maintenance
350	GENERAL FUND	FIBER								40,235	Nokia, 1 yr
351	GENERAL FUND	FIBER								1,031	Ciena, equipment maintenance, 5-yr term
352	GENERAL FUND	FIBER								1,261	Ciena, support, "comprehensive" level, 5-yr term
353	GENERAL FUND	FIBER								13,170	Nokia Corteca licensing
354	GENERAL FUND	FIBER								3,300	CALEA support, VantagePoint
355	GENERAL FUND	FIBER								2,465	DC battery maintenance
356	GENERAL FUND	FIBER									Licenses, CoA-provided software
357	GENERAL FUND	FIBER								4,923	GIS
358	GENERAL FUND	FIBER								14,623	Cartegraph
359	GENERAL FUND	FIBER								3,079	Laserfiche
360	GENERAL FUND	FIBER								25,000	Network Manager Telecom licenses (holding for actual quote)
361	GENERAL FUND	FIBER									Pole attachments
362	GENERAL FUND	FIBER								9,633	Puget Sound Energy
363	GENERAL FUND	FIBER								263	Ziply Fiber
364	GENERAL FUND	FIBER								5,000	Emergency outside plant repairs
365	GENERAL FUND	FIBER								236	Dell expense shared by Water, Sewer, Stormwater, Streets, & Fiber
366	GENERAL FUND	FIBER									Marketing
367	GENERAL FUND	FIBER								2,700	Google (~\$225 per month)
368	GENERAL FUND	FIBER								600	Facebook (~\$50 per month)
369	GENERAL FUND	FIBER								1,000	Anacortes School District Gym advertising
370	GENERAL FUND	FIBER								1,500	Anacortes Chamber annual directory
371	GENERAL FUND	FIBER								2,100	ARIN annual fee
372	GENERAL FUND	FIBER								1,500	NoaNet Affiliate dues
373	GENERAL FUND	FIBER	001.260.532.10.42	Communication	1,864	5,130	6,199	5,194	5,194		8 cell phones and hotspots @ \$54.10 per month
374	GENERAL FUND	FIBER	001.260.532.10.43	Travel & Training	1,182	3,713	16,406	9,000	5,000		7 employees @ \$1000 + 1 dept head @ \$2000
375	GENERAL FUND	FIBER									
376	GENERAL FUND	FIBER	001.260.532.10.44	Taxes & Operating Assesments	31,352	28,784	52,412	58,799	58,799		
377	GENERAL FUND	FIBER	001.260.532.10.45	Operating rentals and leases	-	-	-				
378	GENERAL FUND	FIBER	001.260.532.10.46	Insurance	180	183	194	2,071	2,071		This is prepopulated. Reflects a large increase, due to claims experience?
379	GENERAL FUND	FIBER	001.260.532.10.47	Utility Services	2,383	2,164	2,416	2,600	2,600		Solid Waste Charges at Ops Facility
380	GENERAL FUND	FIBER	001.260.592				-				
381	GENERAL FUND	FIBER	001.260.592.10.80	DEBT SERVICE: INTEREST & RELATED COSTS	831	-	-	-	-		
382	GENERAL FUND	FIBER	001.260.592.32.70	Debt Service Principal	4,500,000	-	-	200,000	200,000		GO Bond Principal payment
383	GENERAL FUND	FIBER	001.260.592.32.80	Interest Cost	18,156	247,273	-	544,938	544,938		GO Bond Interest payment
384	GENERAL FUND	FIBER	001.260.594				-				
385	GENERAL FUND	FIBER	001.260.594.32.63	Other Improvements	4,006,096	1,832,584	1,791,678	1,010,373	1,010,373		Fund Balance \$785k Grants \$225,373
386	GENERAL FUND	FIBER					-		-	35,000	Developer Materials
387	GENERAL FUND	FIBER					-		-	100,000	Infill Fiber Backbone Const
388	GENERAL FUND	FIBER					-		-	822,373	Customer Installation Costs (includes \$422k for 80% of field techs and outside plant coord wages & benefits) (grant \$225,373)
389	GENERAL FUND	FIBER					-		-	53,000	2-node Fiber Cluster
390	GENERAL FUND	FIBER							-		
391	GENERAL FUND	FIBER		Other Improvements					-		
392	GENERAL FUND	FIBER	001.260.594.32.64	Machinery & Equipment	107,541	17,212	58,970		-		
393	GENERAL FUND	FIBER					-		-		
394	GENERAL FUND	FIBER					-		-		

					2024	2025		2026			
Line	Fund	Department	BARS	Account	24Actual	25Actual YTD	25Budget	26Budget Request	26Budget Allocated	26Budget Detail	26Description
395	GENERAL FUND	FIBER									
	TOTAL	FIBER			9,821,882	3,141,005	3,336,933	2,941,177	2,937,178		
396	GENERAL FUND	POLICE			-	-	-				
397	GENERAL FUND	POLICE			-	-	-				
398	GENERAL FUND	POLICE									
399	GENERAL FUND	POLICE	001.310.514.20.49	Miscellaneous	-	-	-				
400	GENERAL FUND	POLICE									
401	GENERAL FUND	POLICE	001.310.517.20.20	Personnel Benefits	119,824	103,669	106,124		295,518		Added \$182,500 for Leoff 1 retiree Long Term Care (\$500/day)
402	GENERAL FUND	POLICE	001.310.517.20.41	Professional Services	-	-	-				
403	GENERAL FUND	POLICE									
404	GENERAL FUND	POLICE	001.310.521.10.10	Salaries & Wages	595,110	521,974	626,121	645,237	645,237		
405	GENERAL FUND	POLICE	001.310.521.10.20	Personnel Benefits	209,676	188,492	224,352	241,294	241,294		
406	GENERAL FUND	POLICE	001.310.521.10.31	Office & Operating Supplies	6,670	5,407	7,000	8,000	5,000		Basic office supplies, business cards, copy machines, break room supplies, cash receipts
407	GENERAL FUND	POLICE	001.310.521.10.35	Small Tools & Minor Equipment	-	-	-				
408	GENERAL FUND	POLICE	001.310.521.10.40	Interfund Services/DIS	325,215	278,719	371,625	267,443	267,443		
409	GENERAL FUND	POLICE	001.310.521.10.41	Professional Services	99,551	133,484	117,500	140,000	90,000	60,000	Power DMS/FTO/Time, Leads Online, pre-employment testing, shipping charges, new Evidence Room tracking system
410	GENERAL FUND	POLICE					-			30,000	AFC Social Worker
411	GENERAL FUND	POLICE	001.310.521.10.42	Communication	129,947	118,526	125,000	125,000	125,000		Spillman, printing, cell phones, NetMotion
412	GENERAL FUND	POLICE	001.310.521.10.44	Taxes & Operating Assessments	198	123	-	541	541		
413	GENERAL FUND	POLICE	001.310.521.10.45	Operating Rentals & Leases	-	-	750		-		
414	GENERAL FUND	POLICE	001.310.521.10.46	Insurance	27,679	46,896	45,481	98,450	98,450		
415	GENERAL FUND	POLICE	001.310.521.10.49	Marine Unit Expenses	-	27,418	-	30,000	30,000		Category will be supported by grant funding from WA State Parks
416	GENERAL FUND	POLICE									
417	GENERAL FUND	POLICE	001.310.521.20.10	Salaries & Wages	272,481	218,655	292,506	286,524	286,524		
418	GENERAL FUND	POLICE	001.310.521.20.12	Overtime	-	-	2,552	2,419	2,419		
419	GENERAL FUND	POLICE	001.310.521.20.20	Personnel Benefits	136,457	112,972	145,458	131,670	131,670		
420	GENERAL FUND	POLICE	001.310.521.20.42	Communication	3,816	3,795	5,000	5,000	5,000		BAC phone line, Emergency phones to dispatch center
421	GENERAL FUND	POLICE									
422	GENERAL FUND	POLICE	001.310.521.30.10	Salaries & Wages	70,354	62,646	76,717	79,590	79,590		
423	GENERAL FUND	POLICE	001.310.521.30.20	Personnel Benefits	35,201	31,469	38,060	39,558	39,558		
424	GENERAL FUND	POLICE	001.310.521.30.31	Office & Operating Supplies	2,316	929	2,900	2,900	1,500		
425	GENERAL FUND	POLICE	001.310.521.30.35	Small Tools & Minor Equipment	-	-	1,100	1,100	-		
426	GENERAL FUND	POLICE	001.310.521.30.41	Professional Services	6,353	10,524	8,250	8,500	8,500		National night out
427	GENERAL FUND	POLICE									
428	GENERAL FUND	POLICE	001.310.521.40.43	Travel & Training	74,352	58,420	75,000	75,000	65,000		Range fees, increasing academy fees, travel costs for training in Arlington
429	GENERAL FUND	POLICE									
430	GENERAL FUND	POLICE	001.310.521.50.31	Office & Operating Supplies	328	412	2,500	2,500	500		
431	GENERAL FUND	POLICE	001.310.521.50.41	Professional Services	24,404	20,488	25,000	28,000	25,000		Building cleaning, alarm monitoring
432	GENERAL FUND	POLICE	001.310.521.50.46	Insurance	6,388	19,342	6,899	19,922	19,922		
433	GENERAL FUND	POLICE	001.310.521.50.47	Utility Services	58,705	51,787	60,000	60,000	60,000		
434	GENERAL FUND	POLICE	001.310.521.50.48	Repairs & Maintenance	-	-	20,000	20,000	-		being managed by facilities
435	GENERAL FUND	POLICE									
436	GENERAL FUND	POLICE	001.310.521.70.10	Salaries & Wages	2,793,422	2,300,374	3,365,991	3,438,069	3,438,069		
437	GENERAL FUND	POLICE	001.310.521.70.12	Overtime	200,663	168,858	168,309	178,128	128,000		
438	GENERAL FUND	POLICE	001.310.521.70.20	Personnel Benefits	1,086,273	1,026,897	1,337,306	1,559,007	1,559,007		
439	GENERAL FUND	POLICE	001.310.521.70.21	Uniform Purchases	32,763	24,243	60,000	60,000	40,000		outfit replacement employees with uniforms
440	GENERAL FUND	POLICE	001.310.521.70.31	Office & Operating Supplies	61,373	41,358	50,000	50,000	45,000		Evidence packaging, K9 related costs, investigative costs
441	GENERAL FUND	POLICE	001.310.521.70.35	Small Tools & Minor Equipment	150,078	84,510	75,000	100,000	90,000		Upgrade to current taser platform
442	GENERAL FUND	POLICE	001.310.521.70.40	Interfund Services	304,149	346,439	415,726	232,295	232,295		
443	GENERAL FUND	POLICE	001.310.521.70.41	Professional Services	30,198	17,565	40,500	25,000	20,000		Towing, on-site document shredding
444	GENERAL FUND	POLICE	001.310.521.70.45	Skagit 911 Fees	339,532	396,321	396,321	396,279	396,279		911 user fees
445	GENERAL FUND	POLICE	001.310.521.70.48	Repairs & Maintenance	959	159	7,500	7,500	5,000		Radio repair, radar repair/calibration
446	GENERAL FUND	POLICE									
447	GENERAL FUND	POLICE	001.310.523.50.41	Professional Services	1,089,491	953,438	1,095,826	1,138,958	1,138,958		Pass thru Pub Safety Jail sales tax
448	GENERAL FUND	POLICE									
449	GENERAL FUND	POLICE	001.310.523.60.41	Professional Services	73,885	52,482	48,000	48,000	48,000		Jail medical, fugitive extradition

					2024	2025		2026			
Line	Fund	Department	BARS	Account	24Actual	25Actual YTD	25Budget	26Budget Request	26Budget Allocated	26Budget Detail	26Description
450	GENERAL FUND	POLICE									
451	GENERAL FUND	POLICE	001.310.554.30.10	Salaries & Wages	77,331	67,036	81,982	82,502	82,502		
452	GENERAL FUND	POLICE	001.310.554.30.12	Overtime	-	-	-	-	-		
453	GENERAL FUND	POLICE	001.310.554.30.20	Personnel Benefits	44,981	37,563	45,275	46,763	46,763		
454	GENERAL FUND	POLICE	001.310.554.30.31	Office & Operating Supplies	1,358	1,315	1,500	1,500	1,500		Dog tags
455	GENERAL FUND	POLICE	001.310.554.30.40	Interfund Services	6,614	5,397	6,477	3,044	3,044		
456	GENERAL FUND	POLICE	001.310.554.30.41	Professional Services	4,145	2,578	12,500	12,500	5,000		Animal impound and care fees
457	GENERAL FUND	POLICE									
458	GENERAL FUND	POLICE	001.310.594.21.64	Machinery & Equipment	166,049	-	-	285,000	285,000		3 Police Vehicles (Fund Balance)
459	GENERAL FUND	POLICE									
	TOTAL	POLICE			8,668,291	7,542,680	9,594,108	10,278,712	10,088,085		
460	GENERAL FUND	FIRE			-	-	-				
461	GENERAL FUND	FIRE			-	-	-				
462	GENERAL FUND	FIRE									
463	GENERAL FUND	FIRE	001.320.517.20.20	Personnel Benefits	49,183	44,083	37,430	41,128	41,128		
464	GENERAL FUND	FIRE									
465	GENERAL FUND	FIRE	001.320.522.10.10	Salaries & Wages	160,191	143,488	171,691	143,392	143,392		Administrative Suppression
466	GENERAL FUND	FIRE	001.320.522.10.12	Overtime	-	-	-	-	-		
467	GENERAL FUND	FIRE	001.320.522.10.20	Personnel Benefits	52,452	44,005	53,633	45,602	45,602		
468	GENERAL FUND	FIRE	001.320.522.10.35	Small Tools (Portable Radios)	-	53,604	50,000	60,000	30,000		Portable Radios, Misc Electronics
469	GENERAL FUND	FIRE	001.320.522.10.31	Office & Operating Supplies	124,226	23,782	50,000	45,000	35,000		Office Supplies, Coffee, Printing
470	GENERAL FUND	FIRE	001.320.522.10.40	Interfund Services	44,730	32,803	42,781	32,074	32,074		Computers, Copier, IT Charges for Data Connections
471	GENERAL FUND	FIRE	001.320.522.10.41	Professional Services	77,102	67,511	80,000	80,000	80,000		DNR, Software, alarm monitoring, online subscriptions/software, cleaning, pest control, testing and maintenance services.
472	GENERAL FUND	FIRE	001.320.522.10.42	Communication	26,820	32,265	30,000	35,000	35,000		Cell Phones, Spillman, Radio Infrastructure, Net Motion
473	GENERAL FUND	FIRE	001.320.522.10.44	Taxes & Operating Assessments	1,625	1,272	1,000	303	303		
474	GENERAL FUND	FIRE	001.320.522.10.46	Insurance liability	9,754	8,060	8,060	13,342	13,342		
475	GENERAL FUND	FIRE									
476	GENERAL FUND	FIRE	001.320.522.11.10	Salaries & Wages	240,140	215,548	258,308		235,123		EMS administration
477	GENERAL FUND	FIRE	001.320.522.11.12	Overtime	-	-	-	-	-		
478	GENERAL FUND	FIRE	001.320.522.11.20	Personnel Benefits	70,111	63,014	76,478		70,485		
479	GENERAL FUND	FIRE	001.320.522.11.35	Small Tools (Health & Fitness Program)	-	15,879	15,000	15,000	5,000		Fitness Equipment
480	GENERAL FUND	FIRE	001.320.522.11.41	Professional Services (Health & Fitness Program)	-	-	7,500	7,500	7,500		CA screening, online subscriptions, equipment maintenance. Peer Support
481	GENERAL FUND	FIRE									
482	GENERAL FUND	FIRE	001.320.522.20.10	Salaries & Wages	608,206	446,868	541,031		549,045		Fire Suppression
483	GENERAL FUND	FIRE	001.320.522.20.12	Overtime	94,020	60,590	62,500	73,282	63,282		Operational OT (20%)
484	GENERAL FUND	FIRE	001.320.522.20.14	Salaries & Wages - Volunteers	1,584	655	15,000	1,718	1,718		Volunteer suppression
485	GENERAL FUND	FIRE	001.320.522.20.20	Personnel Benefits	225,332	173,454	206,248	244,617	244,617		
486	GENERAL FUND	FIRE	001.320.522.20.31	Office and Operating Supplies (Uniforms & PPE)	-	87,503	90,000	115,000	115,000		PPE and Uniforms, including replacement gear
487	GENERAL FUND	FIRE	001.320.522.20.35	Small Tools & Minor Equipment	89,002	32,717	42,000	50,000	35,000		Suppression tools and equipment
488	GENERAL FUND	FIRE									
489	GENERAL FUND	FIRE	001.320.522.30.10	Salaries & Wages	88,017	78,991	95,590	108,382	108,382		
490	GENERAL FUND	FIRE	001.320.522.30.12	Overtime	11,753	9,322	-	-	-		
491	GENERAL FUND	FIRE	001.320.522.30.14	Salaries & Wages - Volunteers	1,584	655	503	1,718	1,718		
492	GENERAL FUND	FIRE	001.320.522.30.20	Personnel Benefits	31,127	29,854	34,675	41,997	41,997		
493	GENERAL FUND	FIRE	001.320.522.30.31	Public Education Supplies	-	980	5,000	5,000	2,000		pub ed supplies
494	GENERAL FUND	FIRE									
495	GENERAL FUND	FIRE	001.320.522.45.10	Salaries & Wages	133,080	54,651	64,569	1,668	1,668		
496	GENERAL FUND	FIRE	001.320.522.45.12	Overtime	11,753	185,303	187,500		110,000		Fire/Rescue/EMS Training OT
497	GENERAL FUND	FIRE	001.320.522.45.14	Salaries & Wages - Volunteers	11,091	4,584	-	12,027	12,027		
498	GENERAL FUND	FIRE	001.320.522.45.20	Personnel Benefits	48,087	15,805	21,996		1,405		
499	GENERAL FUND	FIRE	001.320.522.45.31	Training OOS	-	-	-	5,000	5,000		Training Supplies
500	GENERAL FUND	FIRE	001.320.522.45.35	Training Equipment	-	-	-	2,500	2,500		Training Equipment
501	GENERAL FUND	FIRE	001.320.522.45.41	Training Pro Service	-	-	-	7,500	4,000		Instructor Costs, etc.
502	GENERAL FUND	FIRE	001.320.522.45.43	Travel & Training	76,259	37,303	87,000	75,000	37,500		Academy, travel/tuition
503	GENERAL FUND	FIRE									
504	GENERAL FUND	FIRE	001.320.522.50.31	Office & Operating Supplies	7,188	6,988	12,000	15,000	10,000		Now buying all supplies. Storage solutions, Linens, furniture
505	GENERAL FUND	FIRE	001.320.522.50.45	Operating Rentals & Leases	3,748	1,484	5,000	2,400	2,400		Antique Engine Storage

					2024	2025		2026			
Line	Fund	Department	BARS	Account	24Actual	25Actual YTD	25Budget	26Budget Request	26Budget Allocated	26Budget Detail	26Description
506	GENERAL FUND	FIRE	001.320.522.50.46	Insurance building	5,961	4,110	6,146	4,234	4,234		
507	GENERAL FUND	FIRE	001.320.522.50.47	Utility Services	40,464	38,214	41,000	48,000	48,000		
508	GENERAL FUND	FIRE	001.320.522.50.48	Repairs & Maintenance	-	-	5,000	5,000	2,000		Minor in-house repairs and maintenance
509	GENERAL FUND	FIRE									
510	GENERAL FUND	FIRE	001.320.522.54.31	Office & Operating Supplies	2,321	1,434	7,500	7,500	5,000		Training Facility. Live Fire Training Facility Supplies
511	GENERAL FUND	FIRE									
512	GENERAL FUND	FIRE	001.320.522.60.40	Interfund Services	325,618	418,943	502,732	252,022	252,022		Apparatus Maintenance/ERR
513	GENERAL FUND	FIRE			-	-	-				
514	GENERAL FUND	FIRE	001.320.522.70.10	Salaries & Wages	3,074,967	2,889,701	3,581,307		3,942,089		
515	GENERAL FUND	FIRE	001.320.522.70.12	Overtime	470,101	396,165	250,000	294,305	244,305		Operational OT (80%)
516	GENERAL FUND	FIRE	001.320.522.70.14	Salaries & Wages - Volunteers	25,352	10,478	60,000	27,489	27,489		
517	GENERAL FUND	FIRE	001.320.522.70.20	Personnel Benefits	1,135,510	1,144,592	1,354,578	1,642,963	1,642,963		
518	GENERAL FUND	FIRE	001.320.522.70.31	Office & Operating Supplies	143,788	111,257	155,000	155,000	155,000		EMS expendable supplies, CPR Instruction supplies
519	GENERAL FUND	FIRE	001.320.522.70.35	Small Tools & Minor Equipment	75,568	43,265	66,000	75,000	65,000		Gurneys, Stair Chairs, Zoll Monitors, AEDs, ventilators, VL, Airway Kits, RTF armor, etc.
520	GENERAL FUND	FIRE	001.320.522.70.40	Interfund Services	232,162	191,574	238,706	151,746	151,746		
521	GENERAL FUND	FIRE	001.320.522.70.41	Professional Services	64,393	71,311	90,000	100,000	100,000		EMS service and maintenance contracts, online programs, alerting systems
522	GENERAL FUND	FIRE	001.320.522.70.42	Communication	45,993	51,998	45,000	60,000	60,000		Cell Phones, Spillman, Radio Infrastructure, Net Motion
523	GENERAL FUND	FIRE	001.320.522.70.43	Travel & Training	8,789	126	-				
524	GENERAL FUND	FIRE	001.320.522.70.46	Insurance liability	-	7,575	-	7,802	7,802		
525	GENERAL FUND	FIRE	001.320.522.70.48	Repairs & Maintenance	-	-	-				
526	GENERAL FUND	FIRE	001.320.522.70.49	Write offs	1,093,963	460,011	1,185,799	1,242,886	1,242,886		Write-offs based on historical ave 52% of billings
527	GENERAL FUND	FIRE	001.320.522.71.31	Office and Operating Supplies (Medications)	-	15,106	20,000	25,000	25,000		EMS Medications
528	GENERAL FUND	FIRE	001.320.522.71.35	Small Tools (Technical Rescue)	-	17,985	30,000	30,000	20,000		Technical Rescue equipment (high angle, confined space, water)
529	GENERAL FUND	FIRE	001.320.522.71.49	Write offs GEMT	139,420	8,482	223,998	135,830	135,830		Write-offs based on historical ave 32% of billings
530	GENERAL FUND	FIRE									
531	GENERAL FUND	FIRE	001.320.525.60.31	Office & Operating Supplies	610	54	2,000	2,000	2,000		.60 Disaster Mgmt. Materials for CERT classes, CERT Trailer Supplies, EOC Supplies
532	GENERAL FUND	FIRE	001.320.525.60.35	Small Tools & Minor Equipment	-	425	1,000	2,000	2,000		EOC Equipment
533	GENERAL FUND	FIRE	001.320.525.60.40	Interfund Services	29,083	20,433	27,244	13,069	13,069		EOC IT
534	GENERAL FUND	FIRE	001.320.525.60.41	Professional Services	87,318	88,050	100,000	110,000	99,000		DEM, Disaster Planning.
535	GENERAL FUND	FIRE	001.320.525.60.43	Travel & Training	-	150	2,000	2,000	1,000		Emergency Operations Training, Emergency Management Conferences
536	GENERAL FUND	FIRE	001.320.591				-				
537	GENERAL FUND	FIRE	001.320.591.22.70	Lease Principal Expense	-	-	-				
538	GENERAL FUND	FIRE	001.320.592.22.80	Interfund Loan Interest Exp	-	-	-	-	-		
539	GENERAL FUND	FIRE	001.320.592.23.80	DEBT SERVICE: INTEREST & RELATED COSTS	556	-	-	-	-		
540	GENERAL FUND	FIRE			-	-	-				
541	GENERAL FUND	FIRE	001.320.594.22.62	Buildings & Structures (Acquisition, Con	1,360	35,881	350,000		-		
542	GENERAL FUND	FIRE	001.320.594.70.64	Machinery & Equipment	-	115,024	-	800,000	800,000		Impact Fees \$165k Grants \$525k Contributions \$100k Fund Bal \$10k)
543	GENERAL FUND	FIRE				-	-		-	700,000	Fire and EMS Boat (Impact Fees \$75k Grants \$525k Contributions \$100k)
544	GENERAL FUND	FIRE					-		-	100,000	Station 3 Generator (Impact Fees \$90k Fund Bal \$10k)
545	GENERAL FUND	FIRE	001.320.594.25.64	Machinery & Equipment	1,678,089	78,378	430,000		-		
	TOTAL	FIRE			10,979,550	8,193,743	11,127,504	11,423,140	11,171,640		
546	GENERAL FUND	MUSEUM			-	-	-				
547	GENERAL FUND	MUSEUM			-	-	-				
548	GENERAL FUND	MUSEUM									
549	GENERAL FUND	MUSEUM	001.450.575.30.10	Salaries & Wages	364,203	289,232	389,599	235,038	235,038		
550	GENERAL FUND	MUSEUM	001.450.575.30.20	Personnel Benefits	127,627	91,674	144,583	124,691	124,691		
551	GENERAL FUND	MUSEUM	001.450.575.30.40	Interfund Services	35,244	26,129	34,839	25,049	25,049		
552	GENERAL FUND	MUSEUM	001.450.575.30.43	Travel & Training	1,289	1,241	1,700	1,900	950		Museum association memberships and subscriptions; staff training and travel.
553	GENERAL FUND	MUSEUM									
554	GENERAL FUND	MUSEUM									
555	GENERAL FUND	MUSEUM									
556	GENERAL FUND	MUSEUM									

					2024	2025		2026			
Line	Fund	Department	BARS	Account	24Actual	25Actual YTD	25Budget	26Budget Request	26Budget Allocated	26Budget Detail	26Description
557	GENERAL FUND	MUSEUM	001.450.575.30.44	Taxes & Operating Assessments	167	170	150	182	182		
558	GENERAL FUND	MUSEUM									
559	GENERAL FUND	MUSEUM	001.450.575.32.31	Office & Operating Supplies	5,407	8,042	9,000	10,500	9,000		Collections storage, curatorial supplies, exhibit supplies, research library and office supplies.
560	GENERAL FUND	MUSEUM									
561	GENERAL FUND	MUSEUM	001.450.575.32.41	Professional Services	5,257	6,316	8,000	6,500	6,500		Curatorial services, mural conservation, digital conversions, advertising, presentations.
562	GENERAL FUND	MUSEUM	001.450.575.32.42	Communication	1,057	2,108	1,375	2,000	2,000		mobile phones, postage
563	GENERAL FUND	MUSEUM			-	-	-				
564	GENERAL FUND	MUSEUM	001.450.575.35.31	Office & Operating Supplies	1,381	567	5,810	6,500	1,500		Maintenance supplies for Carnegie building, Maritime Heritage Center, W.T. Preston, and mural shed.
565	GENERAL FUND	MUSEUM	001.450.575.35.45	Operating Rentals & Leases	-	-	-				
566	GENERAL FUND	MUSEUM	001.450.575.35.46	Insurance	6,030	5,155	2,055	1,162	1,162		
567	GENERAL FUND	MUSEUM	001.450.575.35.47	Utility Services	16,907	16,340	17,000	18,000	18,000		Utilities for Carnegie building, Maritime Heritage Center, W.T. Preston.
568	GENERAL FUND	MUSEUM	001.450.575.35.48	Repairs & Maintenance	8,360	6,544	16,000	15,000	10,000		W.T. Preston repair work and painting; cleaning, lift services, pest control.
569	GENERAL FUND	MUSEUM									
570	GENERAL FUND	MUSEUM	001.450.594.73.62	Buildings & Structures	-	10,160	290,000	200,000	200,000		Museum Storage Workshop (\$50k Museum cash, \$150k Foundation)
571	GENERAL FUND	MUSEUM									
	TOTAL	MUSEUM			572,929	463,678	920,112	646,523	634,073		
572	GENERAL FUND	ENGINEERING									
573	GENERAL FUND	ENGINEERING									
574	GENERAL FUND	ENGINEERING									
575	GENERAL FUND	ENGINEERING									
576	GENERAL FUND	ENGINEERING	001.712.542.10.10	Salaries & Wages	-	-	-	-	-		
577	GENERAL FUND	ENGINEERING	001.712.542.10.20	Personnel Benefits	-	-	-	-	-		
578	GENERAL FUND	ENGINEERING	001.712.542.10.41	Professional Services	89,615	-	-				
579	GENERAL FUND	ENGINEERING									
580	GENERAL FUND	ENGINEERING	001.712.543.10.40	Interfund Services	87,688	68,164	87,981	70,631	70,631		
581	GENERAL FUND	ENGINEERING	001.712.543.10.41	Professional Services	-	-	-				
582	GENERAL FUND	ENGINEERING	001.712.543.10.43	Travel & Training	-	-	-				
583	GENERAL FUND	ENGINEERING									
584	GENERAL FUND	ENGINEERING	001.712.543.30.10	Salaries & Wages	-	-	-	-	-		
585	GENERAL FUND	ENGINEERING	001.712.543.30.12	Overtime	-	-	-	-	-		
586	GENERAL FUND	ENGINEERING	001.712.543.30.20	Personnel Benefits	-	-	-	-	-		
587	GENERAL FUND	ENGINEERING	001.712.543.30.31	Office & Operating Supplies	2,826	2,629	2,500	2,500	2,500		
588	GENERAL FUND	ENGINEERING	001.712.543.30.41	Professional Services	-	-	-				
589	GENERAL FUND	ENGINEERING	001.712.543.30.42	Communication	307	126	500	500	500		Cell Phones
590	GENERAL FUND	ENGINEERING	001.712.543.30.43	Travel & Training	-	-	-				
591	GENERAL FUND	ENGINEERING	001.712.543.30.45	Operating Rentals & Leases	-	-	-				
592	GENERAL FUND	ENGINEERING									
	TOTAL	ENGINEERING			180,436	70,918	90,981	73,631	73,631		
593	GENERAL FUND	FACILITIES			-	-	-				
594	GENERAL FUND	FACILITIES			-	-	-				
595	GENERAL FUND	FACILITIES									
596	GENERAL FUND	FACILITIES	001.713.518.30.10	Salaries & Wages	155,311	122,463	145,486	343,752	343,752		
597	GENERAL FUND	FACILITIES	001.713.518.30.12	Overtime	1,309	247	-	-	-		
598	GENERAL FUND	FACILITIES	001.713.518.30.20	Personnel Benefits	60,062	46,726	57,131	125,954	125,954		
599	GENERAL FUND	FACILITIES	001.713.518.30.31	Office & Operating Supplies	37,566	33,538	25,000	27,500	25,000		tools, Janitorial/ consumables- For gen fund Parks, Library, PD, Ops, ASAC, City Hall etc.
600	GENERAL FUND	FACILITIES	001.713.518.30.40	Interfund Services	53,625	33,666	41,732	33,364	33,364		
601	GENERAL FUND	FACILITIES	001.713.518.30.41	Professional Services	45,663	37,062	40,000	50,000	45,000		Siemens Contract for Hvac controls and other service contracts
602	GENERAL FUND	FACILITIES	001.713.518.30.42	Communication	(108)	2,911	750	3,500	2,500		phones and tablets
603	GENERAL FUND	FACILITIES	001.713.518.30.43	Travel & Training	1,040	1,115	3,000	4,500	3,000		New Osha training program
604	GENERAL FUND	FACILITIES	001.713.518.30.46	Insurance	24,532	26,487	26,495	27,500	27,500		
605	GENERAL FUND	FACILITIES	001.713.518.30.47	Utility Services	44,866	37,683	44,000	45,500	45,500		2025 run rate/ up 3%

					2024	2025		2026			
Line	Fund	Department	BARS	Account	24Actual	25Actual YTD	25Budget	26Budget Request	26Budget Allocated	26Budget Detail	26Description
606	GENERAL FUND	FACILITIES	001.713.518.30.48	Repairs & Maintenance	324,656	80,941	20,000	325,000	20,000		This is the repair and maintenance budget for all gen fund facilities. any and all maintenance, parts, supplies and consumables that are facility related covered here.
607	GENERAL FUND	FACILITIES	001.713.594.53.63	Other Improvements	-	260,005	280,000	1,428,000	798,000		\$798k REET
608	GENERAL FUND	FACILITIES								275,000	FAC-Emergent repairs
609	GENERAL FUND	FACILITIES								20,000	FAC- Parks Repair Projects
610	GENERAL FUND	FACILITIES								223,000	FAC- PD Repair Projects
611	GENERAL FUND	FACILITIES								100,000	FAC-City Hall Repair Projects
612	GENERAL FUND	FACILITIES								150,000	FAC- Electrical Panel Study
613	GENERAL FUND	FACILITIES								30,000	FAC-City Hall Seagull Mitigate
614	GENERAL FUND	FACILITIES									
615	GENERAL FUND	FACILITIES									
616	GENERAL FUND	FACILITIES									
617	GENERAL FUND	FACILITIES	001.713.594.53.64	Machinery & Equipment	-	240,960	430,000		-		CFP Projects
618	GENERAL FUND	FACILITIES			-	-	-		-		
619	GENERAL FUND	FACILITIES							-		
620	GENERAL FUND	FACILITIES	001.713.594.53.62	Buildings & Structures (Acquisition, Con	62,425	34,045	25,000		-		CFP Projects
621	GENERAL FUND	FACILITIES									
	TOTAL	FACILITIES			810,948	957,850	1,138,593	2,414,570	1,469,570		
	GENERAL FUND				38,204,515	27,119,871	35,733,030	45,123,853	43,429,240		
622	PARKS&RECREATION	PARKS & RECREATION									
623	PARKS&RECREATION	PARKS & RECREATION									
624	PARKS&RECREATION	PARKS & RECREATION									
625	PARKS&RECREATION	PARKS & RECREATION	101.410.571.00.10	Salaries & Wages	157,575	144,916	173,676	176,759	176,759		
626	PARKS&RECREATION	PARKS & RECREATION	101.410.571.00.11	Student Rec Wages	25,106	23,883	36,000	36,400	36,400		
627	PARKS&RECREATION	PARKS & RECREATION	101.410.571.00.12	Overtime	-	-	4,013	4,395	4,395		staff overtime for events
628	PARKS&RECREATION	PARKS & RECREATION	101.410.571.00.20	Personnel Benefits	74,333	69,378	83,047	83,611	83,611		
629	PARKS&RECREATION	PARKS & RECREATION	101.410.571.00.31	Office & Operating Supplies	73,016	56,417	95,000	92,250	92,250		recreation program supplies for leagues, events and classes
630	PARKS&RECREATION	PARKS & RECREATION	101.410.571.00.40	Interfund Services	-	-	-	-	-		
631	PARKS&RECREATION	PARKS & RECREATION	101.410.571.00.41	Professional Services	88,021	83,686	80,000	80,000	80,000		\$28,000 ILA with Schools, Credit card fee, instructor fees
632	PARKS&RECREATION	PARKS & RECREATION	101.410.571.00.42	Communication	1,732	1,899	6,000	3,000	3,000		cell phones
633	PARKS&RECREATION	PARKS & RECREATION	101.410.571.00.43	Travel & Training	352	172	1,500	1,000	1,000		staff training and certification
634	PARKS&RECREATION	PARKS & RECREATION	101.410.571.00.45	Operating Rentals & Leases	-	-	-				
635	PARKS&RECREATION	PARKS & RECREATION	101.410.571.00.47	Utility Services	-	-	-				
636	PARKS&RECREATION	PARKS & RECREATION	101.410.571.00.49	Miscellaneous	-	-	-				
637	PARKS&RECREATION	PARKS & RECREATION									
638	PARKS&RECREATION	PARKS & RECREATION	101.410.573.10.31	Office & Operating Supplies	40	104	2,000	2,000	2,000		Supports public art projects with the Anacortes Arts Commission
639	PARKS&RECREATION	PARKS & RECREATION									
640	PARKS&RECREATION	PARKS & RECREATION	101.410.575.50.00	Fund Balances, Nonexpenditures & Transfe	-	-	-				
641	PARKS&RECREATION	PARKS & RECREATION	101.410.575.50.10	Salaries & Wages	-	-	-	-	-		
642	PARKS&RECREATION	PARKS & RECREATION	101.410.575.50.20	Personnel Benefits	-	-	-	-	-		
643	PARKS&RECREATION	PARKS & RECREATION	101.410.575.50.31	Office & Operating Supplies	20,101	22,223	19,000	20,000	20,000		Cost of janitorial and operating supplies at the Depot
644	PARKS&RECREATION	PARKS & RECREATION	101.410.575.50.41	Professional Services	-	-	-				
645	PARKS&RECREATION	PARKS & RECREATION	101.410.575.50.42	Communication	-	-	-	-			
646	PARKS&RECREATION	PARKS & RECREATION	101.410.575.50.44	Taxes & Operating Assessments	-	-	-		-		
647	PARKS&RECREATION	PARKS & RECREATION	101.410.575.50.47	Utility Services	34,874	31,941	26,000	26,000	26,000		Depot utility costs for rentals and leases
648	PARKS&RECREATION	PARKS & RECREATION	101.410.575.50.48	Repairs & Maintenance	104	-	2,200	500	500		Building and repair costs
649	PARKS&RECREATION	PARKS & RECREATION									
650	PARKS&RECREATION	PARKS & RECREATION	101.410.575.52.10	Salaries & Wages	139,324	133,296	190,668	212,388	212,388		
651	PARKS&RECREATION	PARKS & RECREATION	101.410.575.52.12	Overtime	-	-	-	-	-		
652	PARKS&RECREATION	PARKS & RECREATION	101.410.575.52.20	Personnel Benefits	62,548	59,427	72,996	82,030	82,030		
653	PARKS&RECREATION	PARKS & RECREATION	101.410.575.52.31	Office & Operating Supplies	14,690	14,640	12,000	7,000	2,500		Continuing to replace old chairs and tables at the Senior Activity Center
654	PARKS&RECREATION	PARKS & RECREATION	101.410.575.52.35	Small Tools & Minor Equipment	-	-	-				
655	PARKS&RECREATION	PARKS & RECREATION	101.410.575.52.40	Interfund Services	57,717	76,781	57,774	37,029	37,029		
656	PARKS&RECREATION	PARKS & RECREATION	101.410.575.52.41	Professional Services	77,128	38,318	42,000	42,000	42,000		alarm system, aging mastery class and other services
657	PARKS&RECREATION	PARKS & RECREATION									
658	PARKS&RECREATION	PARKS & RECREATION									
659	PARKS&RECREATION	PARKS & RECREATION	101.410.575.52.42	Communication	156	463	500	500	500		

					2024	2025		2026			
Line	Fund	Department	BARS	Account	24Actual	25Actual YTD	25Budget	26Budget Request	26Budget Allocated	26Budget Detail	26Description
660	PARKS&RECREATION	PARKS & RECREATION	101.410.575.52.43	Travel & Training	-	398	1,000	500	500		staff continuing education
661	PARKS&RECREATION	PARKS & RECREATION	101.410.575.52.46	Insurance	-	-	-	-	-		
662	PARKS&RECREATION	PARKS & RECREATION	101.410.575.52.47	Utility Services	19,835	15,705	32,000	28,000	25,000		Utility Costs
663	PARKS&RECREATION	PARKS & RECREATION	101.410.575.52.48	Repairs & Maintenance	-	-	-				
664	PARKS&RECREATION	PARKS & RECREATION									
665	PARKS&RECREATION	PARKS & RECREATION	101.410.576.80.10	Salaries & Wages	659,722	547,781	692,673		438,049		
666	PARKS&RECREATION	PARKS & RECREATION	101.410.576.80.12	Overtime	2,131	3,201	3,006	3,210	3,210		
667	PARKS&RECREATION	PARKS & RECREATION	101.410.576.80.20	Personnel Benefits	280,872	229,215	314,097		168,817		
668	PARKS&RECREATION	PARKS & RECREATION	101.410.576.80.31	Office & Operating Supplies	132,427	108,341	110,000	104,500	75,000		general parks supplies for repairs, maintenance, lawn care, irrigation & sanitation
669	PARKS&RECREATION	PARKS & RECREATION	101.410.576.80.35	Small Tools & Minor Equipment	351	11,754	-	1,400	1,400		weed eater, small mower and tool replacement
670	PARKS&RECREATION	PARKS & RECREATION	101.410.576.80.40	Interfund Services	249,169	224,266	275,162	197,774	197,774		
671	PARKS&RECREATION	PARKS & RECREATION	101.410.576.80.41	Professional Services	46,084	48,570	55,000	52,000	35,000		Fireworks and other professional services
672	PARKS&RECREATION	PARKS & RECREATION									
673	PARKS&RECREATION	PARKS & RECREATION									
674	PARKS&RECREATION	PARKS & RECREATION	101.410.576.80.42	Communication	12,395	6,929	10,000	8,000	8,000		cell phones
675	PARKS&RECREATION	PARKS & RECREATION	101.410.576.80.43	Travel & Training	1,319	-	700	500	500		maintaining staff certifications on pesticides, playground safety, flagging
676	PARKS&RECREATION	PARKS & RECREATION	101.410.576.80.44	Taxes & Operating Assessments	1,639	941	1,000	1,429	1,429		
677	PARKS&RECREATION	PARKS & RECREATION	101.410.576.80.45	Operating Rentals & Leases	-	-	-				
678	PARKS&RECREATION	PARKS & RECREATION	101.410.576.80.46	Insurance	49,775	42,184	45,156	41,575	41,575		
679	PARKS&RECREATION	PARKS & RECREATION	101.410.576.80.47	Utility Services	126,056	118,925	100,000	100,000	115,000		general parks utilities - water, sewer, electric, sanitation
680	PARKS&RECREATION	PARKS & RECREATION	101.410.576.80.48	Repairs & Maintenance	-	-	-				
681	PARKS&RECREATION	PARKS & RECREATION	101.410.576.80.49	Miscellaneous	-	-	-				
682	PARKS&RECREATION	PARKS & RECREATION									
683	PARKS&RECREATION	PARKS & RECREATION	101.410.576.90.10	Salaries & Wages	129,403	78,124	82,151	89,064	89,064		
684	PARKS&RECREATION	PARKS & RECREATION	101.410.576.90.12	Overtime	1,325	177	-	-	-		
685	PARKS&RECREATION	PARKS & RECREATION	101.410.576.90.20	Personnel Benefits	63,698	32,829	42,853	37,091	37,091		
686	PARKS&RECREATION	PARKS & RECREATION	101.410.576.90.31	Office & Operating Supplies	2,670	2,618	2,000	2,000	2,000		items for repair, gravel, sign repair
687	PARKS&RECREATION	PARKS & RECREATION	101.410.576.90.35	Small Tools & Minor Equipment	-	268	-	250	250		ACFL small tools
688	PARKS&RECREATION	PARKS & RECREATION	101.410.576.90.40	Interfund Services	10,055	8,506	10,207	5,224	5,224		
689	PARKS&RECREATION	PARKS & RECREATION	101.410.576.90.41	Professional Services	-	-	-				
690	PARKS&RECREATION	PARKS & RECREATION	101.410.576.90.42	Communication	2,106	2,072	3,000	2,900	2,900		ACFL maps for resale
691	PARKS&RECREATION	PARKS & RECREATION	101.410.576.90.43	Travel & Training	-	-	-				
692	PARKS&RECREATION	PARKS & RECREATION									
693	PARKS&RECREATION	PARKS & RECREATION	101.410.594.76.64	MACHINERY & EQUIPMENT	-	-	-		-		
694	PARKS&RECREATION	PARKS & RECREATION	101.410.597.00.00	Fund Balances, Nonexpenditures & Transfe	-	-	-				
695	PARKS&RECREATION	PARKS & RECREATION									
	TOTAL	PARKS & RECREATION			2,617,851	2,240,347	2,684,380	2,189,146	2,150,146		
696	CEMETERY	CEMETERY									
697	CEMETERY	CEMETERY									
698	CEMETERY	CEMETERY									
699	CEMETERY	CEMETERY	102.430.536.00.10	Salaries & Wages	156,942	128,163	170,280	216,794	216,794		
700	CEMETERY	CEMETERY	102.430.536.00.12	Overtime	567	579	-	-	-		
701	CEMETERY	CEMETERY	102.430.536.00.20	Personnel Benefits	69,175	55,978	77,514	87,413	87,413		
702	CEMETERY	CEMETERY	102.430.536.00.31	Office & Operating Supplies	5,905	4,919	5,000	4,500	4,500		cemetery general operating supplies
703	CEMETERY	CEMETERY	102.430.536.00.34	Supplies Purchased for Inventory or Resa	3,391	1,967	4,000	4,000	4,000		concrete liners for burials
704	CEMETERY	CEMETERY	102.430.536.00.35	Small Tools & Minor Equipment	2,552	596	3,000	2,800	2,800		small equipment- trimmers & mowers
705	CEMETERY	CEMETERY	102.430.536.00.40	Interfund Services	10,479	5,702	6,843	3,374	3,374		
706	CEMETERY	CEMETERY	102.430.536.00.41	Professional Services	10,880	2,616	200	200	200		uniform cleaning for cemetery use
707	CEMETERY	CEMETERY	102.430.536.00.42	Communication	-	-	-				
708	CEMETERY	CEMETERY	102.430.536.00.43	Travel & Training	-	-	-				
709	CEMETERY	CEMETERY	102.430.536.00.44	Taxes & Operating Assessments	863	778	500	710	710		
710	CEMETERY	CEMETERY	102.430.536.00.45	Operating Rentals & Leases	3,225	2,967	2,000	2,000	2,000		portable restroom fees
711	CEMETERY	CEMETERY	102.430.536.00.46	Insurance	529	8,417	571	8,670	8,670		
712	CEMETERY	CEMETERY	102.430.536.00.47	Utility Services	24,828	52,183	27,000	27,000	27,000		irrigation fees, natural gas fees for heating the cemetery office and workshop
713	CEMETERY	CEMETERY									
714	CEMETERY	CEMETERY	102.430.594.36.62	Buildings & Structures (Acquisition, Con	-	-	-		-		

					2024	2025		2026			
Line	Fund	Department	BARS	Account	24Actual	25Actual YTD	25Budget	26Budget Request	26Budget Allocated	26Budget Detail	26Description
715	CEMETERY	CEMETERY	102.430.594.36.63	Other Improvements	-	-	-	20,000	20,000	20,000	Columbarium completion Fund balance
716	CEMETERY	CEMETERY									
	TOTAL	CEMETERY			289,336	264,864	296,907	377,462	377,462		
717	LIBRARY	LIBRARY									
718	LIBRARY	LIBRARY									
719	LIBRARY	LIBRARY									
720	LIBRARY	LIBRARY									
721	LIBRARY	LIBRARY	103.440.572.10.10	Salaries & Wages	132,690	119,485	143,391	146,272	146,272		
722	LIBRARY	LIBRARY	103.440.572.10.20	Personnel Benefits	55,373	47,600	59,008	57,334	57,334		
723	LIBRARY	LIBRARY									
724	LIBRARY	LIBRARY	103.440.572.20.10	Salaries & Wages	840,922	741,521	932,267	742,409	742,409		
725	LIBRARY	LIBRARY	103.440.572.20.12	Overtime	-	-	-	-	-		
726	LIBRARY	LIBRARY	103.440.572.20.20	Personnel Benefits	379,585	317,755	431,303	297,368	297,368		
727	LIBRARY	LIBRARY	103.440.572.20.31	Office & Operating Supplies	20,265	14,809	21,000	21,000	21,000		
728	LIBRARY	LIBRARY	103.440.572.20.34	Supplies Purchased for Inventory or Resa	85,616	72,780	86,781	88,798	86,781		Adult books - \$30,000 , Children's Books - \$17,000 , YA Books \$5,000 , Ebooks (Libby) - \$21,358.05 , Periodicals - \$4,000 , Non-Print - \$6,440 , Databases - \$5,000
729	LIBRARY	LIBRARY	103.440.572.20.41	Professional Services	21,846	19,397	30,150	30,550	30,550		Biblionix Apollo(Library Catalog) - \$10,500 , Envisionware Maintenance Contract - \$4,000 , Envisionware Mobile Printing - \$1650 , Envisionware CloudNine - \$3,040, Skedda Mtg. Room software - \$500 , Adobe Cloud Subscriptions (2) - \$800 , OCLC (ILL Software) - \$5,400 , WSP Volunteer Background - \$200 , Ziply Emergency Phone Elevator - \$960 , Copier Machines - \$3,000 , Reboot Restore - \$500
730	LIBRARY	LIBRARY	103.440.572.20.42	Communication	9,416	9,493	9,000	9,000	9,000		Phones, Fax
731	LIBRARY	LIBRARY	103.440.572.20.43	Travel & Training	3,439	880	3,000	4,000	2,000		Staff Training (WLA Conference)
732	LIBRARY	LIBRARY	103.440.572.20.44	Taxes & Operating Assessments	10	7	-	4	4		
733	LIBRARY	LIBRARY	103.440.572.20.45	Operating Rentals & Leases	-	-	-				
734	LIBRARY	LIBRARY									
735	LIBRARY	LIBRARY	103.440.572.40.43	Travel & Training	295	-	-				
736	LIBRARY	LIBRARY									
737	LIBRARY	LIBRARY	103.440.572.50.40	Interfund Services	115,353	82,018	109,357	91,484	91,484		
738	LIBRARY	LIBRARY	103.440.572.50.41	Professional Services	21,485	-	20,000	20,000	20,000		Janitorial
739	LIBRARY	LIBRARY	103.440.572.50.46	Insurance	2,181	197	1,013	203	203		
740	LIBRARY	LIBRARY	103.440.572.50.47	Utility Services	77,022	61,518	69,900	77,900	79,000		CNG,PSE, City Utilities
741	LIBRARY	LIBRARY	103.440.572.50.48	Repairs & Maintenance	1,173	984	1,500	1,500	1,500		Pest Control
742	LIBRARY	LIBRARY	103.440.594.50.64	MACHINERY & EQUIPMENT	-	279,642	290,000		-		
	TOTAL	LIBRARY			1,766,669	1,768,084	2,207,670	1,587,822	1,584,905		
743	STREET	ADMINISTRATION			-	-	-				
744	STREET	ADMINISTRATION			-	-	-				
745	STREET	ADMINISTRATION									
746	STREET	ADMINISTRATION	104.711.543.10.12	OVERTIME	15	84	-	-	-		
747	STREET	ADMINISTRATION	104.711.543.10.10	Salaries & Wages	37,199	31,496	36,871	28,147	28,147		
748	STREET	ADMINISTRATION	104.711.543.10.20	Personnel Benefits	13,750	12,000	14,589	10,775	10,775		
749	STREET	ADMINISTRATION	104.711.543.10.31	Office & Operating Supplies	705	2,051	1,000	2,000	2,000		Uniforms, Office Supplies, Traffic safety supplies (cones, vests, hardhats, etc.)
750	STREET	ADMINISTRATION	104.711.543.10.40	Interfund Services	47,440	40,633	54,178	45,089	45,089		
751	STREET	ADMINISTRATION	104.711.543.10.42	Communication	3,202	5,173	1,000	4,500	4,500		Trunk charges
752	STREET	ADMINISTRATION	104.711.543.10.46	Insurance	214,156	65,074	65,074	74,411	74,411		
753	STREET	ADMINISTRATION	104.711.592.10.80	DEBT SERVICE: INTEREST & RELATED COSTS	695	-	-	-	-		
	TOTAL	ADMINISTRATION			317,163	156,511	172,712	164,922	164,922		
754	STREET	ENGINEERING									
755	STREET	ENGINEERING									
756	STREET	ENGINEERING									
757	STREET	ENGINEERING	104.712.542.10.10	Salaries & Wages	97,850	100,925	103,587	121,622	121,622		
758	STREET	ENGINEERING	104.712.542.10.12	Overtime	496	567	2,544	2,769	2,769		
759	STREET	ENGINEERING	104.712.542.10.20	Personnel Benefits	42,793	43,389	45,804	50,317	50,317		
760	STREET	ENGINEERING	104.712.542.10.41	Professional Services	215,071	126,263	112,000	116,000	62,750	12,000	Speed Feedback Signs (6 sets)
761	STREET	ENGINEERING								8,000	GIS Mapping

					2024	2025		2026			
Line	Fund	Department	BARS	Account	24Actual	25Actual YTD	25Budget	26Budget Request	26Budget Allocated	26Budget Detail	26Description
762	STREET	ENGINEERING								16,000	Cartegraph - Asset Management
763	STREET	ENGINEERING								26,750	On-call traffic/transportation engineering
764	STREET	ENGINEERING	104.712.542.10.43	Travel & Training	-	-	-				
765	STREET	ENGINEERING									
	TOTAL	ENGINEERING			356,210	271,144	263,935	290,708	237,458		
766	STREET	STREET MAINT/CONSTRUCTION									
767	STREET	STREET MAINT/CONSTRUCTION									
768	STREET	STREET MAINT/CONSTRUCTION									
769	STREET	STREET MAINT/CONSTRUCTION	104.720.542.30.10	Salaries & Wages	180,575	147,501	131,922	599,444	599,444		
770	STREET	STREET MAINT/CONSTRUCTION	104.720.542.30.12	Overtime	4,470	2,803	3,000	2,980	2,980		
771	STREET	STREET MAINT/CONSTRUCTION	104.720.542.30.20	Personnel Benefits	79,051	66,084	68,232	266,777	266,777		
772	STREET	STREET MAINT/CONSTRUCTION	104.720.542.30.30	Supplies	61,433	76,135	80,000	80,000	60,000		Maintenance supplies, roadwork. All materials and supplies for roadwork maintenance and repair.
773	STREET	STREET MAINT/CONSTRUCTION	104.720.542.30.31	Office & Operating Supplies	11,253	8,800	15,000	15,000	8,000		Streets operating supplies, consumables, tools and small equipment.
774	STREET	STREET MAINT/CONSTRUCTION	104.720.542.30.40	Interfund Services	223,068	161,016	193,219	183,634	183,634		
775	STREET	STREET MAINT/CONSTRUCTION	104.720.542.30.41	Professional Services	1,801,230	125,666	700,000				Overlay program used for Commercial Ave
776	STREET	STREET MAINT/CONSTRUCTION									
777	STREET	STREET MAINT/CONSTRUCTION									
778	STREET	STREET MAINT/CONSTRUCTION	104.720.542.30.43	Travel & Training	-	-	-				
779	STREET	STREET MAINT/CONSTRUCTION	104.720.542.30.47	Utility Services	1,320	1,038	1,500	1,500	1,500		
780	STREET	STREET MAINT/CONSTRUCTION									
781	STREET	STREET MAINT/CONSTRUCTION	104.720.542.61.10	Salaries & Wages	24,751	22,257	22,307	-	-		
782	STREET	STREET MAINT/CONSTRUCTION	104.720.542.61.12	Overtime	372	109	300	-	-		
783	STREET	STREET MAINT/CONSTRUCTION	104.720.542.61.20	Personnel Benefits	11,803	9,546	10,789	-	-		
784	STREET	STREET MAINT/CONSTRUCTION	104.720.542.61.31	Office & Operating Supplies	3,681	14,793	15,000	85,000	65,000		Sidewalk work and supplies, street striping contracted and paint.
785	STREET	STREET MAINT/CONSTRUCTION								15,000	Sidewalk/concrete work, Truncate domes and supplies, contracted street paint striping
786	STREET	STREET MAINT/CONSTRUCTION								50,000	Contracting paint stripping.
787	STREET	STREET MAINT/CONSTRUCTION	104.720.542.61.40	Interfund Services	9,299	7,065	8,478	9,309	9,309		
788	STREET	STREET MAINT/CONSTRUCTION	104.720.542.61.43	Travel & Training	-	-	-	2,000	2,000		New Osha Training program
789	STREET	STREET MAINT/CONSTRUCTION									
790	STREET	STREET MAINT/CONSTRUCTION	104.720.542.63.47	Utility Services	214,679	229,114	252,000	300,000	300,000		based on current usage and 3% added
791	STREET	STREET MAINT/CONSTRUCTION									
792	STREET	STREET MAINT/CONSTRUCTION	104.720.542.64.10	Salaries & Wages	52,969	47,867	53,798	-	-		
793	STREET	STREET MAINT/CONSTRUCTION	104.720.542.64.12	Overtime	1,037	1,457	500	-	-		
794	STREET	STREET MAINT/CONSTRUCTION	104.720.542.64.20	Personnel Benefits	28,269	24,705	31,371	-	-		
795	STREET	STREET MAINT/CONSTRUCTION	104.720.542.64.31	Office & Operating Supplies	63,449	62,087	60,000	60,000	40,000		Traffic Control devices Signs, Cones, barrels, barricades. RRFB's, school flashing beacons, batteries etc. and annual charges for beacons
796	STREET	STREET MAINT/CONSTRUCTION	104.720.542.64.40	Interfund Services	20,482	15,897	19,076	20,944	20,944		
797	STREET	STREET MAINT/CONSTRUCTION	104.720.542.64.43	Travel & Training	-	-	-				
798	STREET	STREET MAINT/CONSTRUCTION	104.720.542.64.48	Repairs & Maintenance	360	5,841	7,000	7,000	3,500		repair and maintenance tools and supplies for traffic control devices
799	STREET	STREET MAINT/CONSTRUCTION									
800	STREET	STREET MAINT/CONSTRUCTION	104.720.542.66.10	Salaries & Wages	15,147	11,356	10,312	-	-		
801	STREET	STREET MAINT/CONSTRUCTION	104.720.542.66.12	Overtime	211	68	2,000	-	-		
802	STREET	STREET MAINT/CONSTRUCTION	104.720.542.66.20	Personnel Benefits	5,687	4,744	4,690	-	-		
803	STREET	STREET MAINT/CONSTRUCTION	104.720.542.66.31	Office & Operating Supplies	42,564	37,979	60,000	60,000	25,000		Salt, sand and De-icer supply
804	STREET	STREET MAINT/CONSTRUCTION	104.720.542.66.40	Interfund Services	13,655	10,598	12,717	13,963	13,963		
805	STREET	STREET MAINT/CONSTRUCTION	104.720.542.66.41	Professional Services	1,501	950	2,000	2,000	2,000		Snow and Ice professional services, Tow truck etc.
806	STREET	STREET MAINT/CONSTRUCTION	104.720.542.66.48	Repairs & Maintenance	1,567	-	2,000	2,000	2,000		Deicer pumps, snow shovels and Snow and ice gear repair
807	STREET	STREET MAINT/CONSTRUCTION									
808	STREET	STREET MAINT/CONSTRUCTION	104.720.542.70.10	Salaries & Wages	40,298	50,604	68,042	10,164	10,164		
809	STREET	STREET MAINT/CONSTRUCTION	104.720.542.70.12	Overtime	744	982	1,000	-	-		
810	STREET	STREET MAINT/CONSTRUCTION	104.720.542.70.20	Personnel Benefits	21,489	20,886	29,923	2,038	2,038		
811	STREET	STREET MAINT/CONSTRUCTION	104.720.542.70.31	Office & Operating Supplies	3,276	4,152	5,000	5,000	5,000		PPE and tools for roadside and vegetation maintenance, chainsaws, chains, weed eaters etc.
812	STREET	STREET MAINT/CONSTRUCTION	104.720.542.70.40	Interfund Services	27,310	21,196	25,435	27,926	27,926		

					2024	2025		2026			
Line	Fund	Department	BARS	Account	24Actual	25Actual YTD	25Budget	26Budget Request	26Budget Allocated	26Budget Detail	26Description
813	STREET	STREET MAINT/CONSTRUCTION	104.720.542.70.41	Professional Services	-	4,511	20,000	20,000	5,000		Tree removal services, equipment rental, other vegetation management services.
814	STREET	STREET MAINT/CONSTRUCTION									
815	STREET	STREET MAINT/CONSTRUCTION	104.720.542.90.43	Travel & Training	-	5,707	7,000	7,000	3,500		New Osha training program
816	STREET	STREET MAINT/CONSTRUCTION	104.720.542.90.44	Taxes & Operating Assessments	42	(880)	-		-		
817	STREET	STREET MAINT/CONSTRUCTION	104.720.542.90.49	Miscellaneous	-	-	-				
818	STREET	STREET MAINT/CONSTRUCTION									
	TOTAL	STREET MAINT/CONSTRUCTION			2,967,043	1,202,634	1,923,611	1,783,679	1,659,679		
	STREET				3,640,416	1,630,289	2,360,258	2,239,310	2,062,060		
819	ARTERIAL CONSTRUCTION	ENGINEERING									
820	ARTERIAL CONSTRUCTION	ENGINEERING									
821	ARTERIAL CONSTRUCTION	ENGINEERING									
822	ARTERIAL CONSTRUCTION	ENGINEERING									
823	ARTERIAL CONSTRUCTION	ENGINEERING	105.712.595.64.63	Other Improvements	-	-	-		-		
824	ARTERIAL CONSTRUCTION	ENGINEERING			-	-	-				
825	ARTERIAL CONSTRUCTION	ENGINEERING	105.712.595.90.10	Salaries & Wages	107,031	100,579	102,428	106,296	106,296		REET \$200k
826	ARTERIAL CONSTRUCTION	ENGINEERING	105.712.595.90.12	Overtime	125	384	4,339	4,622	4,622		
827	ARTERIAL CONSTRUCTION	ENGINEERING	105.712.595.90.20	Personnel Benefits	45,108	43,740	46,746	46,020	46,020		
828	ARTERIAL CONSTRUCTION	ENGINEERING	105.712.595.90.43	Travel & Training	805	250	1,000	1,000	500		
829	ARTERIAL CONSTRUCTION	ENGINEERING									
					153,068	144,954	154,512	157,938	157,438		
830	ARTERIAL CONSTRUCTION	STREET MAINT/CONSTRUCTION									
831	ARTERIAL CONSTRUCTION	STREET MAINT/CONSTRUCTION									
832	ARTERIAL CONSTRUCTION	STREET MAINT/CONSTRUCTION									105.720.334.03.80 - Grant rev bars #
833	ARTERIAL CONSTRUCTION	STREET MAINT/CONSTRUCTION	105.720.595.30.63	Other Improvements	4,984,751	2,306,760	11,528,000	8,283,750	4,990,000		\$3,790,000 grant \$1,200,000 REET
834	ARTERIAL CONSTRUCTION	STREET MAINT/CONSTRUCTION					-			-	Annual Pavement Management Program (REET, TBD, Utility Tax)
835	ARTERIAL CONSTRUCTION	STREET MAINT/CONSTRUCTION					-			500,000	Commercial Avenue Safety Improvements (grant)
836	ARTERIAL CONSTRUCTION	STREET MAINT/CONSTRUCTION					-			750,000	Oakes Avenue (SR 20 Spur) Active Transportation Safety Improvements (grant)
837	ARTERIAL CONSTRUCTION	STREET MAINT/CONSTRUCTION					-			1,260,000	S. Commercial Ave Paving & ADA (grant \$360k REET, TBD, UT \$900k)
838	ARTERIAL CONSTRUCTION	STREET MAINT/CONSTRUCTION					-			980,000	12th & Commercial Intersection (grant \$680k REET, TBD, UT \$300k)
839	ARTERIAL CONSTRUCTION	STREET MAINT/CONSTRUCTION					-			1,000,000	Fidalgo Bay Road Reconstruction (grant)
840	ARTERIAL CONSTRUCTION	STREET MAINT/CONSTRUCTION					-			250,000	March's Point Road - Trestle - Park-N-Ride Trail (grant)
841	ARTERIAL CONSTRUCTION	STREET MAINT/CONSTRUCTION					-			250,000	12th St (SR 20) / K Avenue Intersection Safety & Active Transportation Improvements (grant \$250k REET, TBD, UT \$0)
842	ARTERIAL CONSTRUCTION	STREET MAINT/CONSTRUCTION					-				
843	ARTERIAL CONSTRUCTION	STREET MAINT/CONSTRUCTION					-				
844	ARTERIAL CONSTRUCTION	STREET MAINT/CONSTRUCTION	105.720.595.30.64	MACHINERY & EQUIPMENT	-	10,987	-		-		
845	ARTERIAL CONSTRUCTION	STREET MAINT/CONSTRUCTION									
846	ARTERIAL CONSTRUCTION	STREET MAINT/CONSTRUCTION	105.720.595.61.63	Other Improvements	328,053	-	-	420,000	300,000		\$300k REET
847	ARTERIAL CONSTRUCTION	STREET MAINT/CONSTRUCTION								100,000	Annual ADA Accessibility Improvements and Trip Hazard Removal Program (REET)
848	ARTERIAL CONSTRUCTION	STREET MAINT/CONSTRUCTION								200,000	Annual Sidewalks and Bikeways Program (REET)
849	ARTERIAL CONSTRUCTION	STREET MAINT/CONSTRUCTION									
850	ARTERIAL CONSTRUCTION	STREET MAINT/CONSTRUCTION	105.720.595.62.63	Other Improvements	-	37	-		-		
851	ARTERIAL CONSTRUCTION	STREET MAINT/CONSTRUCTION	105.720.595.64.63	Other Improvements	-	-	-		-		
852	ARTERIAL CONSTRUCTION	STREET MAINT/CONSTRUCTION									
853	ARTERIAL CONSTRUCTION	STREET MAINT/CONSTRUCTION	105.720.595.90.44	Taxes & Operating Assessments	-	-	-		-		
854	ARTERIAL CONSTRUCTION	STREET MAINT/CONSTRUCTION									
	TOTAL	STREET MAINT/CONSTRUCTION			5,312,804	2,317,783	11,528,000	8,703,750	5,290,000		
	ARTERIAL CONSTRUCTION				5,465,873	2,462,737	11,682,512	8,861,688	5,447,438		
855	WA PARK	PARKS & RECREATION									
856	WA PARK	PARKS & RECREATION									
857	WA PARK	PARKS & RECREATION	107.410.576.30.10	Salaries & Wages	167,624	146,175	113,257	304,702	304,702		updating resource allocation
858	WA PARK	PARKS & RECREATION	107.410.576.30.12	Overtime	479	100	-	-	-		
859	WA PARK	PARKS & RECREATION	107.410.576.30.20	Personnel Benefits	50,967	44,766	43,899	99,811	99,811		updating resource allocation

					2024	2025		2026			
Line	Fund	Department	BARS	Account	24Actual	25Actual YTD	25Budget	26Budget Request	26Budget Allocated	26Budget Detail	26Description
860	WA PARK	PARKS & RECREATION	107.410.576.30.31	Office & Operating Supplies	41,545	23,092	40,000	40,000	25,000		This is for pay machine maintenance, campground supplies and day use area supplies
861	WA PARK	PARKS & RECREATION	107.410.576.30.34	Supplies Purchased for Inventory or Resa	10,053	12,165	10,000	9,000	9,000		Firewood for resale
862	WA PARK	PARKS & RECREATION	107.410.576.30.40	Interfund Services	14,897	17,744	21,292	16,528	16,528		
863	WA PARK	PARKS & RECREATION	107.410.576.30.41	Professional Services	18,419	23,993	20,000	19,000	19,000		Credit card fees, pest control, repairs
864	WA PARK	PARKS & RECREATION	107.410.576.30.43	Travel & Training	-	-	-				
865	WA PARK	PARKS & RECREATION	107.410.576.30.44	Taxes & Operating Assessments	3,798	(2,926)	2,000	2,418	2,418		
866	WA PARK	PARKS & RECREATION	107.410.576.30.46	Insurance	2,841	8,053	3,068	8,295	8,295		
867	WA PARK	PARKS & RECREATION	107.410.576.30.47	Utility Services	42,488	36,523	42,000	40,000	40,000		City utilities and propane supplies for restrooms
868	WA PARK	PARKS & RECREATION	107.410.576.30.49	Miscellaneous	-	-	-				
869	WA PARK	PARKS & RECREATION									
870	WA PARK	PARKS & RECREATION	107.410.594.76.60	Capital Outlays	-	-	-		-		
871	WA PARK	PARKS & RECREATION									
	WA PARK				353,112	309,685	295,517	539,753	524,753		
872	PARKS CAPITAL IMPROVEMENT	PARKS & RECREATION									
873	PARKS CAPITAL IMPROVEMENT	PARKS & RECREATION									
874	PARKS CAPITAL IMPROVEMENT	PARKS & RECREATION									
875	PARKS CAPITAL IMPROVEMENT	PARKS & RECREATION									
876	PARKS CAPITAL IMPROVEMENT	PARKS & RECREATION	108.410.594.76.41	Professional Services	-	-	-				
877	PARKS CAPITAL IMPROVEMENT	PARKS & RECREATION	108.410.594.76.44	Taxes & Operating Assessments	-	-	-		-		
878	PARKS CAPITAL IMPROVEMENT	PARKS & RECREATION	108.410.594.76.60	Capital Outlays	848,818	343,441	1,895,000	1,625,000	1,625,000		REET \$50k Impact Fees \$75k Grants \$450k Contributions \$180k Fund Balance \$870k
879	PARKS CAPITAL IMPROVEMENT	PARKS & RECREATION							-	400,000	Heart Lake Shoreline Restoration (Grants \$200k Contributions \$50k Transfer from 114 \$150k
880	PARKS CAPITAL IMPROVEMENT	PARKS & RECREATION							-	75,000	West Side Park Construction (Impact Fees)
881	PARKS CAPITAL IMPROVEMENT	PARKS & RECREATION							-	700,000	Skate Park Restroom & Parking. (Fund Bal)
882	PARKS CAPITAL IMPROVEMENT	PARKS & RECREATION							-	20,000	Qelechihch Park Improv. (Fund Bal)
883	PARKS CAPITAL IMPROVEMENT	PARKS & RECREATION							-	300,000	Depot Plaza Expansion (REET \$50k Grants \$250k)
884	PARKS CAPITAL IMPROVEMENT	PARKS & RECREATION							-	60,000	ASAC program space upgrade (Contributions)
885	PARKS CAPITAL IMPROVEMENT	PARKS & RECREATION							-	70,000	Pickleball Infrastructure. (Contributions)
886	PARKS CAPITAL IMPROVEMENT	PARKS & RECREATION							-		
887	PARKS CAPITAL IMPROVEMENT	PARKS & RECREATION							-		
888	PARKS CAPITAL IMPROVEMENT	PARKS & RECREATION							-		
	PARKS CAPITAL IMPROVEMENT				848,818	343,441	1,895,000	1,625,000	1,625,000		
889	ACFL	PARKS & RECREATION									
890	ACFL	PARKS & RECREATION									
891	ACFL	PARKS & RECREATION			-	-	-				
892	ACFL	PARKS & RECREATION	113.410.576.90.10	Salaries & Wages	17,868	57,757	61,937	175,538	175,538		
893	ACFL	PARKS & RECREATION	113.410.576.90.12	Overtime	-	1,151	-	-	-		
894	ACFL	PARKS & RECREATION	113.410.576.90.20	Personnel Benefits	7,778	31,863	37,702	80,706	80,706		
895	ACFL	PARKS & RECREATION	113.410.576.90.40	Interfund Services	-	-	-	-	-		
896	ACFL	PARKS & RECREATION	113.410.576.90.41	Professional Services	17,718	20,100	18,000	18,000	18,000		fees for conservation easements & other related services
897	ACFL	PARKS & RECREATION									
898	ACFL	PARKS & RECREATION									
899	ACFL	PARKS & RECREATION	113.410.576.90.42	Communication	-	-	-				
900	ACFL	PARKS & RECREATION	113.410.576.90.44	Taxes & Operating Assessments	774	864	1,200	1,161	1,161		
901	ACFL	PARKS & RECREATION									
902	ACFL	PARKS & RECREATION	113.410.594.76.61	Land & Land Improvements	-	-	-				
903	ACFL	PARKS & RECREATION									
	ACFL				44,137	111,736	118,839	275,405	275,405		
	TOTAL	PARKS & RECREATION			1,246,067	764,861	2,309,355	2,440,159	2,425,159		
904	AFFORDABLE HOUSING	NON DEPARTMENTAL			-	-	-				
905	AFFORDABLE HOUSING	NON DEPARTMENTAL	109.000.551.00.41	AFFORDABLE HOUSING	740,944	631,562	732,014	589,619	589,619		Affordable Housing sales tax split evenly with AFC and AHA
906	AFFORDABLE HOUSING	NON DEPARTMENTAL	109.000.597.00.00	AFFORDABLE HOUSING	-	-	-				
907	AFFORDABLE HOUSING	NON DEPARTMENTAL									
	AFFORDABLE HOUSING				740,944	631,562	732,014	589,619	589,619		
908	IMPACT FEES	NONDEPARTMENTAL									
909	IMPACT FEES	NONDEPARTMENTAL									
910	IMPACT FEES	NONDEPARTMENTAL	112.000.597.00.00	Transfer out Road Impact Fee	-	-	-	-	-		

					2024	2025		2026			
Line	Fund	Department	BARS	Account	24Actual	25Actual YTD	25Budget	26Budget Request	26Budget Allocated	26Budget Detail	26Description
911	IMPACT FEES	NONDEPARTMENTAL	112.000.597.00.02	Transfer out Park Impact Fee	-	-	-	75,000	75,000		Park Impact Fee for Westside Park
912	IMPACT FEES	NONDEPARTMENTAL	112.000.597.00.04	Transfer Out Fire Impact Fee	-	-	315,000	165,000	165,000		Fire Impact Fee, 75K Fire boat, 90K Generator
913	IMPACT FEES	NONDEPARTMENTAL									
	IMPACT FEES				-	-	315,000	240,000	240,000		
914	TOURISM FUND	PLANNING									
915	TOURISM FUND	PLANNING									
916	TOURISM FUND	PLANNING									
917	TOURISM FUND	PLANNING									
918	TOURISM FUND	PLANNING	135.240.511.20.41	Professional Services	-	-	-				
919	TOURISM FUND	PLANNING									
920	TOURISM FUND	PLANNING	135.240.557.30.31	Office & Operating Supplies	-	-	-				
921	TOURISM FUND	PLANNING	135.240.557.30.41	Professional Services	318,270	443,447	608,892	586,474	586,474		Offset with same revenue, 100% of revenues used for debt and or distribution
922	TOURISM FUND	PLANNING	135.240.557.30.42	Communication	-	-	-				
923	TOURISM FUND	PLANNING									
924	TOURISM FUND	PLANNING	135.240.576.91.31	Office & Operating Supplies	-	-	-				
925	TOURISM FUND	PLANNING	135.240.576.91.41	Professional Services	-	-	-				
926	TOURISM FUND	PLANNING	135.240.576.91.46	Insurance	317	25	342	26	26		
927	TOURISM FUND	PLANNING	135.240.576.91.47	Utility Services	-	-	-				
928	TOURISM FUND	PLANNING	135.240.576.91.48	Repairs & Maintenance	-	-	-				
929	TOURISM FUND	PLANNING									
930	TOURISM FUND	PLANNING	135.240.595.69.63	Other Improvements	-	-	-		-		
931	TOURISM FUND	PLANNING									
932	TOURISM FUND	PLANNING	135.240.597.00.00	Transfers Out	-	-	-	-	10,000		Transfer to Parks for Fireworks
933	TOURISM FUND	PLANNING									
	TOURISM FUND				318,587	443,472	609,234	586,500	596,500		
934	GROWTH MGMT	ADMINISTRATION GM									
935	GROWTH MGMT	ADMINISTRATION GM									
936	GROWTH MGMT	ADMINISTRATION GM									
937	GROWTH MGMT	ADMINISTRATION GM									
938	GROWTH MGMT	ADMINISTRATION GM	335.711.597.00.00	Fund Balances, Nonexpenditures & Transfe	-	-	895,000	940,000	940,000		REET 1 Transfer, 800K Facilities 001 Gen Fund, 90K to Museum 001 Gen Fund, 50K to 108 Parks Cap
939	GROWTH MGMT	ADMINISTRATION GM	335.711.597.00.02	Fund Balances, Nonexpenditures & Transfe	-	-	2,512,000	1,700,000	1,700,000		REET 2 Transfer, 1.55M to 105 Road for Comm Ave Intersection and paving; 150K to 105 Road for Sidewalks;
940	GROWTH MGMT	ADMINISTRATION GM									
	GROWTH MGMT				-	-	3,407,000	2,640,000	2,640,000		
941	WATER	NONDEPARTMENTAL									
942	WATER	NONDEPARTMENTAL									
943	WATER	NONDEPARTMENTAL									
944	WATER	NONDEPARTMENTAL									
945	WATER	NONDEPARTMENTAL	401.000.534.00.28	Pension Expense	(258,792)	-	-				
946	WATER	NONDEPARTMENTAL									
947	WATER	NONDEPARTMENTAL	401.000.589.00.00	Fund Balances, Nonexpenditures & Transfe	-	-	-				
948	WATER	NONDEPARTMENTAL	401.000.588.50.00	Change in Accounting Prin.	-	-	-				
949	WATER	NONDEPARTMENTAL	401.000.594.34.63	Other Improvements	-	-	-		-		
950	WATER	NONDEPARTMENTAL	401.000.597.00.00	Transfers out	-	-	-				
951	WATER	NONDEPARTMENTAL									
	TOTAL	NONDEPARTMENTAL			(258,792)	-	-	-	-		
952	WATER	ADMINISTRATION									
953	WATER	ADMINISTRATION									
954	WATER	ADMINISTRATION									
955	WATER	ADMINISTRATION	401.711.534.00.10	Salaries & Wages	229,463	208,807	243,016	246,370	246,370		
956	WATER	ADMINISTRATION	401.711.534.00.12	Overtime	1,522	867	1,500	176	176		
957	WATER	ADMINISTRATION	401.711.534.00.20	Personnel Benefits	92,304	85,095	105,890	98,938	98,938		
958	WATER	ADMINISTRATION	401.711.534.00.31	Office & Operating Supplies	2,441	325	5,000	2,000	1,000		
959	WATER	ADMINISTRATION	401.711.534.00.40	Interfund Services	926,301	742,910	985,229	853,531	853,531		
960	WATER	ADMINISTRATION	401.711.534.00.41	Professional Services	464,800	83,435	500,000	200,000	100,000		Laserfiche support, Website, legal issues
961	WATER	ADMINISTRATION									
962	WATER	ADMINISTRATION	401.711.534.00.42	Communication	450	403	1,000	1,000	500		

					2024	2025		2026			
Line	Fund	Department	BARS	Account	24Actual	25Actual YTD	25Budget	26Budget Request	26Budget Allocated	26Budget Detail	26Description
963	WATER	ADMINISTRATION	401.711.534.00.43	Travel & Training	-	-	-				
964	WATER	ADMINISTRATION	401.711.534.00.44	Taxes & Operating Assessments	2,244,824	1,713,673	2,290,134	3,176,059	3,176,059		City Utility Tax, Public Utility Tax (includes additional expense for 2% CUT increase)
965	WATER	ADMINISTRATION	401.711.534.00.49	Miscellaneous	-	657	-				
966	WATER	ADMINISTRATION									
967	WATER	ADMINISTRATION	401.711.553.10.10	Salaries & Wages	-	-	-	-	-		
968	WATER	ADMINISTRATION	401.711.553.10.12	Overtime	-	-	-	-	-		
969	WATER	ADMINISTRATION	401.711.553.10.20	PERSONNEL BENEFITS	0	-	-	-	-		
970	WATER	ADMINISTRATION	401.711.553.10.31	Office & Operating Supplies	22	1,037	5,000	1,200	1,200		
971	WATER	ADMINISTRATION									
972	WATER	ADMINISTRATION									
973	WATER	ADMINISTRATION									
974	WATER	ADMINISTRATION	401.711.553.10.40	Interfund Services	-	-	-	-	-		
975	WATER	ADMINISTRATION	401.711.553.10.41	Professional Services	-	-	-				
976	WATER	ADMINISTRATION									
977	WATER	ADMINISTRATION									
978	WATER	ADMINISTRATION									
979	WATER	ADMINISTRATION									
980	WATER	ADMINISTRATION	401.711.553.10.43	Travel & Training	-	230	2,500	2,500	1,000		
981	WATER	ADMINISTRATION									
982	WATER	ADMINISTRATION	401.711.581.00.40	Interfund Loan Out							
983	WATER	ADMINISTRATION	401.711.591.34.70	Debt Service Principal	-	-	-	3,082,516	3,082,516	565,000	2020 Refunding bond
984	WATER	ADMINISTRATION							-	45,139	2010 Public Works Trust Fund
985	WATER	ADMINISTRATION							-	526,316	2012 Public Works Trust Fund
986	WATER	ADMINISTRATION							-	261,061	Drinking water loan
987	WATER	ADMINISTRATION							-	670,000	2017 Refunding bond
988	WATER	ADMINISTRATION							-	600,000	2022 Refunding bond
989	WATER	ADMINISTRATION							-	415,000	2020 Revenue bond
990	WATER	ADMINISTRATION	401.711.592.34.80	Debt Service: Debt Issue & Related Costs	872,797	487,884	734,315	787,729	787,729		Combined debt expense
991	WATER	ADMINISTRATION									
	TOTAL	ADMINISTRATION			4,834,923	3,325,321	4,873,585	8,452,019	8,349,019		
992	WATER	ENGINEERING									
993	WATER	ENGINEERING									
994	WATER	ENGINEERING									
995	WATER	ENGINEERING	401.712.534.00.10	Salaries & Wages	229,445	187,614	356,813	269,003	269,003		
996	WATER	ENGINEERING	401.712.534.00.12	Overtime	1,173	464	4,861	5,090	5,090		
997	WATER	ENGINEERING	401.712.534.00.20	Personnel Benefits	94,658	79,180	154,953	109,136	109,136		
998	WATER	ENGINEERING	401.712.534.00.31	Office & Operating Supplies	16	-	-	500	500		
999	WATER	ENGINEERING	401.712.534.00.41	Professional Services	40,128	55,216	75,000	73,000	63,000		
1000	WATER	ENGINEERING								16,000	GIS Mapping
1001	WATER	ENGINEERING								27,500	Cartegraph - Asset Management
1002	WATER	ENGINEERING								7,500	Aerial Mapping
1003	WATER	ENGINEERING								10,000	GIS Contract Management
1004	WATER	ENGINEERING								2,000	Summer help
1005	WATER	ENGINEERING									
1006	WATER	ENGINEERING									
1007	WATER	ENGINEERING	401.712.534.00.42	Communication	1,740	1,911	1,500		1,500		Cell phones and tablets for water support
1008	WATER	ENGINEERING	401.712.534.00.43	Travel & Training	12,983	8,754	15,000	10,000	5,000		Travel & Training for GIS-Asset Management
1009	WATER	ENGINEERING									
	TOTAL	ENGINEERING			380,144	333,138	608,128	466,729	453,229		
1010	WATER	WATER TREATMENT PLANT									
1011	WATER	WATER TREATMENT PLANT									
1012	WATER	WATER TREATMENT PLANT									
1013	WATER	WATER TREATMENT PLANT	401.730.534.10.10	Salaries & Wages	1,244,358	1,138,301	1,337,062	1,319,955	1,319,955		
1014	WATER	WATER TREATMENT PLANT	401.730.534.10.12	Overtime	36,655	14,597	30,000	6,987	6,987		
1015	WATER	WATER TREATMENT PLANT	401.730.534.10.20	Personnel Benefits	497,246	452,498	545,382	540,828	540,828		
1016	WATER	WATER TREATMENT PLANT	401.730.534.10.31	Office & Operating Supplies	213,307	245,140	344,000	360,500	280,000		
1017	WATER	WATER TREATMENT PLANT								10,000	Office supplies
1018	WATER	WATER TREATMENT PLANT								10,000	Plant operating supplies

					2024	2025		2026			
Line	Fund	Department	BARS	Account	24Actual	25Actual YTD	25Budget	26Budget Request	26Budget Allocated	26Budget Detail	26Description
1019	WATER	WATER TREATMENT PLANT								130,000	Plant equipment repair & maintenance
1020	WATER	WATER TREATMENT PLANT								10,000	Plant pump maintenance
1021	WATER	WATER TREATMENT PLANT								40,000	Lab supplies
1022	WATER	WATER TREATMENT PLANT								40,000	Process analyzers
1023	WATER	WATER TREATMENT PLANT								15,000	Safety supplies & services
1024	WATER	WATER TREATMENT PLANT								7,000	Uniforms
1025	WATER	WATER TREATMENT PLANT								1,500	HVAC system filters & belts
1026	WATER	WATER TREATMENT PLANT								15,000	Lubricants
1027	WATER	WATER TREATMENT PLANT								10,000	Chemical feed pump replacement parts
1028	WATER	WATER TREATMENT PLANT								20,000	Acti-Flow system replacement parts
1029	WATER	WATER TREATMENT PLANT								3,500	Misc. pipe fittings and tubing
1030	WATER	WATER TREATMENT PLANT								1,500	Public education materials - water conservation, cross-connection
1031	WATER	WATER TREATMENT PLANT									
1032	WATER	WATER TREATMENT PLANT	401.730.534.10.32	Fuel Consumed	376	785	1,000	1,500	1,500		Propane and ethanol free unleaded
1033	WATER	WATER TREATMENT PLANT									
1034	WATER	WATER TREATMENT PLANT	401.730.534.10.34	Supplies Purchased for Resale	571,295	409,764	534,400	584,000	525,000		Supplies Purchased for Resale - water treatment chemicals
1035	WATER	WATER TREATMENT PLANT								175,000	Aluminum Sulfate
1036	WATER	WATER TREATMENT PLANT								100,000	Sodium Hydroxide
1037	WATER	WATER TREATMENT PLANT								45,000	Coag Poly
1038	WATER	WATER TREATMENT PLANT								14,000	Coag Sand
1039	WATER	WATER TREATMENT PLANT								250,000	Sodium Hypochlorite
1040	WATER	WATER TREATMENT PLANT	401.730.534.10.35	Small Tools & Minor Equipment	6,799	7,816	10,000	11,000	7,000		Small Tools & Minor Equipment
1041	WATER	WATER TREATMENT PLANT								5,000	Small Tools
1042	WATER	WATER TREATMENT PLANT								2,000	Minor Equipment
1043	WATER	WATER TREATMENT PLANT	401.730.534.10.40	Interfund Services	88,686	88,555	106,266	137,251	137,251		
1044	WATER	WATER TREATMENT PLANT	401.730.534.10.41	Professional Services	147,503	152,133	323,450	350,000	210,000		
1045	WATER	WATER TREATMENT PLANT								80,000	Outside engineering
1046	WATER	WATER TREATMENT PLANT								3,000	Fire alarm monitoring
1047	WATER	WATER TREATMENT PLANT								300	Newspaper postings, printing, ads
1048	WATER	WATER TREATMENT PLANT								23,000	Wonderware licensing
1049	WATER	WATER TREATMENT PLANT								20,000	Outside lab: Plant
1050	WATER	WATER TREATMENT PLANT								20,000	Outside lab: Distribution
1051	WATER	WATER TREATMENT PLANT								50,000	SCADA System Support
1052	WATER	WATER TREATMENT PLANT								6,000	Allmax OP10
1053	WATER	WATER TREATMENT PLANT								10,500	Various - ShakeAlert
1054	WATER	WATER TREATMENT PLANT								1,000	Shiftnote License
1055	WATER	WATER TREATMENT PLANT								2,500	Win 911 License
1056	WATER	WATER TREATMENT PLANT								7,000	Cartegraph
1057	WATER	WATER TREATMENT PLANT								4,500	Intergov: DOE Stormwater permit (NPDES)
1058	WATER	WATER TREATMENT PLANT								18,000	Intergov: DOH Operating permit
1059	WATER	WATER TREATMENT PLANT								500	Intergov: Lab accreditation
1060	WATER	WATER TREATMENT PLANT								1,000	Intergov: DOH Sanitary survey
1061	WATER	WATER TREATMENT PLANT								2,000	Intergov: DOH Project Review Fees
1062	WATER	WATER TREATMENT PLANT									
1063	WATER	WATER TREATMENT PLANT	401.730.534.10.42	Communication	18,453	15,900	20,010	20,700	8,700		
1064	WATER	WATER TREATMENT PLANT								8,500	Phone/general communications
1065	WATER	WATER TREATMENT PLANT								200	Postage
1066	WATER	WATER TREATMENT PLANT									
1067	WATER	WATER TREATMENT PLANT	401.730.534.10.43	Travel & Training	30,058	10,853	30,579	35,000	25,000		
1068	WATER	WATER TREATMENT PLANT								14,000	Operator Certification
1069	WATER	WATER TREATMENT PLANT								5,000	Membership, Dues, Subscriptions
1070	WATER	WATER TREATMENT PLANT								3,000	Safety & Health Training
1071	WATER	WATER TREATMENT PLANT			-	-	-			8,000	Software Training
1072	WATER	WATER TREATMENT PLANT								5,000	General Training Materials
1073	WATER	WATER TREATMENT PLANT	401.730.534.10.44	Taxes & Operating Assessments	-	-	-		-		
1074	WATER	WATER TREATMENT PLANT	401.730.534.10.45	Operating Rentals & Leases	-	-	-				
1075	WATER	WATER TREATMENT PLANT	401.730.534.10.46	Insurance	43,123	19,351	42,931	16,413	16,413		
1076	WATER	WATER TREATMENT PLANT	401.730.534.10.47	Utility Services	1,128,615	1,061,976	1,153,800	1,804,000	1,804,000		

					2024	2025		2026			
Line	Fund	Department	BARS	Account	24Actual	25Actual YTD	25Budget	26Budget Request	26Budget Allocated	26Budget Detail	26Description
1077	WATER	WATER TREATMENT PLANT								1,600,000	based on conversation with PSE
1078	WATER	WATER TREATMENT PLANT								200,000	Natural Gas
1079	WATER	WATER TREATMENT PLANT								4,000	Solid Waste Disposal
1080	WATER	WATER TREATMENT PLANT	401.730.534.10.48	Repairs & Maintenance	237,946	353,403	397,742	336,500	336,500		
1081	WATER	WATER TREATMENT PLANT								500	Office equipment maintenance
1082	WATER	WATER TREATMENT PLANT								40,000	Increasing 30K for pump diagnostics
1083	WATER	WATER TREATMENT PLANT								2,000	Sand & gravel
1084	WATER	WATER TREATMENT PLANT								210,000	Preventive maintenance & repairs
1085	WATER	WATER TREATMENT PLANT			-	-	-			10,000	HVAC Maintenance and Service Agreements
1086	WATER	WATER TREATMENT PLANT			-	-	-			4,000	Overhead Cranes Annual Service
1087	WATER	WATER TREATMENT PLANT			-	-	-			70,000	Electrical gear maintenance
1088	WATER	WATER TREATMENT PLANT									
1089	WATER	WATER TREATMENT PLANT	401.730.534.20.10	Salaries & Wages	46,547	59,025	50,422	75,081	75,081		
1090	WATER	WATER TREATMENT PLANT	401.730.534.20.12	Overtime	1,604	627	1,500	380	380		
1091	WATER	WATER TREATMENT PLANT	401.730.534.20.20	Personnel Benefits	19,000	20,266	20,892	25,435	25,435		
1092	WATER	WATER TREATMENT PLANT	401.730.534.20.31	Office & Operating Supplies	1,525	5,346	8,000	10,000	8,000		
1093	WATER	WATER TREATMENT PLANT			-	-	-			5,000	Intake Pump Repair & Maintenance
1094	WATER	WATER TREATMENT PLANT			-	-	-			4,000	Intake Structure Repairs
1095	WATER	WATER TREATMENT PLANT			-	-	-			1,000	General Operation Supplies
1096	WATER	WATER TREATMENT PLANT	401.730.534.20.35	Small Tools & Minor Equipment	180	-	1,000	1,000	1,000		
1097	WATER	WATER TREATMENT PLANT			-	-	-			700	Intake Small Tools
1098	WATER	WATER TREATMENT PLANT			-	-	-			300	Intake Minor Equipment
1099	WATER	WATER TREATMENT PLANT	401.730.534.20.40	Interfund Services	88,686	88,555	106,266	137,251	137,251		
1100	WATER	WATER TREATMENT PLANT	401.730.534.20.41	Professional Services	1,298	1,181	1,500	1,700	1,700		Intake Porto-Potty Rental
1101	WATER	WATER TREATMENT PLANT									
1102	WATER	WATER TREATMENT PLANT	401.730.534.20.47	Utility Services	7,513	4,122	4,620	5,000	5,000		Intake Electricity
1103	WATER	WATER TREATMENT PLANT			-	-	-				
1104	WATER	WATER TREATMENT PLANT	401.730.534.20.48	Repairs & Maintenance	3,480	-	107,500	30,000	30,000		
1105	WATER	WATER TREATMENT PLANT								20,000	Intake Dike Mowing, Building Maintenance
1106	WATER	WATER TREATMENT PLANT								10,000	SCADA Programming (QCC)
1107	WATER	WATER TREATMENT PLANT									
1108	WATER	WATER TREATMENT PLANT									
1109	WATER	WATER TREATMENT PLANT		Salaries & Wages	-	-	-	45,125	45,125		
1110	WATER	WATER TREATMENT PLANT	401.730.534.30.20	PERSONNEL BENEFITS	-	-	-	17,849	17,849		
1111	WATER	WATER TREATMENT PLANT	401.730.534.30.31	Office & Operating Supplies	84,020	47,509	66,000	70,000	50,000		
1112	WATER	WATER TREATMENT PLANT								12,000	Boosters Fluoride
1113	WATER	WATER TREATMENT PLANT								12,000	Boosters Operating Supplies
1114	WATER	WATER TREATMENT PLANT								8,000	Boosters Lab Supplies
1115	WATER	WATER TREATMENT PLANT								8,000	Boosters Instrumentation
1116	WATER	WATER TREATMENT PLANT								15,000	Boosters Facility Materials & Maintenance
1117	WATER	WATER TREATMENT PLANT								5,000	Boosters Site Repairs
1118	WATER	WATER TREATMENT PLANT								10,000	Boosters Tank Repairs & Maintenance
1119	WATER	WATER TREATMENT PLANT	401.730.534.30.35	Small Tools & Minor Equipment	2,467	263	1,500	1,500	1,500		
1120	WATER	WATER TREATMENT PLANT								1,000	Boosters Small Tools
1121	WATER	WATER TREATMENT PLANT								500	Boosters Minor Equipment
1122	WATER	WATER TREATMENT PLANT	401.730.534.30.40	Interfund Services	88,686	88,555	106,266	137,251	137,251		
1123	WATER	WATER TREATMENT PLANT	401.730.534.30.41	Professional Services	27,016	22,177	34,800	41,000	41,000		Boosters Professional Services
1124	WATER	WATER TREATMENT PLANT								30,000	Boosters SCADA Support
1125	WATER	WATER TREATMENT PLANT								5,000	Boosters Fluoride Waste Disposal
1126	WATER	WATER TREATMENT PLANT								3,000	Booster Porta-Potty Rental - Penn Ave - Rickridge
1127	WATER	WATER TREATMENT PLANT								3,000	Boosters Pest Control
1128	WATER	WATER TREATMENT PLANT			-	-	-				Boosters General Professional Services
1129	WATER	WATER TREATMENT PLANT	401.730.534.30.47	Utility Services	63,809	63,665	61,000	65,000	65,000		Booster Utility Services
1130	WATER	WATER TREATMENT PLANT			-	-	-				Booster Electricity
1131	WATER	WATER TREATMENT PLANT	401.730.534.30.48	Repairs & Maintenance	25,461	108,201	110,000	190,000	190,000	95,000	Boosters Repairs & Maintenance - Contracted
1132	WATER	WATER TREATMENT PLANT								5,000	Reservoir Cathodic Protection
1133	WATER	WATER TREATMENT PLANT								65,000	Reservoir Clean & Inspect
1134	WATER	WATER TREATMENT PLANT								5,000	Boosters Water Quality Outside Repairs
1135	WATER	WATER TREATMENT PLANT								5,000	Booster Pump Outside Repairs

					2024	2025		2026			
Line	Fund	Department	BARS	Account	24Actual	25Actual YTD	25Budget	26Budget Request	26Budget Allocated	26Budget Detail	26Description
1136	WATER	WATER TREATMENT PLANT			-	-	-			10,000	Outside Engineering Support
1137	WATER	WATER TREATMENT PLANT			-	-	-			5,000	Process Analyzers
1138	WATER	WATER TREATMENT PLANT	401.730.594.34.63	Other Improvements	3,440,402	292,245	1,925,000	1,305,000	1,270,000	500,000	FAC- WTP Repair Projects Security \$400k Roofing \$100k
1139	WATER	WATER TREATMENT PLANT					-			350,000	Pump #1 Inverter
1140	WATER	WATER TREATMENT PLANT					-			120,000	Replace Zetasizer
1141	WATER	WATER TREATMENT PLANT					-			300,000	WTP MaintStorage Bldg.
1142	WATER	WATER TREATMENT PLANT					-				
1143	WATER	WATER TREATMENT PLANT					-				
1144	WATER	WATER TREATMENT PLANT	401.730.594.34.64	MACHINERY & EQUIPMENT	12,972	52,439	43,000				
1145	WATER	WATER TREATMENT PLANT	401.730.598.50.00	Pollution Remediation Liabilities	-	-	-				
1146	WATER	WATER TREATMENT PLANT									
	TOTAL	WATER TREATMENT PLANT			8,179,086	4,825,247	7,525,887	7,683,206	7,320,706		
1147	WATER	WATER MAINTENANCE									
1148	WATER	WATER MAINTENANCE									
1149	WATER	WATER MAINTENANCE									
1150	WATER	WATER MAINTENANCE	401.740.534.13.10	Salaries & Wages	83,369	67,886	85,588	67,927	67,927		
1151	WATER	WATER MAINTENANCE	401.740.534.13.12	Overtime	138	273	-	-	-		
1152	WATER	WATER MAINTENANCE	401.740.534.13.20	Personnel Benefits	35,043	31,051	39,001	32,441	32,441		
1153	WATER	WATER MAINTENANCE	401.740.534.13.31	Office & Operating Supplies	2,991	1,030	2,500	3,500	1,500		
1154	WATER	WATER MAINTENANCE								1,500	Pens, Pencils, notebooks, paper - increased based on prior two year actuals
1155	WATER	WATER MAINTENANCE								2,000	Public education programs for water conservation, cross-connection control
1156	WATER	WATER MAINTENANCE	401.740.534.13.40	Interfund Services	67,794	51,789	62,147	51,987	51,987		
1157	WATER	WATER MAINTENANCE	401.740.534.13.41	Professional Services	18,489	10,737	12,000		10,000		
1158	WATER	WATER MAINTENANCE								6,000	Uniforms
1159	WATER	WATER MAINTENANCE								1,000	CDL Physical
1160	WATER	WATER MAINTENANCE								3,000	Cost of pain and amount of locates
1161	WATER	WATER MAINTENANCE									
1162	WATER	WATER MAINTENANCE	401.740.534.13.42	Communication	9,409	10,928	8,000	10,000	10,000		Increased by \$2000.00 based on service price increase
1163	WATER	WATER MAINTENANCE	401.740.534.13.43	Travel & Training	9,605	12,092	12,000	15,000	7,500		Increased due to number of employees needing CEUs to maintain there water certs.
1164	WATER	WATER MAINTENANCE								7,500	Certification training
1165	WATER	WATER MAINTENANCE									
1166	WATER	WATER MAINTENANCE	401.740.534.13.46	Insurance	293,947	349,141	352,054	357,735	357,735		
1167	WATER	WATER MAINTENANCE	401.740.534.13.47	Utility Services	1,320	1,038	5,000	5,000	1,500		Water's utility portion at operations
1168	WATER	WATER MAINTENANCE									
1169	WATER	WATER MAINTENANCE	401.740.534.61.10	Salaries & Wages	80,130	70,175	82,607	13,923	13,923		
1170	WATER	WATER MAINTENANCE	401.740.534.61.12	Overtime	8,397	1,168	-	-	-		
1171	WATER	WATER MAINTENANCE	401.740.534.61.20	Personnel Benefits	35,038	27,923	33,684	5,215	5,215		
1172	WATER	WATER MAINTENANCE	401.740.534.61.31	Office & Operating Supplies	10,924	656	5,000	5,000	1,500		Operating supplies
1173	WATER	WATER MAINTENANCE	401.740.534.61.40	Interfund Services	21,959	24,125	28,950	35,688	35,688		
1174	WATER	WATER MAINTENANCE	401.740.534.61.46	Insurance	4,344	-	-	-	-		
1175	WATER	WATER MAINTENANCE	401.740.534.61.47	Utility Services	2,945	2,865	5,000	5,000	5,000		Electricity for rectifiers increased due to PSE increase 12 percent prediction
1176	WATER	WATER MAINTENANCE	401.740.534.61.48	Repairs & Maintenance	212,579	18,587	175,000	150,000	150,000		
1177	WATER	WATER MAINTENANCE								150,000	Repair and maintenance on transmission line
1178	WATER	WATER MAINTENANCE			-	-	-				
1179	WATER	WATER MAINTENANCE	401.740.534.62.10	Salaries & Wages	609,443	522,485	619,035	886,577	886,577		
1180	WATER	WATER MAINTENANCE	401.740.534.62.12	Overtime	15,893	7,615	4,075	4,484	4,484		
1181	WATER	WATER MAINTENANCE	401.740.534.62.20	Personnel Benefits	239,604	202,524	246,689	351,858	351,858		
1182	WATER	WATER MAINTENANCE	401.740.534.62.31	Office & Operating Supplies	114,861	72,343	190,000	208,000	150,000		
1183	WATER	WATER MAINTENANCE								150,000	Operating supplies
1184	WATER	WATER MAINTENANCE								18,000	Backflow software
1185	WATER	WATER MAINTENANCE								3,000	More backflow devices have been added
1186	WATER	WATER MAINTENANCE								5,000	O&M for mains/laterals/ARV/PRV
1187	WATER	WATER MAINTENANCE								7,000	safety gear/vests/boots/raingear/gloves/hearing protection
1188	WATER	WATER MAINTENANCE								25,000	Yearly cost for water model
1189	WATER	WATER MAINTENANCE	401.740.534.62.35	Small Tools & Minor Equipment	15,246	22,337	30,000	25,000	25,000		

					2024	2025		2026			
Line	Fund	Department	BARS	Account	24Actual	25Actual YTD	25Budget	26Budget Request	26Budget Allocated	26Budget Detail	26Description
1190	WATER	WATER MAINTENANCE								20,000	Small tool replacement
1191	WATER	WATER MAINTENANCE								5,000	Additional flushing equipment for UDF
1192	WATER	WATER MAINTENANCE	401.740.534.62.40	Interfund Services	148,563	160,381	192,457	234,171	234,171		
1193	WATER	WATER MAINTENANCE	401.740.534.62.41	Professional Services	2,494	26	130,000	130,000	80,000		Engineering services to support Lead and Copper, Water Quality Improvements
1194	WATER	WATER MAINTENANCE	401.740.534.62.45	Operating Rentals & Leases	-	-	-				
1195	WATER	WATER MAINTENANCE	401.740.534.62.47	Utility Services	267	246	8,000	8,000	8,000		Electricity for meters/PRVs
1196	WATER	WATER MAINTENANCE									
1197	WATER	WATER MAINTENANCE	401.740.534.63.10	Salaries & Wages	40,770	33,070	39,715	-	-		
1198	WATER	WATER MAINTENANCE	401.740.534.63.12	Overtime	6,007	399	-	-	-		
1199	WATER	WATER MAINTENANCE	401.740.534.63.20	Personnel Benefits	20,028	13,975	16,980	-	-		
1200	WATER	WATER MAINTENANCE	401.740.534.63.31	Office & Operating Supplies	287,522	114,248	525,000	260,000	250,000		
1201	WATER	WATER MAINTENANCE								10,000	
1202	WATER	WATER MAINTENANCE								250,000	Lower due to AMI project nearly complete; continuing to install radios and registers
1203	WATER	WATER MAINTENANCE	401.740.534.63.40	Interfund Services	93,594	99,990	119,987	144,835	144,835		
1204	WATER	WATER MAINTENANCE	401.740.534.63.41	Professional Services	16,519	60,481	65,000	70,000	70,000		
1205	WATER	WATER MAINTENANCE								35,000	Sensus software as a service agreement
1206	WATER	WATER MAINTENANCE								15,000	Engineering small projects
1207	WATER	WATER MAINTENANCE								20,000	Meter calibrations, Sensus upgrades
1208	WATER	WATER MAINTENANCE	401.740.534.63.48	Repairs & Maintenance	-	4	-				
1209	WATER	WATER MAINTENANCE									
1210	WATER	WATER MAINTENANCE	401.740.534.64.10	Salaries & Wages	27,094	23,182	27,808	-	-		
1211	WATER	WATER MAINTENANCE	401.740.534.64.12	Overtime	1,334	329	-	-	-		
1212	WATER	WATER MAINTENANCE	401.740.534.64.20	Personnel Benefits	10,998	9,156	11,121	-	-		
1213	WATER	WATER MAINTENANCE	401.740.534.64.31	Office & Operating Supplies	7,328	15,798	20,000	20,000	20,000		Fire hydrant maintenance, replacement/repair
1214	WATER	WATER MAINTENANCE	401.740.534.64.40	Interfund Services	13,181	14,481	17,378	21,422	21,422		
1215	WATER	WATER MAINTENANCE									
1216	WATER	WATER MAINTENANCE	401.740.594.34.62	Buildings & Structures (Acquisition, Con	-	-	-		-		
1217	WATER	WATER MAINTENANCE	401.740.594.34.63	Other Improvements	2,786,023	1,882,175	6,503,000	8,451,000	7,000,000		
1218	WATER	WATER MAINTENANCE					-		-	3,800,000	OH Pass Lake 10" Waterline
1219	WATER	WATER MAINTENANCE					-		-	1,700,000	Pipeline Replacements
1220	WATER	WATER MAINTENANCE					-		-	120,000	PRV Rebuild
1221	WATER	WATER MAINTENANCE							-	550,000	Pipe Arch
1222	WATER	WATER MAINTENANCE							-	40,000	Swinomish Slough 36"
1223	WATER	WATER MAINTENANCE					-		-	170,000	Telegraph Slough
1224	WATER	WATER MAINTENANCE					-		-	100,000	Cathodic protection Shallow bed
1225	WATER	WATER MAINTENANCE							-	20,000	Lead & Copper Laterals
1226	WATER	WATER MAINTENANCE							-	500,000	29th Street Reservoir
1227	WATER	WATER MAINTENANCE					-		-		
1228	WATER	WATER MAINTENANCE					-		-		
1229	WATER	WATER MAINTENANCE							-		
1230	WATER	WATER MAINTENANCE					-		-		
1231	WATER	WATER MAINTENANCE	401.740.594.34.64	MACHINERY & EQUIPMENT	87,972	91,087	-		-		
1232	WATER	WATER MAINTENANCE									
	TOTAL	WATER MAINTENANCE			5,443,165	4,027,795	9,674,776	11,573,762	9,998,262		
	WATER				18,578,526	12,511,502	22,682,375	28,175,716	26,121,215		
1233	SEWER	NONDEPARTMENTAL									
1234	SEWER	NONDEPARTMENTAL									
1235	SEWER	NONDEPARTMENTAL									
1236	SEWER	NONDEPARTMENTAL									
1237	SEWER	NONDEPARTMENTAL	440.000.535.00.28	Pension Expense	(278,276)	-	-				
	TOTAL	NONDEPARTMENTAL			(278,276)	-	-	-	-		
1238	SEWER	ADMINISTRATION									
1239	SEWER	ADMINISTRATION									
1240	SEWER	ADMINISTRATION	440.711.535.00.10	Salaries & Wages	130,070	120,659	142,102	147,030	147,030		
1241	SEWER	ADMINISTRATION	440.711.535.00.12	Overtime	1,297	757	-	-	-		
1242	SEWER	ADMINISTRATION	440.711.535.00.20	Personnel Benefits	54,683	48,702	62,432	55,728	55,728		
1243	SEWER	ADMINISTRATION	440.711.535.00.31	Office & Operating Supplies	5,635	2,495	5,000	2,500	2,500		

					2024	2025		2026			
Line	Fund	Department	BARS	Account	24Actual	25Actual YTD	25Budget	26Budget Request	26Budget Allocated	26Budget Detail	26Description
1244	SEWER	ADMINISTRATION	440.711.535.00.40	Interfund Services	149,018	107,398	143,197	134,491	134,491		
1245	SEWER	ADMINISTRATION	440.711.535.00.41	Professional Services	61,746	60,361	50,000	50,000	25,000		
1246	SEWER	ADMINISTRATION									
1247	SEWER	ADMINISTRATION	440.711.535.00.42	Communication	-	-	-				
1248	SEWER	ADMINISTRATION	440.711.535.00.46	Insurance	343,809	53,954	48,149	69,226	69,226		
1249	SEWER	ADMINISTRATION			-	-	-				
1250	SEWER	ADMINISTRATION	440.711.535.14.41	Professional Services	(10,214)	29,271	10,000	20,000	10,000		
1251	SEWER	ADMINISTRATION	440.711.535.14.44	Taxes & Operating Assessments	754,619	560,232	489,991	999,138	999,138		City Utility Tax, State Public Utility Tax. Includes additional 2% CUT.
1252	SEWER	ADMINISTRATION	440.711.535.14.49	Miscellaneous	-	1,825	-				
1253	SEWER	ADMINISTRATION	440.711.591.34.70	Debt Service Principal	-	-	-	305,000	305,000		2020 Revenue bond
1254	SEWER	ADMINISTRATION	440.711.592.35.80	Interest & Other Debt Service Costs	328,645	156,350	312,350	312,350	312,350		Sewer debt interest
1255	SEWER	ADMINISTRATION									
	TOTAL	ADMINISTRATION			1,819,309	1,142,004	1,263,221	2,095,463	2,060,463		
1256	SEWER	ENGINEERING									
1257	SEWER	ENGINEERING									
1258	SEWER	ENGINEERING	440.712.535.00.10	Salaries & Wages	301,210	289,458	275,417	389,539	389,539		
1259	SEWER	ENGINEERING	440.712.535.00.12	Overtime	2,282	1,160	6,769	7,167	7,167		
1260	SEWER	ENGINEERING	440.712.535.00.20	Personnel Benefits	137,670	123,370	117,668	163,669	163,669		
1261	SEWER	ENGINEERING	440.712.535.00.40	Interfund Services	511,423	392,194	521,914	789,035	789,035		
1262	SEWER	ENGINEERING	440.712.535.00.41	Professional Services	18,013	19,728	25,000	25,000	15,000		
1263	SEWER	ENGINEERING	440.712.535.00.42	Communication	1,959	1,954	5,000	5,000	2,500		
1264	SEWER	ENGINEERING	440.712.535.00.43	Travel & Training	4,470	230	5,000	5,000	2,500		
	TOTAL	ENGINEERING			977,026	828,093	956,769	1,384,410	1,369,410		
1265	SEWER	SEWER TREATMENT	440.000.594.35.63	Other Improvements	-	-	-	100,000	110,000	60,000	Ops-Equipment Heated Storage
1266	SEWER	SEWER TREATMENT								50,000	FAC Ops Repair replace metal roofing on outbuilding
1267	SEWER	SEWER TREATMENT									
1268	SEWER	SEWER TREATMENT									
1269	SEWER	SEWER TREATMENT									
1270	SEWER	SEWER TREATMENT	440.750.535.14.10	Salaries & Wages	227,566	197,983	248,767		200,428		
1271	SEWER	SEWER TREATMENT	440.750.535.14.12	Overtime	417	1,096	300	451	451		
1272	SEWER	SEWER TREATMENT	440.750.535.14.20	Personnel Benefits	86,481	72,475	93,803		65,895		
1273	SEWER	SEWER TREATMENT	440.750.535.14.31	Office & Operating Supplies	8,386	6,803	13,000	13,364	8,000		
1274	SEWER	SEWER TREATMENT	440.750.535.14.41	Professional Services	33,100	52,998	68,780	105,895	80,000		
1275	SEWER	SEWER TREATMENT								16,000	GIS Mapping
1276	SEWER	SEWER TREATMENT								27,500	Cartegraph - Asset Management
1277	SEWER	SEWER TREATMENT								4,000	Laserfiche
1278	SEWER	SEWER TREATMENT								2,655	eLogger
1279	SEWER	SEWER TREATMENT								9,900	Aramark and uniform purchase
1280	SEWER	SEWER TREATMENT								19,945	safety supplies
1281	SEWER	SEWER TREATMENT									
1282	SEWER	SEWER TREATMENT	440.750.535.14.42	Communication	13,342	12,082	18,000	18,000	12,000		no change
1283	SEWER	SEWER TREATMENT	440.750.535.14.43	Travel & Training	43,126	30,152	52,500	36,750	30,000		reduced by 30%. Annual CEUs, biosolids and nutrient removal optioning, PNCWA, incinerator training, mandatory safety, Dashboarding and software training, SCADA courses for both staff and IT.
1284	SEWER	SEWER TREATMENT	440.750.535.14.45	Operating Rentals & Leases	-	-	-				
1285	SEWER	SEWER TREATMENT									
1286	SEWER	SEWER TREATMENT	440.750.535.20.40	Interfund Services	8,323	7,633	9,159	9,897	9,897		
1287	SEWER	SEWER TREATMENT									
1288	SEWER	SEWER TREATMENT	440.750.535.80.10	Salaries & Wages	6,708	9,359	11,022	-	-		moved to .81 per Brian
1289	SEWER	SEWER TREATMENT	440.750.535.80.12	Overtime	62	207	1,500	-	-		moved to .81 per Brian
1290	SEWER	SEWER TREATMENT	440.750.535.80.20	Personnel Benefits	4,452	3,949	5,105	-	-		moved to .81 per Brian
1291	SEWER	SEWER TREATMENT	440.750.535.80.31	Office & Operating Supplies	68,067	6,414	7,500				moved to .81 per Brian
1292	SEWER	SEWER TREATMENT	440.750.535.80.32	Fuel Consumed	56	-	700				moved to .81 per Brian
1293	SEWER	SEWER TREATMENT	440.750.535.80.47	Utility Services	10,234	8,456	9,300				moved to .81 per Brian
1294	SEWER	SEWER TREATMENT	440.750.535.80.48	Repairs & Maintenance	-	-	1,100				moved to .81 per Brian
1295	SEWER	SEWER TREATMENT									
1296	SEWER	SEWER TREATMENT	440.750.535.81.10	Salaries & Wages	83,100	74,321	89,289	106,208	106,208		

					2024	2025		2026			
Line	Fund	Department	BARS	Account	24Actual	25Actual YTD	25Budget	26Budget Request	26Budget Allocated	26Budget Detail	26Description
1297	SEWER	SEWER TREATMENT	440.750.535.81.12	Overtime	4,563	2,053	5,471	5,829	5,829		
1298	SEWER	SEWER TREATMENT	440.750.535.81.20	Personnel Benefits	36,330	31,205	39,795	45,107	45,107		
1299	SEWER	SEWER TREATMENT	440.750.535.81.31	Office & Operating Supplies	223,428	140,293	384,000	402,462	150,000		Annual O&M, including chemicals
1300	SEWER	SEWER TREATMENT								160,000	O&M for mechanical
1301	SEWER	SEWER TREATMENT								90,000	Odor control chemicals and systems
1302	SEWER	SEWER TREATMENT	440.750.535.81.32	Fuel Consumed	2,677	922	3,200	4,008	2,500		Generator Fuel
1303	SEWER	SEWER TREATMENT	440.750.535.81.40	Interfund Services	70,742	64,877	77,853				
1304	SEWER	SEWER TREATMENT	440.750.535.81.47	Utility Services	77,870	77,753	92,600	104,752	104,785		electrical and communications
1305	SEWER	SEWER TREATMENT	440.750.535.81.48	Repairs & Maintenance	31,830	104,159	148,000	153,274	100,000		Annual O&M
1306	SEWER	SEWER TREATMENT									
1307	SEWER	SEWER TREATMENT									
1308	SEWER	SEWER TREATMENT									
1309	SEWER	SEWER TREATMENT	440.750.535.83.10	Salaries & Wages	573,831	506,597	585,649	627,400	627,400		
1310	SEWER	SEWER TREATMENT	440.750.535.83.12	Overtime	27,821	20,496	44,025	64,557	64,557		
1311	SEWER	SEWER TREATMENT	440.750.535.83.20	Personnel Benefits	236,543	210,551	263,971	266,834	266,834		
1312	SEWER	SEWER TREATMENT	440.750.535.83.31	Office & Operating Supplies	357,406	261,902	585,000	601,380	400,000		annual O&M, including chemicals
1313	SEWER	SEWER TREATMENT								350,000	O&M for mechanical
1314	SEWER	SEWER TREATMENT								150,000	Disinfection, pH, and odor control, including chemicals
1315	SEWER	SEWER TREATMENT									
1316	SEWER	SEWER TREATMENT	440.750.535.83.35	Small Tools & Minor Equipment	4,869	5,928	4,000	5,600	5,600		increase 35%. shop and field tool replacements
1317	SEWER	SEWER TREATMENT	440.750.535.83.40	Interfund Services	24,968	22,898	27,477	29,692	29,692		
1318	SEWER	SEWER TREATMENT	440.750.535.83.41	Professional Services	48,524	43,275	60,000	120,000	100,000		Veca, Blythe, QCC - increase for additional SCADA support. Increased to Include operational contract for QCC
1319	SEWER	SEWER TREATMENT									
1320	SEWER	SEWER TREATMENT	440.750.535.83.43	Travel & Training	-	-	-	-			
1321	SEWER	SEWER TREATMENT	440.750.535.83.47	Utility Services	295,858	288,620	334,000	343,352	343,352		electricity, natural gas
1322	SEWER	SEWER TREATMENT	440.750.535.83.48	Repairs & Maintenance	79,212	111,603	359,000	359,000	120,000		no increase
1323	SEWER	SEWER TREATMENT									
1324	SEWER	SEWER TREATMENT									
1325	SEWER	SEWER TREATMENT									
1326	SEWER	SEWER TREATMENT	440.750.535.85.10	Salaries & Wages	295,644	277,285	312,209	332,698	332,698		
1327	SEWER	SEWER TREATMENT	440.750.535.85.12	Overtime	5,510	3,665	7,425	8,829	8,829		
1328	SEWER	SEWER TREATMENT	440.750.535.85.20	Personnel Benefits	114,422	100,221	130,229	130,808	130,808		
1329	SEWER	SEWER TREATMENT	440.750.535.85.31	Office & Operating Supplies	39,854	25,066	42,000	51,176	27,000		
1330	SEWER	SEWER TREATMENT								10,000	Reagents and consumables
1331	SEWER	SEWER TREATMENT								10,000	Hardware-analytical and in-line instrumentation
1332	SEWER	SEWER TREATMENT								7,000	New analyses-total nitrogen and phosphorus
1333	SEWER	SEWER TREATMENT	440.750.535.85.41	Professional Services	18,367	9,608	21,000	21,588	15,000		
1334	SEWER	SEWER TREATMENT								2,000	LIMS system maintenance and license
1335	SEWER	SEWER TREATMENT								9,000	Eurofins and other outside lab analyses
1336	SEWER	SEWER TREATMENT								2,000	Accreditation for existing parameters
1337	SEWER	SEWER TREATMENT								2,000	Instruments support
1338	SEWER	SEWER TREATMENT	440.750.535.85.43	Travel & Training	-	-	-	-			
1339	SEWER	SEWER TREATMENT	440.750.535.85.48	Repairs & Maintenance	4,180	290	5,000				
1340	SEWER	SEWER TREATMENT									
1341	SEWER	SEWER TREATMENT	440.750.535.89.10	Salaries & Wages	254,377	215,731	260,060	277,246	277,246		
1342	SEWER	SEWER TREATMENT	440.750.535.89.12	Overtime	50,967	33,596	60,000	80,763	80,763		
1343	SEWER	SEWER TREATMENT	440.750.535.89.20	Personnel Benefits	120,878	103,161	119,113	120,766	120,766		
1344	SEWER	SEWER TREATMENT	440.750.535.89.31	Office & Operating Supplies	173,475	158,611	289,000	285,916	180,000		
1345	SEWER	SEWER TREATMENT								100,000	Annual O&M
1346	SEWER	SEWER TREATMENT								17,476	instruments
1347	SEWER	SEWER TREATMENT								20,000	pump parts and replacement
1348	SEWER	SEWER TREATMENT								20,000	annual Hg Modules and disposal
1349	SEWER	SEWER TREATMENT								22,524	polymer, Caustic, MgOH pilot
1350	SEWER	SEWER TREATMENT	440.750.535.89.32	Fuel Consumed	15,906	20,488	34,000	34,952	34,952		Incinerator Fuel
1351	SEWER	SEWER TREATMENT	440.750.535.89.41	Professional Services	48,573	70,131	95,000	97,660	85,000		Services for heat exchanger, incinerator, CEMS - CH Murphy, IRI, Contec, Elemental Air, Outside testing
1352	SEWER	SEWER TREATMENT								40,000	Services for heat exchanger, incinerator, CEMS, Belt filter press: CH Murphy, IRI, Contec, Elemental Air, Beckwith and Kuffel, etc.

					2024	2025		2026			
Line	Fund	Department	BARS	Account	24Actual	25Actual YTD	25Budget	26Budget Request	26Budget Allocated	26Budget Detail	26Description
1352	SEWER	SEWER TREATMENT								45,000	Outside Testing – QCC, Elemental Air, Eurofins, PFAS monitoring
1353	SEWER	SEWER TREATMENT	440.750.535.89.43	Travel & Training	-	-	-	-			
1354	SEWER	SEWER TREATMENT	440.750.535.89.47	Utility Services	11,749	15,004	25,000	25,700	25,700		electrical, natural gas
1355	SEWER	SEWER TREATMENT	440.750.535.89.48	Repairs & Maintenance	42,115	17,652	250,000	250,000	100,000		solids pumping components, annual O&M
1356	SEWER	SEWER TREATMENT									
1357	SEWER	SEWER TREATMENT									
1358	SEWER	SEWER TREATMENT	440.750.594.35.62	Buildings & Structures	153,983	22,674	120,000	-	-		FCA identified building repairs pushed out to 2027
1359	SEWER	SEWER TREATMENT	440.750.594.35.63	Other Improvements	778,526	1,449,715	11,450,000	7,362,000	6,050,000		\$950,000 Grants \$600,000 Rates \$4,500,000 Fund Balance
1360	SEWER	SEWER TREATMENT					-		-	4,500,000	cso pump station
1361	SEWER	SEWER TREATMENT					-		-	600,000	admin building expansion
1362	SEWER	SEWER TREATMENT					-		-	950,000	U Avenue Park Development
1363	SEWER	SEWER TREATMENT					-		-		
1364	SEWER	SEWER TREATMENT					-		-		
1365	SEWER	SEWER TREATMENT					-		-		
1366	SEWER	SEWER TREATMENT					-		-		
1367	SEWER	SEWER TREATMENT							-		
1368	SEWER	SEWER TREATMENT					-		-		
1369	SEWER	SEWER TREATMENT	440.750.594.35.64	Machinery & Equipment	147,043	502,977	-		-		
	TOTAL	SEWER TREATMENT			4,965,460	5,402,933	16,863,902	12,870,240	10,457,300		
1370	SEWER	SEWAGE COLLECTION									
1371	SEWER	SEWAGE COLLECTION									
1372	SEWER	SEWAGE COLLECTION	440.760.535.10.10	Salaries & Wages	57,167	47,829	61,789	42,538	42,538		
1373	SEWER	SEWAGE COLLECTION	440.760.535.10.12	Overtime	97	220	-	-	-		
1374	SEWER	SEWAGE COLLECTION	440.760.535.10.20	Personnel Benefits	22,852	20,245	26,043	19,040	19,040		
1375	SEWER	SEWAGE COLLECTION	440.760.535.10.31	Office & Operating Supplies	8,287	6,222	9,000	10,000	10,000		consumables, fittings, tools for jet trucks and camera van
1376	SEWER	SEWAGE COLLECTION	440.760.535.10.40	Interfund Services	8,323	7,633	9,159	9,897	9,897		
1377	SEWER	SEWAGE COLLECTION	440.760.535.10.41	Professional Services	10,345	11,737	11,500	13,000	13,000		workwear/PPE for sewer, uniforms, Laundry service, locate services, professional services
1378	SEWER	SEWAGE COLLECTION	440.760.535.10.42	Communication	2,280	1,027	7,000	6,000	1,500		
1379	SEWER	SEWAGE COLLECTION			-	-	-				
1380	SEWER	SEWAGE COLLECTION	440.760.535.20.10	Salaries & Wages	246,187	206,931	295,573	96,684	96,684		
1381	SEWER	SEWAGE COLLECTION	440.760.535.20.12	Overtime	9,159	6,232	6,000	9,364	9,364		
1382	SEWER	SEWAGE COLLECTION	440.760.535.20.20	Personnel Benefits	124,079	99,050	151,535	43,028	43,028		
1383	SEWER	SEWAGE COLLECTION	440.760.535.20.31	Office & Operating Supplies	1,655	2,659	20,000	20,000	10,000		sewer supplies and inventory parts (pipe, couplers, pipe patches).
1384	SEWER	SEWAGE COLLECTION									
1385	SEWER	SEWAGE COLLECTION									
1386	SEWER	SEWAGE COLLECTION									
1387	SEWER	SEWAGE COLLECTION									
1388	SEWER	SEWAGE COLLECTION	440.760.535.20.40	Interfund Services	324,337	288,391	346,069	361,626	361,626		
1389	SEWER	SEWAGE COLLECTION	440.760.535.20.43	Travel & Training	-	-	-				
1390	SEWER	SEWER TREATMENT									
1391	SEWER	SEWAGE COLLECTION	440.760.594.35.62	Buildings & Structures	-	-	-		-		
1392	SEWER	SEWAGE COLLECTION	440.760.594.35.63	Other Improvements	12,740,507	8,068,297	6,755,000		-		
1393	SEWER	SEWAGE COLLECTION					-		-		
1394	SEWER	SEWAGE COLLECTION	440.760.594.35.64	Machinery & Equipment	73,810	-	-		-		
	TOTAL	SEWAGE COLLECTION			13,629,085	8,766,473	7,698,668	631,178	616,678		
	SEWER				21,112,602	16,139,502	26,782,560	16,981,291	14,503,851		
1395	STORM DRAINAGE	NONDEPARTMENTAL									
1396	STORM DRAINAGE	NONDEPARTMENTAL									
1397	STORM DRAINAGE	NONDEPARTMENTAL									
1398	STORM DRAINAGE	NONDEPARTMENTAL	445.000.531.00.28	Pension Expense	(71,038)	-	-				
1399	STORM DRAINAGE	NONDEPARTMENTAL	445.000.588.00.00	Prior Period Adjustment	-	-	-				
	TOTAL	NONDEPARTMENTAL			(71,038)	-	-	-	-		
1400	STORM DRAINAGE	ADMINISTRATION									
1401	STORM DRAINAGE	ADMINISTRATION									
1402	STORM DRAINAGE	ADMINISTRATION	445.711.531.00.10	Salaries & Wages	61,253	56,901	68,444	73,039	73,039		
1403	STORM DRAINAGE	ADMINISTRATION	445.711.531.00.12	Overtime	1,409	685	-	-	-		
1404	STORM DRAINAGE	ADMINISTRATION	445.711.531.00.20	Personnel Benefits	27,677	23,293	30,975	27,448	27,448		

					2024	2025		2026			
Line	Fund	Department	BARS	Account	24Actual	25Actual YTD	25Budget	26Budget Request	26Budget Allocated	26Budget Detail	26Description
1405	STORM DRAINAGE	ADMINISTRATION	445.711.531.00.31	Office & Operating Supplies	4,678	3,418	5,000	7,000	7,000		combined w/engineering
1406	STORM DRAINAGE	ADMINISTRATION	445.711.531.00.40	Interfund Services	-	-	-	-	-		
1407	STORM DRAINAGE	ADMINISTRATION	445.711.531.00.41	Professional Services	164,491	81,958	150,000	-			moved and combined with "712"
1408	STORM DRAINAGE	ADMINISTRATION									
1409	STORM DRAINAGE	ADMINISTRATION	445.711.531.00.42	Communication	1,383	1,565	1,000	1,500	1,500		
1410	STORM DRAINAGE	ADMINISTRATION	445.711.531.00.46	Insurance	19,994	223,763	223,763	14,342	14,342		
1411	STORM DRAINAGE	ADMINISTRATION	445.711.531.00.49	Miscellaneous	-	9,772	-				
1412	STORM DRAINAGE	ADMINISTRATION									
	TOTAL	ADMINISTRATION			280,885	401,356	479,182	123,329	123,329		
1413	STORM DRAINAGE	ENGINEERING									
1414	STORM DRAINAGE	ENGINEERING									
1415	STORM DRAINAGE	ENGINEERING									
1416	STORM DRAINAGE	ENGINEERING	445.712.531.00.10	Salaries & Wages	334,533	298,148	451,622	364,157	364,157		
1417	STORM DRAINAGE	ENGINEERING	445.712.531.00.12	Overtime	812	642	8,564	9,019	9,019		
1418	STORM DRAINAGE	ENGINEERING	445.712.531.00.20	Personnel Benefits	147,727	127,258	203,424	149,770	149,770		
1419	STORM DRAINAGE	ENGINEERING	445.712.531.00.41	Professional Services	-	-	50,000	255,000	230,000		
1420	STORM DRAINAGE	ENGINEERING								230,000	Osborne Consulting-3rd party reviews (charged back with permit fees), permit requirements, Dept of Ecology, Skagit Conserv. District,
1421	STORM DRAINAGE	ENGINEERING	445.712.531.00.42	Communication	2,155	3,072	1,000	3,000	3,000		
1422	STORM DRAINAGE	ENGINEERING	445.712.531.00.43	Travel & Training	5,489	11,750	5,000	5,000	2,500		
1423	STORM DRAINAGE	ENGINEERING	445.712.594.32.63	Other Improvements	451,747	31,974	130,000		-		
1424	STORM DRAINAGE	ENGINEERING									
	TOTAL	ENGINEERING			942,463	472,843	849,610	785,947	758,447		
1425	STORM DRAINAGE	STREET MAINT/CONSTRUCTION									
1426	STORM DRAINAGE	STREET MAINT/CONSTRUCTION									
1427	STORM DRAINAGE	STREET MAINT/CONSTRUCTION									
1428	STORM DRAINAGE	STREET MAINT/CONSTRUCTION	445.720.531.67.10	Salaries & Wages	77,648	66,119	79,564	-	-		Resource allocation updated to align with actual hours
1429	STORM DRAINAGE	STREET MAINT/CONSTRUCTION	445.720.531.67.12	Overtime	8,000	5,548	875	-	-		
1430	STORM DRAINAGE	STREET MAINT/CONSTRUCTION	445.720.531.67.20	Personnel Benefits	30,871	25,961	31,473	-	-		
1431	STORM DRAINAGE	STREET MAINT/CONSTRUCTION	445.720.531.67.40	Interfund Services	90,188	56,861	68,233	-	-		
1432	STORM DRAINAGE	STREET MAINT/CONSTRUCTION									
	TOTAL	STREET MAINT/CONSTRUCTION			206,708	154,489	180,145	-	-		
1433	STORM DRAINAGE	STORM DRAINAGE SYSTEM									
1434	STORM DRAINAGE	STORM DRAINAGE SYSTEM									
1435	STORM DRAINAGE	STORM DRAINAGE SYSTEM	445.770.531.10.10	Salaries & Wages	35,303	29,212	45,409	25,112	25,112		
1436	STORM DRAINAGE	STORM DRAINAGE SYSTEM	445.770.531.10.12	Overtime	15	84	-	-	-		
1437	STORM DRAINAGE	STORM DRAINAGE SYSTEM	445.770.531.10.20	Personnel Benefits	14,428	12,523	19,040	11,527	11,527		
1438	STORM DRAINAGE	STORM DRAINAGE SYSTEM	445.770.531.10.41	Professional Services	40,876	54,806	50,000	44,500	43,500		
1439	STORM DRAINAGE	STORM DRAINAGE SYSTEM					-			16,000	GIS Mapping
1440	STORM DRAINAGE	STORM DRAINAGE SYSTEM					-			27,500	Cartegraph - Asset Management
1441	STORM DRAINAGE	STORM DRAINAGE SYSTEM					-				
1442	STORM DRAINAGE	STORM DRAINAGE SYSTEM									
1443	STORM DRAINAGE	STORM DRAINAGE SYSTEM	445.770.531.10.44	Taxes & Operating Assessments	195,224	143,366	195,483	247,091	247,091		City Utility Tax, State Public Utility Tax. Includes additional 2% CUT.
1444	STORM DRAINAGE	STORM DRAINAGE SYSTEM									
1445	STORM DRAINAGE	STORM DRAINAGE SYSTEM	445.770.531.30.10	Salaries & Wages	247,966	213,173	299,651	203,038	203,038		
1446	STORM DRAINAGE	STORM DRAINAGE SYSTEM	445.770.531.30.12	Overtime	7,973	4,353	4,068	4,244	4,244		
1447	STORM DRAINAGE	STORM DRAINAGE SYSTEM	445.770.531.30.20	Personnel Benefits	116,880	101,455	148,585	90,361	90,361		
1448	STORM DRAINAGE	STORM DRAINAGE SYSTEM	445.770.531.30.40	Interfund Services	128,640	110,680	142,070	155,377	155,377		
1449	STORM DRAINAGE	STORM DRAINAGE SYSTEM	445.770.531.30.41	Professional Services	2,960	502	10,000	10,000	8,000		OPS Street storm water professional services to consolidate. Perk filter reclamation and change outs.
1450	STORM DRAINAGE	STORM DRAINAGE SYSTEM	445.770.531.30.43	Travel & Training	6,841	4,307	5,000	7,000	3,500		OPS,Osha training and cescel training
1451	STORM DRAINAGE	STORM DRAINAGE SYSTEM	445.770.531.30.48	Repairs & Maintenance	62,649	24,577	25,000	25,000	15,000		OPS emergent storm repair, maintenance and supplies. Pipe, fittings and materials
1452	STORM DRAINAGE	STORM DRAINAGE SYSTEM									
1453	STORM DRAINAGE	STORM DRAINAGE SYSTEM	445.770.594.31.60	Capital Outlays	-	-	-		-		
1454	STORM DRAINAGE	STORM DRAINAGE SYSTEM	445.770.594.31.63	Other Improvements	36,500	198,901	731,000	1,125,000	1,100,000		
1455	STORM DRAINAGE	STORM DRAINAGE SYSTEM					-			600,000	Storm line on Port Heavy Haul Route

					2024	2025		2026			
Line	Fund	Department	BARS	Account	24Actual	25Actual YTD	25Budget	26Budget Request	26Budget Allocated	26Budget Detail	26Description
1456	STORM DRAINAGE	STORM DRAINAGE SYSTEM					-			450,000	17th St Pipe & Outfall Repair
1457	STORM DRAINAGE	STORM DRAINAGE SYSTEM					-			50,000	FAC Ops Repair replace metal roofing on outbuilding
1458	STORM DRAINAGE	STORM DRAINAGE SYSTEM	445.770.594.31.64	Macninery & Equipment	36,140	-	1,000		-		
1459	STORM DRAINAGE	STORM DRAINAGE SYSTEM									
1460	STORM DRAINAGE	STORM DRAINAGE SYSTEM	445.770.594.34.62	BUILDINGS & STRUCTURES (ACQUISITION, CON	-	-	-		-		
1461	STORM DRAINAGE	STORM DRAINAGE SYSTEM									
	TOTAL	STORM DRAINAGE SYSTEM			932,394	897,938	1,676,306	1,948,250	1,906,750		
	STORM DRAINAGE				2,291,413	1,926,626	3,185,243	2,857,525	2,788,525		
1462	SANITATION FUND	NONDEPARTMENTAL									
1463	SANITATION FUND	NONDEPARTMENTAL									
1464	SANITATION FUND	NONDEPARTMENTAL									
1465	SANITATION FUND	NONDEPARTMENTAL									
1466	SANITATION FUND	NONDEPARTMENTAL	450.000.537.00.28	Pension Expense	(87,687)	-	-				
	TOTAL	NONDEPARTMENTAL			(87,687)	-	-	-	-		
1467	SANITATION FUND	SANITATION SERVICES									
1468	SANITATION FUND	SANITATION SERVICES									
1469	SANITATION FUND	SANITATION SERVICES									
1470	SANITATION FUND	SANITATION SERVICES	450.780.537.10.10	Salaries & Wages	231,275	208,855	208,436	204,716	204,716		
1471	SANITATION FUND	SANITATION SERVICES	450.780.537.10.12	Overtime	2,140	1,252	-	-	-		
1472	SANITATION FUND	SANITATION SERVICES	450.780.537.10.20	Personnel Benefits	99,338	88,044	93,862	85,735	85,735		
1473	SANITATION FUND	SANITATION SERVICES	450.780.537.10.31	Office & Operating Supplies	73,843	79,176	75,000	100,000	100,000		Dumpsters, roll off boxes and new totes sizes. Roll-offs are aging
1474	SANITATION FUND	SANITATION SERVICES	450.780.537.10.40	Interfund Services	38,212	32,634	43,512	37,675	37,675		
1475	SANITATION FUND	SANITATION SERVICES	450.780.537.10.41	Professional Services	128,036	104,179	100,000	400,000	400,000		'A' Ave Landfill
1476	SANITATION FUND	SANITATION SERVICES									
1477	SANITATION FUND	SANITATION SERVICES									
1478	SANITATION FUND	SANITATION SERVICES									
1479	SANITATION FUND	SANITATION SERVICES									
1480	SANITATION FUND	SANITATION SERVICES	450.780.537.10.42	Communication	3,240	4,957	5,000	5,000	5,000		Phones and tablets
1481	SANITATION FUND	SANITATION SERVICES	450.780.537.10.43	Travel & Training	251	1,274	2,000	4,000	2,000		New Osha training program, first Aid and Flagger
1482	SANITATION FUND	SANITATION SERVICES	450.780.537.10.46	Insurance	35,411	233,227	232,710	245,023	245,023		
1483	SANITATION FUND	SANITATION SERVICES	450.780.537.10.49	Miscellaneous	-	1,709	-				
1484	SANITATION FUND	SANITATION SERVICES									
1485	SANITATION FUND	SANITATION SERVICES	450.780.537.20.10	Salaries & Wages	513,112	449,311	535,710	565,631	565,631		
1486	SANITATION FUND	SANITATION SERVICES	450.780.537.20.12	Overtime	1,229	-	8,823	9,240	9,240		free garbage days, double up day OT
1487	SANITATION FUND	SANITATION SERVICES	450.780.537.20.20	Personnel Benefits	266,276	230,329	282,719	286,975	286,975		
1488	SANITATION FUND	SANITATION SERVICES	450.780.537.20.31	Office & Operating Supplies	6,497	5,499	6,000	6,500	4,500		Work supplies, PPE, workwear
1489	SANITATION FUND	SANITATION SERVICES									
1490	SANITATION FUND	SANITATION SERVICES									
1491	SANITATION FUND	SANITATION SERVICES									
1492	SANITATION FUND	SANITATION SERVICES									
1493	SANITATION FUND	SANITATION SERVICES	450.780.537.20.34	Supplies Purchased for Inventory or Resa	-	6,251	8,000		8,000		Prepaid blue bags done by finance
1494	SANITATION FUND	SANITATION SERVICES	450.780.537.20.40	Interfund Services	953,002	884,933	1,088,988	1,126,010	1,126,010		
1495	SANITATION FUND	SANITATION SERVICES	450.780.537.20.41	Professional Services	15,600	1,041	4,000	4,000	3,000		cdl physicals, pest control etc.
1496	SANITATION FUND	SANITATION SERVICES									
1497	SANITATION FUND	SANITATION SERVICES									
1498	SANITATION FUND	SANITATION SERVICES	450.780.537.20.44	Taxes & Operating Assessments	887,340	658,002	874,131	837,455	837,455		City Utility Tax, State PUT
1499	SANITATION FUND	SANITATION SERVICES	450.780.537.20.47	Utility Services	3,078,866	2,492,894	3,700,000	3,800,000	3,472,199		Assumes 3% CPI, and 6% WM increase 06/2026
1500	SANITATION FUND	SANITATION SERVICES									
1501	SANITATION FUND	SANITATION SERVICES									
1502	SANITATION FUND	SANITATION SERVICES									
1503	SANITATION FUND	SANITATION SERVICES									
1504	SANITATION FUND	SANITATION SERVICES	450.780.592.20.80	DEBT SERVICE: INTEREST & RELATED COSTS	11	-	-	-	-		
1505	SANITATION FUND	SANITATION SERVICES	450.780.598.50.00	Pollution Remediation Liabilities	-	-	-				
1506	SANITATION FUND	SANITATION SERVICES									
1507	SANITATION FUND	SANITATION SERVICES	450.780.594.34.62	BUILDINGS & STRUCTURES (ACQUISITION, CON	-	-	-		-		
1508	SANITATION FUND	SANITATION SERVICES									
1509	SANITATION FUND	SANITATION SERVICES	450.780.594.37.60	Capital Outlays	-	-	-		-		
1510	SANITATION FUND	SANITATION SERVICES									
1511	SANITATION FUND	SANITATION SERVICES									

					2024	2025		2026			
Line	Fund	Department	BARS	Account	24Actual	25Actual YTD	25Budget	26Budget Request	26Budget Allocated	26Budget Detail	26Description
1512	SANITATION FUND	SANITATION SERVICES									
	TOTAL	SANITATION SERVICES			6,333,680	5,483,565	7,268,892	7,717,959	7,393,158		
	SANITATION FUND				6,245,994	5,483,565	7,268,892	7,717,959	7,393,158		
1513	EQUIPMENT RENTAL	NONDEPARTMENTAL									
1514	EQUIPMENT RENTAL	NONDEPARTMENTAL	501.000.548.60.28	Pension Expense	(39,497)	-	-				
	TOTAL	NONDEPARTMENTAL			(39,497)	-	-	-	-		
1515	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET									
1516	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET									
1517	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET	501.790.548.31.12	OVERTIME	89	178	-	-	-		
1518	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET	501.790.548.31.10	Salaries & Wages	55,080	47,558	83,869	48,285	48,285		
1519	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET	501.790.548.31.20	Personnel Benefits	23,820	21,119	36,615	22,099	22,099		
1520	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET	501.790.548.31.31	Office & Operating Supplies	2,814	1,701	3,500	3,850	3,000		Ops Copier rental, paper and office supplies.
1521	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET	501.790.548.31.35	Small Tools & Minor Equipment	(176)	-	1,000	1,000	500		Office Equipment front office
1522	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET	501.790.548.31.40	Interfund Services	172,158	125,780	167,712	109,039	109,039		
1523	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET	501.790.548.31.41	Professional Services	22,526	11,084	40,000	40,000	10,000		Ops Facility emergent repairs (including security and fencing), maintenance and improvements
1524	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET									
1525	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET									
1526	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET									
1527	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET									
1528	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET									
1529	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET									
1530	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET	501.790.548.31.42	Communication	835	2,375	5,000	5,000	2,500		Cell phones and iPad, admin phones
1531	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET	501.790.548.31.43	Travel & Training	1,060	167	4,500	4,500	1,500		Admin Training
1532	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET	501.790.548.31.44	Taxes & Operating Assessments	2,198	38	-	135	135		
1533	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET	501.790.548.31.45	Operating Rentals & Leases	-	639	-				
1534	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET	501.790.548.31.47	Utility Services	16,430	26,279	30,000	31,200	31,200		4% increase
1535	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET									
1536	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET									
1537	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET	501.790.548.31.48	Repairs & Maintenance	-	694	10,000	10,000	5,000		repairs, maintenance, electrical, and garage doors
1538	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET			-	-	-				
1539	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET	501.790.548.32.10	Salaries & Wages	8,852	7,563	10,441	11,010	11,010		
1540	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET	501.790.548.32.12	Overtime	212	74	-	-	-		
1541	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET	501.790.548.32.20	Personnel Benefits	4,387	3,238	4,924	4,432	4,432		
1542	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET	501.790.548.32.31	Office & Operating Supplies	7,640	7,631	7,000	8,000	7,000		Shop PPE, Uniforms. several new employees
1543	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET	501.790.548.32.35	Small Tools & Minor Equipment	12,362	7,040	12,500	12,000	3,500		Tools & equipment
1544	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET	501.790.548.32.46	Insurance	3,884	25,576	625	51,587	51,587		
1545	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET	501.790.548.32.48	Repairs & Maintenance	6,963	102	7,000	7,000	4,000		Shop repairs and maintenance
1546	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET									
1547	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET	501.790.548.61.10	Salaries & Wages	37,173	26,274	42,064	42,058	42,058		Manager/supervisor - partial salary
1548	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET	501.790.548.61.12	Overtime	585	163	250	154	154		Emergency OT Mechanics
1549	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET	501.790.548.61.20	Personnel Benefits	18,849	11,783	20,910	17,650	17,650		
1550	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET	501.790.548.61.31	Office & Operating Supplies	525	51	500	500	500		shop office supplies
1551	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET	501.790.548.61.41	Professional Services	3,397	646	5,000	5,000	3,500		shop services, heater repairs, hoist repairs & inspections. (Annual Hoist inspections are \$1600)
1552	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET	501.790.548.61.42	Communication	1,632	4,089	3,500	5,000	5,000		shop computer and software Identifix \$1600 ; Cummins \$2000 ; International \$2000
1553	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET	501.790.548.61.43	Travel & Training	8,329	6,136	8,000	10,000	5,000		Mechanic training, Ladder truck and new Osha training program. we have new mechanics
1554	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET									
1555	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET	501.790.548.62.10	Salaries & Wages	272,410	185,112	298,029	297,418	297,418		
1556	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET	501.790.548.62.12	Overtime	4,081	1,120	1,835	1,434	1,434		mechanic Overtime
1557	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET	501.790.548.62.20	Personnel Benefits	133,833	83,175	148,417	125,002	125,002		
1558	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET	501.790.548.62.31	Office & Operating Supplies	2,529	280	3,000	3,000	1,500		gloves, chemicals, ppe
1559	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET	501.790.548.62.32	Fuel Consumed	374,717	356,015	400,000	450,000	375,000		Fuel for all City vehicle and generators estimated.
1560	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET	501.790.548.62.35	Small Tools & Minor Equipment	1,717	2,083	6,000	6,000	5,000		New and Replacement tools as needed

					2024	2025		2026			
Line	Fund	Department	BARS	Account	24Actual	25Actual YTD	25Budget	26Budget Request	26Budget Allocated	26Budget Detail	26Description
1561	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET	501.790.548.62.41	Professional Services	26,696	47,945	130,000	150,000	80,000		Generator load testing, all outside repairs and inspections on equipment. Annual boom truck cert, all emergent contracted equipment repairs. Increased for boats. Cat genset Annual Load-testing \$35k ; Cummins genset Annual Load-testing \$30k ; Annual boom truck inspection \$3k
1562	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET	501.790.548.62.46	Insurance	93,571	45,756	90,523	18,403	18,403		
1563	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET	501.790.548.62.48	Repairs & Maintenance	395,037	272,518	325,000	350,000	300,000		All repair and maintenance parts for entire City fleet of 420 units. includes but not limited to: Tires, batteries, oils, filters, lighting, brakes, hydraulics and anything else required for vehicle maintenance.
1564	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET									
1565	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET									
1566	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET									
1567	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET									
1568	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET	501.790.592.61.80	DEBT SERVICE: INTEREST & RELATED COSTS	45	-	-	-	-		
1569	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET	501.790.594.18.62	Buildings & Structures (Acquisition, Con	103,247	-	-		-		
1570	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET									
1571	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET	501.790.594.48.60	Capital Outlays	1,106,674	1,972,017	1,390,000	1,350,000	1,350,000		Fleet Equipment Replacements
1572	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET							-	40,000	#821 Tack Machine
1573	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET					-		-	20,000	#9095 Pressure washer
1574	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET					-		-	380,000	#204A Med Unit
1575	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET					-		-	120,000	#7902 portable generator
1576	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET					-		-	120,000	#7903 Portable Generator
1577	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET					-		-	120,000	#7904 Portable Generator
1578	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET					-		-	550,000	#515 Front Load Garbage
1579	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET					-		-		
1580	EQUIPMENT RENTAL	VEHICLE & EQUIPMENT FLEET			-	-	-		-		
	TOTAL	VEHICLE & EQUIPMENT FLEET			2,926,184	3,304,000	3,297,715	3,200,755	2,942,405		
	EQUIPMENT RENTAL				2,886,687	3,304,000	3,297,715	3,200,755	2,942,405		
1581	FIREMEN'S PENSION	FIRE									
1582	FIREMEN'S PENSION	FIRE									
1583	FIREMEN'S PENSION	FIRE									
1584	FIREMEN'S PENSION	FIRE									
1585	FIREMEN'S PENSION	FIRE	611.320.517.20.20	Personnel Benefits	35,840	31,977	27,000	39,237	39,237		
1586	FIREMEN'S PENSION	FIRE									
1587	FIREMEN'S PENSION	FIRE	611.320.522.10.41	Professional Services	-	16,925	3,600	5,000	5,000		G67 and G68 tables update, full actuarial study not needed
1588	FIREMEN'S PENSION	FIRE									
1589	FIREMEN'S PENSION	FIRE			-	-	-				
1590	FIREMEN'S PENSION	FIRE			-	-	-				
	FIREMEN'S PENSION				35,840	48,902	30,600	44,237	44,237		
1591	FOREST LAND ENDOWMENT FUND	PARKS & RECREATION	114.410.597.00.00	Transfers out	-	-	-	150,000	150,000		
	FOREST LAND ENDOWMENT FUND				-	-	-	150,000	150,000		



City Council Agenda Bill

Meeting Date: November 17, 2025 **Agenda Item:** 6.b.

Agenda Item Title: Public Hearing on the 2026-2031 Capital Facilities Plan

Staff Contact(s): Steve Hoglund

<u>Approved for Submittal to Council by</u>	<u>Action Type</u>
Greg Francioch	Public Hearing
Steve Hoglund	

Item Summary: Public Hearing on the 2026-2031 Capital Facilities Plan

Budget Impact:

Previous Action: The Council discussed the 2026-2031 Capital Facilities Plan on [September 15, 2025](#), and [September 22, 2025](#). The CFP can be adopted in conjunction with the City operating budget.

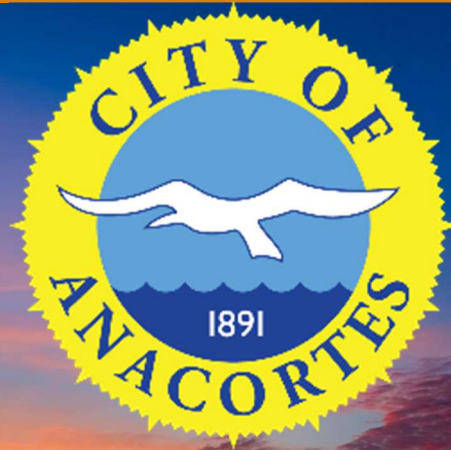
Recommended Motion:

Alternative Actions:

Attachments (listed in order presented):

1. CFP 2026 - 2031 as of 11.14.2025

2026 - 2031 CAPITAL FACILITES PLAN



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Department Summary							
Total	\$34,593,373	\$39,982,000	\$30,978,530	\$29,811,794	\$40,983,018	\$42,856,479	\$219,205,194
	2026	2027	2028	2029	2030	2031	Total
PW-Ops	\$1,458,000	\$1,790,000	\$2,910,000	\$1,150,000	\$900,000	\$1,250,000	\$9,458,000
Storm	\$1,050,000	\$1,745,000	\$1,484,250	\$1,528,900	\$2,029,185	\$2,030,663	\$9,867,998
Transportation	\$5,290,000	\$13,013,000	\$5,540,000	\$6,735,000	\$16,940,000	\$9,245,000	\$56,763,000
Wastewater	\$6,050,000	\$5,220,000	\$5,063,000	\$5,788,000	\$4,464,000	\$3,645,000	\$30,230,000
Water Systems	\$8,305,000	\$13,046,000	\$13,436,280	\$5,474,894	\$5,989,833	\$5,640,816	\$51,892,823
Fire	\$800,000	\$225,000	\$0	\$8,000,000	\$7,000,000	\$0	\$16,025,000
Fiber	\$1,010,373	\$310,000	\$35,000	\$35,000	\$35,000	\$35,000	\$1,460,373
Parks & Recreation	\$1,645,000	\$4,183,000	\$2,060,000	\$650,000	\$3,175,000	\$20,560,000	\$32,273,000
General Govt	\$8,985,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$11,235,000
Funding Summary							
Total	\$34,593,373	\$39,982,000	\$30,978,530	\$29,811,794	\$40,983,018	\$42,856,479	\$219,205,194
	2026	2027	2028	2029	2030	2031	Total
Taxes	\$0	\$1,650,000	\$1,650,000	\$1,650,000	\$1,650,000	\$1,650,000	\$8,250,000
REET	\$2,348,000	\$4,193,000	\$3,765,000	\$4,485,000	\$2,565,000	\$3,295,000	\$20,651,000
Utility Tax	\$0	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$2,000,000
Impact Fees	\$240,000	\$200,000	\$0	\$100,000	\$50,000	\$60,000	\$650,000
Grants	\$5,940,373	\$12,248,000	\$3,510,000	\$2,000,000	\$16,800,000	\$6,000,000	\$46,498,373
Interfund Loan	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bond	\$0	\$0	\$0	\$8,000,000	\$7,000,000	\$0	\$15,000,000
Fund Balance/Reserves	\$6,320,000	\$815,000	\$545,000	\$385,000	\$35,000	\$35,000	\$8,135,000
Rates/User Fees	\$10,615,000	\$20,271,000	\$20,983,530	\$12,791,794	\$12,483,018	\$11,316,479	\$88,460,821
Contributions	\$1,130,000	\$205,000	\$125,000	\$0	\$0	\$20,100,000	\$21,560,000
Debt Service	\$8,000,000	\$0	\$0	\$0	\$0	\$0	\$8,000,000
Fund Summary							
Total	\$34,593,373	\$39,982,000	\$30,978,530	\$29,811,794	\$40,983,018	\$42,856,479	\$219,205,194
	2026	2027	2028	2029	2030	2031	Total
General Fund	\$12,193,373	\$2,485,000	\$1,495,000	\$9,635,000	\$8,385,000	\$1,735,000	\$35,928,373
Parks & Recreation Fund	\$60,000	\$55,000	\$0	\$0	\$0	\$0	\$115,000
Grandview Cemetery Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Street Maintenance Fund	\$0	\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000	\$9,000,000
Arterial Street Construction	\$5,290,000	\$11,213,000	\$3,740,000	\$4,935,000	\$15,140,000	\$7,445,000	\$47,763,000
Parks Capital Improvement	\$1,585,000	\$4,128,000	\$2,060,000	\$650,000	\$3,175,000	\$20,560,000	\$32,158,000
Water Fund	\$8,305,000	\$13,046,000	\$13,436,280	\$5,474,894	\$5,989,833	\$5,640,816	\$51,892,823
Sewer Fund	\$6,050,000	\$5,220,000	\$5,063,000	\$5,788,000	\$4,464,000	\$3,645,000	\$30,230,000
Storm Drainage Fund	\$1,050,000	\$1,745,000	\$1,484,250	\$1,528,900	\$2,029,185	\$2,030,663	\$9,867,998
Sanitation Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Equipment Rental Fund	\$60,000	\$290,000	\$1,900,000	\$0	\$0	\$0	\$2,250,000

CFP 2023 - 2031 (as of 11/14/2025)										
			Total	\$34,593,373	\$39,982,000	\$30,978,530	\$29,811,794	\$40,983,018	\$42,856,479	\$219,205,194
Fund	Dept	Project	2026	2027	2028	2029	2030	2031	Total	
Arterial Street Construction	Transportation	Annual ADA Accessibility Improvements and Trip Hazard Remc	\$100,000	\$125,000	\$130,000	\$135,000	\$140,000	\$145,000	\$775,000	
Street Maintenance Fund	Transportation	Annual Pavement Management Program	\$0	\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000	\$9,000,000	
Arterial Street Construction	Transportation	Annual Sidewalks and Bikeways Program	\$200,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$1,700,000	
Arterial Street Construction	Transportation	Commercial Avenue Safety Improvements	\$500,000	\$3,250,000	\$0	\$0	\$0	\$0	\$3,750,000	
Arterial Street Construction	Transportation	Oakes Avenue (SR 20 Spur) Active Transportation Safety Imprc	\$750,000	\$5,500,000	\$0	\$0	\$0	\$0	\$6,250,000	
Arterial Street Construction	Transportation	S. Commercial Ave Paving & ADA (grant funding \$360k)	\$1,260,000	\$0	\$0	\$0	\$0	\$0	\$1,260,000	
Arterial Street Construction	Transportation	12th & Commercial Intersection (grant funding \$680k)	\$980,000	\$0	\$0	\$0	\$0	\$0	\$980,000	
Arterial Street Construction	Transportation	Fidalgo Bay Road Reconstruction	\$1,000,000	\$0	\$0	\$0	\$8,500,000	\$0	\$9,500,000	
Arterial Street Construction	Transportation	March's Point Road - Trestle - Park-N-Ride Trail	\$250,000	\$1,000,000	\$0	\$0	\$0	\$0	\$1,250,000	
Arterial Street Construction	Transportation	12th St (SR 20) / K Avenue Intersection Safety & Active Transp	\$250,000	\$0	\$2,250,000	\$0	\$0	\$0	\$2,500,000	
Arterial Street Construction	Transportation	6th Street Safety Improvements		\$110,000	\$0	\$0	\$0	\$0	\$110,000	
Arterial Street Construction	Transportation	30th Street Sidewalk & Bikeway Improvements		\$600,000	\$0	\$0	\$0	\$0	\$600,000	
Arterial Street Construction	Transportation	Guemes Channel Trail Phases 2, 3, 4		\$328,000	\$0	\$0	\$3,200,000	\$4,000,000	\$7,528,000	
Arterial Street Construction	Transportation	9th Street Downtown to Marina Pedestrian Link		\$0	\$250,000	\$0	\$0	\$0	\$250,000	
Arterial Street Construction	Transportation	Kansas Avenue Multimodal Connection		\$0	\$350,000	\$2,500,000	\$0	\$0	\$2,850,000	
Arterial Street Construction	Transportation	D Avenue Safety Improvements		\$0	\$360,000	\$0	\$0	\$0	\$360,000	
Arterial Street Construction	Transportation	Anacortes Safe Routes to School		\$0	\$100,000	\$2,000,000	\$0	\$0	\$2,100,000	
Arterial Street Construction	Transportation	Commercial Avenue Landscaping Improvements		\$0	\$0	\$0	\$3,000,000	\$3,000,000	\$6,000,000	
Storm Drainage Fund	Storm	Storm line on Port Heavy Haul Route	\$600,000	\$0	\$0	\$0	\$0	\$0	\$600,000	
Storm Drainage Fund	Storm	17th St Pipe & Outfall Repair	\$450,000	\$0	\$0	\$0	\$0	\$0	\$450,000	
Storm Drainage Fund	Storm	Marion Way Pond Retrofit		\$300,000	\$0	\$0	\$0	\$0	\$300,000	
Storm Drainage Fund	Storm	Storm System Restore & Upgrade		\$285,000	\$295,000	\$305,000	\$315,000	\$325,000	\$1,525,000	
Storm Drainage Fund	Storm	Outfall Evluation & Rehab		\$55,000	\$67,750	\$81,000	\$85,000	\$90,000	\$378,750	
Storm Drainage Fund	Storm	Ace of Hearts Creek Restoration		\$280,000	\$721,500	\$0	\$0	\$0	\$1,001,500	
Storm Drainage Fund	Storm	R Ave F4 Basin Capacity		\$350,000	\$0	\$0	\$0	\$0	\$350,000	
Storm Drainage Fund	Storm	St Marys Dr Culvert Replacement		\$475,000	\$0	\$0	\$0	\$0	\$475,000	
Storm Drainage Fund	Storm	Clyde Creek Streambank Stabil.		\$0	\$250,000	\$60,000	\$65,000	\$60,000	\$435,000	
Storm Drainage Fund	Storm	34th St Conveyance Reconstruc.		\$0	\$150,000	\$432,900	\$0	\$0	\$582,900	
Storm Drainage Fund	Storm	Cranberry Creek Restoration		\$0	\$0	\$250,000	\$621,075	\$0	\$871,075	
Storm Drainage Fund	Storm	37th St Conveyance Reconstruc.		\$0	\$0	\$120,000	\$903,110	\$0	\$1,023,110	
Storm Drainage Fund	Storm	R Ave Enhancements		\$0	\$0	\$280,000	\$0	\$0	\$280,000	
Storm Drainage Fund	Storm	32nd St Wetlands & Culvert Rem.		\$0	\$0	\$0	\$40,000	\$254,638	\$294,638	
Storm Drainage Fund	Storm	Q Ave Conveyance Reconstruction		\$0	\$0	\$0	\$0	\$1,301,025	\$1,301,025	
General Fund	PW-Ops	FAC-Emergent repairs	\$275,000	\$275,000	\$275,000	\$275,000	\$275,000	\$275,000	\$1,650,000	
General Fund	PW-Ops	FAC- Ops Repair Projects	\$600,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$1,100,000	
General Fund	PW-Ops	FAC- Parks Repair Projects	\$20,000	\$275,000	\$75,000	\$75,000	\$75,000	\$75,000	\$595,000	
General Fund	PW-Ops	FAC- Library Repair Projects	\$0	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000	
General Fund	PW-Ops	FAC- PD Repair Projects	\$223,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$723,000	
General Fund	PW-Ops	FAC-City Hall Seagull Mitigate	\$30,000	\$0	\$0	\$0	\$0	\$0	\$30,000	
General Fund	PW-Ops	FAC-City Hall Repair Projects	\$100,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$850,000	
General Fund	PW-Ops	FAC- Electrical Panel Study	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$900,000	
Equipment Rental Fund	PW-Ops	Ops-Equipment Heated Storage	\$60,000	\$60,000	\$0	\$0	\$0	\$0	\$120,000	
Equipment Rental Fund	PW-Ops	Ops - Equipment Trailer		\$30,000	\$0	\$0	\$0	\$0	\$30,000	
General Fund	PW-Ops	FAC- CH Elevator		\$350,000	\$0	\$0	\$0	\$0	\$350,000	
General Fund	PW-Ops	FAC- Facilities Vehicle		\$50,000	\$0	\$0	\$0	\$0	\$50,000	
Equipment Rental Fund	PW-Ops	Ops-SW- New Dumpster Truck		\$200,000	\$0	\$0	\$0	\$0	\$200,000	
Equipment Rental Fund	PW-Ops	Ops-ASD Facility Repave E Half		\$0	\$400,000	\$0	\$0	\$0	\$400,000	
Equipment Rental Fund	PW-Ops	Ops- Ops Facility expansion		\$0	\$1,500,000	\$0	\$0	\$0	\$1,500,000	
General Fund	PW-Ops	IT- Additional Vehicle		\$0	\$60,000	\$0	\$0	\$0	\$60,000	
General Fund	PW-Ops	FAC- Fleet EV Chargers		\$0	\$50,000	\$150,000	\$0	\$0	\$200,000	
General Fund	PW-Ops	FAC- Maritime Museum Roof Rplc		\$0	\$0	\$100,000	\$0	\$0	\$100,000	
General Fund	PW-Ops	FAC- FD Elevator		\$0	\$0	\$0	\$0	\$350,000	\$350,000	
Sewer Fund	Wastewater	New CSO Pump Station	\$4,500,000	\$0	\$0	\$0	\$0	\$0	\$4,500,000	
Sewer Fund	Wastewater	Admin bldg expansion	\$600,000	\$0	\$0	\$0	\$0	\$0	\$600,000	
Sewer Fund	Wastewater	Recoat clarifiers steelworks	\$0	\$400,000	\$0	\$0	\$0	\$0	\$400,000	
Sewer Fund	Wastewater	Rebuild belt filter press	\$0	\$330,000	\$0	\$0	\$0	\$0	\$330,000	
Sewer Fund	Wastewater	Combined influent monitoring	\$0	\$50,000	\$0	\$0	\$0	\$0	\$50,000	
Sewer Fund	Wastewater	Repl. Dewatering pump	\$0	\$150,000	\$0	\$0	\$0	\$0	\$150,000	
Sewer Fund	Wastewater	Emergent Asset Repair and Repl.	\$0	\$212,000	\$437,000	\$450,000	\$463,000	\$477,000	\$2,039,000	
Sewer Fund	Wastewater	Pump Stations Emergent Upgrades	\$0	\$212,000	\$437,000	\$450,000	\$463,000	\$477,000	\$2,039,000	
Sewer Fund	Wastewater	U Avenue Park Development	\$950,000	\$0	\$0	\$0	\$0	\$0	\$950,000	
Sewer Fund	Wastewater	Nutrient Optimization Modeling		\$150,000	\$150,000	\$0	\$0	\$0	\$300,000	
Sewer Fund	Wastewater	Inflow and Infiltration Proj.		\$1,591,000	\$1,639,000	\$1,688,000	\$1,738,000	\$1,791,000	\$8,447,000	
Sewer Fund	Wastewater	FAC- WWTP Repair Projects		\$600,000	\$300,000	\$300,000	\$300,000	\$300,000	\$1,800,000	
Sewer Fund	Wastewater	Biosolids - North pad cover		\$750,000	\$0	\$0	\$0	\$0	\$750,000	
Sewer Fund	Wastewater	Repl. Basin recirculation pumps		\$750,000	\$0	\$0	\$0	\$0	\$750,000	
Sewer Fund	Wastewater	PS#7 Conversion		\$25,000	\$200,000	\$0	\$0	\$0	\$225,000	
Sewer Fund	Wastewater	Incinerator stand alone HMI		\$0	\$250,000	\$0	\$0	\$0	\$250,000	
Sewer Fund	Wastewater	Nutrient Optimization Upgrades		\$0	\$500,000	\$500,000	\$500,000	\$500,000	\$2,000,000	
Sewer Fund	Wastewater	Basin rehabilitaion		\$0	\$300,000	\$400,000	\$0	\$0	\$700,000	
Sewer Fund	Wastewater	Repl RAS pumps & Separate Mani.		\$0	\$100,000	\$500,000	\$0	\$0	\$600,000	

Fund	Dept	Project	2026	2027	2028	2029	2030	2031	Total
Sewer Fund	Wastewater	PHX upper plenum replacement		\$0	\$250,000	\$0	\$0	\$0	\$250,000
Sewer Fund	Wastewater	PHX tubesheet replacement		\$0	\$250,000	\$0	\$0	\$0	\$250,000
Sewer Fund	Wastewater	PHX outlet replacement		\$0	\$250,000	\$0	\$0	\$0	\$250,000
Sewer Fund	Wastewater	Shell and Refractory Rebuild		\$0	\$0	\$1,000,000	\$1,000,000	\$0	\$2,000,000
Sewer Fund	Wastewater	Preheat burner replacement		\$0	\$0	\$500,000	\$0	\$0	\$500,000
Sewer Fund	Wastewater	Repl Bar Screens & Grit Handl.		\$0	\$0	\$0	\$0	\$100,000	\$100,000
Water Fund	Water Systems	WTP MaintStorage Bldg	300,000	700,000	200,000	0	0	0	\$1,200,000
Water Fund	Water Systems	OH Pass Lake 10" Waterline	3,800,000	2,400,000	0	0	0	0	\$6,200,000
Water Fund	Water Systems	Pipeline Replacements	1,700,000	2,136,000	2,242,280	2,354,394	2,589,833	2,848,816	\$13,871,323
Water Fund	Water Systems	29th Street Reservoir	500,000	3,500,000	0	0	0	0	\$4,000,000
Water Fund	Water Systems	Telegraph Slough	170,000	130,000	0	0	0	0	\$300,000
Water Fund	Water Systems	Cathodic protection deepwell	100,000	40,000	0	0	0	0	\$140,000
Water Fund	Water Systems	Replace Zetasizer	\$120,000	\$0	\$0	\$0	\$0	\$0	\$120,000
Water Fund	Water Systems	Pump #1 Inverter	\$350,000	\$0	\$0	\$0	\$0	\$0	\$350,000
Water Fund	Water Systems	Pipe Arch	\$550,000	\$0	\$0	\$0	\$0	\$0	\$550,000
Water Fund	Water Systems	PRV Rebuild	\$120,000	\$0	\$0	\$0	\$0	\$200,000	\$320,000
Water Fund	Water Systems	FAC- WTP Repair Projects	\$535,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$2,035,000
Water Fund	Water Systems	Lead & Copper Laterals	\$20,000	\$130,000	\$0	\$0	\$0	\$0	\$150,000
Water Fund	Water Systems	Swinomish Slough 36"	\$40,000	\$750,000	\$0	\$0	\$0	\$0	\$790,000
Water Fund	Water Systems	W March Point		\$2,000,000	\$8,000,000	\$0	\$0	\$0	\$10,000,000
Water Fund	Water Systems	S. Fidalgo Island Pipeline Repl		\$710,000	\$0	\$745,500	\$0	\$785,000	\$2,240,500
Water Fund	Water Systems	Rotork replacement		\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000
Water Fund	Water Systems	Filter Railing platform & Ladders		\$150,000	\$0	\$0	\$0	\$0	\$150,000
Water Fund	Water Systems	Skyline reservoir rebuild		\$0	\$2,000,000	\$1,700,000	\$0	\$0	\$3,700,000
Water Fund	Water Systems	Reconfigure Valves at Whistle Lake Rd		\$0	\$594,000	\$0	\$0	\$0	\$594,000
Water Fund	Water Systems	Campbell Lake Fish Pass. Relo.		\$0	\$0	\$75,000	\$500,000	\$0	\$575,000
Water Fund	Water Systems	Blue Heron Pump Station		\$0	\$0	\$200,000	\$2,500,000	\$1,000,000	\$3,700,000
Water Fund	Water Systems	Hummingbird Lane Rezoning		\$0	\$0	\$0	\$0	\$152,000	\$152,000
Water Fund	Water Systems	The Pointe pipe reconfiguration		\$0	\$0	\$0	\$0	\$255,000	\$255,000
General Fund	Fiber	Developer Materials	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$210,000
General Fund	Fiber	Fiber Backbone Const	\$100,000	\$25,000	\$0	\$0	\$0	\$0	\$125,000
General Fund	Fiber	Installation Costs	\$822,373	\$250,000	\$0	\$0	\$0	\$0	\$1,072,373
General Fund	Fiber	2 Node Fiber Cluster Ntwk	\$53,000	\$0	\$0	\$0	\$0	\$0	\$53,000
General Fund	Fire	Fire and EMS Boat	\$700,000	\$0	\$0	\$0	\$0	\$0	\$700,000
General Fund	Fire	Station 3 Generator	\$100,000	\$0	\$0	\$0	\$0	\$0	\$100,000
General Fund	Fire	Antique Fire Engine Display	\$0	\$150,000	\$0	\$0	\$0	\$0	\$150,000
General Fund	Fire	Fire Facilities Remodel	\$0	\$75,000	\$0	\$8,000,000	\$7,000,000	\$0	\$15,075,000
Parks Capital Improvement	Parks & Recreation	Heart Lake Shoreline Restoration	\$400,000	\$700,000	\$0	\$0	\$0	\$0	\$1,100,000
Parks Capital Improvement	Parks & Recreation	West Side Park Construction	\$75,000	\$50,000	\$0	\$0	\$0	\$0	\$125,000
Parks Capital Improvement	Parks & Recreation	Skate Park Restroom & Parking.	\$700,000	\$0	\$0	\$0	\$0	\$0	\$700,000
Parks Capital Improvement	Parks & Recreation	Qezechihch Park Improv.	\$20,000	\$0	\$0	\$0	\$0	\$0	\$20,000
Parks Capital Improvement	Parks & Recreation	Columbarium Installation	\$20,000	\$0	\$0	\$0	\$0	\$0	\$20,000
Parks Capital Improvement	Parks & Recreation	Depot Plaza Expansion	\$300,000	\$0	\$0	\$0	\$0	\$0	\$300,000
Parks & Recreation Fund	Parks & Recreation	ASAC program space upgrade	\$60,000	\$0	\$0	\$0	\$0	\$0	\$60,000
Parks Capital Improvement	Parks & Recreation	Pickleball Infrastruct.	\$70,000	\$0	\$0	\$0	\$0	\$0	\$70,000
Parks Capital Improvement	Parks & Recreation	Parks Infrastructure	\$0	\$50,000	\$0	\$50,000	\$0	\$0	\$100,000
Parks Capital Improvement	Parks & Recreation	Ship Harbor Wetland Int. Trail	\$0	\$1,200,000	\$0	\$0	\$0	\$0	\$1,200,000
Parks Capital Improvement	Parks & Recreation	Ace of Hearts Park Improvements	\$0	\$0	\$0	\$0	\$0	\$500,000	\$500,000
Parks Capital Improvement	Parks & Recreation	Guemes Channel Trail	\$0	\$728,000	\$0	\$0	\$3,100,000	\$0	\$3,828,000
Parks Capital Improvement	Parks & Recreation	Bicycle & Pedestrian Connection	\$0	\$50,000	\$0	\$0	\$50,000	\$0	\$100,000
Parks Capital Improvement	Parks & Recreation	Storvik Field & Lighting Improv	\$0	\$1,000,000	\$0	\$0	\$0	\$0	\$1,000,000
Parks Capital Improvement	Parks & Recreation	Volunteer Park Field Improvemen	\$0	\$0	\$1,100,000	\$0	\$0	\$0	\$1,100,000
Parks Capital Improvement	Parks & Recreation	Shannon Point Trail	\$0	\$25,000	\$0	\$0	\$25,000	\$0	\$50,000
Parks Capital Improvement	Parks & Recreation	Pocket Park Construction	\$0	\$0	\$150,000	\$0	\$0	\$0	\$150,000
Parks Capital Improvement	Parks & Recreation	ASAC Expansion	\$0	\$0	\$600,000	\$0	\$0	\$0	\$600,000
Parks Capital Improvement	Parks & Recreation	WA Park Upper Restroom Replacement	\$0	\$0	\$0	\$600,000	\$0	\$0	\$600,000
Parks Capital Improvement	Parks & Recreation	Trailhead Infrastructure Improv	\$0	\$0	\$60,000	\$0	\$0	\$60,000	\$120,000
Parks Capital Improvement	Parks & Recreation	Heart Lake Water Quality	\$0	\$300,000	\$0	\$0	\$0	\$0	\$300,000
Parks & Recreation Fund	Parks & Recreation	FAC-ASAC Generator Connection	\$0	\$55,000	\$0	\$0	\$0	\$0	\$55,000
Parks Capital Improvement	Parks & Recreation	Storvik Sand VB Courts	\$0	\$0	\$100,000	\$0	\$0	\$0	\$100,000
Parks Capital Improvement	Parks & Recreation	Causland Park Wall Repairs	\$0	\$25,000	\$0	\$0	\$0	\$0	\$25,000
Parks Capital Improvement	Parks & Recreation	Cemetery Road Improvements	\$0	\$0	\$50,000	\$0	\$0	\$0	\$50,000
Parks Capital Improvement	Parks & Recreation	Rec Center	\$0	\$0	\$0	\$0	\$0	\$20,000,000	\$20,000,000
General Fund	General Govt	Museum Storage Workshop	\$200,000	\$0	\$0	\$0	\$0	\$0	\$200,000
General Fund	General Govt	Creosote Pillings	\$500,000	\$0	\$0	\$0	\$0	\$0	\$500,000
General Fund	General Govt	Police Vehicles	\$285,000	\$0	\$0	\$0	\$0	\$0	\$285,000
General Fund	General Govt	Event Center	\$8,000,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$10,250,000

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**Public Works - Transportation CFP
2026 - 2031**



PAGE

Project Summary Sheet

Project Costs:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Annual ADA Accessibility Improvements and Trip Hazard Removal Program	\$120,000	\$100,000	\$125,000	\$130,000	\$135,000	\$140,000	\$145,000	\$775,000
Annual Pavement Management Program	\$1,000,000	\$0	\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000	\$9,000,000
Annual Sidewalks and Bikeways Program	\$300,000	\$200,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$1,700,000
Commercial Avenue Safety Improvements	\$500,000	\$500,000	\$3,250,000	\$0	\$0	\$0	\$0	\$3,750,000
Oakes Avenue (SR 20 Spur) Active Transportation Safety Improvements	\$750,000	\$750,000	\$5,500,000	\$0	\$0	\$0	\$0	\$6,250,000
S. Commercial Ave Paving & ADA (grant funding \$360k)	\$3,500,000	\$1,260,000	\$0	\$0	\$0	\$0	\$0	\$1,260,000
12th & Commercial Intersection (grant funding \$680k)	\$1,000,000	\$980,000	\$0	\$0	\$0	\$0	\$0	\$980,000
Fidalgo Bay Road Reconstruction	\$1,000,000	\$1,000,000	\$0	\$0	\$0	\$8,500,000	\$0	\$9,500,000
March's Point Road - Trestle - Park-N-Ride Trail	\$250,000	\$250,000	\$1,000,000	\$0	\$0	\$0	\$0	\$1,250,000
12th St (SR 20) / K Avenue Intersection Safety & Active Transportation Improvements	\$283,750	\$250,000	\$0	\$2,250,000	\$0	\$0	\$0	\$2,500,000
6th Street Safety Improvements	\$0		\$110,000	\$0	\$0	\$0	\$0	\$110,000
30th Street Sidewalk & Bikeway Improvements	\$0		\$600,000	\$0	\$0	\$0	\$0	\$600,000
Guemes Channel Trail Phases 2, 3, 4	\$0		\$328,000	\$0	\$0	\$3,200,000	\$4,000,000	\$7,528,000
9th Street Downtown to Marina Pedestrian Link	\$0		\$0	\$250,000	\$0	\$0	\$0	\$250,000
Kansas Avenue Multimodal Connection	\$0		\$0	\$350,000	\$2,500,000	\$0	\$0	\$2,850,000
D Avenue Safety Improvements	\$0		\$0	\$360,000	\$0	\$0	\$0	\$360,000
Anacortes Safe Routes to School	\$0		\$0	\$100,000	\$2,000,000	\$0	\$0	\$2,100,000
Commercial Avenue Landscaping Improvements	\$0		\$0	\$0	\$0	\$3,000,000	\$3,000,000	\$6,000,000
Totals	\$8,703,750	\$5,290,000	\$13,013,000	\$5,540,000	\$6,735,000	\$16,940,000	\$9,245,000	\$56,763,000
Project Funding Sources:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Taxes (TBD)	\$1,800,000	\$0	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$6,000,000
REET	\$2,513,750	\$1,500,000	\$1,663,000	\$1,690,000	\$3,135,000	\$1,640,000	\$1,645,000	\$11,273,000
Utility Tax	\$600,000	\$0	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$2,000,000
Impact Fees	\$0		\$0	\$0	\$0	\$0	\$0	\$0
Grants	\$3,790,000	\$3,790,000	\$9,750,000	\$2,250,000	\$2,000,000	\$13,700,000	\$6,000,000	\$37,490,000
Rates/User Fees	\$0		\$0	\$0	\$0	\$0	\$0	\$0
Contributions	\$0		\$0	\$0	\$0	\$0	\$0	\$0
Fund Balance/Reserves	\$0		\$0	\$0	\$0	\$0	\$0	\$0
Totals	\$8,703,750	\$5,290,000	\$13,013,000	\$5,540,000	\$6,735,000	\$16,940,000	\$9,245,000	\$56,763,000



ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:



Project Title:

Location:

Description:

Justification:

In Previous CFP?

Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Costs by year	\$120,000	\$100,000	\$125,000	\$130,000	\$135,000	\$140,000	\$145,000	\$775,000
Totals	\$120,000	\$100,000	\$125,000	\$130,000	\$135,000	\$140,000	\$145,000	\$775,000

Projected Costs:	2026		2027	2028	2029	2030	2031	Total
Taxes								\$0
REET	\$120,000	\$100,000	\$125,000	\$130,000	\$135,000	\$140,000	\$145,000	\$775,000
Utility Tax								\$0
Impact Fees								\$0
Grants								\$0
Rates/User Fees								\$0
Debt								\$0
Fund Balance								\$0
Totals	\$120,000	\$100,000	\$125,000	\$130,000	\$135,000	\$140,000	\$145,000	\$775,000

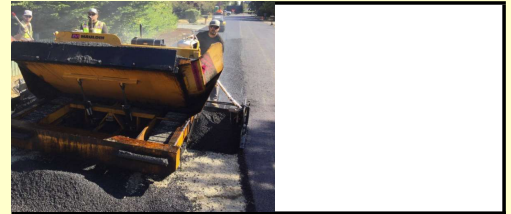


ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:

Insert and Resize Picture Here



Project Title:

Location:

Description:

Justification:

In Previous CFP?

Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Costs by year	\$1,000,000		\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000	\$9,000,000
Totals	\$1,000,000	\$0	\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000	\$9,000,000

Projected Costs:	2026		2027	2028	2029	2030	2031	Total
Taxes	\$600,000	\$0	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$6,000,000
REET	\$200,000	\$0	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$1,000,000
Utility Tax	\$200,000	\$0	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$2,000,000
Impact Fees								\$0
Grants								\$0
Rates/User Fees								\$0
Debt								\$0
Fund Balance								\$0
Totals	\$1,000,000	\$0	\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000	\$9,000,000



ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:



Please limit responses to size of box

Project Title:

Location: 1. 22nd Street at J Avenue Intersection Improvements. 2. Q Avenue (7th to 11th St) & (4th to 7th) - Marked bike lanes and sharrows. 3. L Avenue (18th St to 22nd St) - Alternate walkways, sharrows, & signs. 4. E & F Avenues (9th St to 10th St) - Concrete sidewalks, sharrows, & signs.

Description: Annual program to implement segments of the citywide Active Transportation Network for residents and visitors walking, biking, and rolling.

Justification:

In Previous CFP?

Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP: Increased budget from \$200,000 annually to \$300,000 annually.

Projected Costs:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Costs by year	\$300,000	\$200,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$1,700,000
Totals	\$300,000	\$200,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$1,700,000

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET	\$300,000	\$200,000	\$300,000	\$300,000	\$300,000	\$300,000	\$1,700,000
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees							\$0
Contributions							\$0
Fund Balance							\$0
Totals	\$300,000	\$200,000	\$300,000	\$300,000	\$300,000	\$300,000	\$1,700,000



**City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan**

Facility Type:

Insert and Resize Picture Here



Project Title:

Location:

Description:

Justification:

In Previous CFP?

Click on box/click on arrow to select

If yes, nature of Change from Previous CFP:

Projected Costs:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Costs by year	\$500,000	\$500,000	\$3,250,000	\$0	\$0	\$0	\$0	\$3,750,000
Totals	\$500,000	\$500,000	\$3,250,000	\$0	\$0	\$0	\$0	\$3,750,000

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants	\$500,000	\$500,000	\$3,250,000				\$3,750,000
Rates/User Fees							\$0
Debt							\$0
Fund Balance							\$0
Totals	\$500,000	\$500,000	\$3,250,000	\$0	\$0	\$0	\$3,750,000



ANACORTES
WASHINGTON

**City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan**

Facility Type:

Insert and Resize Picture Here



Project Title:

Location:

Description: Construction of a 10 to 12 foot wide two-way paved multiuse pathway separated from Oakes Avenue (SR 20 Spur) between Anacopper Mine Road and A Avenue. Identified as project S-8 in the Comprehensive Safety Action Plan and as project WSDOT WS-3 on the Active Transportation Network.

Justification: Needed capacity improvements to accommodate anticipated growth and maintain level of service, and implements Comp. Plan policy T-1.16 regarding providing adequate shoulders, safe bike lanes and sidewalks on this portion of roadway.

In Previous CFP?

Click on box/click on arrow to select

If yes, nature of Change from Previous CFP: Changed from curb, gutter, sidewalk, to multi-modal pathway. Applied for a Safe Streets and Roads for All (SS4A) grant in 2025 - not yet secured. Possible funding from TIB Complete Streets Grant or TIB Active Transportation Grant.

Projected Costs:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Costs by year	\$750,000	\$750,000	\$5,500,000	\$0	\$0	\$0	\$0	\$6,250,000
Totals	\$750,000	\$750,000	\$5,500,000	\$0	\$0	\$0	\$0	\$6,250,000

Funding Sources:	2026		2027	2028	2029	2030	2031	Total
Taxes								\$0
REET								\$0
Utility Tax								\$0
Impact Fees								\$0
Grants	\$750,000	\$750,000	\$5,500,000					\$6,250,000
Rates/User Fees								\$0
Debt								\$0
Fund Balance								\$0
Totals	\$750,000	\$750,000	\$5,500,000	\$0	\$0	\$0	\$0	\$6,250,000



ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:



Project Title:

Location:

Description:

Justification:

In Previous CFP?

Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Costs by year	\$3,500,000	\$1,260,000	\$0	\$0	\$0			\$1,260,000
Totals	\$3,500,000	\$1,260,000	\$0	\$0	\$0	\$0	\$0	\$1,260,000

Funding Sources:	2026		2027	2028	2029	2030	2031	Total
Taxes	\$1,200,000							\$0
REET	\$1,540,000	\$900,000						\$900,000
Utility Tax	\$400,000							\$0
Impact Fees								\$0
Grants	\$360,000	\$360,000						\$360,000
Rates/User Fees								\$0
Debt								\$0
Fund Balance								\$0
Totals	\$3,500,000	\$1,260,000	\$0	\$0	\$0	\$0	\$0	\$1,260,000



ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:



Project Title:

Location:

Description:

Justification:

In Previous CFP?

Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Costs by year	\$1,000,000	\$980,000	\$0	\$0	\$0			\$980,000
Totals	\$1,000,000	\$980,000	\$0	\$0	\$0	\$0	\$0	\$980,000

Funding Sources:	2026		2027	2028	2029	2030	2031	Total
Taxes								\$0
REET	\$320,000	\$300,000						\$300,000
Utility Tax								\$0
Impact Fees								\$0
Grants	\$680,000	\$680,000						\$680,000
Rates/User Fees								\$0
Debt								\$0
Fund Balance								\$0
Totals	\$1,000,000	\$980,000	\$0	\$0	\$0	\$0	\$0	\$980,000



**City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan**

Facility Type:

Insert and Resize Picture Here



Please limit responses to size of box

Project Title:

Location:

Description:

Justification:

In Previous CFP? Click on box/click on arrow to select

If yes, nature of Change from Previous CFP:

Projected Costs:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Costs by year	\$1,000,000	\$1,000,000	\$0	\$0	\$0	\$8,500,000	\$0	\$9,500,000
Totals	\$1,000,000	\$1,000,000	\$0	\$0	\$0	\$8,500,000	\$0	\$9,500,000

Funding Sources:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Taxes								\$0
REET								\$0
Utility Tax								\$0
Impact Fees								\$0
Grants	\$1,000,000	\$1,000,000				\$8,500,000		\$9,500,000
Rates/User Fees								\$0
Contributions								\$0
Fund Balance								\$0
Totals	\$1,000,000	\$1,000,000	\$0	\$0	\$0	\$8,500,000	\$0	\$9,500,000

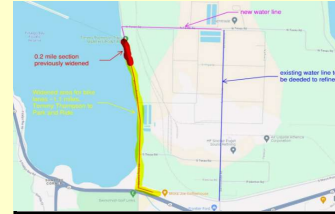


ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:

Insert and Resize Picture Here



Please limit responses to size of box

Project Title:

Location:

Description: In conjunction with a waterline replacement project, the City will construct bike lanes along both sides of West March's Point Road and South March's Point Road connecting the Tommy Thompson Trail to the South March's Point Park & Ride; a distance of approximately 1.1-miles. The project includes Connecting Washington grant funds to be administered through WSDOT Local Programs.

Justification:

In Previous CFP? Click on box/click on arrow to select

If yes, nature of Change from Previous CFP: Possible funding from TIB Active Transportation Grant, TIB Complete Streets Grant, or WSDOT Bike/Pedestrian Safety Grant.

Projected Costs:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Costs by year	\$250,000	\$250,000	\$1,000,000	\$0	\$0	\$0	\$0	\$1,250,000
Totals	\$250,000	\$250,000	\$1,000,000	\$0	\$0	\$0	\$0	\$1,250,000

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants	\$250,000	\$250,000	\$1,000,000				\$1,250,000
Rates/User Fees							\$0
Contributions							\$0
Fund Balance							\$0
Totals	\$250,000	\$250,000	\$1,000,000	\$0	\$0	\$0	\$1,250,000



ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:

Insert and Resize Picture Here



Please limit responses to size of box

Project Title:

Location:

Description: The two-way stop controlled intersection at 12th Street (SR 20 Spur)/ K Avenue is currently (2024) operating at LOS standard E and is forecast to deteriorate to LOS standard F by 2045. The City has received a STBG grant through SCOG to conduct preliminary engineering, intersection control evaluation (ICE), and design for either a traffic signal or roundabout.

Justification:

The City's 2016 Comprehensive Plan identifies this intersection delay as LOS D in 2015 and dropping to a LOS F in 2036. As this is on SR20 Spur the LOS Standard for this intersection is LOS D per WSDOT standards.

In Previous CFP?

Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Received grant from SCOG for design. REET is 13.5% match. Possible grant for construction from TIB Urban Arterial Grant.

Projected Costs:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Costs by year	\$283,750	\$250,000	\$0	\$2,250,000		\$0	\$0	\$2,500,000
Totals	\$283,750	\$250,000	\$0	\$2,250,000	\$0	\$0	\$0	\$2,500,000

Funding Sources:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Taxes								\$0
REET	\$33,750							\$0
Utility Tax								\$0
Impact Fees								\$0
Grants	\$250,000	\$250,000		\$2,250,000				\$2,500,000
Rates/User Fees								\$0
Contributions								\$0
Fund Balance								\$0
Totals	\$283,750	\$250,000	\$0	\$2,250,000	\$0	\$0	\$0	\$2,500,000



ANACORTES
WASHINGTON

**City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan**

Facility Type:



Please limit responses to size of box

Project Title:

Location:

Description:
1. Roadway Striping: restripe the roadway to narrow lanes.
2. Speed Feedback Signage: deploy portable or permanent driver feedback signs along the corridor to alert drivers of the current speed from M Avenue to O Avenue.

Justification:
Short-term actions focus on low-cost, quick-build strategies to help reduce speed and improve safety.

In Previous CFP? Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year		\$110,000					\$110,000
Totals	\$0	\$110,000	\$0	\$0	\$0	\$0	\$110,000

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET		\$110,000					\$110,000
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees							\$0
Contributions							\$0
Fund Balance							\$0
Totals	\$0	\$110,000	\$0	\$0	\$0	\$0	\$110,000


ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:

Insert and Resize Picture Here


Please limit responses to size of box

Project Title:

Location:

Description:

Justification:

In Previous CFP? Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year	\$0	\$600,000	\$0		\$0	\$0	\$600,000
Totals	\$0	\$600,000	\$0	\$0	\$0	\$0	\$600,000

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET		\$600,000					\$600,000
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees							\$0
Contributions							\$0
Fund Balance							\$0
Totals	\$0	\$600,000	\$0	\$0	\$0	\$0	\$600,000


ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:

Insert and Resize Picture Here


Please limit responses to size of box

Project Title:

Location:

Description:

Justification:

In Previous CFP? Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year	\$0	\$328,000	\$0	\$0	\$3,200,000	\$4,000,000	\$7,528,000
Totals	\$0	\$328,000	\$0	\$0	\$3,200,000	\$4,000,000	\$7,528,000

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET		\$328,000					\$328,000
Utility Tax							\$0
Impact Fees							\$0
Grants					\$3,200,000	\$4,000,000	\$7,200,000
Rates/User Fees							\$0
Contributions							\$0
Fund Balance							\$0
Totals	\$0	\$328,000	\$0	\$0	\$3,200,000	\$4,000,000	\$7,528,000



City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:



Project Title:

Location:

Description:

Enhance the pedestrian connections between downtown and Fidalgo Bay waterfront. Key considerations: Improve pedestrian crossings on Q/R Avenue near Cap Sante Marina, enhanced streetscape work for the 1 blocks of 9th from commercial to the beginning of the Port projects at 9th and Q designed to make a pleasant pedestrian connection between downtown and the waterfront. This would include landscaping, benches and public art, and would be timed in concert with the Port of Anacortes NW Basic Redevelopment Phase 2.1.

Justification:

Enhance the pedestrian connections between downtown and Fidalgo Bay waterfront.

Enhance physical and visual access to the water.

Maintain and strengthen downtown as the center for civic, retail, cultural, dining and entertainment activity in Anacortes.

In Previous CFP?

Click on box/click on arrow to select

If yes, nature of

Change from

Previous CFP:

Possible grant funding from TIB Complete Streets grant.

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year		\$0	\$250,000	\$0	\$0	\$0	\$250,000
Totals	\$0	\$0	\$250,000	\$0	\$0	\$0	\$250,000

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET			\$250,000				\$250,000
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees							\$0
Debt							\$0
Fund Balance							\$0
Totals	\$0	\$0	\$250,000	\$0	\$0	\$0	\$250,000



ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:



Please limit responses to size of box

Project Title:

Location:

Description: Complete roadway construction for Kansas Avenue from West 4th Street to West 2nd Street with pedestrian improvements to full City of Anacortes Standards. Design will meet collector design standards and include sidewalks and bike lanes. Project will also evaluate safety and street improvements for the entire length of Kansas.

Justification: Improved street network and pedestrian safety adding direct route to the arterial/collector network.

In Previous CFP? Click on box/click on arrow to select

If yes, nature of Change from Previous CFP: We were given a more detailed estimate on design and construction cost from a consultant we hired to do the planning/design. \$100,000 is being spent in 2025 on design. Possible grant funding from TIB Active Transportation Grant.

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year			\$350,000	\$2,500,000	\$0	\$0	\$2,850,000
Totals	\$0	\$0	\$350,000	\$2,500,000	\$0	\$0	\$2,850,000

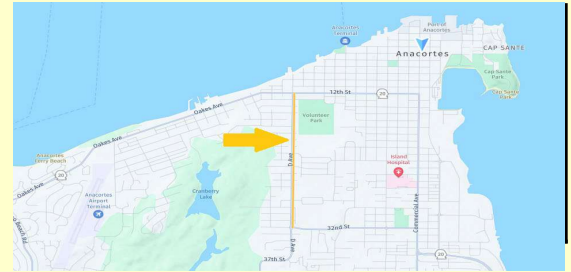
Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET			\$350,000	\$2,500,000			\$2,850,000
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees							\$0
Contributions							\$0
Fund Balance							\$0
Totals	\$0	\$0	\$350,000	\$2,500,000	\$0	\$0	\$2,850,000



City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:

Insert and Resize Picture Here



Please limit responses to size of box

Project Title:

Location:

Description: To address safety concerns, cut-through behavior, and multimodal gaps along D Avenue, various traffic calming treatments are suggested. Such as: Crosswalk Enhancements, Speed Feedback Signage, and Shoulder Striping and Shared Lane Markings.

Justification: Short-term actions focus on low-cost, quick-build strategies that improve visibility, reduce speeds, and enhance predictability for all users. Mid-term and long-term options will be implemented at a later date.

In Previous CFP? Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year			\$360,000				\$360,000
Totals	\$0	\$0	\$360,000	\$0	\$0	\$0	\$360,000

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET			\$360,000				\$360,000
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees							\$0
Contributions							\$0
Fund Balance							\$0
Totals	\$0	\$0	\$360,000	\$0	\$0	\$0	\$360,000


ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

 Facility Type:

Insert and Resize Picture Here


Please limit responses to size of box

 Project Title:

 Location:

 Description:

 Justification:

 In Previous CFP? Click on box/click on arrow to select

 If yes, nature of Change from Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year	\$0	\$0	\$100,000	\$2,000,000	\$0	\$0	\$2,100,000
Totals	\$0	\$0	\$100,000	\$2,000,000	\$0	\$0	\$2,100,000

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET			\$100,000				\$100,000
Utility Tax							\$0
Impact Fees							\$0
Grants				\$2,000,000			\$2,000,000
Rates/User Fees							\$0
Contributions							\$0
Fund Balance							\$0
Totals	\$0	\$0	\$100,000	\$2,000,000	\$0	\$0	\$2,100,000

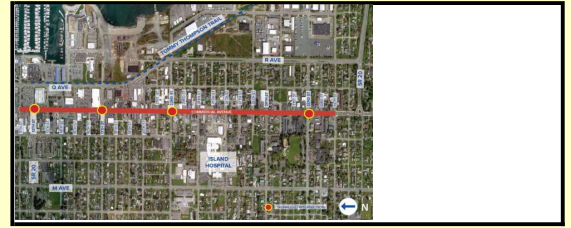


ANACORTES
WASHINGTON

**City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan**

Facility Type:

Insert and Resize Picture Here



Project Title:

Location:

Description:

Justification:

In Previous CFP? Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year	\$0	\$0	\$0	\$0	\$3,000,000	\$3,000,000	\$6,000,000
Totals	\$0	\$0	\$0	\$0	\$3,000,000	\$3,000,000	\$6,000,000

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET					\$1,000,000	\$1,000,000	\$2,000,000
Utility Tax							\$0
Impact Fees							\$0
Grants					\$2,000,000	\$2,000,000	\$4,000,000
Rates/User Fees							\$0
Debt							\$0
Fund Balance							\$0
Totals	\$0	\$0	\$0	\$0	\$3,000,000	\$3,000,000	\$6,000,000

Public Works - Storm CFP 2026 - 2031



PAGE	Project Summary Sheet								
	Project Costs:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
3	Storm line on Port Heavy Haul Route	\$637,500	\$600,000	\$0	\$0	\$0	\$0	\$0	\$600,000
4	17th St Pipe & Outfall Repair	\$487,500	\$450,000	\$0	\$0	\$0	\$0	\$0	\$450,000
5	Marion Way Pond Retrofit	\$0		\$300,000	\$0	\$0	\$0	\$0	\$300,000
6	Storm System Restore & Upgrade	\$0		\$285,000	\$295,000	\$305,000	\$315,000	\$325,000	\$1,525,000
7	Outfall Evaluation & Rehab	\$0		\$55,000	\$67,750	\$81,000	\$85,000	\$90,000	\$378,750
8	Ace of Hearts Creek Restoration	\$0		\$280,000	\$721,500	\$0	\$0	\$0	\$1,001,500
9	R Ave F4 Basin Capacity	\$0		\$350,000	\$0	\$0	\$0	\$0	\$350,000
10	St Marys Dr Culvert Replacement	\$0		\$475,000	\$0	\$0	\$0	\$0	\$475,000
11	Clyde Creek Streambank Stabil.	\$0		\$0	\$250,000	\$60,000	\$65,000	\$60,000	\$435,000
12	34th St Conveyance Reconstruc.	\$0		\$0	\$150,000	\$432,900	\$0	\$0	\$582,900
13	Cranberry Creek Restoration	\$0		\$0	\$0	\$250,000	\$621,075	\$0	\$871,075
14	37th St Conveyance Reconstruc.	\$0		\$0	\$0	\$120,000	\$903,110	\$0	\$1,023,110
15	R Ave Enhancements	\$0		\$0	\$0	\$280,000	\$0	\$0	\$280,000
16	32nd St Wetlands & Culvert Rem.	\$0		\$0	\$0	\$0	\$40,000	\$254,638	\$294,638
17	Q Ave Conveyance Reconstruction	\$0		\$0	\$0	\$0	\$0	\$1,301,025	\$1,301,025
	Totals	\$1,125,000	\$1,050,000	\$1,745,000	\$1,484,250	\$1,528,900	\$2,029,185	\$2,030,663	\$9,867,998
	Project Funding Sources:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
	Taxes	\$0		\$0	\$0	\$0	\$0	\$0	\$0
	REET	\$0		\$0	\$0	\$0	\$0	\$0	\$0
	Utility Tax	\$0		\$0	\$0	\$0	\$0	\$0	\$0
	Impact Fees	\$0		\$0	\$0	\$0	\$0	\$0	\$0
	Grants	\$0		\$0	\$0	\$0	\$0	\$0	\$0
	Rates/User Fees	\$1,125,000	\$1,050,000	\$1,745,000	\$1,484,250	\$1,528,900	\$2,029,185	\$2,030,663	\$9,867,998
	Contributions	\$0		\$0	\$0	\$0	\$0	\$0	\$0
	Fund Balance	\$0		\$0	\$0	\$0	\$0	\$0	\$0
	Totals	\$1,125,000	\$1,050,000	\$1,745,000	\$1,484,250	\$1,528,900	\$2,029,185	\$2,030,663	\$9,867,998



ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type: Storm Drain System

Insert and Resize Picture Here



Project Title: Storm line on Port Heavy Haul Route

Location: Between 11th Street and 9th Street on Q Avenue

Description: At some point the storm pipe was cut and left unattached resulting in the storm water dispersing into the soil instead of entering the pipe and exiting the outfall.

Justification: Causing sink holes on heavy haul route.

In Previous CFP? No

Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Costs by year	\$637,500	\$600,000	\$0	\$0	\$0	\$0	\$0	\$600,000
Totals	\$637,500	\$600,000	\$0	\$0	\$0	\$0	\$0	\$600,000

Funding Sources:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Taxes								\$0
REET								\$0
Utility Tax								\$0
Impact Fees								\$0
Grants								\$0
Rates/User Fees	\$637,500	\$600,000						\$600,000
Contributions								\$0
Fund Balance								\$0
Totals	\$637,500	\$600,000	\$0	\$0	\$0	\$0	\$0	\$600,000

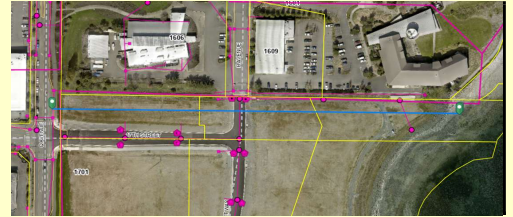


ANACORTES
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City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type: Storm Drain System

Insert and Resize Picture Here



Project Title: 17th St Pipe & Outfall Repair

Location: 17th Street from Q Ave to outfall

Description: Hard pipe the ditch coming off of O AVE in the easement on MJB. Lowering the outfall to make room for the trail.

Justification: Lowering the outfall will facilitate the continuation of the trail along the shoreline, eliminating the need for a bridge. Additionally, if the ditch isn't properly piped, city storm crews won't be able to access it for maintenance once MJB develops the site.

In Previous CFP? Yes

Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP: Design completed in 2025.

Projected Costs:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Costs by year	\$487,500	\$450,000	\$0	\$0	\$0	\$0	\$0	\$450,000
Totals	\$487,500	\$450,000	\$0	\$0	\$0	\$0	\$0	\$450,000

Projected Costs:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Taxes								\$0
REET								\$0
Utility Tax								\$0
Impact Fees								\$0
Grants								\$0
Rates/User Fees	\$487,500	\$450,000						\$450,000
Contributions								\$0
Fund Balance								\$0
Totals	\$487,500	\$450,000	\$0	\$0	\$0	\$0	\$0	\$450,000

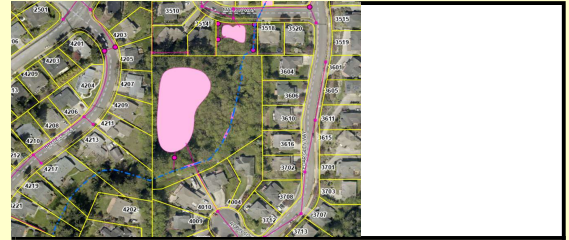


ANACORTES
WASHINGTON

**City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan**

Facility Type:

Insert and Resize Picture Here



Project Title:

Location:

Description:

Justification:

In Previous CFP? Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year		\$300,000	\$0	\$0	\$0	\$0	\$300,000
Totals	\$0	\$300,000	\$0	\$0	\$0	\$0	\$300,000

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees	\$0	\$300,000					\$300,000
Contributions							\$0
Fund Balance							\$0
Totals	\$0	\$300,000	\$0	\$0	\$0	\$0	\$300,000



ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:



Please limit responses to size of box

Project Title:

Location:

Description:

Justification:

In Previous CFP? Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year	\$0	\$285,000	\$295,000	\$305,000	\$315,000	\$325,000	\$1,525,000
Totals	\$0	\$285,000	\$295,000	\$305,000	\$315,000	\$325,000	\$1,525,000

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees	\$0	\$285,000	\$295,000	\$305,000	\$315,000	\$325,000	\$1,525,000
Contributions							\$0
Fund Balance							\$0
Totals	\$0	\$285,000	\$295,000	\$305,000	\$315,000	\$325,000	\$1,525,000



ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:

Insert and Resize Picture Here

Project Title:

Location:

Description:

Justification:

In Previous CFP? Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year	\$0	\$55,000	\$67,750	\$81,000	\$85,000	\$90,000	\$378,750
Totals	\$0	\$55,000	\$67,750	\$81,000	\$85,000	\$90,000	\$378,750

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees	\$0	\$55,000	\$67,750	\$81,000	\$85,000	\$90,000	\$378,750
Contributions							\$0
Fund Balance							\$0
Totals	\$0	\$55,000	\$67,750	\$81,000	\$85,000	\$90,000	\$378,750

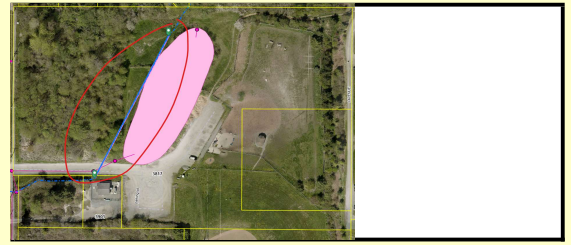


ANACORTES
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City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type: Storm Drain System

Insert and Resize Picture Here



Please limit responses to size of box

Project Title: Ace of Hearts Creek Restoration

Location: Ace of Heart Creek Rotary Park

Description: Daylight Ace of Hearts Creek as it passes through Ace of Hearts Rotary Park and improvement of the adjacent storm pond and wetland area.

Justification: This project was identified in the 2023 Stormwater Management Action Plan (SMAP)

In Previous CFP? Yes Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP: date and cost

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year	\$0	\$280,000	\$721,500	\$0	\$0	\$0	\$1,001,500
Totals	\$0	\$280,000	\$721,500	\$0	\$0	\$0	\$1,001,500

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees		\$280,000	\$721,500				\$1,001,500
Contributions							\$0
Fund Balance							\$0
Totals	\$0	\$280,000	\$721,500	\$0	\$0	\$0	\$1,001,500



ANACORTES
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City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Insert and Resize Picture Here

Facility Type:



Project Title:

Location:

Description:

Justification:

In Previous CFP? Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year	\$0	\$350,000	\$0	\$0	\$0	\$0	\$350,000
Totals	\$0	\$350,000	\$0	\$0	\$0	\$0	\$350,000

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees		\$350,000					\$350,000
Contributions							\$0
Fund Balance							\$0
Totals	\$0	\$350,000	\$0	\$0	\$0	\$0	\$350,000



ANACORTES
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City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:

Insert and Resize Picture Here

Project Title:

Location:

Description:

Justification:

In Previous CFP? Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

cost

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year	\$0	\$475,000	\$0	\$0	\$0	\$0	\$475,000
Totals	\$0	\$475,000	\$0	\$0	\$0	\$0	\$475,000

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees		\$475,000					\$475,000
Contributions							\$0
Fund Balance							\$0
Totals	\$0	\$475,000	\$0	\$0	\$0	\$0	\$475,000



ANACORTES
WASHINGTON

**City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan**

Facility Type:

Insert and Resize Picture Here



Project Title:

Location:

Description:

Justification:

In Previous CFP? Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year	\$0	\$0	\$250,000	\$60,000	\$65,000	\$60,000	\$435,000
Totals	\$0	\$0	\$250,000	\$60,000	\$65,000	\$60,000	\$435,000

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees			\$250,000	\$60,000	\$65,000	\$60,000	\$435,000
Contributions							\$0
Fund Balance							\$0
Totals	\$0	\$0	\$250,000	\$60,000	\$65,000	\$60,000	\$435,000


ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Insert and Resize Picture Here

Facility Type: Storm Drain System

Project Title: 34th St Conveyance Reconstruc.

Location: 34th Street between Q Ave and R Ave

Description: 34th Street Storm Conveyance Reconstruction

Justification: Identified in the Stormwater Master Plan.

In Previous CFP? No Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year	\$0	\$0	\$150,000	\$432,900	\$0	\$0	\$582,900
Totals	\$0	\$0	\$150,000	\$432,900	\$0	\$0	\$582,900

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees			\$150,000	\$432,900			\$582,900
Contributions							\$0
Fund Balance							\$0
Totals	\$0	\$0	\$150,000	\$432,900	\$0	\$0	\$582,900

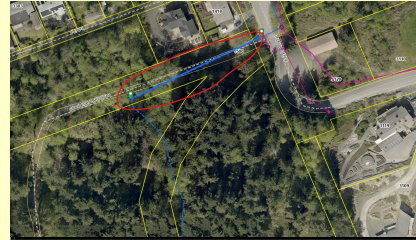


ANACORTES
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City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:

Insert and Resize Picture Here



Project Title:

Location:

Description:

Justification:

In Previous CFP? Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year	\$0	\$0	\$0	\$250,000	\$621,075	\$0	\$871,075
Totals	\$0	\$0	\$0	\$250,000	\$621,075	\$0	\$871,075

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees				\$250,000	\$621,075		\$871,075
Contributions							\$0
Fund Balance							\$0
Totals	\$0	\$0	\$0	\$250,000	\$621,075	\$0	\$871,075

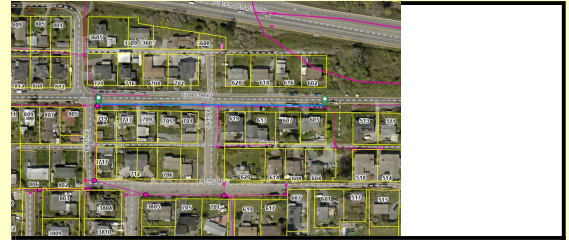


ANACORTES
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**City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan**

Facility Type:

Insert and Resize Picture Here



Project Title:

Location:

Description:

Justification:

In Previous CFP? Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year	\$0	\$0	\$0	\$120,000	\$903,110	\$0	\$1,023,110
Totals	\$0	\$0	\$0	\$120,000	\$903,110	\$0	\$1,023,110

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees				\$120,000	\$903,110		\$1,023,110
Contributions							\$0
Fund Balance							\$0
Totals	\$0	\$0	\$0	\$120,000	\$903,110	\$0	\$1,023,110



ANACORTES
WASHINGTON

**City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan**

Facility Type:

Insert and Resize Picture Here

Project Title:

Location:

Description:

Justification:

In Previous CFP? Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year		\$0	\$0	\$280,000	\$0	\$0	\$280,000
Totals	\$0	\$0	\$0	\$280,000	\$0	\$0	\$280,000

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees				\$280,000			\$280,000
Contributions							\$0
Fund Balance							\$0
Totals	\$0	\$0	\$0	\$280,000	\$0	\$0	\$280,000

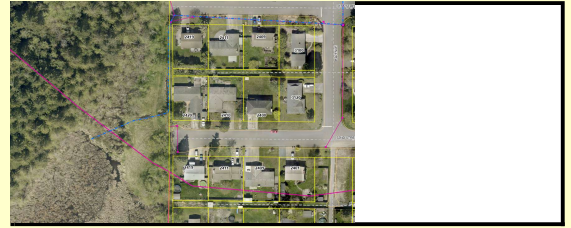


ANACORTES
WASHINGTON

**City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan**

Facility Type:

Insert and Resize Picture Here



Project Title:

Location:

Description:

Justification:

In Previous CFP? Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year	\$0	\$0	\$0	\$0	\$40,000	\$254,638	\$294,638
Totals	\$0	\$0	\$0	\$0	\$40,000	\$254,638	\$294,638

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees					\$40,000	\$254,638	\$294,638
Contributions							\$0
Fund Balance							\$0
Totals	\$0	\$0	\$0	\$0	\$40,000	\$254,638	\$294,638



ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Insert and Resize Picture Here

Facility Type:



Project Title:

Location:

Description:

Justification:

In Previous CFP? Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year	\$0	\$0	\$0	\$0	\$0	\$1,301,025	\$1,301,025
Totals	\$0	\$0	\$0	\$0	\$0	\$1,301,025	\$1,301,025

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees						\$1,301,025	\$1,301,025
Contributions							\$0
Fund Balance							\$0
Totals	\$0	\$0	\$0	\$0	\$0	\$1,301,025	\$1,301,025

Public Works - Ops CFP 2026 - 2031



PAGE

Project Summary Sheet

Project Costs:

2026

2026 Allocated

2027

2028

2029

2030

2031

Total

3

FAC-Emergent repairs

\$275,000

\$275,000

\$275,000

\$275,000

\$275,000

\$275,000

\$275,000

\$1,650,000

4

FAC- Ops Repair Projects

\$500,000

\$600,000

\$100,000

\$100,000

\$100,000

\$100,000

\$100,000

\$1,100,000

5

FAC- Parks Repair Projects

\$200,000

\$20,000

\$275,000

\$75,000

\$75,000

\$75,000

\$75,000

\$595,000

6

FAC- Library Repair Projects

\$55,000

\$0

\$50,000

\$50,000

\$50,000

\$50,000

\$50,000

\$250,000

7

FAC- PD Repair Projects

\$323,000

\$223,000

\$100,000

\$100,000

\$100,000

\$100,000

\$100,000

\$723,000

8

FAC-City Hall Seagull Mitigate

\$35,000

\$30,000

\$0

\$0

\$0

\$0

\$0

\$30,000

9

FAC-City Hall Repair Projects

\$240,000

\$100,000

\$150,000

\$150,000

\$150,000

\$150,000

\$150,000

\$850,000

10

FAC- Electrical Panel Study

\$150,000

\$150,000

\$150,000

\$150,000

\$150,000

\$150,000

\$150,000

\$900,000

11

Ops-Equipment Heated Storage

\$80,000

\$60,000

\$60,000

\$0

\$0

\$0

\$0

\$120,000

12

Ops - Equipment Trailer

\$0

\$30,000

\$0

\$0

\$0

\$0

\$30,000

13

FAC- CH Elevator

\$0

\$350,000

\$0

\$0

\$0

\$0

\$350,000

14

FAC- Facilities Vehicle

\$0

\$50,000

\$0

\$0

\$0

\$0

\$50,000

15

Ops-SW- New Dumpster Truck

\$0

\$200,000

\$0

\$0

\$0

\$0

\$200,000

16

Ops-ASD Facility Repave E Half

\$0

\$0

\$400,000

\$0

\$0

\$0

\$400,000

17

Ops- Ops Facility expansion

\$0

\$0

\$1,500,000

\$0

\$0

\$0

\$1,500,000

18

IT- Additional Vehicle

\$0

\$0

\$60,000

\$0

\$0

\$0

\$60,000

19

FAC- Fleet EV Chargers

\$0

\$0

\$50,000

\$150,000

\$0

\$0

\$200,000

20

FAC- Maritime Museum Roof Rplc

\$0

\$0

\$0

\$100,000

\$0

\$0

\$100,000

21

FAC- FD Elevator

\$0

\$0

\$0

\$0

\$0

\$350,000

\$350,000

Totals

\$1,858,000

\$1,458,000

\$1,790,000

\$2,910,000

\$1,150,000

\$900,000

\$1,250,000

\$9,458,000

Project Funding Sources:

2026

2026 Allocated

2027

2028

2029

2030

2031

Total

Taxes

\$0

\$0

\$0

\$0

\$0

\$0

\$0

REET

\$1,428,000

\$798,000

\$1,480,000

\$1,400,000

\$1,000,000

\$900,000

\$1,250,000

\$6,828,000

Utility Tax

\$0

\$0

\$0

\$0

\$0

\$0

\$0

Impact Fees

\$0

\$0

\$0

\$0

\$0

\$0

\$0

Grants

\$0

\$0

\$0

\$0

\$0

\$0

\$0

Rates/User Fees

\$430,000

\$660,000

\$260,000

\$1,000,000

\$0

\$0

\$0

\$1,920,000

Contributions

\$0

\$0

\$0

\$0

\$0

\$0

\$0

Fund Balance/Reserves

\$0

\$50,000

\$510,000

\$150,000

\$0

\$0

\$710,000

Totals

\$1,858,000

\$1,458,000

\$1,790,000

\$2,910,000

\$1,150,000

\$900,000

\$1,250,000

\$9,458,000



**City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan**

Facility Type:

Insert and Resize Picture Here



Please limit responses to size of box

Project Title:

Location:

Description:

It is important that the City stay on top of repairs as they arise in order to keep our building's safe and working properly in an effort to give our patrons a safe and welcoming visit and to provide a safe and productive place for employees.

This CFP item provides Reet funds for our many on-call service contracts we use each year. Included but not limited to: Janitorial, door hardware repair, hvac maintenance/repair and inspection, electrical repair and more. This also funds facility supplies for these general fund departments.

Justification:

Having an annual budget for supplies and emergent repairs in the CFP enables us to use REET funds to properly maintain our facilities. As facilities age and wear, equipment fails and needs immediate attention some items need to be addressed to maintain the integrity of the City's buildings, extend their useful life, and ensure continued efficiency.

In Previous CFP?

Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Costs by year	\$275,000	\$275,000	\$275,000	\$275,000	\$275,000	\$275,000	\$275,000	\$1,650,000
Totals	\$275,000	\$275,000	\$275,000	\$275,000	\$275,000	\$275,000	\$275,000	\$1,650,000

Funding Sources:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Taxes								\$0
REET	\$275,000	\$275,000	\$275,000	\$275,000	\$275,000	\$275,000	\$275,000	\$1,650,000
Utility Tax								\$0
Impact Fees								\$0
Grants								\$0
Rates/User Fees								\$0
Contributions								\$0
Fund Balance								\$0
Totals	\$275,000	\$275,000	\$275,000	\$275,000	\$275,000	\$275,000	\$275,000	\$1,650,000



**City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan**

Facility Type:



Please limit responses to size of box

Project Title:

Location:

Description:

In 2025, we conducted a city-wide Facility Condition Assessment (FCA) to evaluate the facilities maintenance needs and to inform the CFP of the needed repairs of all City facilities.

The Facility Condition Assessment is used as a guide for us to have a better understanding to where the budget will best be used to effectively repair our buildings and keep them operating. This is the first time the city has ever performed an FAC and as expected with a first inspection there was a lot of deferred maintenance identified.

Every year we will revisit and prioritize projects using the FCA to plan and schedule a manageable workload of projects. This year, as the FCA is not yet finalized, we have used early information to formulate year 1 of the CFP with projects that are prioritized based on the draft plan. Year 2-6 of the CFP have projected estimates of funding requirements. In the next year the 6-year plan will be fully developed by staff.

Examples of projects funded through the CFP include essential maintenance work such as painting, plumbing, HVAC, roofing, electrical, flooring or any other facility repairs. This budget is not used for day-to-day maintenance, upgrades or remodels. It is for needed maintenance and repair to ensure longevity and functionality of the existing facility.

2. Replace metal roofing on Storm/sewer/Water outbuildings \$200,000,
Replace Ops/Water inventory facility security System \$400,000

1.

Justification:

It is in the City's and the public's best interest to stay on top of facility repairs and maintenance. Following the FCA that we performed will give us the best opportunity to achieve that. Buildings and structures have an impact on safety health and wellbeing of both employees and citizens that use them. Deferring maintenance only increase the scope, cost and extent of the repairs needed.

In Previous CFP?

Click on box/click on arrow to select

Projected Costs:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Costs by year	\$500,000	\$600,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$1,100,000
Totals	\$500,000	\$600,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$1,100,000

Funding Sources:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Taxes								\$0
REET	\$150,000		\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000
Utility Tax								\$0
Impact Fees								\$0
Grants								\$0
Rates/User Fees	\$350,000	\$600,000						\$600,000
Contributions								\$0
Fund Balance								\$0
Totals	\$500,000	\$600,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$1,100,000



ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:

Insert and Resize Picture Here



Please limit responses to size of box

Project Title:

Location:

Description:

In 2025, we conducted a city-wide Facility Condition Assessment (FCA) to evaluate the facilities maintenance needs and to inform the CFP of the needed repairs of all City facilities.

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*#1. Depot fascia replacment \$20k #2. Replace Roof \$200,000

Justification:

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In Previous CFP?

Click on box/click on arrow to select

Projected Costs:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Costs by year	\$200,000	\$20,000	\$275,000	\$75,000	\$75,000	\$75,000	\$75,000	\$595,000
Totals	\$200,000	\$20,000	\$275,000	\$75,000	\$75,000	\$75,000	\$75,000	\$595,000

Funding Sources:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Taxes								\$0
REET	\$200,000	\$20,000	\$275,000	\$75,000	\$75,000	\$75,000	\$75,000	\$595,000
Utility Tax								\$0
Impact Fees								\$0
Grants								\$0
Rates/User Fees								\$0
Contributions								\$0
Fund Balance								\$0
Totals	\$200,000	\$20,000	\$275,000	\$75,000	\$75,000	\$75,000	\$75,000	\$595,000



ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:

Insert and Resize Picture Here



Please limit responses to size of box

Project Title:

Location:

Description: In 2025, we conducted a city-wide Facility Condition Assessment (FCA) to evaluate the facilities maintenance needs and to inform the CFP of the needed repairs of all City facilities. The Facility Condition Assessment is used as a guide for us to have a better understanding to where the budget will best be used to effectively repair our buildings and keep them operating. This is the first time the city has ever performed an FAC and as expected with a first inspection there was a lot of deferred maintenance identified. Every year we will revisit and prioritize projects using the FCA to plan and schedule a manageable workload of projects. This year, as the FCA is not yet finalized, we have used early information to formulate year 1 of the CFP with projects that are prioritized based on the draft plan. Year 2-6 of the CFP have projected estimates of funding requirements. In the next year the 6-year plan will be fully developed by staff. Examples of projects funded through the CFP include essential maintenance work such as painting, plumbing, HVAC, roofing, electrical, flooring or any other facility repairs. This budget is not used for day-to-day maintenance, upgrades or remodels. It is for needed maintenance and repair to ensure longevity and functionality of the existing facility.

Low voltage lighting system replacement \$55k

Outdated system parts no longer available

Justification: It is in the City's and the public's best interest to stay on top of facility repairs and maintenance. Following the FCA that we performed will give us the best opportunity to achieve that. Buildings and structures have an impact on safety health and wellbeing of both employees and citizens that use them. Deferring maintenance only increase the scope, cost and extent of the repairs needed.

In Previous CFP?

Click on box/click on arrow to select

Projected Costs:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Costs by year	\$55,000	\$0	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000
Totals	\$55,000	\$0	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000

Funding Sources:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Taxes								\$0
REET	\$55,000	\$0	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000
Utility Tax								\$0
Impact Fees								\$0
Grants								\$0
Rates/User Fees								\$0
Contributions								\$0
Fund Balance								\$0
Totals	\$55,000	\$0	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000



**City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan**

Facility Type:

Insert and Resize Picture Here



Please limit responses to size of box

Project Title:

Location:

In 2025, we conducted a city-wide Facility Condition Assessment (FCA) to evaluate the facilities maintenance needs and to inform the CFP of the needed repairs of all City facilities.

The Facility Condition Assessment is used as a guide for us to have a better understanding to where the budget will best be used to effectively repair our buildings and keep them operating. This is the first time the city has ever performed an FAC and as expected with a first inspection there was a lot of deferred maintenance identified.

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Description: Examples of projects funded through the CFP include essential maintenance work such as painting, plumbing, HVAC, roofing, electrical, flooring or any other facility repairs. This budget is not used for day-to-day maintenance, upgrades or remodels. It is for needed maintenance and repair to ensure longevity and functionality of the existing facility.

1. Boiler replacement 2 units \$180k
5. Exterior paint \$100k
2. Replacement of fan and VAV terminal units \$12k
3. Supply air VFD motor \$13k
4. Return air VFD motor \$18k

Justification: It is in the City's and the public's best interest to stay on top of facility repairs and maintenance. Following the FCA that we performed will give us the best opportunity to achieve that. Buildings and structures have an impact on safety health and wellbeing of both employees and citizens that use them. Deferring maintenance only increase the scope, cost and extent of the repairs needed.

In Previous CFP?

Click on box/click on arrow to select

Projected Costs:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Costs by year	\$323,000	\$223,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$723,000
Totals	\$323,000	\$223,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$723,000

Funding Sources:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Taxes								\$0
REET	\$323,000	\$223,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$723,000
Utility Tax								\$0
Totals	\$323,000	\$223,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$723,000



ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type: City Hall

1

Insert and Resize Picture Here



Please limit responses to size of box

Project Title: FAC-City Hall Seagull Mitigate

Location: 904 6th Street

Description: Seagull mitigation for city hall and surrounding buildings. The mess from the seagulls has had a negative affect on the property including vehicles and structures.

Justification: This is a several year process to keep birds from coming back. in 2025 has proven a reduction to the nesting population of seagulls on the building.

In Previous CFP? ☒ Yes ☐ Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP: Continued from 2025

Projected Costs:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Costs by year	\$35,000	\$30,000						\$30,000
Totals	\$35,000	\$30,000	\$0	\$0	\$0	\$0	\$0	\$30,000

Funding Sources:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Taxes								\$0
REET	\$35,000	\$30,000	\$0					\$30,000
Utility Tax								\$0
Impact Fees								\$0
Grants								\$0
Rates/User Fees								\$0
Contributions								\$0
Fund Balance								\$0
Totals	\$35,000	\$30,000	\$0	\$0	\$0	\$0	\$0	\$30,000

ANACORTES
WASHINGTON

**City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan**

Facility Type:

Insert and Resize Picture Here

*Please limit responses to size of box*Project Title: Location:

Description:

In 2025, we conducted a city-wide Facility Condition Assessment (FCA) to evaluate the facilities maintenance needs and to inform the CFP of the needed repairs of all City facilities.

The Facility Condition Assessment is used as a guide for us to have a better understanding to where the budget will best be used to effectively repair our buildings and keep them operating. This is the first time the city has ever performed an FAC and as expected with a first inspection there was a lot of deferred maintenance identified.

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Examples of projects funded through the CFP include essential maintenance work such as painting, plumbing, HVAC, roofing, electrical, flooring or any other facility repairs. This budget is not used for day-to-day maintenance, upgrades or remodels. It is for needed maintenance and repair to ensure longevity and functionality of the existing facility.

1. Replacement of secondary boiler \$160k**3. Carpet replacement 3rd floor work area \$35k****2. Building ventilation unit replacement \$25k****exterior crack on City Hall west wall \$20k****4. Assess and repair**

Justification:

It is in the City's and the public's best interest to stay on top of facility repairs and maintenance. Following the FCA that we performed will give us the best opportunity to achieve that. Buildings and structures have an impact on safety health and wellbeing of both employees and citizens that use them. Deferring maintenance only increase the scope, cost and extent of the repairs needed.

In Previous CFP?

Click on box/click on arrow to select

Projected Costs:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Costs by year	\$240,000	\$100,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$850,000
Totals	\$240,000	2026 Allocated	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$850,000

Funding Sources:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Taxes								\$0
REET	\$240,000	\$100,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$850,000
Utility Tax								\$0
Totals	\$240,000	\$100,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$850,000



ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:



Please limit responses to size of box

Project Title:

Location:

Description: In 2025, we conducted a city-wide Facility Condition Assessment (FCA) to evaluate the facilities maintenance needs and to inform the CFP of the needed repairs of all City facilities.

The Facility Condition Assessment identified many aged breaker panels through the City. This project will help us meet the new NFPA 70B thermal inspection code as well better define which if any panels need to be replaced or upgraded.

Conduct thermal imaging on all electrical panels
**Update panels and/or breakers through out city buildings \$150k **

Justification: It is in the City's and the public's best interest to stay on top of facility repairs and maintenance. Following the FCA that we performed will give us the best opportunity to achieve that. Buildings and structures have an impact on safety health and wellbeing of both employees and citizens that use them. Deferring maintenance only increase the scope, cost and extent of the repairs needed. The National Fire Code (NFPA 70B) updated their requirements for annual inspections of all electrical equipment. These inspection include infrared thermography and visual inspections of electrical panels. This will determine the safety of the equipment.

In Previous CFP?

Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Costs by year	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$900,000
Totals	\$150,000		\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$900,000

Funding Sources:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Taxes								\$0
REET	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$900,000
Utility Tax								\$0
Impact Fees								\$0
Grants								\$0
Rates/User Fees								\$0
Contributions								\$0
Fund Balance								\$0
Totals	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$900,000



City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:



Please limit responses to size of box

Project Title:

Location:

Description:

Justification:

In Previous CFP? Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year	\$80,000	\$60,000					\$140,000
Totals	\$80,000	\$60,000	\$0	\$0	\$0	\$0	\$140,000

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees	\$80,000	\$60,000					\$140,000
Contributions							\$0
Fund Balance							\$0
Totals	\$80,000	\$60,000	\$0	\$0	\$0	\$0	\$140,000


ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

 Facility Type:

Insert and Resize Picture Here


Please limit responses to size of box

 Project Title:

 Location:

Description:

We need to purchase new larger trailer that can transport the roller, thermo applicator, and other large equipment. This will save on other equipment costs and will also be usable for other equipment in the city.

Justification:

We need to be able to safely and legally transport our equipment. this trailer would primarily transport the paver and roller but could be used for excavators as well as other equipment.

In Previous CFP?

Click on box/click on arrow to select

 If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year		\$30,000					\$30,000
Totals	\$0	\$30,000	\$0	\$0	\$0	\$0	\$30,000

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET		\$30,000					\$30,000
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees							\$0
Contributions							\$0
Fund Balance							\$0
Totals	\$0	\$30,000	\$0	\$0	\$0	\$0	\$30,000


ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:

Project Title:

Location:

Description:

The City Hall elevator is long overdue for upgrade. The hydraulic portion has been upgraded but the control panel, the elevator and various components have not.

Justification:

This is a public building and needs to have ADA accessibility. To ensure that we have a reliable elevator, we need to look at updating other components of the elevator.

In Previous CFP?

Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year		\$350,000					\$350,000
Totals	\$0	\$350,000	\$0	\$0	\$0	\$0	\$350,000

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET		\$350,000					\$350,000
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees							\$0
Debt							\$0
Fund Balance							\$0
Totals	\$0	\$350,000	\$0	\$0	\$0	\$0	\$350,000

ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type: *Please limit responses to size of box*Project Title: Location:

Description:

The Facilities dept currently has 4 employees and 4 trucks. 1 of those trucks are was previously retained from another departments surplus in an effort to fill a need to have something for our employees to drive when the department grew. Because of that the vehicle is not in the replacement program and not eligible for replacement funding. The retained unit were replaced in 2017 and is 23 years old. It has served it's temporary purpose but it is time to Purchase a new vehicle that will be in the replacement program. In an effort to provide employees vehicles to effectively do their job as well as travel and attend trainings we need to maintain a quality fleet of vehicles and insure that they are available. All 4 units are used on a daily basis.

Justification:

It is recommended that we plan to purchase a new facility vehicle to insure we have reliable vehicles available to staff. The new vehicles will be put into the replacement program to accrue future replacement value. As with all new vehicles purchased we will aim to right size the vehicle to the tasks to be performed as well as seek electric vehicles when appropriate and available. This will not increase the fleet size because we will surplus one vehicle for each purchased.

In Previous CFP?

Click on box/click on arrow to select

If yes, nature of

Change from

Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year	\$0	\$50,000	\$0	\$0	\$0	\$0	\$50,000
Totals	\$0	\$50,000	\$0	\$0	\$0	\$0	\$50,000

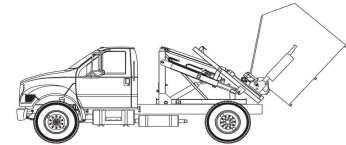
Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees							\$0
Contributions							\$0
Fund Balance		\$50,000		\$0			\$50,000
Totals	\$0	\$50,000	\$0	\$0	\$0	\$0	\$50,000


ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:

Insert and Resize Picture Here



Please limit responses to size of box

Project Title:

Location:

Description:

Solid Waste has 1 dumpster/container/tote hauling truck. The current truck was built by repurposing an old ambulance after it was life-cycled out of service therefore it has no replacement funds associated. This repurposed unit has worked great but we need to plan to purchase a new truck so that we can ensure reliability as we have no back up for this part of the operation.

Justification:

We need to plan to purchase a new container hauling truck so that we can continue to provide outstanding customer service to our customers without interruption. This vehicle is used daily for Dumpster and tote delivery. This new vehicle will be put into the replacement program to accrue future replacement value. As with all new vehicles purchased we will aim to right size the vehicle to the tasks to be performed as well as seek electric vehicles when appropriate and available.

In Previous CFP?

Click on box/click on arrow to select

If yes, nature of

Change from

Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year		\$200,000					\$200,000
Totals	\$0	\$200,000	\$0	\$0	\$0	\$0	\$200,000

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees		\$200,000					\$200,000
Contributions							\$0
Fund Balance							\$0
Totals	\$0	\$200,000	\$0	\$0	\$0	\$0	\$200,000


ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:


Please limit responses to size of box

Project Title:

Location:

Description: This pavement is poor. There has been trips and falls by ASD employees who often walk it in the early morning and at night in the dark. The West half was done about 10 years ago. Public works did pave the main thruways in 2022 helping to push this project out before the rest of the area needs repaving. We will want to consider future use of this space as well as the need for City Heavy Duty EV charging infrastructure install before this project is completed.

Justification: The East half of ASD/Ops Facility needs repaving in the future. the immediate need has been remedied. this should play in to the strategic plan of the Ops facility reconfiguration.

In Previous CFP? Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year			\$400,000				\$400,000
Totals	\$0	\$0	\$400,000	\$0	\$0	\$0	\$400,000

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees							\$0
Contributions							\$0
Fund Balance			\$400,000				\$400,000
Totals	\$0	\$0	\$400,000	\$0	\$0	\$0	\$400,000

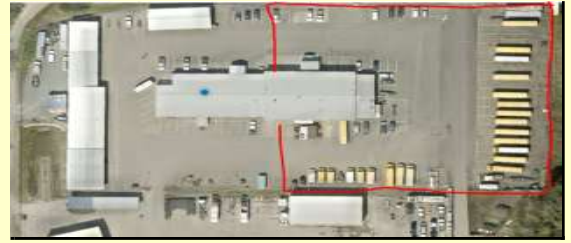
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ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:

Insert and Resize Picture Here

*Please limit responses to size of box*Project Title: Location:

Description:

We are anticipating expanding our operations into the currently leased space at operations. The space will need significant remodeling due to differed maintenance by the current occupier. The outside of the facility space will need to be built out to house our equipment and supplies that are currently overflowing from the rest of our structures. This plan will be evolving as it gets closer.

Justification:

The Operations facility is home to 50+ employees and then seasonally 10 seasonal employees are added. the facility is tight one department has no office or building storage and has to work out of shipping containers. The Operations houses: The Cities busiest incoming customer call center as well as Fleet, Facilities, Street maintenance, Sewer maintenance, Storm maintenance, Solid waste, Water distribution, Parks maintenance, and Access fiber.

In Previous CFP?

Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year			\$1,500,000				\$1,500,000
Totals	\$0	\$0	\$1,500,000	\$0	\$0	\$0	\$1,500,000

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET			\$500,000				\$500,000
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees			\$1,000,000				\$1,000,000
Contributions							\$0
Fund Balance							\$0
Totals	\$0	\$0	\$1,500,000	\$0	\$0	\$0	\$1,500,000


ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

 Facility Type:

Insert and Resize Picture Here


Please limit responses to size of box

 Project Title:

 Location:

Description:

The IT department has 7 employees and currently has 3 vehicles. 2 of their vehicles are in the replacement program but due to departmental growth in the past 1 vehicle was retained from surplus in order to provide staff a vehicle to drive. The retained vehicle has no replacement funds set side for it. In order to provide the IT department a reliable vehicle to drive and enough vehicles for them to dispatch around the City to take care of emergent IT needs we need to procure a new vehicle that will be put into the ER replacement fund for future replacement

Justification:

In effort to provide the IT department enough reliable vehicles to effectively serve the City it is important to purchase new vehicle that can be put into the replacement system. This will not increase the fleet size as we will surplus the previously retained vehicle.

In Previous CFP?

Click on box/click on arrow to select

If yes, nature of

Change from

Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year			\$60,000				\$60,000
Totals	\$0	\$0	\$60,000	\$0	\$0	\$0	\$60,000

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees							\$0
Contributions							\$0
Fund Balance			\$60,000				\$60,000
Totals	\$0	\$0	\$60,000	\$0	\$0	\$0	\$60,000


ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:

Project Title:

Location:

Description:

The state of WA has signed the Clean Cars bill into law banning the sales of new Internal combustion engines in 2030. We are essentially 5 model years away from only being able to buy EV's for any non emergency automotive vehicle. We need to consider starting to plan charging station infrastructure for City Owned vehicles at various facilities where we park our City Fleet. This will be an extensive investment in City infrastructure. Especially at some facilities that don't have the space or electrical load capacity.

Justification:

This may be one of the best examples of needing to determine which comes first, the demand or the infrastructure. We can't convert to electrified vehicles before we have a place to charge them. The infrastructure takes a lot of time, work and money to get installed. Timing of when and how to do this needs to be considered. The City currently has 5 non-public chargers and 5 EV's/ Plug in hybrids. City Hall has 6 public chargers that can be changed to Internal use as required for our fleet. We will need to determine the overnight parking location and quantity of fleet vehicle at each City owned facility.

In Previous CFP?

Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year	\$0	\$0	\$50,000	\$150,000			\$200,000
Totals	\$0	\$0	\$50,000	\$150,000	\$0	\$0	\$200,000

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees							\$0
Debt							\$0
Fund Balance	\$0	\$0	\$50,000	\$150,000			\$200,000
Totals	\$0	\$0	\$50,000	\$150,000	\$0	\$0	\$200,000



ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:



Project Title:

Location:

Description:

Justification:

In Previous CFP? Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year				\$100,000			\$100,000
Totals	\$0	\$0	\$0	\$100,000	\$0	\$0	\$100,000

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET				\$100,000			\$100,000
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees							\$0
Debt							\$0
Fund Balance							\$0
Totals	\$0	\$0	\$0	\$100,000	\$0	\$0	\$100,000



ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:



Project Title:

Location:

Description: The elevator in the Fire station is inoperable and has been taken out of service by L&I, it needs a complete replacement/modernization. The existing elevator type is one of only 2 in the state of WA and they are both in Anacortes. The manufacturer is no longer in business and parts are no longer available.

Justification: Facilities needs direction on if we are going to modernize the current elevator.

In Previous CFP? Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year		\$0				\$350,000	\$350,000
Totals	\$0	\$0	\$0	\$0	\$0	\$350,000	\$350,000

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET		\$0				\$350,000	\$350,000
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees							\$0
Debt							\$0
Fund Balance							\$0
Totals	\$0	\$0	\$0	\$0	\$0	\$350,000	\$350,000

Public Works - Wastewater CFP 2026 - 2031



PAGE	Project Summary Sheet										
	Project Costs:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total		
3	New CSO Pump Station	\$4,500,000	\$4,500,000	\$0	\$0	\$0	\$0	\$0	\$4,500,000		
4	Admin bldg expansion	\$800,000	\$600,000	\$0	\$0	\$0	\$0	\$0	\$600,000		
5	Recoat clarifiers steelworks	\$400,000	\$0	\$400,000	\$0	\$0	\$0	\$0	\$400,000		
6	Rebuild belt filter press	\$330,000	\$0	\$330,000	\$0	\$0	\$0	\$0	\$330,000		
7	Combined influent monitoring	\$50,000	\$0	\$50,000	\$0	\$0	\$0	\$0	\$50,000		
8	Repl. Dewatering pump	\$150,000	\$0	\$150,000	\$0	\$0	\$0	\$0	\$150,000		
9	Emergent Asset Repair and Repl.	\$206,000	\$0	\$212,000	\$437,000	\$450,000	\$463,000	\$477,000	\$2,039,000		
10	Pump Stations Emergent Upgrades	\$206,000	\$0	\$212,000	\$437,000	\$450,000	\$463,000	\$477,000	\$2,039,000		
11	U Avenue Park Development	\$1,000,000	\$950,000	\$0	\$0	\$0	\$0	\$0	\$950,000		
12	Nutrient Optimization Modeling	\$0		\$150,000	\$150,000	\$0	\$0	\$0	\$300,000		
13	Inflow and Infiltration Proj.	\$0		\$1,591,000	\$1,639,000	\$1,688,000	\$1,738,000	\$1,791,000	\$8,447,000		
14	FAC- WWTP Repair Projects	\$0		\$600,000	\$300,000	\$300,000	\$300,000	\$300,000	\$1,800,000		
15	Biosolids - North pad cover	\$0		\$750,000	\$0	\$0	\$0	\$0	\$750,000		
16	Repl. Basin recirculation pumps	\$0		\$750,000	\$0	\$0	\$0	\$0	\$750,000		
17	PS#7 Conversion	\$0		\$25,000	\$200,000	\$0	\$0	\$0	\$225,000		
18	Incinerator stand alone HMI	\$0		\$0	\$250,000	\$0	\$0	\$0	\$250,000		
19	Nutrient Optimization Upgrades	\$0		\$0	\$500,000	\$500,000	\$500,000	\$500,000	\$2,000,000		
20	Basin rehabilitaion	\$0		\$0	\$300,000	\$400,000	\$0	\$0	\$700,000		
21	Repl RAS pumps & Separate Mani.	\$0		\$0	\$100,000	\$500,000	\$0	\$0	\$600,000		
22	PHX upper plenum replacement	\$0		\$0	\$250,000	\$0	\$0	\$0	\$250,000		
23	PHX tubesheet replacement	\$0		\$0	\$250,000	\$0	\$0	\$0	\$250,000		
24	PHX outlet replacement	\$0		\$0	\$250,000	\$0	\$0	\$0	\$250,000		
25	Shell and Refractory Rebuild	\$0		\$0	\$0	\$1,000,000	\$1,000,000	\$0	\$2,000,000		
26	Preheat burner replacement	\$0		\$0	\$0	\$500,000	\$0	\$0	\$500,000		
27	Repl Bar Screens & Grit Handl.	\$0		\$0	\$0	\$0	\$0	\$100,000	\$100,000		
Totals		\$7,642,000	\$6,050,000	\$5,220,000	\$5,063,000	\$5,788,000	\$4,464,000	\$3,645,000	\$30,230,000		
Project Funding Sources:				2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Taxes				\$0		\$0	\$0	\$0	\$0	\$0	\$0
REET				\$0		\$0	\$0	\$0	\$0	\$0	\$0
Utility Tax				\$0		\$0	\$0	\$0	\$0	\$0	\$0
Impact Fees				\$0		\$0	\$0	\$0	\$0	\$0	\$0
Grants				\$950,000	\$950,000	\$0	\$0	\$0	\$0	\$0	\$950,000
Rates/User Fees				\$6,692,000	\$600,000	\$5,220,000	\$5,063,000	\$5,788,000	\$4,464,000	\$3,645,000	\$24,780,000
Contributions				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fund Balance/Reserves				\$0	\$4,500,000	\$0	\$0	\$0	\$0	\$0	\$4,500,000
Totals		\$7,642,000	\$6,050,000	\$5,220,000	\$5,063,000	\$5,788,000	\$4,464,000	\$3,645,000	\$30,230,000		



ANACORTES
WASHINGTON

**City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan**

Facility Type:

Insert and Resize Picture Here



Please limit responses to size of box

Project Title:

Location:

Description:

This was formerly part of the 2023 CFP proposal for "New Wastewater Treatment Plant Outfall". This has been separated out as an individual project and is not subject to FEMA reimbursement. This pump station will replace the existing Q Avenue CSO and will function to prevent future SSOs in the downtown corridor by more effectively moving liquid out of the collection system. This project will forestall the eventual need to upsize the south trunk of the collection system. Design is currently 99%, but construction cannot commence until the Outfall Replacement Project is complete.

Justification:

Improves existing service

In Previous CFP?

Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

date pushed out

Projected Costs:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Costs by year	\$4,500,000	\$4,500,000						\$4,500,000
Totals	\$4,500,000	\$4,500,000	\$0	\$0	\$0	\$0	\$0	\$4,500,000

Funding Sources:	2026		2027	2028	2029	2030	2031	Total
Taxes								\$0
REET								\$0
Utility Tax								\$0
Impact Fees								\$0
Grants								\$0
Rates/User Fees	\$4,500,000							\$0
Contributions								\$0
Fund Balance		\$4,500,000						\$4,500,000
Totals	\$4,500,000	\$4,500,000	\$0	\$0	\$0	\$0	\$0	\$4,500,000



ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:

Insert and Resize Picture Here



Please limit responses to size of box

Project Title:

Location:

Description:

This building was designed for the operational load of 35 years ago. The WWTP now needs additional laboratory and administrative space. Without remodeling the entire building or compromising valuable plant footprint space, the most cost-effective solution is the addition of 1056 square feet of space on the NE corner of the building, 300 square feet on the SW corner, and the remodeling of the roofline to accommodate. This expansion will provide a needed meeting space, two necessary offices for Supervisors, a dedicated SCADA control room, and one additional office for future staffing needs. The additional Supervisor office space will in turn free up 25% more laboratory space which will be needed now and in the coming years for additional analytical bandwidth. Engineering is complete and ready for bid. This project is expected to be under contract prior to EOY 2025.

Justification:

out of space

In Previous CFP?

Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

This project was previously approved for BY 2025 but was held back by Conditional Use Permit delays associated with the outfall construction. It will begin in 2025 and conclude in 2026.

Projected Costs:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Costs by year	\$800,000	\$600,000						\$600,000
Totals	\$800,000		\$0	\$0	\$0	\$0	\$0	\$600,000

Funding Sources:	2026		2027	2028	2029	2030	2031	Total
Taxes								\$0
REET								\$0
Utility Tax								\$0
Impact Fees								\$0
Grants								\$0
Rates/User Fees	\$800,000	\$600,000						\$600,000
Contributions								\$0
Fund Balance								\$0
Totals	\$800,000	\$600,000	\$0	\$0	\$0	\$0	\$0	\$600,000



ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:



Please limit responses to size of box

Project Title:

Location:

Description:

Justification:

In Previous CFP?

Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Costs by year	\$1,000,000	\$950,000						\$950,000
Totals	\$1,000,000	\$950,000	\$0	\$0	\$0	\$0	\$0	\$950,000

Funding Sources:	2026		2027	2028	2029	2030	2031	Total
Taxes								\$0
REET								\$0
Utility Tax								\$0
Impact Fees								\$0
Grants	\$950,000	\$950,000						\$950,000
Rates/User Fees	\$50,000	\$0						\$0
Contributions								\$0
Fund Balance								\$0
Totals	\$1,000,000	\$950,000	\$0	\$0	\$0	\$0	\$0	\$950,000



ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:

Insert and Resize Picture Here



Please limit responses to size of box

Project Title:

Location:

Description:

The steel superstructures of both secondary clarifiers have not been refurbished since new. Annual inspections show the bituminous coating is failing in places and pack rust and other corrosion is becoming significant. With the goal of realizing another 20 years of service from this equipment, now is the time to preserve these metal structures and prevent further corrosion. Sandblasting and recoating with either high solids poly or bituminous base.

Justification:

Aging equipment.

In Previous CFP?

Click on box/click on arrow to select

If yes, nature of

Change from

Previous CFP:

date pushed out

Projected Costs:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Costs by year	\$400,000	\$0	\$400,000					\$400,000
Totals	\$400,000	\$0	\$400,000	\$0	\$0	\$0	\$0	\$400,000

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees	\$400,000	\$0	\$400,000				\$400,000
Contributions							\$0
Fund Balance							\$0
Totals	\$400,000	\$0	\$400,000	\$0	\$0	\$0	\$400,000



City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:

Insert and Resize Picture Here



Please limit responses to size of box

Project Title:

Location:

Description:

Justification:

In Previous CFP?

Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Costs by year	\$330,000	\$0	\$330,000					\$330,000
Totals	\$330,000	\$0	\$330,000	\$0	\$0	\$0	\$0	\$330,000

Funding Sources:	2026		2027	2028	2029	2030	2031	Total
Taxes								\$0
REET								\$0
Utility Tax								\$0
Impact Fees								\$0
Grants								\$0
Rates/User Fees	\$330,000	\$0	\$330,000					\$330,000
Contributions								\$0
Fund Balance								\$0
Totals	\$330,000	\$0	\$330,000	\$0	\$0	\$0	\$0	\$330,000

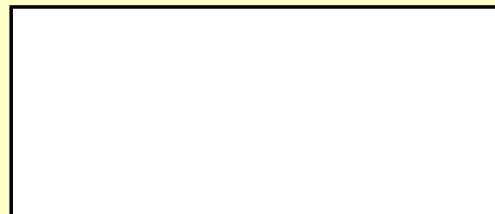


ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Insert and Resize Picture Here

Facility Type:



Please limit responses to size of box

Project Title:

Location:

Description: The WWTP influent sampling station is located upstream of septage receiving. The true impact of septage receiving on the WWTP has necessarily been estimated to date. It is critical in any redesign or upgrade to this facility that the loadings upon the process be accurately characterized. The project proposes to add a composite sampling station which will include all plant influent.

Justification:

In Previous CFP?

Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Costs by year	\$50,000	\$0	\$50,000					\$50,000
Totals	\$50,000		\$50,000	\$0	\$0	\$0	\$0	\$50,000

Funding Sources:	2026		2027	2028	2029	2030	2031	Total
Taxes								\$0
REET								\$0
Utility Tax								\$0
Impact Fees								\$0
Grants								\$0
Rates/User Fees	\$50,000	\$0	\$50,000					\$50,000
Contributions								\$0
Fund Balance								\$0
Totals	\$50,000	\$0	\$50,000	\$0	\$0	\$0	\$0	\$50,000



ANACORTES
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City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Insert and Resize Picture Here

Facility Type: Wastewater Plant



Project Title: Repl. Dewatering pump

Location: WWTP

Description: The Plant dewatering pump is nearing the end of it's service life. Replacement is necessary.

Justification: The Plant dewatering pump is nearing the end of it's service life. Replacement is necessary.

In Previous CFP? Yes

Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

no change

Projected Costs:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Costs by year	\$150,000	\$0	\$150,000					\$150,000
Totals	\$150,000	\$0	\$150,000	\$0	\$0	\$0	\$0	\$150,000

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees	\$150,000	\$0	\$150,000				\$150,000
Debt							\$0
Fund Balance							\$0
Totals	\$150,000	\$0	\$150,000	\$0	\$0	\$0	\$150,000



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City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:

Insert and Resize Picture Here



Please limit responses to size of box

Project Title:

Location:

Description:

As a facility in the later half of its designed lifespan, the WWTP requires a dedicated source of funding for emergent repair issues. Most of the equipment and infrastructure within this facility is 30+ years old. Projects are planned so as to replace equipment prior to failure, but there is always the unexpected. We do not know specifically what equipment will fail this year or next, but we do know it will happen. Any large piece of process equipment, component of the incinerator or the scrubber or the electrical system has a proven ability to exceed the proposal values herein. The intent of this funding is to be able to address or begin to address emergent repair issues large and small with an immediacy that will prevent any further costs that may result from inaction. Annual value adjusted for 3% CPI annual avg.

Justification:

needed repairs to maintain existing plant performance

In Previous CFP?

Click on box/click on arrow to select

If yes, nature of

Change from

Previous CFP:

ongoing

Projected Costs:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Costs by year	\$206,000	\$0	\$212,000	\$437,000	\$450,000	\$463,000	\$477,000	\$2,039,000
Totals	\$206,000	\$0	\$212,000	\$437,000	\$450,000	\$463,000	\$477,000	\$2,039,000

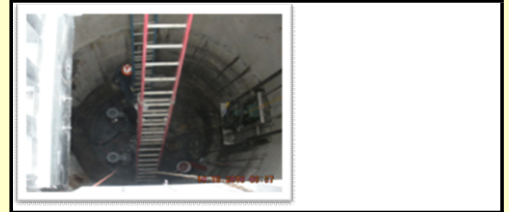
Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees	\$206,000	\$0	\$212,000	\$437,000	\$450,000	\$477,000	\$2,039,000
Contributions							\$0
Fund Balance							\$0
Totals	\$206,000	\$0	\$212,000	\$437,000	\$450,000	\$477,000	\$2,039,000

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**City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan**

Facility Type:

Insert and Resize Picture Here

*Please limit responses to size of box*Project Title: Location:

Description:

The City owns and operates 23 (soon to be 24) sanitary sewer pump stations. It is anticipated that any particular pump station will need work, such as pump, piping, or controls upgrades, on an approximate 20-year rotation. This proposal is intended to cover planned annual projects for such work, reprioritized on an ongoing basis, as well as emergent repair needs. The annual dollar values for these projects are intended to cover component replacement and upgrade rather than entire lift station replacements. Annual value adjusted for 3% CPI avg.

Justification:

Maintains/improves existing service

In Previous CFP?

Click on box/click on arrow to select

If yes, nature of

Change from

Previous CFP:

Projected Costs:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Costs by year	\$206,000	\$0	\$212,000	\$437,000	\$450,000	\$463,000	\$477,000	\$2,039,000
Totals	\$206,000	\$0	\$212,000	\$437,000	\$450,000	\$463,000	\$477,000	\$2,039,000

Funding Sources:	2026		2027	2028	2029	2030	2031	Total
Taxes								\$0
REET								\$0
Utility Tax								\$0
Impact Fees								\$0
Grants								\$0
Rates/User Fees	\$206,000	\$0	\$212,000	\$437,000	\$450,000	\$463,000	\$477,000	\$2,039,000
Contributions								\$0
Fund Balance								\$0
Totals	\$206,000	\$0	\$212,000	\$437,000	\$450,000	\$463,000	\$477,000	\$2,039,000


ANACORTES
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City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:

Insert and Resize Picture Here


Project Title:

Location:

Description:

The first stages of optimization are largely complete and >50% TIN removal has been achieved. The Nutrient General Permit will be reissued in 2026 and treatment targets will be formalized for the next permit cycle. The "low hanging fruit" improvements have already been made, and further improvements in performance will require the purchase and development of a nutrient model (BioWin or other) and the engagement of engineered planning. This project is intended for the execution of those professional services in planning and design. Physical upgrades identified by this project are budgeted separately as "Nutrient Optimization Upgrades"

Justification:

Compliance with nutrient optimization mandate.

In Previous CFP?

Click on box/click on arrow to select

If yes, nature of

Change from

Previous CFP:

This extends our ongoing efforts in nutrient optimization under the direction of the Department of Ecology.

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year		\$150,000	\$150,000				\$300,000
Totals	\$0	\$150,000	\$150,000	\$0	\$0	\$0	\$300,000

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees		\$150,000	\$150,000				\$300,000
Debt							\$0
Fund Balance							\$0
Totals	\$0	\$150,000	\$150,000	\$0	\$0	\$0	\$300,000


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City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

 Facility Type:

Insert and Resize Picture Here


 Project Title:

 Location:

Description:

Annual I&I reduction spending is a necessary component of any system with permitted combined sewer overflows (CSOs). These are annual projects to repair or replace deteriorating components of the sewer collection system, to reduce inflow and infiltration of surface and ground water into the sanitary sewer, and to eliminate sewer overflows. These annual projects are identified and managed by the Engineering Division. Funds may also be used for bond payment for larger projects. Budgeted amount is adjusted for 3% annual CPI avg.

 Justification:

In Previous CFP?

Click on box/click on arrow to select

If yes, nature of

Change from

Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year	\$0	\$1,591,000	\$1,639,000	\$1,688,000	\$1,738,000	\$1,791,000	\$8,447,000
Totals	\$0	\$1,591,000	\$1,639,000	\$1,688,000	\$1,738,000	\$1,791,000	\$8,447,000

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees	\$0	\$1,591,000	\$1,639,000	\$1,688,000	\$1,738,000	\$1,791,000	\$8,447,000
Debt							\$0
Fund Balance							\$0
Totals	\$0	\$1,591,000	\$1,639,000	\$1,688,000	\$1,738,000	\$1,791,000	\$8,447,000



City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:

Insert and Resize Picture Here



Please limit responses to size of box

Project Title:

Location:

Description:

In 2025, we conducted a city-wide Facility Condition Assessment (FCA) to evaluate the facilities maintenance needs and to inform the CFP of the needed repairs of all City facilities.

The Facility Condition Assessment is used as a guide for us to have a better understanding to where the budget will best be used to effectively repair our buildings and keep them operating. This is the first time the city has ever performed an FCA and as expected with a first inspection there was a lot of deferred maintenance identified. Every year we will revisit and prioritize projects using the FCA to plan and schedule a manageable workload of projects. This year, as the FCA is not yet finalized, we have used early information to formulate year 1 of the CFP with projects that are prioritized based on the draft plan. Year 2-6 of the CFP have projected estimates of funding requirements. In the next year the 6-year plan will be fully developed by staff.

Examples of projects funded through the CFP include essential maintenance work such as painting, plumbing, HVAC, roofing, electrical, flooring or any other facility repairs. This budget is not used for day-to-day maintenance, upgrades or remodels. It is for needed maintenance and repair to ensure longevity and functionality of the existing facility.

Replacing flat roofs on process buildings \$600k

Justification:

It is in the City's and the public's best interest to stay on top of facility repairs and maintenance. Following the FCA that we performed will give us the best opportunity to achieve that. Buildings and structures have an impact on safety health and wellbeing of both employees and citizens that use them. Deferring maintenance only increase the scope, cost and extent of the repairs needed.

In Previous CFP?

Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year	\$0	\$600,000	\$300,000	\$300,000	\$300,000	\$300,000	\$1,800,000
Totals	\$0	\$600,000	\$300,000	\$300,000	\$300,000	\$300,000	\$1,800,000

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees		\$600,000	\$300,000	\$300,000	\$300,000	\$300,000	\$1,800,000
Contributions							\$0
Fund Balance							\$0
Totals	\$0	\$600,000	\$300,000	\$300,000	\$300,000	\$300,000	\$1,800,000


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City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:

Insert and Resize Picture Here

Project Title:

Location:

Description:

This covered space is intended to incorporate a biosolids loadout system and also serve as equipment storage. The 2025 tech memo issued by Brown and Caldwell has proposed a biosolids cake loadout station to accommodate the need to haul biosolids off site in the face of either an incinerator rehabilitation or other biosolids plan as identified in the pending Alternatives Analysis. This project will cover the existing north pad with a steel building and house a biosolids loadout station which will include improvements to sludge pumps, conveyors, and other solids handling equipment.

Justification:

Storage and alternative biosolids planning

In Previous CFP?

Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Formerly proposed as just a steel building, the scope of this project has been expanded to include a formal biosolids cake loadout station.

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year		\$750,000					\$750,000
Totals	\$0	\$750,000	\$0	\$0	\$0	\$0	\$750,000

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees		\$750,000					\$750,000
Debt							\$0
Fund Balance							\$0
Totals	\$0	\$750,000	\$0	\$0	\$0	\$0	\$750,000


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City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:

Project Title:

Location:

Description:

Internal recirculation control is critical to efficient nutrient removal. The existing recirc pumps are nearing the end of their service life and only provide a max 1Q recirc rate. Newer larger pumps, controlled by VFDs, are required.

Justification:

end of life

In Previous CFP?

Click on box/click on arrow to select

If yes, nature of

Change from

Previous CFP:

moved back to 2027

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year		\$750,000					\$750,000
Totals	\$0	\$750,000	\$0	\$0	\$0	\$0	\$750,000

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees		\$750,000					\$750,000
Debt							\$0
Fund Balance							\$0
Totals	\$0	\$750,000	\$0	\$0	\$0	\$0	\$750,000


ANACORTES
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City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:

Insert and Resize Picture Here

Please limit responses to size of box

Project Title:

Location:

Description:

Justification:

In Previous CFP? Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year		\$25,000	\$200,000				\$225,000
Totals	\$0	\$25,000	\$200,000	\$0	\$0	\$0	\$225,000

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees		\$25,000	\$200,000				\$225,000
Debt							\$0
Fund Balance							\$0
Totals	\$0	\$25,000	\$200,000	\$0	\$0	\$0	\$225,000


ANACORTES
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City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:

Insert and Resize Picture Here

Please limit responses to size of box

Project Title:

Location:

Description:

Current incinerator operation is integrated with and dependent upon an increasingly unreliable SCADA system and offers no redundancy in the event of failure. For both safety and data security, a fully independent operations terminal is proposed.

Justification:

Improve existing service.

In Previous CFP?

Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year			\$250,000				\$250,000
Totals	\$0	\$0	\$250,000	\$0	\$0	\$0	\$250,000

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees			\$250,000				\$250,000
Contributions							\$0
Fund Balance							\$0
Totals	\$0	\$0	\$250,000	\$0	\$0	\$0	\$250,000


ANACORTES
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City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:

Insert and Resize Picture Here

Please limit responses to size of box

Project Title:

Location:

Description:

This project will fund the improvements identified by the "Nutrient Optimization Modeling" project. While a nutrient optimization plant rebuild has been identified in the 20-year capital plan (based on potential 3/5/8 N limits), the physical improvements identified for this project are anticipated to be accessible in the near term and will be able to improve plant performance beyond the current 50% TIN removal.

Justification:

In Previous CFP? Click on box/click on arrow to select

If yes, nature of Change from Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year			\$500,000	\$500,000	\$500,000	\$500,000	\$2,000,000
Totals	\$0	\$0	\$500,000	\$500,000	\$500,000	\$500,000	\$2,000,000

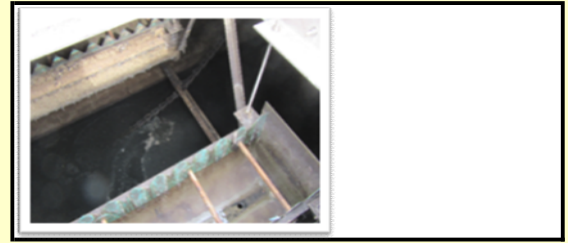
Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees			\$500,000	\$500,000	\$500,000	\$500,000	\$2,000,000
Contributions							\$0
Fund Balance							\$0
Totals	\$0	\$0	\$500,000	\$500,000	\$500,000	\$500,000	\$2,000,000


ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:

Insert and Resize Picture Here


Please limit responses to size of box

Project Title:

Location:

Description:

Justification:

In Previous CFP? Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

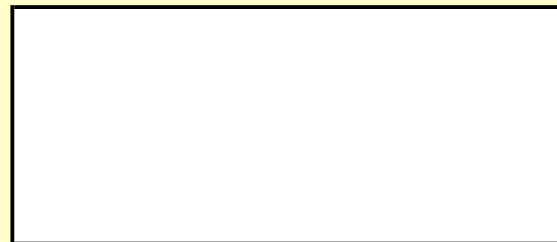
Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year			\$300,000	\$400,000			\$700,000
Totals	\$0	\$0	\$300,000	\$400,000	\$0	\$0	\$700,000

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees			\$300,000	\$400,000			\$700,000
Contributions							\$0
Fund Balance							\$0
Totals	\$0	\$0	\$300,000	\$400,000	\$0	\$0	\$700,000


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City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Insert and Resize Picture Here

Facility Type: *Please limit responses to size of box*Project Title: Location:

Description:

The current RAS pumps are 30 years old and of dated design. They suffer from ragging issues and are capable of less than 50% RAS ratio at plant capacity. It is time to install newer, higher capacity pumps. All pumps currently share a common manifold back to the basins. Separation into 2 manifolds should be done at the time of pump replacement to accommodate the elimination of failing control valves and allow more efficient nutrient reduction.

Justification:

The current RAS pumps are 30 years old and of dated design.

In Previous CFP?

Click on box/click on arrow to select

 If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year			\$100,000	\$500,000			\$600,000
Totals	\$0	\$0	\$100,000	\$500,000	\$0	\$0	\$600,000

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees			\$100,000	\$500,000			\$600,000
Contributions							\$0
Fund Balance							\$0
Totals	\$0	\$0	\$100,000	\$500,000	\$0	\$0	\$600,000



ANACORTES
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**City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan**

Facility Type:

Insert and Resize Picture Here

Please limit responses to size of box

Project Title:

Location:

Description:

The incinerator heat exchanger upper plenum, heat exchanger tube sheet, and heat exchanger outlet elbow have significant age-related damage and require replacement. These 3 components are listed as separate projects with approximate price tags of \$250k each, but they may all be conducted simultaneously. Proceeding with any or all of these projects will be dependent on the results of the tech memo and Alternatives Analysis currently being conducted by Brown and Caldwell. All spending on the incinerator will be dependent upon the feasibility of maintaining the incineration process for significant further years.

Justification:

Maintain existing facilities

In Previous CFP?

Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year			\$250,000				\$250,000
Totals	\$0	\$0	\$250,000	\$0	\$0	\$0	\$250,000

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees			\$250,000				\$250,000
Contributions							\$0
Fund Balance							\$0
Totals	\$0	\$0	\$250,000	\$0	\$0	\$0	\$250,000


ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:

Insert and Resize Picture Here

Please limit responses to size of box

Project Title:

Location:

Description:

The incinerator heat exchanger upper plenum, heat exchanger tube sheet, and heat exchanger outlet elbow have significant age-related damage and require replacement. These 3 components are listed as separate projects with approximate price tags of \$250k each, but they may all be conducted simultaneously. Proceeding with any or all of these projects will be dependent on the results of the tech memo and Alternatives Analysis currently being conducted by Brown and Caldwell. All spending on the incinerator will be dependent upon the feasibility of maintaining the incineration process for significant further years.

Justification:

In Previous CFP?

Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year			\$250,000				\$250,000
Totals	\$0	\$0	\$250,000	\$0	\$0	\$0	\$250,000

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees			\$250,000				\$250,000
Contributions							\$0
Fund Balance							\$0
Totals	\$0	\$0	\$250,000	\$0	\$0	\$0	\$250,000


ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:

Insert and Resize Picture Here

Please limit responses to size of box

Project Title:

Location:

Description:

The incinerator heat exchanger upper plenum, heat exchanger tube sheet, and heat exchanger outlet elbow have significant age-related damage and require replacement. These 3 components are listed as separate projects with approximate price tags of \$250k each, but they may all be conducted simultaneously. Proceeding with any or all of these projects will be dependent on the results of the tech memo and Alternatives Analysis currently being conducted by Brown and Caldwell. All spending on the incinerator will be dependent upon the feasibility of maintaining the incineration process for significant further years.

Justification:

In Previous CFP?

Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year			\$250,000				\$250,000
Totals	\$0	\$0	\$250,000	\$0	\$0	\$0	\$250,000

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees			\$250,000				\$250,000
Contributions							\$0
Fund Balance							\$0
Totals	\$0	\$0	\$250,000	\$0	\$0	\$0	\$250,000


ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Insert and Resize Picture Here

Facility Type: Project Title: Location:

Description:

The Incinerator reactor vessel is 32 years old and the external shell and internal refractory are requiring repair with increasing frequency. The shell of the reactor has thinned to critical levels in large sections and has already burned through in several. A complete rehabilitation of the reactor will be necessary if Incineration remains a long-term plan. This project is for the repair/rehabilitation of just the vessel itself. Other components of the incineration are addressed as individual projects. Go/no-go decisions on all incinerator projects are ultimately dependent on studies and regulatory issuances currently underway.

Justification: In Previous CFP? Click on box/click on arrow to selectIf yes, nature of
Change from
Previous CFP:

Spending on Incinerator rehabilitation had been broken out into multiple projects based upon the tech memo issued by Brown and Caldwell in 2025

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year				\$1,000,000	\$1,000,000		\$2,000,000
Totals	\$0	\$0	\$0	\$1,000,000	\$1,000,000	\$0	\$2,000,000

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees				\$1,000,000	\$1,000,000		\$2,000,000
Debt							\$0
Fund Balance							\$0
Totals	\$0	\$0	\$0	\$1,000,000	\$1,000,000	\$0	\$2,000,000


ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:

Insert and Resize Picture Here


Please limit responses to size of box

Project Title:

Location:

Description:

Completely rebuild/replace the incinerator preheat burner. This original equipment has reached the end of its useful service life. The execution of this project will depend upon the results of the tech memo and Alternatives Analysis currently being conducted by Brown and Caldwell and the results of current negotiations with NWCAA. If the incineration process is deemed the most feasible biosolids alternative for significant additional years, then this project will proceed.

Justification:

In Previous CFP?

Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year				\$500,000			\$500,000
Totals	\$0	\$0	\$0	\$500,000	\$0	\$0	\$500,000

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees				\$500,000			\$500,000
Contributions							\$0
Fund Balance							\$0
Totals	\$0	\$0	\$0	\$500,000	\$0	\$0	\$500,000


ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:

Insert and Resize Picture Here


Please limit responses to size of box

Project Title:

Location:

Description:

Remove existing mechanical bar screens and replace with new screens and equipment that meet current requirement for disposal in a sanitary landfill. New equipment will grind and wash screenings. Equipment selection will depend on process requirements identified in a yet to be developed Facility Plan, the conclusions of which will significantly depend upon the still-evolving regulatory requirements of the PSNGP. The equipment has been ready for replacement for numerous years, but the project must be compatible with future WWTP design. The \$100k value listed in this current CFP is only for design only. Actual purchase and installation will be budgeted for approximately \$3,000,000.

Justification:

In Previous CFP? Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year						\$100,000	\$100,000
Totals	\$0	\$0	\$0	\$0	\$0	\$100,000	\$100,000

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees						\$100,000	\$100,000
Contributions							\$0
Fund Balance							\$0
Totals	\$0	\$0	\$0	\$0	\$0	\$100,000	\$100,000

Public Works - Water Systems CFP 2026 - 2031



PAGE	Project Summary Sheet								
	Project Costs:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
3	WTP MaintStorage Bldg	\$300,000	\$300,000	\$700,000	\$200,000	\$0	\$0	\$0	\$1,200,000
4	OH Pass Lake 10" Waterline	\$5,000,000	\$3,800,000	\$2,400,000	\$0	\$0	\$0	\$0	\$6,200,000
6	Pipeline Replacements	\$1,701,000	\$1,700,000	\$2,136,000	\$2,242,280	\$2,354,394	\$2,589,833	\$2,848,816	\$13,871,323
7	29th Street Reservoir	\$500,000	\$500,000	\$3,500,000	\$0	\$0	\$0	\$0	\$4,000,000
8	Telegraph Slough	\$300,000	\$170,000	\$130,000	\$0	\$0	\$0	\$0	\$300,000
9	Cathodic protection deepwell	\$140,000	\$100,000	\$40,000	\$0	\$0	\$0	\$0	\$140,000
10	Replace Zetasizer	\$120,000	\$120,000	\$0	\$0	\$0	\$0	\$0	\$120,000
11	Pump #1 Inverter	\$350,000	\$350,000	\$0	\$0	\$0	\$0	\$0	\$350,000
12	Pipe Arch	\$550,000	\$550,000	\$0	\$0	\$0	\$0	\$0	\$550,000
13	PRV Rebuild	\$120,000	\$120,000	\$0	\$0	\$0	\$0	\$200,000	\$320,000
14	FAC- WTP Repair Projects	\$535,000	\$535,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$2,035,000
15	Lead & Copper Laterals	\$50,000	\$20,000	\$130,000	\$0	\$0	\$0	\$0	\$150,000
17	Swinomish Slough 36"	\$90,000	\$40,000	\$750,000	\$0	\$0	\$0	\$0	\$790,000
18	W March Point	\$0		\$2,000,000	\$8,000,000	\$0	\$0	\$0	\$10,000,000
19	S. Fidalgo Island Pipeline Repl	\$0		\$710,000	\$0	\$745,500	\$0	\$785,000	\$2,240,500
20	Rotork replacement	\$0		\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000
21	Filter Railing platform & Ladders	\$0		\$150,000	\$0	\$0	\$0	\$0	\$150,000
22	Skyline reservoir rebuild	\$0		\$0	\$2,000,000	\$1,700,000	\$0	\$0	\$3,700,000
23	Reconfigure Valves at Whistle Lake Rd	\$0		\$0	\$594,000	\$0	\$0	\$0	\$594,000
24	Campbell Lake Fish Pass. Relo.	\$0		\$0	\$0	\$75,000	\$500,000	\$0	\$575,000
25	Blue Heron Pump Station	\$0		\$0	\$0	\$200,000	\$2,500,000	\$1,000,000	\$3,700,000
26	Hummingbird Lane Rezoning	\$0		\$0	\$0	\$0	\$0	\$152,000	\$152,000
27	The Pointe pipe reconfiguration	\$0		\$0	\$0	\$0	\$0	\$255,000	\$255,000
Totals		\$9,756,000	\$8,305,000	\$13,046,000	\$13,436,280	\$5,474,894	\$5,989,833	\$5,640,816	\$51,892,823
Project Funding Sources:		2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Taxes		\$0		\$0	\$0	\$0	\$0	\$0	\$0
REET		\$0		\$0	\$0	\$0	\$0	\$0	\$0
Utility Tax		\$0		\$0	\$0	\$0	\$0	\$0	\$0
Impact Fees		\$0		\$0	\$0	\$0	\$0	\$0	\$0
Grants		\$0		\$0	\$0	\$0	\$0	\$0	\$0
Rates/User Fees		\$9,756,000	\$8,305,000	\$13,046,000	\$13,436,280	\$5,474,894	\$5,989,833	\$5,640,816	\$51,892,823
Contributions		\$0		\$0	\$0	\$0	\$0	\$0	\$0
Fund Balance		\$0		\$0	\$0	\$0	\$0	\$0	\$0
Totals		\$9,756,000	\$8,305,000	\$13,046,000	\$13,436,280	\$5,474,894	\$5,989,833	\$5,640,816	\$51,892,823



**City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan**

Facility Type:



Please limit responses to size of box

Project Title:

Location:

Description:

Justification:

In Previous CFP?

Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Costs by year	\$300,000	\$300,000	\$700,000	\$200,000				\$1,200,000
Totals	\$300,000	\$300,000	\$700,000	\$200,000	\$0	\$0	\$0	\$1,200,000

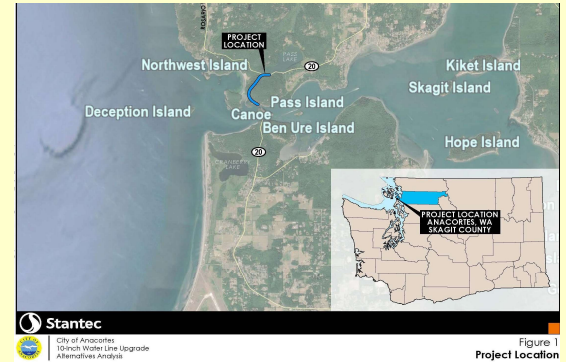
Funding Sources:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Taxes								\$0
REET								\$0
Utility Tax								\$0
Impact Fees								\$0
Grants								\$0
Rates/User Fees	\$300,000	\$300,000	\$700,000	\$200,000				\$1,200,000
Contributions								\$0
Fund Balance								\$0
Totals	\$300,000	\$300,000	\$700,000	\$200,000	\$0	\$0	\$0	\$1,200,000



ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:



Please limit responses to size of box

Project Title:

Location:

Description:

Justification:

In Previous CFP?

Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Costs by year	\$5,000,000	\$3,800,000	\$2,400,000					\$6,200,000
Totals	\$5,000,000	\$3,800,000	\$2,400,000	\$0	\$0	\$0	\$0	\$6,200,000

Funding Sources:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Taxes								\$0
REET								\$0
Utility Tax								\$0
Impact Fees								\$0
Grants								\$0
Rates/User Fees	\$5,000,000	\$3,800,000	\$2,400,000					\$6,200,000
Contributions								\$0
Fund Balance								\$0
Totals	\$5,000,000	\$3,800,000	\$2,400,000	\$0	\$0	\$0	\$0	\$6,200,000



ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:



Project Title:

Location:

Description:

Justification:

In Previous CFP?

Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Costs by year	\$1,701,000	\$1,700,000	\$2,136,000	\$2,242,280	\$2,354,394	\$2,589,833	\$2,848,816	\$13,871,323
Totals	\$1,701,000	\$1,700,000	\$2,136,000	\$2,242,280	\$2,354,394	\$2,589,833	\$2,848,816	\$13,871,323

Projected Costs:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Taxes								\$0
REET								\$0
Utility Tax								\$0
Impact Fees								\$0
Grants								\$0
Rates/User Fees	\$1,701,000	\$1,700,000	\$2,136,000	\$2,242,280	\$2,354,394	\$2,589,833	\$2,848,816	\$13,871,323
Contributions								\$0
Fund Balance								\$0
Totals	\$1,701,000	\$1,700,000	\$2,136,000	\$2,242,280	\$2,354,394	\$2,589,833	\$2,848,816	\$13,871,323



ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:



Project Title:

Location:

Description:

Justification:

In Previous CFP?

Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Costs by year	\$500,000	\$500,000	\$3,500,000					\$4,000,000
Totals	\$500,000	\$500,000	\$3,500,000	\$0	\$0	\$0	\$0	\$4,000,000

Funding Sources:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Taxes								\$0
REET								\$0
Utility Tax								\$0
Impact Fees								\$0
Grants								\$0
Rates/User Fees	\$500,000	\$500,000	\$3,500,000					\$4,000,000
Contributions								\$0
Fund Balance								\$0
Totals	\$500,000	\$500,000	\$3,500,000	\$0	\$0	\$0	\$0	\$4,000,000



ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:



Typical of sizes 24" and above.

Project Title:

Location:

Description:

Justification:

In Previous CFP?

Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Costs by year	\$300,000	\$170,000	\$130,000					\$300,000
Totals	\$300,000	\$170,000	\$130,000	\$0	\$0	\$0	\$0	\$300,000

Projected Costs:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Taxes								\$0
REET								\$0
Utility Tax								\$0
Impact Fees								\$0
Grants								\$0
Rates/User Fees	\$300,000	\$170,000	\$130,000					\$300,000
Contributions								\$0
Fund Balance								\$0
Totals	\$300,000	\$170,000	\$130,000	\$0	\$0	\$0	\$0	\$300,000



ANACORTES
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City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:



Project Title:

Location:

Description:

Justification:

In Previous CFP?

Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Costs by year	\$140,000	\$100,000	\$40,000					\$140,000
Totals	\$140,000	\$100,000	\$40,000	\$0	\$0	\$0	\$0	\$140,000

Funding Sources:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Taxes								\$0
REET								\$0
Utility Tax								\$0
Impact Fees								\$0
Grants								\$0
Rates/User Fees	\$140,000	\$100,000	\$40,000					\$140,000
Contributions								\$0
Fund Balance								\$0
Totals	\$140,000	\$100,000	\$40,000	\$0	\$0	\$0	\$0	\$140,000



ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:



Project Title:

Location:

Description:

Justification:

In Previous CFP?

Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Costs by year	\$120,000	\$120,000						\$120,000
Totals	\$120,000	\$120,000	\$0	\$0	\$0	\$0	\$0	\$120,000

Projected Costs:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Taxes								\$0
REET								\$0
Utility Tax								\$0
Impact Fees								\$0
Grants								\$0
Rates/User Fees	\$120,000	\$120,000						\$120,000
Contributions								\$0
Fund Balance								\$0
Totals	\$120,000	\$120,000	\$0	\$0	\$0	\$0	\$0	\$120,000



ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:



Project Title:

Location:

Description:

Justification:

In Previous CFP?

Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

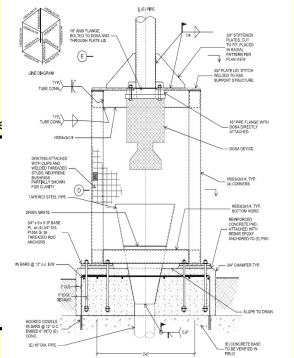
Projected Costs:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Costs by year	\$350,000	\$350,000						\$350,000
Totals	\$350,000	\$350,000	\$0	\$0	\$0	\$0	\$0	\$350,000

Projected Costs:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Taxes								\$0
REET								\$0
Utility Tax								\$0
Impact Fees								\$0
Grants								\$0
Rates/User Fees	\$350,000	\$350,000						\$350,000
Contributions								\$0
Fund Balance								\$0
Totals	\$350,000	\$350,000	\$0	\$0	\$0	\$0	\$0	\$350,000



ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan



Facility Type:

Project Title:

Location:

Description:

Justification:

In Previous CFP?

Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Costs by year	\$550,000	\$550,000						\$550,000
Totals	\$550,000	\$550,000	\$0	\$0	\$0	\$0	\$0	\$550,000

Funding Sources:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Taxes								\$0
REET								\$0
Utility Tax								\$0
Impact Fees								\$0
Grants								\$0
Rates/User Fees	\$550,000	\$550,000						\$550,000
Contributions								\$0
Fund Balance								\$0
Totals	\$550,000	\$550,000	\$0	\$0	\$0	\$0	\$0	\$550,000



ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:



Project Title:

Location:

Description:

Justification:

In Previous CFP?

Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Costs by year	\$120,000	\$120,000					\$200,000	\$320,000
Totals	\$120,000	\$120,000	\$0	\$0	\$0	\$0	\$200,000	\$320,000

Funding Sources:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Taxes								\$0
REET								\$0
Utility Tax								\$0
Impact Fees								\$0
Grants								\$0
Rates/User Fees	\$120,000	\$120,000					\$200,000	\$320,000
Contributions								\$0
Fund Balance								\$0
Totals	\$120,000	\$120,000	\$0	\$0	\$0	\$0	\$200,000	\$320,000



ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:

Insert and Resize Picture Here



Project Title:

Location:

Description:

Justification:

In Previous CFP?

Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Costs by year	\$535,000	\$535,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$2,035,000
Totals	\$535,000	\$535,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$2,035,000

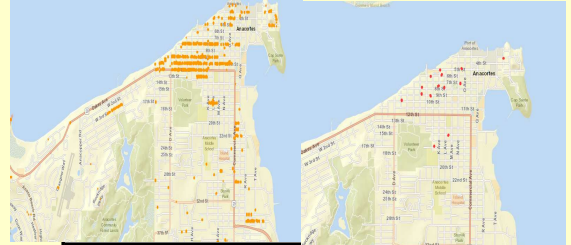
Funding Sources:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Taxes								\$0
REET								\$0
Utility Tax								\$0
Impact Fees								\$0
Grants								\$0
Rates/User Fees	\$535,000	\$535,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$2,035,000
Contributions								\$0
Fund Balance								\$0
Totals	\$535,000	\$535,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$2,035,000



ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:



Project Title:

Location:

Description:

Justification:

In Previous CFP?

Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Costs by year	\$50,000	\$20,000	\$130,000					\$150,000
Totals	\$50,000	\$20,000	\$130,000	\$0	\$0	\$0	\$0	\$150,000

Projected Costs:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Taxes								\$0
REET								\$0
Utility Tax								\$0
Impact Fees								\$0
Grants								\$0
Rates/User Fees	\$50,000	\$20,000	\$130,000					\$150,000
Contributions								\$0
Fund Balance								\$0
Totals	\$50,000	\$20,000	\$130,000	\$0	\$0	\$0	\$0	\$150,000



ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2024-2029 Capital Facilities Plan

Facility Type:



Project Title:

Location:

Description:

Justification:

In Previous CFP?

Click on box/click on arrow to select

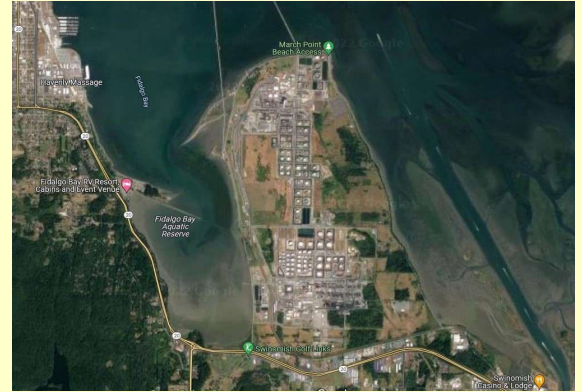
If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Costs by year	\$90,000	\$40,000	\$750,000					\$790,000
Totals	\$90,000	\$40,000	\$750,000	\$0	\$0	\$0	\$0	\$790,000

Projected Costs:	2026	2026 Allocated	2027	2028	2029	2030	2031	Total
Taxes								\$0
REET								\$0
Utility Tax								\$0
Impact Fees								\$0
Grants								\$0
Rates/User Fees	\$90,000	\$40,000	\$750,000					\$790,000
Contributions								\$0
Fund Balance								\$0
Totals	\$90,000	\$40,000	\$750,000	\$0	\$0	\$0	\$0	\$790,000

ANACORTES
WASHINGTON

**City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan**

Facility Type: *Please limit responses to size of box*Project Title: Location:

Description: Construct a 30-inch waterline from the 36-inch transmission line on Highway 20 at March Point Road, along March Point Road and Texas Road, to the existing 24-inch waterline on Texas Road at the Refinery meter sheds.

Justification: Existing 24-inch line is aging; new line would provide higher capacity and serve both refineries. Full cost would be paid by the refineries by an increase incorporated into the 3-year refinery rates.

In Previous CFP? Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year		\$2,000,000	\$8,000,000		\$0	\$0	\$10,000,000
Totals	\$0	\$2,000,000	\$8,000,000	\$0	\$0	\$0	\$10,000,000

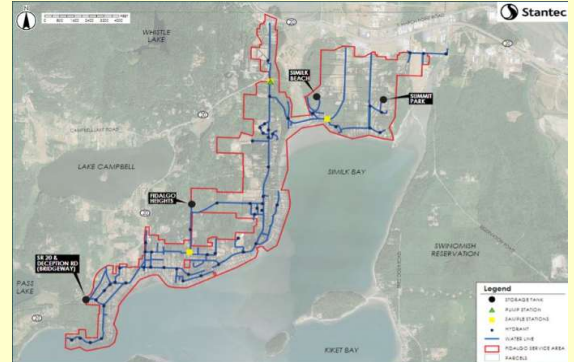
Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees		\$2,000,000	\$8,000,000				\$10,000,000
Contributions							\$0
Fund Balance							\$0
Totals	\$0	\$2,000,000	\$8,000,000	\$0	\$0	\$0	\$10,000,000



ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:



Project Title:

Location:

Description:

Justification:

In Previous CFP? Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year		\$710,000		\$745,500		\$785,000	\$2,240,500
Totals	\$0	\$710,000	\$0	\$745,500	\$0	\$785,000	\$2,240,500

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees		\$710,000		\$745,500		\$785,000	\$2,240,500
Contributions							\$0
Fund Balance							\$0
Totals	\$0	\$710,000	\$0	\$745,500	\$0	\$785,000	\$2,240,500



ANACORTES
WASHINGTON

**City of Anacortes
Project Detail Worksheet
2024-2029 Capital Facilities Plan**

Facility Type:



Project Title:

Location:

Description:

Justification:

In Previous CFP? Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year		\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000
Totals	\$0	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000

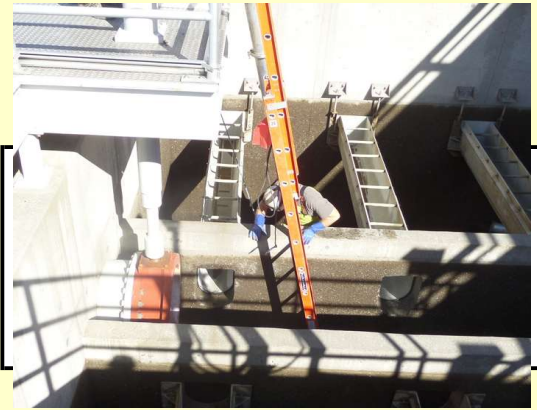
Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees		\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000
Contributions							\$0
Fund Balance							\$0
Totals	\$0	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000



ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:



Project Title:

Location:

Description:

Justification:

In Previous CFP? Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year		\$150,000					\$150,000
Totals	\$0	\$150,000	\$0	\$0	\$0	\$0	\$150,000

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees		\$150,000					\$150,000
Contributions							\$0
Fund Balance							\$0
Totals	\$0	\$150,000	\$0	\$0	\$0	\$0	\$150,000



ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2024-2029 Capital Facilities Plan

Facility Type:



Project Title:

Location:

Description:

Justification:

In Previous CFP? Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year			\$2,000,000	\$1,700,000			\$3,700,000
Totals	\$0	\$0	\$2,000,000	\$1,700,000	\$0	\$0	\$3,700,000

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees			\$2,000,000	\$1,700,000			\$3,700,000
Contributions							\$0
Fund Balance							\$0
Totals	\$0	\$0	\$2,000,000	\$1,700,000	\$0	\$0	\$3,700,000


ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:

Project Title:

Location:

Description:

Justification:

In Previous CFP? Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year			\$594,000				\$594,000
Totals	\$0	\$0	\$594,000	\$0	\$0	\$0	\$594,000

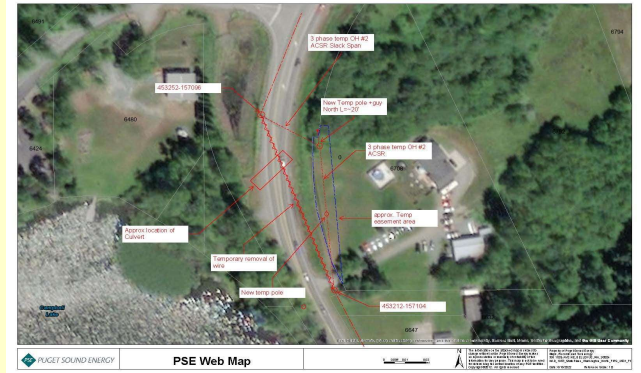
Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees			\$594,000				\$594,000
Contributions							\$0
Fund Balance							\$0
Totals	\$0	\$0	\$594,000	\$0	\$0	\$0	\$594,000



ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:



Project Title:

Location:

Description:

Relocation of approximately 200 lineal feet of existing 12-inch Class 50 DI water main with 16-inch HDPE water main as a result of WSDOT culvert replacement project.

Justification:

Water main must be relocated due to WSDOT culvert replacement project.

In Previous CFP? Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year				\$75,000	\$500,000		\$575,000
Totals	\$0	\$0	\$0	\$75,000	\$500,000	\$0	\$575,000

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees				\$75,000	\$500,000		\$575,000
Contributions							\$0
Fund Balance							\$0
Totals	\$0	\$0	\$0	\$75,000	\$500,000	\$0	\$575,000



ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:



Project Title:

Location:

Description:

Justification:

In Previous CFP? Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year				\$200,000	\$2,500,000	\$1,000,000	\$3,700,000
Totals	\$0	\$0	\$0	\$200,000	\$2,500,000	\$1,000,000	\$3,700,000

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees				\$200,000	\$2,500,000	\$1,000,000	\$3,700,000
Contributions							\$0
Fund Balance							\$0
Totals	\$0	\$0	\$0	\$200,000	\$2,500,000	\$1,000,000	\$3,700,000



ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2024-2029 Capital Facilities Plan

Facility Type:



Project Title:

Location:

Description:

Justification:

In Previous CFP? Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

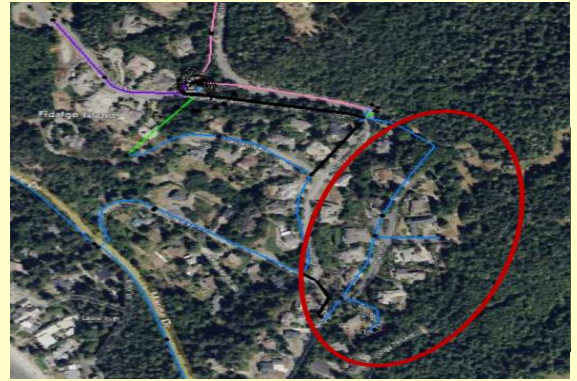
Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year						\$152,000	\$152,000
Totals	\$0	\$0	\$0	\$0	\$0	\$152,000	\$152,000

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees						\$152,000	\$152,000
Contributions							\$0
Fund Balance							\$0
Totals	\$0	\$0	\$0	\$0	\$0	\$152,000	\$152,000



ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan



Facility Type:

Project Title:

Location:

Description:

Justification:

In Previous CFP? Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year						\$255,000	\$255,000
Totals	\$0	\$0	\$0	\$0	\$0	\$255,000	\$255,000

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees						\$255,000	\$255,000
Contributions							\$0
Fund Balance							\$0
Totals	\$0	\$0	\$0	\$0	\$0	\$255,000	\$255,000

**FIBER CFP
2026 - 2031**



PAGE	Project Summary Sheet							
	Project Costs:	2026	2027	2028	2029	2030	2031	Total
	3 Developer Materials	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$210,000
	4 Fiber Backbone Const	\$100,000	\$25,000	\$0	\$0	\$0	\$0	\$125,000
	5 Installation Costs	\$822,373	\$250,000	\$0	\$0	\$0	\$0	\$1,072,373
	6 2 Node Fiber Cluster Ntwk	\$53,000	\$0	\$0	\$0	\$0	\$0	\$53,000
	Totals	\$1,010,373	\$310,000	\$35,000	\$35,000	\$35,000	\$35,000	\$1,460,373
	Project Funding Sources:	2026	2027	2028	2029	2030	2031	Total
	Taxes	\$0	\$0	\$0	\$0	\$0	\$0	0
	REET	\$0	\$0	\$0	\$0	\$0	\$0	0
	Utility Tax	\$0	\$0	\$0	\$0	\$0	\$0	0
	Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	0
	Grants	\$225,373	\$0	\$0	\$0	\$0	\$0	225,373
	Interfund Loan	\$0	\$0	\$0	\$0	\$0	\$0	0
	Financing	\$0	\$0	\$0	\$0	\$0	\$0	0
	Fund Balance	\$785,000	\$310,000	\$35,000	\$35,000	\$35,000	\$35,000	1,235,000
	Totals	\$1,010,373	\$310,000	\$35,000	\$35,000	\$35,000	\$35,000	\$1,460,373

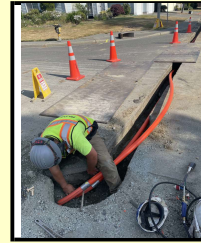


ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:

Insert and Resize Picture Here



Please limit responses to size of box

Project Title:

Location:

Description:

Justification:

In Previous CFP? Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$210,000
Totals	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$210,000

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Interfund Loan							\$0
Financing							\$0
Fund Balance	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$210,000
Totals	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$210,000



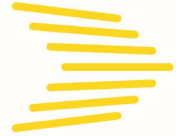
ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Insert and Resize Picture Here

Facility Type:

access
ANACORTES FIBER INTERNET



Please limit responses to size of box

Project Title:

Location:

Description:

Justification:

In Previous CFP? Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year	\$100,000	\$25,000					\$125,000
Totals	\$100,000	\$25,000	\$0	\$0	\$0	\$0	\$125,000

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Interfund Loan							\$0
Financing							\$0
Fund Balance	\$100,000	\$25,000					\$125,000
Totals	\$100,000	\$25,000	\$0	\$0	\$0	\$0	\$125,000


ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:

Insert and Resize Picture Here

access
ANACORTES FIBER INTERNET


Project Title:

Location:

Description:

Justification:

In Previous CFP? Click on box/click on arrow to select

If yes, nature of Change from Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year	\$822,373	\$250,000					\$1,072,373
Totals	\$822,373	\$250,000	\$0	\$0	\$0	\$0	\$1,072,373

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants	\$225,373						\$225,373
Interfund Loan							\$0
Financing							\$0
Fund Balance	\$597,000	\$250,000					\$847,000
Totals	\$822,373	\$250,000	\$0	\$0	\$0	\$0	\$1,072,373



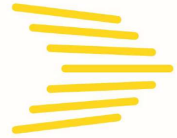
ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2024-2029 Capital Facilities Plan

Facility Type:

Insert and Resize Picture Here

access
ANACORTES FIBER INTERNET



Project Title:

Location:

Description:

Justification:

In Previous CFP? Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year	\$53,000						\$53,000
Totals	\$53,000	\$0	\$0	\$0	\$0	\$0	\$53,000

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Interfund Loan							\$0
Financing							\$0
Fund Balance	\$53,000						\$53,000
Totals	\$53,000	\$0	\$0	\$0	\$0	\$0	\$53,000

**FIRE CFP
2026 - 2031**



page	Project Summary Sheet							
	Project Costs:	2026	2027	2028	2029	2030	2031	Total
	3 Fire and EMS Boat	\$700,000	\$0	\$0	\$0	\$0	\$0	\$700,000
	4 Station 3 Generator	\$100,000	\$0	\$0	\$0	\$0	\$0	\$100,000
	5 Antique Fire Engine Display	\$0	\$150,000	\$0	\$0	\$0	\$0	\$150,000
	6 Fire Facilities Remodel	\$0	\$75,000	\$0	\$8,000,000	\$7,000,000	\$0	\$15,075,000
		\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Totals	\$800,000	\$225,000	\$0	\$8,000,000	\$7,000,000	\$0	\$16,025,000
	Project Funding Sources:	2026	2027	2028	2029	2030	2031	Total
	Taxes	\$0	\$0	\$0	\$0	\$0	\$0	0
	REET	\$0	\$0	\$0	\$0	\$0	\$0	0
	Bond	\$0	\$0	\$0	\$8,000,000	\$7,000,000	\$0	15,000,000
	Impact Fees	\$165,000	\$0	\$0	\$0	\$0	\$0	165,000
	Grants	\$525,000	\$0	\$0	\$0	\$0	\$0	525,000
	Rates/User Fees	\$0	\$0	\$0	\$0	\$0	\$0	0
	Contributions	\$100,000	\$150,000	\$0	\$0	\$0	\$0	250,000
	Fund Balance	\$10,000	\$75,000	\$0	\$0	\$0	\$0	85,000
	Totals	\$800,000	\$225,000	\$0	\$8,000,000	\$7,000,000	\$0	\$16,025,000



City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:

Insert and Resize Picture Here



Please limit responses to size of box

Project Title:

Location:

Description: This project would develop and deploy a boat that would allow us to provide fire suppression to our marinas, shoreline buildings and boats underway. This boat would also have the ability to access and transport patients from our surrounding islands as well as boats underway.

The city of Anacortes is located on Fidalgo Island in the Pacific Northwest, Skagit County, Washington State. Anacortes is a small city with a current population of 18,271, however experiences a large "transit population" related to both its maritime activities and position as the gateway to the greater Puget Sound region, Vancouver Island British Columbia, Canada, and the San Juan Island archipelago made up of 172 named islands and reefs. Fidalgo Island boasts 77,000 feet of saltwater shoreline along its rugged beaches and serene state parks.

The City of Anacortes has six active marinas, either publicly or privately managed, with a total of 2,443 marina slips, made up of covered or uncovered slip spaces within either secure or unsecure dock gates. Additionally, there are over 8,000 additional boats launched annually with 17,900 "guest boater night" reservations confirmed with the marinas.

The City of Anacortes is also home to a Washington State Ferry Terminal and a Skagit County Ferry Terminal, with a combined annual census of transports numbering 2,323,000 "tickets" counting passengers and their vehicles. The Port of Anacortes is also home to Island Adventure Whale Watching Tours that take over 30,000 passengers whale watching out of Anacortes annually.

Fidalgo Island is the home to two oil refineries, Marathon Petroleum and HF Sinclair, which produce approximately 270,000 barrels of product per day.

Two additional industries located along the Fidalgo Island waterfront are Trident Seafood and Dakota Creek Industries, Inc. Dakota Creek Industries is a complete ship building and repair facility specializing in construction and repair of steel and aluminum vessels up to four hundred feet in length. Trident Seafood Plant is a state-of-the-art secondary processing facility, which includes a large cold storage operation.

The Anacortes Fire Department is an "All Hazards Fire Department" responsible for structural fire protection, Emergency Medical Responses (EMS), wildland firefighting, hazards materials responses, rope rescue incidents, confined space rescues and maritime firefighting and rescue responses. Additionally, the Anacortes Fire Department provides Advanced Life Support (ALS) service to all of Fidalgo Island, and five surrounding inhabited islands with no commercial ferry services, and numerous other uninhabited islands which are frequently visited by boaters for recreational activities such as camping and hiking.

All these factors present the Anacortes Fire Department with very challenging situations, varying from potential terrorist attacks to soft targets, such as state and county ferry boats or cruise liners, potentially posing a mass casualty incident at sea, and/or a terrorist attack against oil tankers causing a significant fire at sea, risking the lives of crew members, disrupting the fuel supply chain to the most densely populated area of the Pacific Northwest, and reprehensible environment damages. In addition to potential terrorist threats, the Anacortes Fire Department is dispatched to boat fires, both within the marinas and outside waterways. Additionally, Anacortes Fire Department receives dispatches to rescue kayakers, paddle boarders, and personal watercrafts in distress, to medical emergencies on islands that do not have local EMS responses, capsized and sinking vessels, dock and pier fires, and special events which need medical standby for, such as sailboat and kayak races in our waterways.

In Previous CFP? Click on box/click on arrow to select

Does nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year	\$700,000						\$700,000
Totals	\$700,000	\$0	\$0	\$0	\$0	\$0	\$700,000

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees	\$75,000						\$75,000
Grants	\$525,000						\$525,000
Rates/User Fees							\$0
Contributions	\$100,000						\$100,000
Fund Balance							\$0
Totals	\$700,000	\$0	\$0	\$0	\$0	\$0	\$700,000



ANACORTES
WASHINGTON

**City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan**

Facility Type:

Insert and Resize Picture Here



Project Title:

Location:

Description:

Justification:

In Previous CFP? Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year	\$100,000						\$100,000
Totals	\$100,000	\$0	\$0	\$0	\$0	\$0	\$100,000

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees	\$90,000						\$90,000
Grants							\$0
Rates/User Fees							\$0
Contributions							\$0
Fund Balance	\$10,000						\$10,000
Totals	\$100,000	\$0	\$0	\$0	\$0	\$0	\$100,000


ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:

Project Title:

Location:

Description:

Justification:

In Previous CFP? Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year		\$150,000					\$150,000
Totals	\$0	\$150,000	\$0	\$0	\$0	\$0	\$150,000

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees							\$0
Contributions		\$150,000					\$150,000
Fund Balance							\$0
Totals	\$0	\$150,000	\$0	\$0	\$0	\$0	\$150,000



ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:

Insert and Resize Picture Here



Please limit responses to size of box

Project Title:

Location:

Description: Additional sleeping/living space for anticipated staff growth in all stations. Additional apparatus space at Stations 1 and 3. Additional classroom and training tower space at a site to be determined.

Justification: We will need to prepare for the growth anticipated in our 20 year comprehensive plan. There is a high likelihood that service demands will outpace our current facilities capacity in the next 5-8 years. It is our recommendation that we complete a Fire and EMS Master Plan in 2027 and utilize that data to develop a comprehensive facilities upgrade need that may encompass all stations and training facilities and consider a bond in 2029 to implement all or some of those recommendations.

In Previous CFP? Click on box/click on arrow to select

If yes, nature of Change from Previous CFP: Master plan study moved from 2026 to 2027 and changed from 150k to 75k based on verbal quotes. If the SAFER grant application is successful we would like to move this back to 2026.

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year		\$75,000		\$8,000,000	\$7,000,000	\$0	\$15,075,000
Totals	\$0	\$75,000	\$0	\$8,000,000	\$7,000,000	\$0	\$15,075,000

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Bond				\$8,000,000	\$7,000,000		\$15,000,000
Impact Fees							\$0
Grants							\$0
Rates/User Fees							\$0
Contributions							\$0
Fund Balance		\$75,000					\$75,000
Totals	\$0	\$75,000	\$0	\$8,000,000	\$7,000,000	\$0	\$15,075,000

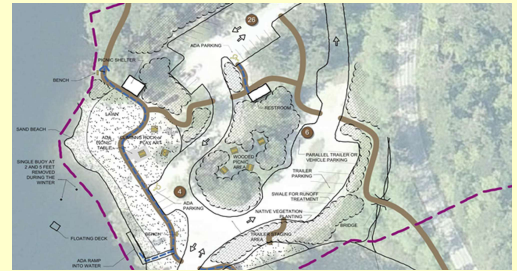
**PARKS & RECREATION CFP
2026 - 2031**



PAGE	Project Summary Sheet							
	Project Costs:	2026	2027	2028	2029	2030	2031	Total
3	Heart Lake Shoreline Restoration	\$400,000	\$700,000	\$0	\$0	\$0	\$0	\$1,100,000
4	West Side Park Construction	\$75,000	\$50,000	\$0	\$0	\$0	\$0	\$125,000
5	Skate Park Restroom & Parking.	\$700,000	\$0	\$0	\$0	\$0	\$0	\$700,000
6	Qelechihch Park Improv.	\$20,000	\$0	\$0	\$0	\$0	\$0	\$20,000
7	Columbarium Installation	\$20,000	\$0	\$0	\$0	\$0	\$0	\$20,000
8	Depot Plaza Expansion	\$300,000	\$0	\$0	\$0	\$0	\$0	\$300,000
9	ASAC program space upgrade	\$60,000	\$0	\$0	\$0	\$0	\$0	\$60,000
10	Pickleball Infrastruct.	\$70,000	\$0	\$0	\$0	\$0	\$0	\$70,000
11	Parks Infrastructure	\$0	\$50,000	\$0	\$50,000	\$0	\$0	\$100,000
12	Ship Harbor Wetland Int. Trail	\$0	\$1,200,000	\$0	\$0	\$0	\$0	\$1,200,000
13	Ace of Hearts Park Improvements	\$0	\$0	\$0	\$0	\$0	\$500,000	\$500,000
14	Guemes Channel Trail	\$0	\$728,000	\$0	\$0	\$3,100,000	\$0	\$3,828,000
15	Bicycle & Pedestrian Connection	\$0	\$50,000	\$0	\$0	\$50,000	\$0	\$100,000
16	Storvik Field & Lighting Improv	\$0	\$1,000,000	\$0	\$0	\$0	\$0	\$1,000,000
17	Volunteer Park Field Improvemen	\$0	\$0	\$1,100,000	\$0	\$0	\$0	\$1,100,000
18	Shannon Point Trail	\$0	\$25,000	\$0	\$0	\$25,000	\$0	\$50,000
19	Pocket Park Construction	\$0	\$0	\$150,000	\$0	\$0	\$0	\$150,000
20	ASAC Expansion	\$0	\$0	\$600,000	\$0	\$0	\$0	\$600,000
21	WA Park Upper Restroom Replacement	\$0	\$0	\$0	\$600,000	\$0	\$0	\$600,000
22	Trailhead Infrastructure Improv	\$0	\$0	\$60,000	\$0	\$0	\$60,000	\$120,000
23	Heart Lake Water Quality	\$0	\$300,000	\$0	\$0	\$0	\$0	\$300,000
24	FAC-ASAC Generator Connection	\$0	\$55,000	\$0	\$0	\$0	\$0	\$55,000
25	Storvik Sand VB Courts	\$0	\$0	\$100,000	\$0	\$0	\$0	\$100,000
26	Causland Park Wall Repairs	\$0	\$25,000	\$0	\$0	\$0	\$0	\$25,000
27	Cemetery Road Improvements	\$0	\$0	\$50,000	\$0	\$0	\$0	\$50,000
28	Rec Center	\$0	\$0	\$0	\$0	\$0	\$20,000,000	\$20,000,000
	Totals	\$1,645,000	\$4,183,000	\$2,060,000	\$650,000	\$3,175,000	\$20,560,000	\$32,273,000
	Project Funding Sources:	2026	2027	2028	2029	2030	2031	Total
	Taxes	\$0	\$0	\$0	\$0	\$0	\$0	0
	REET	\$50,000	\$1,050,000	\$675,000	\$350,000	\$25,000	\$400,000	2,550,000
	Utility Tax	\$0	\$0	\$0	\$0	\$0	\$0	0
	Impact Fees	\$75,000	\$200,000	\$0	\$100,000	\$50,000	\$60,000	485,000
	Grants	\$450,000	\$2,498,000	\$1,260,000	\$0	\$3,100,000	\$0	7,308,000
	Rates/User Fees	\$0	\$0	\$0	\$0	\$0	\$0	0
	Contributions	\$880,000	\$55,000	\$125,000	\$0	\$0	\$20,100,000	21,160,000
	Fund Balance/Reserves	\$190,000	\$380,000	\$0	\$200,000	\$0	\$0	770,000
	Totals	\$1,645,000	\$4,183,000	\$2,060,000	\$650,000	\$3,175,000	\$20,560,000	\$32,273,000

ANACORTES
WASHINGTON

**City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan**

Facility Type: *Please limit responses to size of box*Project Title: Location:

Description:

This improvement has recreational, conservation and transportation elements in its design. Once the path from 41st Street to the forestlands is constructed along "H" Avenue, it will create an important link to the community forest lands. A 2010 Heart Lake master plan was developed to make improvements that would amplify the benefits from this 41st Street connection by improving amenities at Heart Lake. These include a major redesign of the parking lot to better organize the parking and replace gravel with native plantings. A new boat launch, dock and pit toilet system are part of this plan.

Justification:

The City was awarded a grant with the Recreation and Conservation Office (RCO) through the Aquatic Lands Enhancement Account (ALEA) to treat the runoff from the parking lot, remove and replace the boat launch, replant approximately 20,000 sf of gravel parking lot and provide ADA access to the beach. We are working with the Samish Indian Nation on our planting plan for shoreline restoration.

In Previous CFP?

Click on box/click on arrow to select

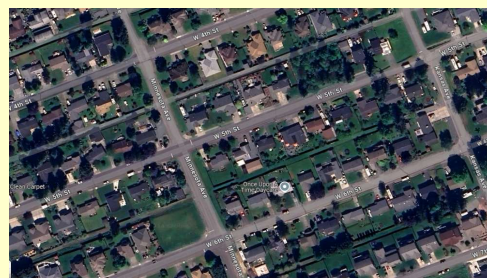
If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year	\$400,000	\$700,000					\$1,100,000
Totals	\$400,000	\$700,000	\$0	\$0	\$0	\$0	\$1,100,000

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET	0	\$100,000					\$100,000
Utility Tax							\$0
Impact Fees		\$100,000					\$100,000
Grants	\$200,000	\$270,000					\$470,000
Rates/User Fees							\$0
Contributions	\$50,000	\$50,000					\$100,000
Fund Balance	\$150,000	\$180,000					\$330,000
Totals	\$400,000	\$700,000	\$0	\$0	\$0	\$0	\$1,100,000

ANACORTES
WASHINGTON

**City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan**

Facility Type: Project Title: Location:

Description:

Our goal is to add another west end neighborhood park that will provide this section of town with a neighborhood playground. It will be limited by the size of the lot identified at West 6th Street and Minnesota Avenue for the park location. Tursi Park is similar to what could be designed here. We hold neighborhood meetings and design what could fit here with help of the community's input.

Justification:

The west streets have limited parks and playgrounds within walking and biking distance given the increasing density of this neighborhood. The Community Forest Lands do offer recreational opportunities, but they lack the playgrounds and other amenities found in a more traditional park

In Previous CFP?

Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year	\$75,000	\$50,000					\$125,000
Totals	\$75,000	\$50,000	\$0	\$0	\$0	\$0	\$125,000

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET	\$0						\$0
Utility Tax							\$0
Impact Fees	\$75,000	\$50,000					\$125,000
Grants	\$0						\$0
Rates/User Fees							\$0
Contributions							\$0
Fund Balance							\$0
Totals	\$75,000	\$50,000	\$0	\$0	\$0	\$0	\$125,000

ANACORTES
WASHINGTON

**City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan**

Facility Type: *Please limit responses to size of box*Project Title: Location:

Description: The Ben Root Skate Park was recently rebuilt featuring a pump track thanks to the generosity of community members and organizations. The facility lacks adequate parking and a new restroom.

Justification: The City will build a new restroom and parking lot to accommodate the upgrades at the skate park and pump track. This will also serve as the replacement for the existing restroom and parking lot currently located at 22nd and R Avenue.

In Previous CFP? Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year	\$700,000						\$700,000
Totals	\$700,000	\$0	\$0	\$0	\$0	\$0	\$700,000

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees							\$0
Contributions	\$700,000						\$700,000
Fund Balance							\$0
Totals	\$700,000	\$0	\$0	\$0	\$0	\$0	\$700,000



ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type: Parks & Recreation



Please limit responses to size of box

Project Title: Qelechihch Park Improv.

Location: N Avenue and Third Street

Description: This project is a collaboration with the Samish Nation to rename the park and place interpretive signs and continue the renovations. The park is also partially owned by the Port of Anacortes. All parties are collaborating on the renovation but we are currently waiting on the ongoing clean up project that the Port and Department of Ecology are engaged in on site.

Justification: The park is growing in popularity and use and was renamed Q'elech'ilhch Park (translated to Ironwoods) after the Samish village on Guemes and Fidalgo Island in this vicinity

In Previous CFP? Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year	\$20,000						\$20,000
Totals	\$20,000	\$0	\$0	\$0	\$0	\$0	\$20,000

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees							\$0
Contributions							\$0
Fund Balance	\$20,000						\$20,000
Totals	\$20,000	\$0	\$0	\$0	\$0	\$0	\$20,000



ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:

Insert and Resize Picture Here



Please limit responses to size of box

Project Title:

Location:

Description:

Placement of columbarium's at Grand View Cemetery is called for in the cemetery expansion plans. The first phase was completed in 2021. The site is largely prepared for the installation of these upright burial location for cremated remains.

Justification:

This is an often requested service at Grand View that we are currently unable to provide. It is our expectation that spaces in the Columbarium's would be sold quickly to local residents seeking that type of service.

In Previous CFP?

Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

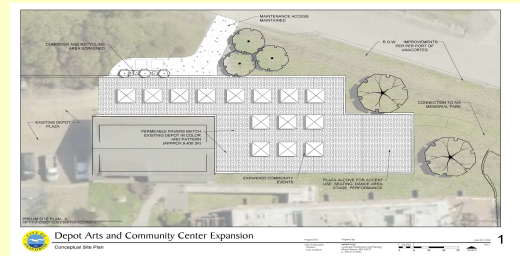
Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year	\$20,000						\$20,000
Totals	\$20,000	\$0	\$0	\$0	\$0	\$0	\$20,000

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees							\$0
Contributions							\$0
Fund Balance	\$20,000						\$20,000
Totals	\$20,000	\$0	\$0	\$0	\$0	\$0	\$20,000



**City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan**

Facility Type:



Please limit responses to size of box

Project Title:

Location:

Description: The City was recently awarded a grant from Skagit County through their economic development program to extend the depot plaza south of its current location to accommodate Farmer's Market expansion and other community events. The plan is to build the plaza on the east side of the WT Preston and replicate the current depot plaza in style and utility with water and electrical connections.

Justification: The Anacortes Farmers Market is a proven success. Over 70,000 visitors a year come to the Market to enjoy its 150 vendors. Of those 150 vendors, 107 are from Skagit Valley bringing important produce, agricultural products and crafts to sell. The Market is out growing the current facilities. This is a main driver in our goal to expand. The last time we expanded the plaza for the Market - their operation grew by 43%. This leads to jobs at the Market, more income for Market vendors, more tourist dollars creating jobs in the City. (9 former vendors are now full time storefronts down town)

In Previous CFP? Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year	\$300,000						\$300,000
Totals	\$300,000	\$0	\$0	\$0	\$0	\$0	\$300,000

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET	\$50,000						\$50,000
Utility Tax							\$0
Impact Fees							\$0
Grants	\$250,000						\$250,000
Rates/User Fees							\$0
Contributions	\$0						\$0
Fund Balance							\$0
Totals	\$300,000	\$0	\$0	\$0	\$0	\$0	\$300,000

ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type: Parks & Recreation

Insert and Resize Picture Here

Please limit responses to size of box

Project Title: ASAC program space upgrade

Location: Anacortes Senior Activity Center

Description:

We will convert administrative office space in the Senior Activity Center into program and classroom space. In turn we will move the administrative offices into smaller spaces that more conducive to that use.

Justification:

This change will address the need for more space for classes and programs and turn under used areas into usable office space. The funding will come from a generous donation from the Senior Center Foundation

In Previous CFP?

Yes

Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Planning delayed the work from the 2025 budget to the 2026 budget.

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year	\$60,000						\$60,000
Totals	\$60,000	\$0	\$0	\$0	\$0	\$0	\$60,000

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees							\$0
Contributions	\$60,000						\$60,000
Fund Balance							\$0
Totals	\$60,000	\$0	\$0	\$0	\$0	\$0	\$60,000

ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type: *Please limit responses to size of box*Project Title: Location:

Description: The City is looking for alternative locations to build or improve pickleball courts for public use. We will examine our own public spaces and possible collaboration with other public agencies.

Justification: The community has identified the need for additional public pickleball courts to add capacity and provide more opportunities. Once a new pickleball facility with 4 to 8 courts is successfully completed at a new undetermined location, the current courts located at Clearidge will be closed. Clearidge courts could be converted back to tennis courts pending adequate funding.

In Previous CFP? Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year	\$70,000						\$70,000
Totals	\$70,000	\$0	\$0	\$0	\$0	\$0	\$70,000

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees							\$0
Contributions	\$70,000						\$70,000
Fund Balance							\$0
Totals	\$70,000	\$0	\$0	\$0	\$0	\$0	\$70,000



**City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan**

Facility Type:



Please limit responses to size of box

Project Title:

Location:

Description:

Justification:

In Previous CFP? Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year		\$50,000		\$50,000			\$100,000
Totals	\$0	\$50,000	\$0	\$50,000	\$0	\$0	\$100,000

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET		\$50,000		\$50,000			\$100,000
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees							\$0
Contributions							\$0
Fund Balance							\$0
Totals	\$0	\$50,000	\$0	\$50,000	\$0	\$0	\$100,000



ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan



Facility Type: Parks & Recreation

Project Title: Ship Harbor Wetland Int. Trail

Location: Ship Harbor

Description: The SHIP trail was recently damaged in December 2022 during the King Tides when a 100+ foot section was undermined by the tide. We have started planning for the repair of this section of trail. We are working with an engineering firm, biologist and permitting agencies to prepare designs for the repair and possible connection to the Washington State Ferry Terminal.

Justification: We expect that due to the complexity of the project and the ecological benefits of repairing a trail to protect the new wetlands, this should be eligible for grant opportunities. Our goal is to get the project to 15% development drawings so we can pursue funding for additional construction drawings and grant application.

In Previous CFP? Yes Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year		\$1,200,000					\$1,200,000
Totals	\$0	\$1,200,000	\$0	\$0	\$0	\$0	\$1,200,000

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants		\$1,200,000					\$1,200,000
Rates/User Fees							\$0
Contributions							\$0
Fund Balance							\$0
Totals	\$0	\$1,200,000	\$0	\$0	\$0	\$0	\$1,200,000



ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type: Parks & Recreation



Project Title: Ace of Hearts Park Improvements

Location: Ace of Hearts Park

Description:

The park was built in approximately 2011, adding a new dog park and athletic field to our inventory. At that time we did not have the funds to complete all the items the parks needs to serve the community. These include a concrete pathways, a restroom, covered dugouts and bleachers. We would also like to pave the access road and parking. We are looking for funding to complete various pieces of this list.

Justification:

As Anacortes continues to grow we are seeing increasing use of our parks. Our own recreational leagues are growing and using more spaces for practices, especially during soccer season. Other leagues run by local athletic non-profits use these fields as well. Completing the park is an important element in our goal to provide adequate recreational facilities for our growing community.

In Previous CFP?

Yes

Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year						\$500,000	\$500,000
Totals	\$0	\$0	\$0	\$0	\$0	\$500,000	\$500,000

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET						\$400,000	\$400,000
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees							\$0
Contributions						\$100,000	\$100,000
Fund Balance							\$0
Totals	\$0	\$0	\$0	\$0	\$0	\$500,000	\$500,000



ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:



Project Title:

Location:

Description: The plan is to conduct Environmental Impact Statement for Guemes Channel Trail that will address the plan and alternatives. Design and construct a bicycle and pedestrian trail: Phase II - Ferry Terminal Road to Edwards Way Phase III - Ferry Terminal Road to Washington Park Phase VI - Hartford Ave. vicinity to 6th St. vicinity.

Justification: The Comprehensive Plan and Shoreline Master Program direct extending the Guemes Channel Trail to enhance physical and visual access to the water and to provide a nonmotorized connection between Washington Park and the Tommy Thompson trail. The trail may need to alter its current width depending on site conditions.

In Previous CFP? Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year		\$728,000			\$3,100,000		\$3,828,000
Totals	\$0	\$728,000	\$0	\$0	\$3,100,000	\$0	\$3,828,000

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET		\$400,000					\$400,000
Utility Tax							\$0
Impact Fees							\$0
Grants		\$328,000			\$3,100,000		\$3,428,000
Rates/User Fees							\$0
Contributions							\$0
Fund Balance							\$0
Totals	\$0	\$728,000	\$0	\$0	\$3,100,000	\$0	\$3,828,000



ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type: Parks & Recreation



Project Title: Bicycle & Pedestrian Connection

Location: Various

Description: These elements include improvement to sidewalks at the trail heads, amenities, signage and pedestrian crossings.

Justification: We added this element to our impact fees and comprehensive plan because of the increase use of non motorized travel to reach our parks in trails. Our goal is to improve the infrastructure to accommodate the needs of our users to safely access and use our parks and trails.

In Previous CFP? Yes Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year		\$50,000			\$50,000		\$100,000
Totals	\$0	\$50,000	\$0	\$0	\$50,000	\$0	\$100,000

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees		\$50,000			\$50,000		\$100,000
Grants							\$0
Rates/User Fees							\$0
Contributions							\$0
Fund Balance							\$0
Totals	\$0	\$50,000	\$0	\$0	\$50,000	\$0	\$100,000



ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type: Parks & Recreation



Project Title: Storvik Field & Lighting Improv

Location: Storvik Park

Description: Replace field lighting, up grade field with new drainage system, improved surface, replace backstop and field amenities.

Justification: Storvik Park celebrated its 50-year anniversary in 2023 and the playfield, lighting and backstop are in need of repair to accommodate increased growth in Anacortes and more use of the park. We are also holding more events at the park that require better access to utilities. We are considering LED lighting at the field, access to power at each pole, a new backstop, dugouts and field drainage improvements.

In Previous CFP? Yes Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

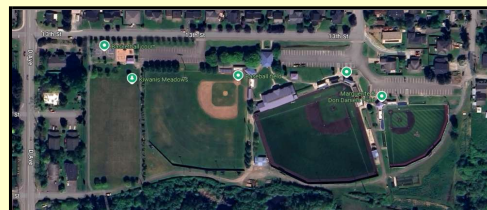
Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year		\$1,000,000					\$1,000,000
Totals	\$0	\$1,000,000	\$0	\$0	\$0	\$0	\$1,000,000

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET		\$400,000					\$400,000
Utility Tax							\$0
Impact Fees							\$0
Grants		\$600,000					\$600,000
Rates/User Fees							\$0
Contributions							\$0
Fund Balance							\$0
Totals	\$0	\$1,000,000	\$0	\$0	\$0	\$0	\$1,000,000

ANACORTES
WASHINGTON

**City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan**

Facility Type: Parks & Recreation



Project Title: Volunteer Park Field Improvement

Location: Volunteer Park

Description: The reurfing of Volunteer Field with synthetic turf extends the use of the area throughout the year and provides opportunities for other groups to use them. This field already has lighting so turf improvements would improve usability for various community groups and leagues.

Justification:

The City has worked with private donors to improve our facilities at Volunteer Park over the last 20 years. Recently we were able to place synthetic turf on Alton Daniels Field and reurf the Marguerite and Don Daniels Field. These are primarily used for baseball and fastpitch but we are increasingly using them for soccer practices and other activities because they have lights and all weather surfaces. We now have the opportunity to change out Volunteer Field from grass to synthetic turf which would allow us to use this field for more activities and practices that benefit baseball, soccer, lacrosse and potentially softball. The donor is asking for public and other private funds to contribute to the identified donated funds

In Previous CFP?

Yes

Click on box/click on arrow to select

If yes, nature of

Change from

Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year			\$1,100,000				\$1,100,000
Totals	\$0	\$0	\$1,100,000	\$0	\$0	\$0	\$1,100,000

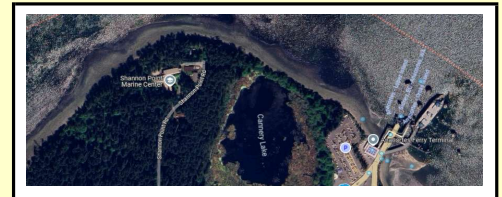
Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET			\$450,000				\$450,000
Utility Tax							\$0
Impact Fees							\$0
Grants			\$550,000				\$550,000
Rates/User Fees							\$0
Contributions			\$100,000				\$100,000
Fund Balance							\$0
Totals	\$0	\$0	\$1,100,000	\$0	\$0	\$0	\$1,100,000



**City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan**

Facility Type:

Insert and Resize Picture Here



Project Title:

Location:

Description:

Justification:

In Previous CFP? Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year		\$25,000			\$25,000		\$50,000
Totals	\$0	\$25,000	\$0	\$0	\$25,000	\$0	\$50,000

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET		\$25,000			\$25,000		\$50,000
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees							\$0
Contributions							\$0
Fund Balance							\$0
Totals	\$0	\$25,000	\$0	\$0	\$25,000	\$0	\$50,000



ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:



Project Title:

Location:

Description: The addition of Pickett Pocket Park near Commercial Avenue and 22nd Street has turned out to be an important neighborhood and community park that was especially used during the COVID shutdowns as an outdoor gathering place. We are encouraged to look for additional opportunities along Commercial Avenue for public open spaces.

Justification: A new pocket park in the downtown corridor would provide added green space downtown.

In Previous CFP? Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year			\$150,000				\$150,000
Totals	\$0	\$0	\$150,000	\$0	\$0	\$0	\$150,000

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET			\$100,000				\$100,000
Utility Tax							\$0
Impact Fees							\$0
Grants			\$50,000				\$50,000
Rates/User Fees							\$0
Contributions							\$0
Fund Balance							\$0
Totals	\$0	\$0	\$150,000	\$0	\$0	\$0	\$150,000



ANACORTES
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City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type: Parks & Recreation



Please limit responses to size of box

Project Title: ASAC Expansion

Location: Anacortes Senior Activity Center

Description: The Senior Activity Center is exceeding pre-pandemic daily use numbers. To accommodate this growth and prepare for future participants we are planning to expand the dining room to the east over the existing patio area. We estimate this will expand the center by approximately 600sf. Architectural and engineering services will be needed to begin this process.

Justification: We would do this work in partnership with the Senior Activity Center Foundation. This would accommodate the need for more class room space at the Center.

In Previous CFP? Yes Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year			\$600,000				\$600,000
Totals	\$0	\$0	\$600,000	\$0	\$0	\$0	\$600,000

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants			\$600,000				\$600,000
Rates/User Fees							\$0
Contributions							\$0
Fund Balance							\$0
Totals	\$0	\$0	\$600,000	\$0	\$0	\$0	\$600,000

ANACORTES
WASHINGTON

**City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan**

Facility Type: Parks & Recreation

*Please limit responses to size of box*

Project Title: WA Park Upper Restroom Replacement

Location: Washington Park

Description: This restroom is over 50 years old and is experiencing many problems with the showers, flooring, HVAC, lighting and efficient use of space. We have tried a series of upgrades and they have not solved our problems. Our goal now is to replace this restroom.

Justification: The facility has outlived its useful life and would benefit guests by providing a better camping experience and allow for easier cleaning and maintenance. The current showers and toilets are challenged when we have high use due to increased visitation to the park. A new facility would help us accommodate growing use at the park.

In Previous CFP? Yes Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year				\$600,000			\$600,000
Totals	\$0	\$0	\$0	\$600,000	\$0	\$0	\$600,000

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET				\$300,000			\$300,000
Utility Tax							\$0
Impact Fees				\$100,000			\$100,000
Grants							\$0
Rates/User Fees							\$0
Contributions							\$0
Fund Balance				\$200,000			\$200,000
Totals	\$0	\$0	\$0	\$600,000	\$0	\$0	\$600,000

ANACORTES
WASHINGTON

**City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan**

Facility Type: *Please limit responses to size of box*Project Title: Location:

Description:

Parks and Recreation will take advantage of grant opportunities and donations to improve and repair trails in our parks system. These include paved roads and pathways such as the Thompson Trail, Rotary Park, the Loop Road, and other minor trails and pathways in our system.

Justification:

This will improve our trail systems and better connect our pedestrian and bicycle trail to other city infrastructure.

In Previous CFP?

Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year			\$60,000			\$60,000	\$120,000
Totals	\$0	\$0	\$60,000	\$0	\$0	\$60,000	\$120,000

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees						\$60,000	\$60,000
Grants			\$60,000				\$60,000
Rates/User Fees							\$0
Contributions							\$0
Fund Balance							\$0
Totals	\$0	\$0	\$60,000	\$0	\$0	\$60,000	\$120,000



ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type: Parks & Recreation



Please limit responses to size of box

Project Title: Heart Lake Water Quality

Location: Heart Lake

Description: Continued management of the water quality at Heart Lake including milfoil and algae treatments.

Justification: This should be done as aquatic survey and lake testing dictates. Aquatic weed and algae treatment at the lake will need continued attention and treatment to preserve existing habitat and recreation opportunities. Eliminating or broadly reducing blooms of toxic cyanobacteria will benefit public health.

In Previous CFP? ☐ Yes Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year		\$300,000					\$300,000
Totals	\$0	\$300,000	\$0	\$0	\$0	\$0	\$300,000

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants		\$100,000					\$100,000
Rates/User Fees							\$0
Contributions							\$0
Fund Balance		\$200,000					\$200,000
Totals	\$0	\$300,000	\$0	\$0	\$0	\$0	\$300,000

ANACORTES
WASHINGTON

**City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan**

Facility Type:

Insert and Resize Picture Here

Project Title: Location: Description: Justification: In Previous CFP? Click on box/click on arrow to selectIf yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year		\$55,000					\$55,000
Totals	\$0	\$55,000	\$0	\$0	\$0	\$0	\$55,000

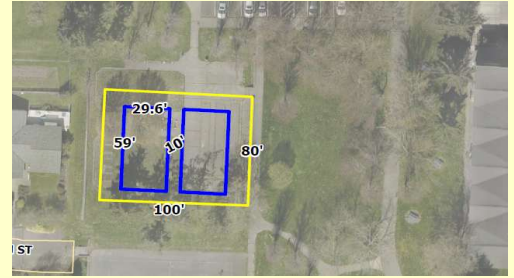
Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET		\$55,000					\$55,000
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees							\$0
Debt							\$0
Fund Balance							\$0
Totals	\$0	\$55,000	\$0	\$0	\$0	\$0	\$55,000



ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:



Please limit responses to size of box

Project Title:

Location:

Description: The small courts area in the NW corner of Storvik Park is slated to be repaired and replaced with sand volleyball courts. This need was identified at a community meeting and subsequently reviewed by the Parks and Recreation Advisory Commission.

Justification: The City lacks outdoor volleyball and sand volleyball in particular in its current infrastructure. This facility has been requested by user groups and Storvik Park has existing infrastructure to support this use.

In Previous CFP? Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year			\$100,000				\$100,000
Totals	\$0	\$0	\$100,000	\$0	\$0	\$0	\$100,000

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET			\$75,000				\$75,000
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees							\$0
Contributions			\$25,000				\$25,000
Fund Balance							\$0
Totals	\$0	\$0	\$100,000	\$0	\$0	\$0	\$100,000

ANACORTES
WASHINGTON

**City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan**

Facility Type: Parks & Recreation

Insert and Resize Picture Here

Please limit responses to size of box

Project Title: Causland Park Wall Repairs

Location: Causland Park

Description: Continue wall and bandstand repair to historic memorial park.

Justification: This project has been ongoing for the past 20 year to repair seating and walls within the park. Our goal is to continue this project protect this historic site.

In Previous CFP? No Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year		\$25,000					\$25,000
Totals	\$0	\$25,000	\$0	\$0	\$0	\$0	\$25,000

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET		\$20,000					\$20,000
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees							\$0
Contributions		\$5,000					\$5,000
Fund Balance							\$0
Totals	\$0	\$25,000	\$0	\$0	\$0	\$0	\$25,000



ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:

Insert and Resize Picture Here



Please limit responses to size of box

Project Title:

Location:

Description:

Justification:

In Previous CFP? Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year			\$50,000				\$50,000
Totals	\$0	\$0	\$50,000	\$0	\$0	\$0	\$50,000

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET			\$50,000				\$50,000
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees							\$0
Contributions							\$0
Fund Balance							\$0
Totals	\$0	\$0	\$50,000	\$0	\$0	\$0	\$50,000


ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

 Facility Type:

Insert and Resize Picture Here

Please limit responses to size of box

 Project Title:

 Location:

Description:

A Community Recreation Center of about 20000sf with an accompanying parking area and green space. The Center would house a gymnasium and community space for various activities for youths and adults. The gym space would be approximately 9000sf.

Justification:

The community has long needed a large space that is not occupied during school hours and can be used for indoor recreation and the arts for adults, and after school for teens and other youths. It would have programmed and/or supervised activities for youths after school and on weekends.

In Previous CFP?

Click on box/click on arrow to select

 If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year						\$20,000,000	\$20,000,000
Totals	\$0	\$0	\$0	\$0	\$0	\$20,000,000	\$20,000,000

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees							\$0
Contributions						\$20,000,000	\$20,000,000
Fund Balance							\$0
Totals	\$0	\$0	\$0	\$0	\$0	\$20,000,000	\$20,000,000

GEN GOVERNMENT CFP
2026 - 2031



Project Summary Sheet

Project Costs:		2026	2027	2028	2029	2030	2031	Total
3	Museum Storage Workshop	\$200,000	\$0	\$0	\$0	\$0	\$0	\$200,000
4	Creosote Pilings	\$500,000	\$0	\$0	\$0	\$0	\$0	\$500,000
5	Police Vehicles	\$285,000	\$0	\$0	\$0	\$0	\$0	\$285,000
6	Event Center	\$8,000,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$10,250,000
Totals		\$8,985,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$11,235,000
Project Funding Sources:		2026	2027	2028	2029	2030	2031	Total
	Taxes	\$0	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	2,250,000
	REET	\$0	\$0	\$0	\$0	\$0	\$0	0
	Utility Tax	\$0	\$0	\$0	\$0	\$0	\$0	0
	Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	0
	Grants	\$0	\$0	\$0	\$0	\$0	\$0	0
	Debt Service	\$8,000,000	\$0	\$0	\$0	\$0	\$0	8,000,000
	Contributions	\$150,000	\$0	\$0	\$0	\$0	\$0	150,000
	Fund Balance	\$835,000	\$0	\$0	\$0	\$0	\$0	835,000
Totals		\$8,985,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$11,235,000



ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:



Please limit responses to size of box

Project Title:

Location:

Description:

Justification:

In Previous CFP? Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year	\$200,000						\$200,000
Totals	\$200,000	\$0	\$0	\$0	\$0	\$0	\$200,000

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees							\$0
Contributions	\$150,000						\$150,000
Fund Balance	\$50,000						\$50,000
Totals	\$200,000	\$0	\$0	\$0	\$0	\$0	\$200,000



ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:



Project Title:

Location:

Description:

The creosote piles will need to be removed and replaced with non-creosote (steel) piles consistent with the DNR Aquatic Land Lease. The due date for project completion per the DNR Lease is January 2, 2026.

Justification:

For compliance with the DNR Aquatic Lands lease and furthers Shoreline Master Program goals related to improving water quality by replacing creosote pilings with non-toxic alternatives.

In Previous CFP?

Click on box/click on arrow to select

If yes, nature of

Change from

Previous CFP:

updated quote and timing

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year	\$500,000						\$500,000
Totals	\$500,000	\$0	\$0	\$0	\$0	\$0	\$500,000

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees							\$0
Contributions							\$0
Fund Balance	\$500,000						\$500,000
Totals	\$500,000	\$0	\$0	\$0	\$0	\$0	\$500,000


ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:

Project Title:

Location:

Description:

Justification:

In Previous CFP? Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year	\$285,000						\$285,000
Totals	\$285,000	\$0	\$0	\$0	\$0	\$0	\$285,000

Funding Sources:	2026	2027	2028	2029	2030	2031	Total
Taxes							\$0
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Rates/User Fees							\$0
Contributions							\$0
Fund Balance	\$285,000						\$285,000
Totals	\$285,000	\$0	\$0	\$0	\$0	\$0	\$285,000



ANACORTES
WASHINGTON

City of Anacortes
Project Detail Worksheet
2026-2031 Capital Facilities Plan

Facility Type:



Project Title:

Location:

Description:

Justification:

In Previous CFP? Click on box/click on arrow to select

If yes, nature of
Change from
Previous CFP:

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Costs by year	\$8,000,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$10,250,000
Totals	\$8,000,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$10,250,000

Projected Costs:	2026	2027	2028	2029	2030	2031	Total
Taxes		\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$2,250,000
REET							\$0
Utility Tax							\$0
Impact Fees							\$0
Grants							\$0
Debt Service	\$8,000,000						\$8,000,000
Contributions							\$0
Fund Balance							\$0
Totals	\$8,000,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$10,250,000



City Council Agenda Bill

Meeting Date: November 17, 2025 **Agenda Item:** 7.a.

Agenda Item Title: Ordinance 5009: 2026 Operating Budget

Staff Contact(s): Steve Hoglund

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

Greg Francioch
Steve Hoglund
Darcy Swetnam

Ordinance

Item Summary: The 2026 operating budget is \$115,485,921. Of this, \$79,920,110 is for operating expenditures and \$35,565,811 is for capital

Budget Impact:

The city needs a budget to continue operations in 2026.

Previous Action: The Council had a public hearing on 2026 Budgeted Revenue Sources on [October 6, 2025](#), and discussed the 2026-2031 Capital Facilities Plan on [September 15, 2025](#) and [September 22, 2025](#). The mayor delivered his [Budget Message](#) at the [October 27, 2025](#), regular meeting. The Council discussed the 2026 Operating Budget at the [October 27, 2025](#), and [November 3, 2025](#), regular meetings.

Recommended Motion: First read this week.

Alternative Actions: NA

Attachments (listed in order presented):

1. Ord 5009 Budget 2026

ORDINANCE NO. 5009

AN ORDINANCE ADOPTING THE BUDGET FOR ALL MUNICIPAL PURPOSES
AND USES FOR THE YEAR 2026

Section 1. The 2026 Budget for the City of Anacortes, Washington as established by the City Council and made available for distribution to the general public through the office of the City Clerk-Treasurer, is hereby adopted by reference.

Section 2. The total estimated revenues and appropriations for each budgeted fund and the aggregate total for all such funds combined is itemized below. Estimated revenues and expenditures include overhead accruals to the General fund from the utility funds as authorized by state law. As the City of Anacortes utilizes the Mayor in a fulltime capacity overseeing all funds including the utility funds, such accruals provide for inclusion of the Mayor's office to recover associated costs. All revenues and expenditures for all budgeted funds are summarized and set forth as follows:

Fund		2026 Revenues/ Expenditures
001	GENERAL FUND	43,429,240
101	PARKS & RECREATION FUND	2,150,146
102	GRANDVIEW CEMETERY FUND	377,462
103	PUBLIC LIBRARY FUND	1,584,905
104	STREET MAINTENANCE FUND	2,062,060
105	ARTERIAL STREET CONSTRUCTION	5,447,438
107	WASHINGTON PARK FUND	524,753
108	PARKS CAPITAL IMPROVEMENT	1,625,000
109	AFFORDABLE HOUSING	589,619
112	DEVELOPMENT IMPACT FEE	240,000
113	ACFL MANAGEMENT FUND	275,405
114	FORESTLAND ENDOWMENT	150,000
135	TOURISM FUND	596,500
335	REET	2,640,000
401	WATER FUND	26,121,215
440	SEWER FUND	14,503,851
445	STORM DRAINAGE FUND	2,788,525
450	SANITATION FUND	7,393,158
501	EQUIPMENT RENTAL FUND	2,942,405
611	FIREMEN'S PENSION FUND	44,237
	Total	\$ 115,485,921

Section 3. The City Clerk-Treasurer of the City of Anacortes is hereby authorized to transmit a complete copy of the final budget, as herein above adopted by reference, to the Division of Municipal Corporations in the Office of the State Auditor, to the Association of Washington Cities, and to the Municipal Research & Services Center of Washington.

Effective date. This Ordinance shall take effect from and after five (5) days after its passage and publication, as required by law.

PASSED AND APPROVED this 24th day of November 2025

CITY OF ANACORTES, WASHINGTON

By: _____
Matt Miller, Mayor

ATTEST

Steven D. Hoglund, City Clerk

APPROVED AS TO FORM

Darcy J. Swetnam, WSBA # 40530
City Attorney



City Council Agenda Bill

Meeting Date: November 17, 2025 **Agenda Item:** 7.b.

Agenda Item Title: Ordinance 5010: 2026-2031 Capital Facilities Plan

Staff Contact(s): Steve Hoglund

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

Greg Francioch
Steve Hoglund
Darcy Swetnam

Ordinance

Item Summary: The Council discussed the 2026-2031 Capital Facilities Plan on [September 15, 2025](#), and [September 22, 2025](#). The CFP can be adopted in conjunction with the City operating budget.

Budget Impact:

2026 capital expenditures of \$xx TBD, and full 2026-2031 CFP total of \$xx TBD.

Previous Action: The Council had a public hearing on 2026 Budgeted Revenue Sources on [October 6, 2025](#), and discussed the 2026-2031 Capital Facilities Plan on [September 15, 2025](#) and [September 22, 2025](#). The mayor delivered his [Budget Message](#) at the [October 27, 2025](#), regular meeting. The Council discussed the 2026 Operating Budget at the [October 27, 2025](#), and [November 3, 2025](#), regular meetings.

Recommended Motion: First read this week.

Alternative Actions:

Attachments (listed in order presented):

1. Ordinance 5010 CFP

ORDINANCE NO. 5010

AN ORDINANCE ADOPTING THE CAPITAL FACILITIES PLAN (CFP)
FOR THE 6-YEAR PERIOD 2026-2031

Section 1. The Growth Management Act mandates development of a capital facilities element consisting of a six-year financing plan [RCW 36.70a.070-(3)].

Section 2. The City of Anacortes Comprehensive Plan is hereby amended to adopt the 2026-2031 Capital Facilities Plan, attached as exhibit A. Adoption of the 2026-2031 Capital Facilities Plan will replace the amended 2024-2029 Capital Facilities Plan.

Section 3. The total estimated expenditures/revenues for each major category and the aggregate total for all such categories combined are summarized and set forth as follows:

Total	\$34,593,373	\$39,982,000	\$30,978,530	\$29,811,794	\$40,983,018	\$42,856,479	\$219,205,194
	2026	2027	2028	2029	2030	2031	Total
PW-Ops	\$1,458,000	\$1,790,000	\$2,910,000	\$1,150,000	\$900,000	\$1,250,000	\$9,458,000
Storm	\$1,050,000	\$1,745,000	\$1,484,250	\$1,528,900	\$2,029,185	\$2,030,663	\$9,867,998
Transportation	\$5,290,000	\$13,013,000	\$5,540,000	\$6,735,000	\$16,940,000	\$9,245,000	\$56,763,000
Wastewater	\$6,050,000	\$5,220,000	\$5,063,000	\$5,788,000	\$4,464,000	\$3,645,000	\$30,230,000
Water Systems	\$8,305,000	\$13,046,000	\$13,436,280	\$5,474,894	\$5,989,833	\$5,640,816	\$51,892,823
Fire	\$800,000	\$225,000	\$0	\$8,000,000	\$7,000,000	\$0	\$16,025,000
Fiber	\$1,010,373	\$310,000	\$35,000	\$35,000	\$35,000	\$35,000	\$1,460,373
Parks & Recreation	\$1,645,000	\$4,183,000	\$2,060,000	\$650,000	\$3,175,000	\$20,560,000	\$32,273,000
General Govt	\$8,985,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$11,235,000

Section 4. Effective date. This Ordinance shall take effect from and after five (5) days after its passage and publication, as required by law.

PASSED AND APPROVED this 24th day of November 2025

CITY OF ANACORTES, WASHINGTON

BY: _____
Matt Miller, Mayor

ATTEST: _____ City Attorney

Steven D. Hoglund, City Clerk

APPROVED AS TO FORM:

Darcy J. Swetnam, WSBA # 40530



City Council Agenda Bill

Meeting Date: November 17, 2025 **Agenda Item:** 7.c.

Agenda Item Title: Contract Modification: Commercial Ave Corridor Plan Phase 1 – 11th St to 13th St #19-095-TRN-005

Staff Contact(s): Logan Lee

<u>Approved for Submittal to Council by</u>	<u>Action Type</u>
Tiffany Matson	Contract Modification
Logan Lee	

Item Summary: City staff seeks Council consent to issue a contract modification to Colacurcio Brothers, Inc. in the amount of \$301,413.21, increasing the total contract price to \$2,431,276.72, to account for Change Orders 4, 15, 17, 20, 21 and 22.

Background:

1. **Reason for Contract Change:** This modification includes a series of changes necessary to support the continued progress of the project. Specifically, the modification adds required bid items that were not included in the original bid schedule and incorporates unanticipated revisions identified during construction to comply with updated requirements from the Washington State Department of Transportation (WSDOT).
2. **History:** This project has been in process since September 2019 and was envisioned in the 2016 South Commercial Ave Corridor Plan. The project has had many iterations and is now a signalized intersection that includes pedestrian/bike improvements, modern signal equipment, ADA compliance, and pedestrian scale lighting.
3. **Key Terms:**
 - Contract is for a fixed price of \$2,431,276.72.
 - Work shall start the working day following the date of the Notice to Proceed, and Physical completion shall be achieved within 180 calendar days after work commences.
4. **Competitive Bidding:** On April 2, 2025 the City [solicited bids](#) for the subject project and on May 1, 2025 a bid opening was conducted and 7 bids were received. Colacurcio Brothers, Inc. was determined to be the lowest responsible

bidder. The Engineer's Estimate for this project was \$2,400,000.

Budget Impact:

Contractor	Colacurcio Brothers, Inc.
Original Agreement Amount	\$1,964,312.10
Modification 01 signed 9/15/25	\$111,072.37
Modification 02 signed 10/3/25	\$54,479.04
Current Agreement Amount	\$2,129,863.51
Change Per this Modification	\$301,413.21
Total After Modification	\$2,431,276.72
Total Sum Increase from Original Amount	23.77%
Earmarked Funds	\$3,050,000.00
BARS #	105.720.595.30.63
Paid on Contract as of 11/7/25	\$754,140.91
Budget Amendment Required?	No
Start Date	Notice to Proceed
End Date	180 calendar days

Previous Action: Council approved contract [19-095-TRN-001](#) with Alta Planning + Design, Inc. for the project design work at the [9/23/2019](#) Council meeting. [Modification 03](#) for contract 19-095-TRN-001 was approved at the [4/26/21](#) meeting. [Modification 04](#) for contract 19-095-TRN-001 was approved at the [10/10/22](#) meeting. [Modification 06](#) for contract 19-095-TRN-001 was approved at the [1/22/24](#) meeting. At the [3/4/2024](#) meeting City Council directed staff to evaluate a signalized intersection and return to City Council with updated information on the design, grants, cost and land acquisition. On [7/1/24](#) Council gave direction to continue with a signalized intersection. Contract [19-095-TRN-004](#) with WSDOT for project reviews was approved at the [8/5/24](#) meeting. [Modification 08](#) for contract 19-095-TRN-001 was approved at the [3/10/25](#) meeting. Contract [19-095-TRN-005](#) was approved at the [5/12/25](#) meeting.

Recommended Motion: I move that City Council authorize the Mayor to sign a modification to contract 19-095-TRN-005 with Colacurcio Brothers, Inc. in the amount of \$301,413.21, increasing the total contract price to \$2,431,276.72.

Alternative Actions: Not approve the contract modification.

Attachments (listed in order presented):

1. 19-095-TRN-005 - Modification 03



Contract Number 19-095-TRN-005
MODIFICATION 03

Date November 17, 2025
Page 1 of 1 Page

Contract Title COMMERCIAL AVE CORRIDOR PLAN PHASE 1 – 11TH ST TO 13TH ST
Contractor Colacurcio Brothers, Inc.

BACKGROUND

In accordance with Provisions 1-04.4 Changes, and 1-05.1 Control of Work as cited in Standard Specifications for Road, Bridge, and Municipal Construction, this modification provides an equitable price adjustment in consideration of changes in Work as described below under Article I. Accordingly, the contract price is increased by \$301,413.21, from \$2,129,863.51 to \$2,431,276.72, and the following changes are incorporated under this contract:

ARTICLE I. WORK. Insert the following as the fourth paragraph under Article 1:

“The work as described above is hereby amended per Modification 03. The Contractor will modify scope of work to as detailed in Change Orders #4, #15, #17, #20, #21, and #22 which are hereby incorporated by reference and made a part hereof.”

ARTICLE II. PRICE. The paragraph is hereby modified to read:

“The Total Contract Price is **Two Million Four Hundred Thirty-One Thousand Two Hundred Seventy-Six Dollars and Seventy-Two Cents (\$2,431,276.72)**. The Contractor’s bid schedule is incorporated by reference and attached hereto as Exhibit A. Per Modification 01, the Contractor’s bid schedule is modified as detailed in Change Orders #1, #2, #3, #5, #9, and #11. Per Modification 02, the Contractor’s bid schedule is modified as detailed in Change Orders #7, #8, #13, #14, #16, #18, #19, and #23. Per Modification 03, the Contractor’s bid schedule is modified as detailed in Change Orders #4, #15, #17, #20, #21, and #22.”

All other terms of the contract remain unchanged.

CITY OF ANACORTES

COLACURCIO BROTHERS, INC.

By _____
Matt Miller, Mayor

By _____

Date _____

Date _____

Original Agreement Amount	<u>\$1,964,312.10</u>	Original Contract Completion Date	<u>60 calendar days</u>
Current Agreement Amount	<u>\$2,129,863.51</u>	Current Contract Completion Date	<u>180 calendar days</u>
Change Per this Modification	<u>\$301,413.21</u>	Net Change	<u>0 calendar days</u>
Total After Modification	<u>\$2,431,276.72</u>	Contract Completion Date After Change	<u>180 calendar days</u>



Change Order No. # 4

Contract Title: South Commercial Phase 1 – 12th and Commercial
Contractor: Colacurcio Brothers, Inc
Contract No.: PW-19-095-TRN-005
State Aid No.:

☒	Ordered By Engineer	☐	Force Account
☐	Proposed by Contractor (VECP)	☒	Bid Item
☐	Unilateral	☒	Lump Sum

Original Contract Amount:	\$1,964,312.10	Original Contract Working Days:	60
Current Contract Amount:	\$2,129,863.51	Current Contract Working Days:	180
Estimated Net Change This Order:	\$246,126.44	Added Working Days:	0
New Contract Amount:	\$2,375,989.95	Total Contract Working Days:	180

Prepared By:

Lance Jordan
Digitally signed by Lance Jordan
DN: C=US, E=lancej@cityofanacorteswa.gov,
O=City of Anacortes, OU=Engineering Dept.,
CN=Lance Jordan
Date: 2025.10.30 13:56:20-07'00'

Project Manager

10/30/2025

Date

Endorsed By

Contractor

11/4/25

Date

Endorsed By:

Logan Lee
Digitally signed by Logan Lee
DN: C=US, E=loganl@cityofanacortes.org,
O=City of Anacortes, CN=Logan Lee
Reason: I have reviewed this document
Date: 2025.10.02 08:55:23-07'00'

City Engineer

10/2/2025

Date

Change Order No.: 4
Contract No.: PW-19-095-TRN-005
Contract Title: South Commercial Phase 1

THE CONTRACT IS MODIFIED AS FOLLOWS:

Description of Change:

- Add the following bid item to the Contract
 - Bid Item No. 4-49, DEEPER TRAFFIC POLE BASES
Quantity = 1 L.S., Unit Price = \$246,126.44

Reason for Change

WSDOT requires new pole foundations be designed when replacing existing signal poles. This requirement was addressed late in the design phase, and the revised pole foundation design was not included in the bid documents. Due to the existing conditions, a much larger foundation is required than originally anticipated. This change order is to compensate the Contractor for the additional work. The foundation design was added as sheet TS15.

Affects DBE Work: ☐ Yes ☐ No ☒ N/A (Not FHWA Funded)

Materials:

N/A

Equitable Adjustment:

This Change Order includes changes as defined in Section 1-04.4. Specifically, Adding new Work. This change order includes an equitable adjustment per Section 1-09.4 in the unit prices of the new bid item. The unit prices of the new bid items are as follows:

- Bid Item No. 4-49, DEEPER TRAFFIC POLE BASES
Unit Price = \$246,126.44 per L.S.

Attachments:

- ☐ Change Order Directive OR Field Order?
- ☒ Contractors Quote
- ☒ Plans
- ☐ Contractors Equipment List

Sections 1-04.4 and 1-04.5 of the 2024 WSDOT/APWA Standard Specifications shall govern this Change Order. The Work of the referenced Contract is modified to include the changes detailed herein. The payment provided for herein shall constitute the complete and final settlement for all costs of labor, equipment, materials, overhead, profit, permit fees, and all other claims that may be made by the Contractor as a result of this change.

Change Order No.:	<u>4</u>
Contract No.:	<u>PW-19-095-TRN-005</u>
Contract Title:	<u>South Commercial Phase 1</u>

Itemization of Costs

Colacurcio Brothers Construction Co. Inc.

[illegible]



September 2, 2025

Mr. Daniel Colacurcio
Colacurcio Brothers Construction Co., Inc.
3287 H Street Road
Blaine, WA 98230
Ph: 360-332-4044

RE: Service Electric Co., Inc., SECO #5653 Proposal #1R1
Job: Contract #19-095-TRN-005 Commercial Ave Corridor Plan Ph #1 - 11th St to 13th St

Dear Mr. Colacurcio:

Service Electric Co., Inc., proposes to modify our contract to perform the following revisions to our work per the terms stated below:

Description:		Revised Signal Pole Foundations			
Foreman	-20	MH @	\$112.48	per hr.	(\$2,249.60)
Appr P6	-20	MH @	\$92.00	per hr.	(\$1,840.00)
Material					1,096.00
USE Tax @ 8.8%					96.45
21% Markup					250.41
Services - Vac					29,600.00
21% Markup					6,216.00
Subcontracting					132,450.00
10% Markup					13,245.00
GRAND TOTAL					\$178,864.26

This additional work may require 0 days added to the contract completion date. Service Electric Co., Inc. will take no action on the above change until your written approval is received. This proposal expires 30 days from the date of this correspondence.

Very truly yours,

Jack Grove

Jack Grove - Direct: 425-508-7273

ACKNOWLEDGEMENT: The price stated for the above proposal is acceptable for the work to be performed. The value of the work completed to the date of the next requisition will be billed on that requisition.

DATE: _____ AUTHORIZED SIGNATURE: _____
Service Electric Co., Inc. • P.O. Box 1489 • 1615 First Street • Snohomish, WA 98291
www.secoinc.com • 1-800-577-4779 • 360-568-9283 fax



Item	Qty	Unit Price	Unit	Extension	Labor Unit	Per	Labor Hours
MATERIALS							
36" x 9' foundation	-3	\$ 1,100.00	EA	\$ (3,300.00)	16.0	EA	-48.0
36" x 11' foundation	-1	\$ 1,350.00	EA	\$ (1,350.00)	16.0	EA	-16.0
Original Rebar cages	-1	\$ 1,165.00	LS	\$ (1,165.00)			
Revised Rebar cages	1	\$ 4,511.00	LS	\$ 4,511.00			
Install Set of Anchor Bolts	4				4.0	EA	16.0
Concrete - 8' top of each foundation excluded by Versatile	8	\$ 300.00	CY	\$ 2,400.00	1.0	CY	8.0
SUBCONTRACTORS							
Versatile Drilling - 4 ea, 3' x 25' drilled shafts	1	\$ 132,450.00	LS	\$ 132,450.00			
Vac Truck Services 2 trucks per hole	8	\$ 3,700.00		\$ 29,600.00			
Clarification: We plan to pour the bottom of the shaft against undisturbed earth as shown in alternate #1 and case the top 10' with corrugated metal pipe like in Alt #2. The drilling Contractor will place the cage & pour concrete up into the CMP casing. This will leave a cold joint inside the casing aproximately 9' deep.							
Material:				\$ 1,096.00	FM	HR	-20.0
Subcontractor:				\$ 162,050.00	P6	HR	-20.0
Equipment:				\$ -			

Andy Powers

From: Sales <sales@ctsalesinc.net>
Sent: Tuesday, August 19, 2025 12:10 PM
To: Andy Powers
Subject: RE: Commercial Ave.

The weight of the order came out to 951 lbs for a price of \$865.00

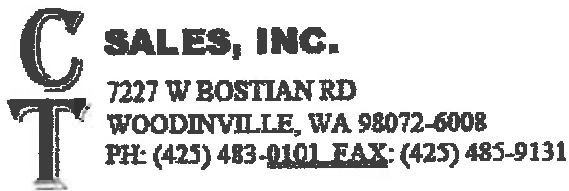
The price of tying the cages came out to \$300.00

All for a total price of **\$1165.00**

Thanks

Naomy Martinez

Sales



From: Andy Powers <andy.powers@secoinc.com>
Sent: Tuesday, August 19, 2025 11:21 AM
To: Sales <sales@ctsalesinc.net>
Subject: Commercial Ave.

Please provide a quote to supply four (4) rebar cages tied for will call per attached details.

Thanks

Andy Powers

Service Electric

206.419.1826

Andy Powers

From: Sales <sales@ctsalesinc.net>
Sent: Thursday, August 21, 2025 3:45 PM
To: Andy Powers
Subject: RE: Commercial Ave Revised

The weight of the order came out to 4790lbs for a price of \$4211.00

The price of tying for the 4 cages is \$300.00

All for a total price of **\$4511.00**

Thanks

Naomy Martinez

Sales



From: Andy Powers <andy.powers@secoinc.com>
Sent: Thursday, August 21, 2025 3:13 PM
To: Sales <sales@ctsalesinc.net>
Subject: Commercial Ave Revised

Please provide a quote for cages per attached.

Thanks

Andy Powers

Service Electric

206.419.1826

VERSATILE DRILLING CONTRACTORS, INC.

To: **Service Electric**
PO BOX 1489
SNOHOMISH, WA 98291

Date: 08/11/2025

Attn: Andy Powers / Luke Simons / Jack Grove

Re: **SR20 Spur**
Commercial Ave 11th St to 13th St
Anacortes, WA

Ladies & Gentlemen:

Subject to the terms and conditions stipulated below and attached hereto, we propose to complete the following:

4ea, Ø3'-0" x 25'-0 Deep Drilled Shafts

In accordance with the following documents:

- 1.) Plans and Specifications by: **KPFF**
Dated: 05-29-2025

2.) Soils Information:

In preparation of this quotation, we have relied on the information provided in the subsurface investigation, (GeoEngineers Dated: May 12, 2025) as being accurate irrespective of any disclaimers. We will require that the reports be made a part of the contract documents referenced in our subcontract.

The Scope of Work for this proposal is as follows:

- 1.) Mobilization and demobilization of equipment, labor and material for our scope of work (1 included)
- 2.) Labor and equipment to drill foundation shafts using the open hole method
- 3.) Hoist and place prefabricated steel reinforcement cages (**furnished by others**).
- 4.) Furnish and install Ø42" x 10'-0" CMP at the top of shaft.
- 5.) Furnish and place all 4,000 psi concrete as required for shafts.
Concrete to be held down approximately 8' from top of shaft per request.
Anchor Bolt furnishing, holsting & installation has not been included.
Concrete above CJ to be furnished and placed by others.

The above Scope of work will be completed for the Principle sum of **\$132,450.00**

(Specifically excluded from the above proposal are sales tax, traffic control, layout, access, removal of overhead lines, anchor bolts, shaft concrete above CJ, slurry/spoils handling, tanks, pumps, & removal, obstruction removal.)

Pricing is based upon August 2025 material costs and availability.



Change Order No. #15

Contract Title: South Commercial Phase 1 – 12th and Commercial
Contractor: Colacurcio Brothers, Inc
Contract No.: PW-19-095-TRN-005
State Aid No.:

☒	Ordered By Engineer	☐	Force Account
☐	Proposed by Contractor (VECP)	☒	Bid Item
☐	Unilateral	☒	Lump Sum

Original Contract Amount:	\$1,964,312.10	Original Contract Working Days:	60
Current Contract Amount:	\$2,375,989.95	Current Contract Working Days:	180
Estimated Net Change This Order:	\$1,980.00	Added Working Days:	0
New Contract Amount:	\$2,377,969.95	Total Contract Working Days:	180

Prepared By:
Lance Jordan
* Digitally signed by Lance Jordan
DN: C=US, E=lancej@anacorteswa.gov,
O=City of Anacortes, OU=Engineering
Dept., CN=Lance Jordan
Date: 2025.10.30 13:53:45-07'00'
Project Manager

10/30/2025
Date

Endorsed By

Contractor
11/4/25
Date

Endorsed By:
Logan Lee
* Digitally signed by Logan Lee
DN: C=US,
E=loganl@cityofanacortes.org, O=City of
Anacortes, CN=Logan Lee
Reason: I have reviewed this document
Date: 2025.10.02 08:54:19-07'00'
City Engineer

10/2/2025
Date

Change Order No.: 15
Contract No.: PW-19-095-TRN-005
Contract Title: South Commercial Phase 1

THE CONTRACT IS MODIFIED AS FOLLOWS:

Description of Change:

- Add the following bid item to the Contract
 - Bid Item No. 15-54, LIQUID APPLIED TRUNCATED DOMES
Quantity = 1 L.S., Unit Price = \$1,938.00

Reason for Change

Due to the unique size, shape, and style of the sidewalk ramps designed for the 11th Street intersection, liquid-applied truncated domes will be used instead of the typical inlaid panels. This approach will provide a better fit and finish around the large radii and result in a higher-quality final product.

Section 1-04.1(2) allows for the inclusion of new bid items when the work is not provided for in the original Contract.

Affects DBE Work: ☐ Yes ☐ No ☒ N/A (Not FHWA Funded)

Materials:

N/A

Equitable Adjustment:

This Change Order includes changes as defined in Section 1-04.4. Specifically, Adding new Work. This change order includes an equitable adjustment per Section 1-09.4 in the unit prices of the new bid item. The unit prices of the new bid items are as follows:

- Bid Item No. 15-54, LIQUID APPLIED TRUNCATED DOMES
Unit Price = \$1,980.00 per L.S.

Attachments:

- ☐ Field Directive
- ☒ Contractors Quote
- ☐ Plans
- ☐ Contractors Equipment List
- ☐ Summary of invoices
- ☐ Photos
- ☐ _____

Change Order No.:	<u>15</u>
Contract No.:	<u>PW-19-095-TRN-005</u>
Contract Title:	<u>South Commercial Phase 1</u>

Sections 1-04.4 and 1-04.5 of the 2024 WSDOT/APWA Standard Specifications shall govern this Change Order. The Work of the referenced Contract is modified to include the changes detailed herein. The payment provided for herein shall constitute the complete and final settlement for all costs of labor, equipment, materials, overhead, profit, permit fees, and all other claims that may be made by the Contractor as a result of this change.

Change Order No.:	<u>15</u>
Contract No.:	<u>PW-19-095-TRN-005</u>
Contract Title:	<u>South Commercial Phase 1</u>

Itemization of Costs

Colacurcio Brothers Construction Co. Inc.

[illegible]

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Custom Concrete PROP_Commercial Ave Corridor_PH1_DWS

Date: 9/19/2025

DBE/MBE/SBE Certified
APPRENTICESHIP PROGRAM

COLACURCIO BROTHERS CONSTRUCTION, INC

Project: Commercial Ave Corridor Plan - Phase 1 (City of Anacortes)

Attn: Daniel Colacurcio

We are pleased to submit the following unit prices for the above referenced project.

Item No.	Ref Spec.	Plan Qty	Unit	Item Description	Price/Unit	Total
40	8-14	338	SF	Detectable Warning Surface - Vanguard (White)	\$65.00	\$21,970.00
PROJECT TOTAL						\$21,970.00

As the owner or general contractor, you are responsible for preparing the subgrade to designed elevations, proper density and backfill to guard against cracking in concrete caused by ground movement.

ADDITIONAL COSTS/CHARGES

Add-1 Bonding Rate is 2.5% of Project Total

CLARIFICATIONS

- Clarif-1** Access for Custom Concrete Contracting, Inc. equipment, personnel, trucks and material supplier must be provided.
Clarif-2 We cannot be responsible for damage to the DWS work caused by others.
Clarif-3 Directed overtime work will be an additional charge.
Clarif-4 Site Specific Safety Plan
Clarif-5 Acknowledged Addendums #1 & #2
Clarif-6 *ACI Certified Flatwork Associates / Finishers / Advanced Finishers*
Clarif-7 *Prevailing wages in accordance with RCW 39.12.020*
Clarif-8 *WA State approved Apprenticeship Program*

OUTSIDE SCOPE OF WORK

- | | |
|---|---|
| Excl-1 Traffic, pedestrian & vandalism control | Excl-15 Concrete Pumping |
| Excl-2 Product protection after installation | Excl-16 Concrete washout area |
| Excl-3 Inspections & Testing | Excl-17 Saw-cutting & drilling |
| Excl-4 Permits & related fees | Excl-18 Painting & Anti-Graffiti Coating |
| Excl-5 Sales/Use Tax | Excl-19 Cold weather protection (see adds) |
| Excl-6 Design, Engineering, Survey | Excl-20 Cure/Seal removal |
| Excl-7 As-Built drawings | Excl-21 Acrylic Sealer & application |
| Excl-8 Stairs | Excl-22 Night Work & Lighting |
| Excl-9 Handrailing at any location | Excl-23 Hot weather protection |
| Excl-10 Bollards & Embedded items | Excl-24 Hoisting |
| Excl-11 Demolition, excavation, fill, compaction & grading | Excl-25 Locates |
| Excl-12 Washed rock & install | Excl-26 Reinforcement |
| Excl-13 Dewatering & street sweeping | Excl-27 Concrete Joint sealant (see adds) |
| Excl-14 Maturity testing | Excl-28 Color in ready-mix |

This bid is unit priced assuming acceptance of all items quoted. Actual quantities will be billed at these unit prices.

Payment is due 30 days after billing, no more retention than owner hold, with retention to bear interest.

We appreciate the opportunity to provide you with a quote on this project. If you have any questions or wish to discuss our proposal further, please give me a call.

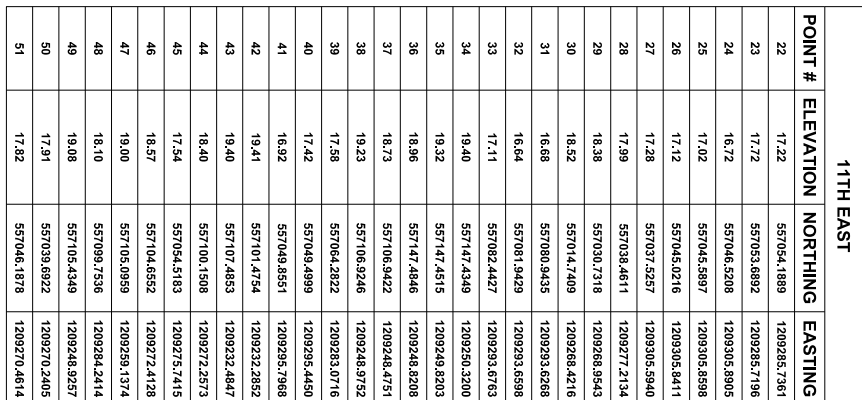
Best Regards,
Custom Concrete

David A. Johnson

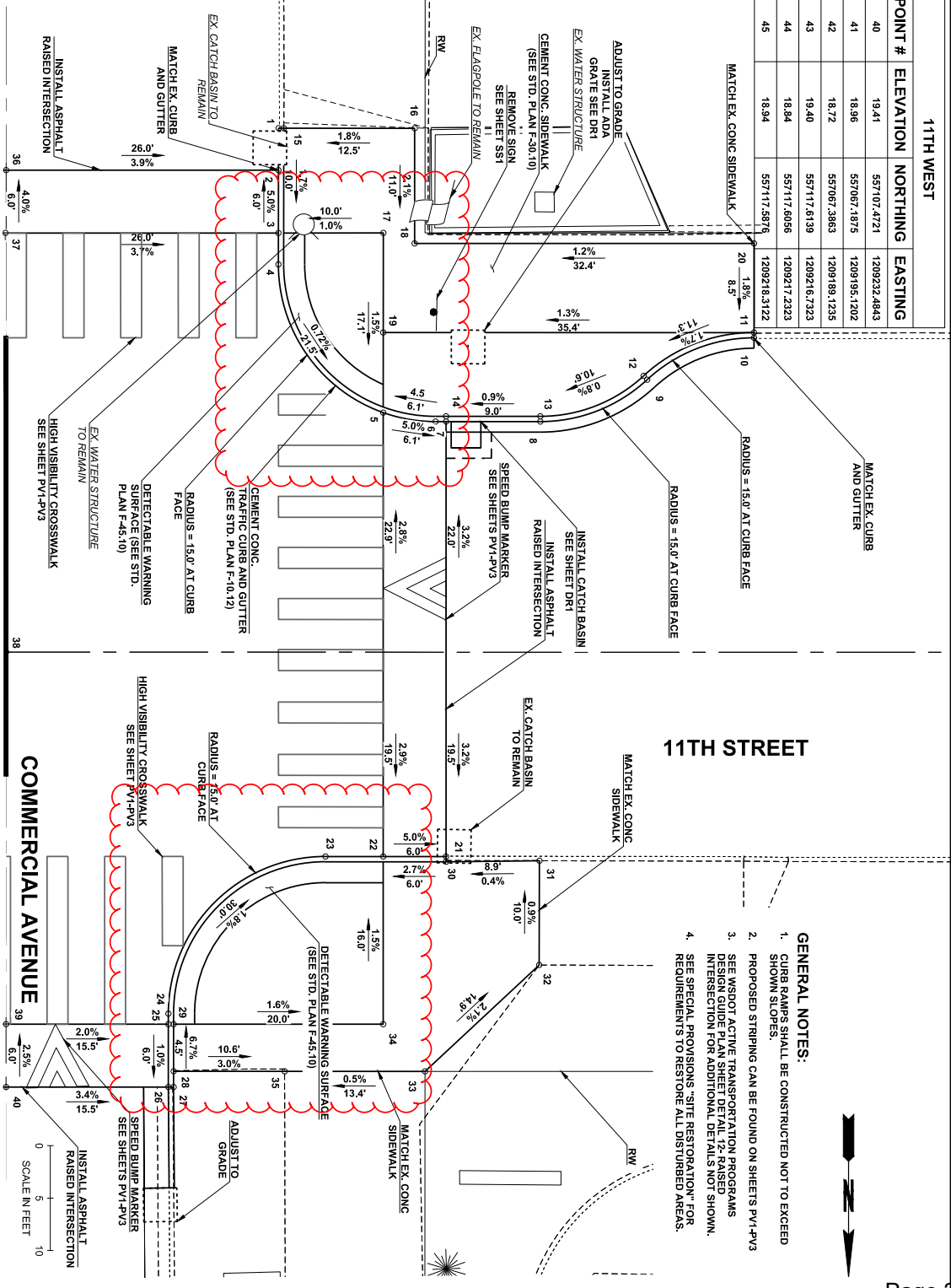
David J. Johnson
CEO/Estimator/PM
360.815.1435

ACCEPTED BY:

Daniel Colacurcio
Colacurcio Brothers Construction
9/19/2025

[illegible]

11TH WEST				11TH WEST			
POINT #	ELEVATION	NORTHING	EASTING	POINT #	ELEVATION	NORTHING	EASTING
1	18.15	557016.8930	1209203.4563	40	19.41	557107.41721	1209232.4843
2	18.18	557020.8844	1209203.5896	41	18.96	557067.1875	1209195.1202
3	18.48	557026.8811	1209203.7900	42	18.72	557067.3863	1209189.1235
4	18.46	557028.8725	1209203.8899	43	19.40	557117.6139	1209216.7323
5	18.32	557044.3430	1209194.3619	44	18.84	557117.6056	1209217.2323
6	18.07	557045.3652	1209189.3951	45	18.94	557117.5876	1209218.3122
7	18.02	557045.3984	1209189.3937				
8	18.10	557045.6864	1209179.4006				
9	18.19	557042.0364	1209169.0756				
10	18.29	557038.3763	1209158.7507				
11	18.88	557037.8766	1209158.7342				
12	18.69	557041.6586	1209169.4032				
13	18.60	557045.1967	1209173.3840				
14	18.52	557044.8986	1209168.3771				
15	18.65	557016.9098	1209202.9534				
16	18.88	557017.3271	1209190.4635				
17	18.58	557027.2099	1209193.7932				
18	18.65	557028.3083	1209190.5304				
19	18.44	557028.7043	1209194.1084				
20	19.03	557029.3813	1209158.4526				
21	18.10	557068.8755	1209169.7704				
22	18.40	557068.6768	1209195.7671				
23	18.50	557086.4944	1209201.2719				
24	18.93	557100.9885	1209216.7805				
25	18.95	557101.9888	1209216.7937				
26	18.89	557107.3855	1209216.9928				
27	19.35	557108.0021	1209216.4930				
28	19.25	557106.5015	1209216.4432				
29	18.95	557102.0053	1209216.2940				
30	18.56	557087.3752	1209189.2870				
31	18.60	557087.5692	1209180.8693				
32	18.69	557097.5148	1209181.2226				
33	19.00	557107.2978	1209192.4564				
34	18.63	557102.6680	1209196.2980				
35	18.93	557106.8533	1209205.4460				
36	19.20	557020.0256	1209229.5760				
37	19.44	557026.0178	1209229.8482				
38	18.93	557065.9950	1209231.1073				
39	19.41	557101.4754	1209232.2852				



FILE NAME		n:\sh\proj\PROJECTS\1301100-2019-248\anacortes_wa - commercial ave 11th st to 13th st design\CAD\01_Plan\130119.340-C-CP9.dwg		DATE		10 WASH		FED.AID PROJ.NO.		100% SUBMITTAL		SR 20 SPUR COMMERCIAL AVENUE IMPROVEMENTS RAISED INTERSECTION DETAIL	
DATE		5/20/2023		NO.		10 WASH		DATE		DATE		DATE	
DESIGNED BY		RACHEL RIGSBEE		JOB NUMBER		10 WASH		DATE		DATE		DATE	
ENTERED BY		MADELINE MILLER		CONTRACT NO.		10 WASH		DATE		DATE		DATE	
CHECKED BY		KRISTIE DI COCO		LOCATION NO.		10 WASH		DATE		DATE		DATE	
PROJ. ENGR.		MOHAMMED ZAEFER		DATE		10 WASH		DATE		DATE		DATE	
REGIONAL ADM.		ADRIAN ESTAYAN		DATE		10 WASH		DATE		DATE		DATE	



Change Order No. # 17

Contract Title: South Commercial Phase 1 – 12th and Commercial
Contractor: Colacurcio Brothers, Inc
Contract No.: PW-19-095-TRN-005
State Aid No.:

☒	Ordered By Engineer	☒	Force Account
☐	Proposed by Contractor (VECP)	☒	Bid Item
☐	Unilateral	☐	Lump Sum

Original Contract Amount:	\$1,964,312.10	Original Contract Working Days:	60
Current Contract Amount:	\$2,377,969.95	Current Contract Working Days:	180
Estimated Net Change This Order:	\$18,706.00	Added Working Days:	0
New Contract Amount:	\$2,396,675.95	Total Contract Working Days:	180

Prepared By:

Lance Jordan
Digitally signed by Lance Jordan
DN: C=US, E=lancej@anacorteswa.gov,
O=City of Anacortes, OU=Engineering Dept.,
CN=Lance Jordan
Date: 2025.10.30 13:54:37-0700

Project Manager

10/30/2025

Date

Endorsed By

Contractor

11/4/25

Date

Endorsed By:

Logan Lee
Digitally signed by Logan Lee
DN: C=US, E=loganl@cityofanacortes.org,
O=City of Anacortes, CN=Logan Lee
Reason: I have reviewed this document
Date: 2025.10.02 08:53:03-0700

City Engineer

10/2/2025

Date

Change Order No.: 17
Contract No.: PW-19-095-TRN-005
Contract Title: South Commercial Phase 1

THE CONTRACT IS MODIFIED AS FOLLOWS:

Description of Change:

- Add the following bid item to the Contract
 - Bid Item No. 17-56, CRACK SEALING
Quantity = 1 L.F., Unit Price = \$4.70

Reason for Change

The current bid schedule does not include a line item for crack sealing the concrete panel seams and cracks that exist beneath the existing asphalt pavement, as required by WSDOT specifications. Following the HMA grinding and prior to the placement of the first lift, a specified sealer blend will be applied to all cracks and voids exceeding 3/8" in width. Bid item is based on 3980 linear feet of crack seal applied on site.

Section 1-04.1(2) allows for the inclusion of new bid items when the work is not provided for in the original Contract.

Affects DBE Work: ☐ Yes ☐ No ☒ N/A (Not FHWA Funded)

Materials:

Equitable Adjustment:

This Change Order includes changes as defined in Section 1-04.4. Specifically, Adding new Work. This change order includes an equitable adjustment per Section 1-09.4 in the unit prices of the new bid item. The unit prices of the new bid items are as follows:

- Bid Item No 17-56, CRACK SEALING, Unit Price = \$4.70 per L.F.

Attachments:

- ☐ Field Directive
- ☒ Contractors Quote
- ☐ Plans
- ☐ Contractors Equipment List
- ☐ Summary of invoices
- ☐ Photos
- ☐ _____

Sections 1-04.4 and 1-04.5 of the 2024 WSDOT/APWA Standard Specifications shall govern this Change Order. The Work of the referenced Contract is modified to include the changes detailed herein. The payment provided for herein shall constitute the

Change Order No.:	<u>17</u>
Contract No.:	<u>PW-19-095-TRN-005</u>
Contract Title:	<u>South Commercial Phase 1</u>

complete and final settlement for all costs of labor, equipment, materials, overhead, profit, permit fees, and all other claims that may be made by the Contractor as a result of this change.

Change Order No.:	<u>17</u>
Contract No.:	<u>PW-19-095-TRN-005</u>
Contract Title:	<u>South Commercial Phase 1</u>



Change Order No. # 20

Contract Title: South Commercial Phase 1 – 12th and Commercial
Contractor: Colacurcio Brothers, Inc
Contract No.: PW-19-095-TRN-005
State Aid No.:

☒	Ordered By Engineer	☐	Force Account
☐	Proposed by Contractor (VECP)	☒	Bid Item
☐	Unilateral	☒	Lump Sum

Original Contract Amount:	\$1,964,312.10	Original Contract Working Days:	60
Current Contract Amount:	\$2,396,675.95	Current Contract Working Days:	180
Estimated Net Change This Order:	\$19,263.92	Added Working Days:	0
New Contract Amount:	\$2,415,939.87	Total Contract Working Days:	180

Prepared By:

Lance Jordan
Digitally signed by Lance Jordan
DN: C=US, E=lancej@anacorteswa.gov,
O=City of Anacortes, OU=Engineering Dept.,
CN=Lance Jordan
Date: 2025.10.30 13:55:33-07'00'

Project Manager

10/30/2025

Date

Endorsed By

Contractor

11/4/25

Date

Endorsed By:

Logan Lee
Digitally signed by Logan Lee
DN: C=US, E=loganl@cityofanacortes.org,
O=City of Anacortes, CN=Logan Lee
Reason: I have reviewed this document
Date: 2025.10.02 08:56:32-07'00'

City Engineer

10/2/2025

Date

Change Order No.: 20
Contract No.: PW-19-095-TRN-005
Contract Title: South Commercial Phase 1

THE CONTRACT IS MODIFIED AS FOLLOWS:

Description of Change:

- Add the following bid item to the Contract
 - Bid Item No. 20-59, GRADING AFTER GRINDING
Quantity = 1 L.S., Unit Price = \$19,263.92

Reason for Change

Additional CSTC grading is required in areas where the asphalt grinding depth exceeds the existing HMA thickness, resulting in exposure of the underlying subgrade. In these locations, existing elevations are insufficient to achieve the proposed finished roadway grade. Therefore, excavation and regrading are necessary to address inadequately exposed subgrade and to prepare the area for proper CSTC placement and final paving. Removal of underlying concrete required in some places to achieve designed roadway elevations.

Section 1-04.1(2) allows for the inclusion of new bid items when the work is not provided for in the original Contract.

Affects DBE Work: ☐ Yes ☐ No ☒ N/A (Not FHWA Funded)

Materials:

Equitable Adjustment:

This Change Order includes changes as defined in Section 1-04.4. Specifically, Adding new Work. This change order includes an equitable adjustment per Section 1-09.4 in the unit prices of the new bid item. The unit prices of the new bid items are as follows:

- Bid Item No 20-59, GRADING AFTER GRINDING, Unit Price = \$19,263.92 per L.S.

Attachments:

- ☐ Field Directive
- ☒ Contractors Quote
- ☐ Plans
- ☐ Contractors Equipment List
- ☐ Summary of invoices
- ☐ Photos
- ☐ _____

Change Order No.:	<u>20</u>
Contract No.:	<u>PW-19-095-TRN-005</u>
Contract Title:	<u>South Commercial Phase 1</u>

Sections 1-04.4 and 1-04.5 of the 2024 WSDOT/APWA Standard Specifications shall govern this Change Order. The Work of the referenced Contract is modified to include the changes detailed herein. The payment provided for herein shall constitute the complete and final settlement for all costs of labor, equipment, materials, overhead, profit, permit fees, and all other claims that may be made by the Contractor as a result of this change.

Change Order No.:	<u>20</u>
Contract No.:	<u>PW-19-095-TRN-005</u>
Contract Title:	<u>South Commercial Phase 1</u>

Itemization of Costs

Colacurcio Brothers Construction Co. Inc.

Project: COMMERCIAL AVE CORRIDOR PH 1		Change Order Proposal		COP #							
Description Added of Work: Grading after grinding and before paving				Job No. 225005							
Owner / Architect: CITY OF ANACORTES				Date: 08/17/25							
General Contractor Labor						Materials					
Description	Class	Straight Time		Overtime		Amount					
		Hrs	Rate	Hrs	Rate						
	9/16/2025						-				
	Operator	P1	7.00	98.45			688.15				
	Laborer	T2	3.00	89.94			269.82				
	9/17/2025						-				
	Operator	P1	24.00	98.45			2,362.80				
	Laborer	L1	36.00	74.03			2,591.05				
	Truck Driver	T2	23.75	89.94			2,136.08				
	TCS	L8	-	71.29			-				
	Flagger	L7	56.00	63.51			3,556.56				
					Labor - Subtotal		11,605.46				
					Overhead Mark-Up at 25%		2,901.36				
					Labor Total		14,506.82				
	Equipment						Subcontractors				
Description	Cola, Bros. #	Hours Worked	Equip Rate	Oper. Cost	Total Rate	Total Amount	Description	Quantity	Unit	Unit Price	Amount
					-	-					-
9/16/2025						-					-
Solo Dump Truck	T18	3.00	79.40	-	79.40	236.20					-
Kubota 040 Mini Excavator	E23	6.00	39.50		39.50	237.00					-
CAT 420 Backhoe	B13	1.00	45.40		45.40	45.40					-
9/17/2025											-
Solo Dump Truck	T18/T16	23.75	79.40	-	79.40	1,885.75					-
Kubota 040 Mini Excavator	E23	10.00	39.85		39.85	398.50					-
CAT 420 Backhoe	B13	6.00	43.40		43.40	260.40					-
Kubota 057 Mini Excavator	E22	8.00	38.92		38.92	311.36					-
					-	-					-
					-	-					-
					-	-					-
Notes:						-	Summary				
						Equipment Subtotal	Labor - Total				
							Equipment - Total				
						Overhead Mark-Up at 21%	Material - Total				
						Equipment Total	Subcontract - Total				
							Subtotal				
						4,085.70	Total Cost This Change				
							19,263.92				



Change Order No. # 21

Contract Title: South Commercial Phase 1 – 12th and Commercial
Contractor: Colacurcio Brothers, Inc
Contract No.: PW-19-095-TRN-005
State Aid No.:

☒	Ordered By Engineer	☐	Force Account
☐	Proposed by Contractor (VECP)	☒	Bid Item
☐	Unilateral	☒	Lump Sum

Original Contract Amount:	\$1,964,312.10	Original Contract Working Days:	60
Current Contract Amount:	\$2,415,939.87	Current Contract Working Days:	180
Estimated Net Change This Order:	\$4,265.31	Added Working Days:	0
New Contract Amount:	\$2,420,205.18	Total Contract Working Days:	180

Prepared By:
Lance Jordan Digitally signed by Lance Jordan
DN: C=US, E=lancej@cityofanacortes.org,
O=City of Anacortes, OU=Engineering Dept.,
CN=Lance Jordan
Date: 2025.10.30 13:56:24-0700
Project Manager
10/30/2025
Date

Endorsed By

Contractor
11/4/25
Date

Endorsed By:
Logan Lee Digitally signed by Logan Lee
DN: C=US, E=loganl@cityofanacortes.org,
O=City of Anacortes, CN=Logan Lee
Reason: I have reviewed this document
Date: 2025.10.02 08:59:24-0700
City Engineer
10/2/2025
Date

Change Order No.: 21
Contract No.: PW-19-095-TRN-005
Contract Title: South Commercial Phase 1

THE CONTRACT IS MODIFIED AS FOLLOWS:

Description of Change:

- Add the following bid item to the Contract
 - Bid Item No. 21-60, TEMPORARY TRAFFIC TAPE
Quantity = 1 L.S., Unit Price = \$4,265.31

Reason for Change

Per verbal direction provided on-site by the acting WSDOT inspector, temporary traffic marking tape was required to delineate designated traffic lanes and fog lines during the curing period between HMA installation and the application of permanent roadway striping. The Contract documents did not provide a designated bid item for this work.

Section 1-04.1(2) allows for the inclusion of new bid items when the work is not provided for in the original Contract.

Affects DBE Work: ☐ Yes ☐ No ☒ N/A (Not FHWA Funded)
Materials:

Equitable Adjustment:

This Change Order includes changes as defined in Section 1-04.4. Specifically, Adding new Work. This change order includes an equitable adjustment per Section 1-09.4 in the unit prices of the new bid item. The unit prices of the new bid items are as follows:

- Bid Item No 21-60, TEMPORARY TRAFFIC TAPE, Unit Price = \$4,265.31 per L.S.

Attachments:

- ☐ Field Directive
- ☒ Contractors Quote
- ☐ Plans
- ☐ Contractors Equipment List
- ☐ Summary of invoices
- ☐ Photos
- ☐ _____

Sections 1-04.4 and 1-04.5 of the 2024 WSDOT/APWA Standard Specifications shall govern this Change Order. The Work of the referenced Contract is modified to include the changes detailed herein. The payment provided for herein shall constitute the complete and final settlement for all costs of labor, equipment, materials, overhead,

Change Order No.: 21
Contract No.: PW-19-095-TRN-005
Contract Title: South Commercial Phase 1

profit, permit fees, and all other claims that may be made by the Contractor as a result of this change.

Change Order No.:	<u>21</u>
Contract No.:	<u>PW-19-095-TRN-005</u>
Contract Title:	<u>South Commercial Phase 1</u>

Itemization of Costs

Colacurcio Brothers Construction Co. Inc.

[illegible]

NW SAFETY SIGNS INC.
3857 A HANNEGAN ROAD
BELLINGHAM, WA 98226

Invoice: 24533

(360) 676-6272

Sold
to

Ship
to

COLACURCIO BROTHERS INC
AP@COLACURCIOBROTHERS.COM
(360) 332-4044

Account
COL01

P.O. Num
Anacortes

Ship Via

Ship Date

Terms
Net 30

Invoice
Date
9/16/25

Page
1

Picked up by Chad

<u>Item</u>	<u>Quantity</u>	<u>Description</u>	<u>Unit Price</u>	<u>Extended Price</u>
TAPE/PAVEMENT	2	TEMPORARY PAVEMENT TAPE 4"x300' WHITE	159.00	318.00
TAPE/PAVEMENT2	10	TEMPORARY PAVEMENT TAPE 4"x300' YELLOW	159.00	1,590.00

RECEIVED
SEP 16 2025

BY: _____

Signature: _____

Subtotal	1,908.00
Tax	171.72
Total	\$2,079.72



Change Order No. # 22

Contract Title: South Commercial Phase 1 – 12th and Commercial
Contractor: Colacurcio Brothers, Inc
Contract No.: PW-19-095-TRN-005
State Aid No.:

☒	Ordered By Engineer	☐	Force Account
☐	Proposed by Contractor (VECP)	☒	Bid Item
☐	Unilateral	☒	Lump Sum

Original Contract Amount:	\$1,964,312.10	Original Contract Working Days:	60
Current Contract Amount:	\$2,420,205.18	Current Contract Working Days:	180
Estimated Net Change This Order:	\$11,071.54	Added Working Days:	0
New Contract Amount:	\$2,431,276.72	Total Contract Working Days:	180

Prepared By:
Lance Jordan
Digitally signed by Lance Jordan
DN: C=US, E=lance@anacorteswa.gov,
O=City of Anacortes, OU=Engineering
Dept., CN=Lance Jordan
Date: 2025.10.30 13:57:13-07'00'

Project Manager

10/30/2025

Date

Endorsed By

Contractor

11/4/25

Date

Endorsed By:
Logan Lee
Digitally signed by Logan Lee
DN: C=US, E=logan@cityofanacortes.org,
O=City of Anacortes, CN=Logan Lee
Reason: I have reviewed this document
Date: 2025.10.02 09:00:28-07'00'

City Engineer

10/2/2025

Date

Change Order No.: 22
Contract No.: PW-19-095-TRN-005
Contract Title: South Commercial Phase 1

THE CONTRACT IS MODIFIED AS FOLLOWS:

Description of Change:

- Add the following bid item to the Contract
 - Bid Item No. 22-61, LAKESIDE EXTRA COSTS
Quantity = 1 L.S., Unit Price = \$11,071.54

Reason for Change

Due to unanticipated requirements implemented by WSDOT — including the placement of loops between separate HMA lifts at specified depths and the need for crack sealing of the underlying concrete panels — the subcontractor was required to mobilize to the site on two separately scheduled days. This was necessary to accommodate the additional work between construction phases. Furthermore, the extent of the grinding depth exposed uneven concrete panels beneath the roadway, which significantly increased the effort needed to establish finish grades. As a result, additional hours were required to run string lines and utilize laser equipment to ensure proper elevation and smoothness for the new roadway surface.

Section 1-04.1(2) allows for the inclusion of new bid items when the work is not provided for in the original Contract.

Affects DBE Work: ☐ Yes ☐ No ☒ N/A (Not FHWA Funded)

Materials:

Equitable Adjustment:

This Change Order includes changes as defined in Section 1-04.4. Specifically, Adding new Work. This change order includes an equitable adjustment per Section 1-09.4 in the unit prices of the new bid item. The unit prices of the new bid items are as follows:

- Bid Item No 22-61, LAKESIDE EXTRA COSTS, Unit Price = \$11,071.54 per L.S.

Attachments:

- ☐ Field Directive
- ☒ Contractors Quote
- ☐ Plans
- ☐ Contractors Equipment List
- ☐ Summary of invoices
- ☐ Photos
- ☐ _____

Change Order No.:	<u>22</u>
Contract No.:	<u>PW-19-095-TRN-005</u>
Contract Title:	<u>South Commercial Phase 1</u>

Sections 1-04.4 and 1-04.5 of the 2024 WSDOT/APWA Standard Specifications shall govern this Change Order. The Work of the referenced Contract is modified to include the changes detailed herein. The payment provided for herein shall constitute the complete and final settlement for all costs of labor, equipment, materials, overhead, profit, permit fees, and all other claims that may be made by the Contractor as a result of this change.

Change Order No.:	<u>22</u>
Contract No.:	<u>PW-19-095-TRN-005</u>
Contract Title:	<u>South Commercial Phase 1</u>

Itemization of Costs

Colacurcio Brothers Construction Co. Inc.

[illegible]

Itemization of Costs

Colacurcio Brothers Construction Co. Inc.

[illegible]



City Council Agenda Bill

Meeting Date: November 17, 2025 **Agenda Item:** 7.d.

Agenda Item Title: Ordinance 5011: Increasing the City Utility Tax by 2%

Staff Contact(s): Steve Hoglund

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

Greg Francioch
Steve Hoglund
Darcy Swetnam

Ordinance

Item Summary: This is the second read of the Utility Tax 2% increase for 2026.

Budget Impact:

The 2% increase is reflected in the 2026 Draft Budget

Previous Action: First read of the ordinance at the [November 10, 2025](#), regular meeting.

Recommended Motion: adopt Ordinance 5011 increasing the utility tax by 2% from 7%-9%.

Alternative Actions: Do not adopt, direct staff to rebalance budget without increase.

Attachments (listed in order presented):

1. Ord 5011 Increase utility tax to 9% revised

ORDINANCE NO. 5011

AN ORDINANCE OF THE CITY OF ANACORTES INCREASING THE CITY
UTILITY TAX CHARGED AGAINST CERTAIN UTILITIES FROM SEVEN
PERCENT TO NINE PERCENT

Whereas; the fourth consecutive year of stagnant tax revenue streams are projected for the coming fiscal year, and these revenues are generally required to increase from year to year to enable the City to stay current on the provision of basic services, and,

Whereas; due to these flat revenue streams, the City Council has determined there to be a shortfall of general revenues in the General Fund and other Governmental Funds in the coming budget year and subsequent fiscal years, and

Whereas; the City has availed itself of all appropriate revenue sources currently available, and has reduced upcoming expenditure budget requests by 9%, or \$11.5M, and still has a significant shortfall in resources, which if not closed, would result in a reduction of service beyond what is reasonably expected, and

Whereas; the City of Anacortes levies a City Utility Tax (CUT) of seven percent (7%) on the sale, delivery, distribution or furnishing of water; the engagement in or carrying on of sewer collection and disposal; and the engagement in or carrying on of storm drainage business; for the privilege of providing those services in those City service areas, and

Whereas; an increase of CUT assessed against the gross income of Water, Wastewater, and Stormwater revenues received by the City from those service providers within the associated City utility service areas would help to offset the coming shortfall by an estimated \$640,000 in the coming fiscal year, while impacting a typical residential user by an estimated \$2.50 per month, and

Whereas; the City Council has determined the public is best served by the increase from seven percent (7%) to nine percent (9%) of CUT assessed on the Water, Wastewater and Stormwater revenues received by the City, and

Whereas; the Anacortes Municipal Code (AMC) establishes the authority for that CUT to be assessed.

NOW THEREFORE, the City Council of the City of Anacortes does ordain as follows:

Section 1. AMC 5.36.090(A) shall be amended to read: There is levied a tax on the sale, delivery, distribution or furnishing of water for domestic, business or industrial consumption and for the privilege of carrying on said business, such tax to be equal to nine percent of the total gross income from such business in the city provided that as to the city in the operation of its water utility, such tax shall be applicable to the gross income derived from the sale, delivery, distribution or furnishing of water to retail or industrial business located within or outside the city.

Section 2. AMC 5.36.120 shall be amended to read: Upon every person engaged in or carrying on a sewer collection and disposal business, there will be levied a fee or tax equal to nine percent of the total gross income from such business in the city.

Section 3. AMC 5.36.130 shall be amended to read: Upon every person engaged in or carrying on a storm drainage business, there will be levied a fee or tax equal to nine percent of the total gross income from such business in the city.

Effective date. This Ordinance shall take effect January 1, 2026.

PASSED AND APPROVED this 17th day of November 2025

CITY OF ANACORTES, WASHINGTON

By: _____
Matt Miller, Mayor

ATTEST

Steven D. Hoglund, City Clerk

APPROVED AS TO FORM

Darcy J. Swetnam, WSBA # 40530
City Attorney



City Council Agenda Bill

Meeting Date: November 17, 2025 **Agenda Item:** 7.e.

Agenda Item Title: Ordinance 5012: Freeze the Emergency Reserve Fund

Staff Contact(s): Steve Hoglund

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

Greg Francioch
Steve Hoglund
Darcy Swetnam

Discussion

Item Summary: This is the second read of the Freeze the City's Emergency Reserve Fund (AKA Rainy Day Fund) at it's current level.

Budget Impact:

The 2026 Budget reflects freezing the fund

Previous Action: First read at the [November 10, 2025](#), regular meeting.

Recommended Motion: adopt Ordinance 5012 freezing the Emergency Reserve Fund at its current level.

Alternative Actions: Do not adopt, direct staff to rebalance budget without freeze.

Attachments (listed in order presented):

1. Ord 5012 freeze rainy day fund

ORDINANCE NO. 5012

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANACORTES, TO
FREEZE THE CITY'S EMERGENCY RESERVE FUND (AKA RAINY DAY FUND)
AT ITS CURRENT LEVEL THAT WAS SET FOR FISCAL YEAR 2025

WHEREAS, the City of Anacortes maintains an emergency reserve cash account, also referred to as the rainy day fund, which resides in the Current Expense, or General, Fund, and is based on 17% of the combined total non capital cash expenditures that the City incurred in the prior year in the Current Expense (or General) Fund 001, the Parks and Rec Fund 101, the Cemetery Fund 102, and the Library Fund 103, as directed by the Fund Balance policy, which was adopted by ordinance number 4003 in December of 2021, and

WHEREAS, that balance is adjusted annually, and since it is based on the percent of the amount of expenditures, that Rainy Day fund generally increases in size, as the total expenditure balances of the funds driving the adjustment generally increase from year to year, and

WHEREAS, based on the expenditure rate of the first nine months of the year, it is expected the Rainy Day fund would require an adjustment of roughly \$492,000, from its current level of \$5,336,229 as of fiscal year 2025, and

WHEREAS, the existing Rainy Day balance of over \$5.3M is a reasonable amount based on the cash flow levels and amount of scrutiny the City's revenues and expenditures are currently receiving, and based on less than desirable levels of cash reserves in place to help balance the upcoming proposed budget, it is reasonable to freeze the amount of the emergency reserve balance at its current level.

NOW THEREFORE, the City of Anacortes does ordain:

Section 1: the City Council of the City of Anacortes does hereby suspend the adjustment of the emergency reserve fund and fix said fund at its current level of \$5,336,229 until 12/31/2026 (fiscal calendar year 2026).

Section 2: Effective date. This Ordinance shall take effect from and after five (5) days after its passage and publication, as required by law.

ADOPTED, at the regular meeting of the City Council of the City of Anacortes, this 17th day of November 2025, by a majority of the members.

City of Anacortes, Washington

BY: _____
Matt Miller, Mayor

ATTEST:

Steven D. Hoglund, City Clerk

APPROVED AS TO FORM:

Darcy Swetnam, WSBA #40530
City Attorney



City Council Agenda Bill

Meeting Date: November 17, 2025 **Agenda Item:** 7.f.

Agenda Item Title: Ordinance 5014: 2025 Development Regulation Amendments

Staff Contact(s): John Coleman

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

Greg Francioch
John Coleman
Steve Hoggund
Darcy Swetnam

Ordinance

Item Summary: At the November 10, 2025 City Council meeting, City Council briefly discussed the Draft 2025 Development Regulation Amendments, as recommended by the Planning Commission. Staff has put this item on the agenda again for November 17 in the case that time allows the City Council to review the item further. This item will be on the November 24 agenda regardless of whether Council has the opportunity to review it on November 17. The Planning Commission's recommendation on the Draft Development Regulations was delivered to the City Council on November 3, 2025.

No action is requested at this time. The staff memo (dated rev. 10/31/25) provides additional information and background.

Budget Impact:

Previous Action: The Anacortes City Council has been involved in the following previous actions related to the 2025 Comp Plan Update:

[May 28, 2024](#) - Approval of 2025 Comprehensive Plan Update Public Participation Plan ([Resolution 3156](#))

[June 10, 2024](#) - Land Capacity Analysis discussion

[July 15, 2024](#) - 2025 Comprehensive Plan Update and 2025 Docket Work Session

[July 22, 2024](#) - 2025 Comprehensive Plan Update Docket Public Hearing

[August 5, 2024](#) - Approval of [Resolution 3161](#): Establishing a Docket for the 2025 Comprehensive Plan and Development Regulations Periodic Update

[August 19, 2024](#) - Review of Planning Committee's Housing Action Plan Recommendations

[September 9, 2024](#) - [Resolution 3165](#): Establish A Climate Policy Advisory Team to Assist in the Development of a New Climate Element of the Comprehensive Plan

[September 16, 2024](#) - Draft Greenhouse Gas (GHG) Emissions Inventory Report Presentation from Makers/Parametrix

[December 2, 2024](#) - [Resolution 3172](#): A Resolution Regarding Proposed Amendments to the Anacortes Urban Growth Area Boundary

[June 9, 2025](#) - 2025 Comprehensive Plan Periodic Update - Progress Update

[October 20, 2025](#) - 2025 Comprehensive Plan - Planning Commission Recommendation

[November 3, 2025](#) - 2025 Development Regulation Amendments - Planning Commission Recommendation

[November 10, 2025](#) - Comprehensive Plan and Development Regulation Amendments - Council discussion

For a complete list of all events and meetings having taken place to date regarding the 2025 Comprehensive Plan Periodic Update, please visit www.planacortes.org (click on the 'Meeting & Event Info' Tab).

Recommended Motion:

Alternative Actions:

Attachments (listed in order presented):

1. DRAFT Ordinance 5014 - Adopting Amendments to the Development Regulations
2. Staff Memo (rev. 10/31/25) & Exhibits
3. Planning Commission's Recorded Motion on Development Regulation Amendments
4. Nov 3, 2025 Presentation Slides
5. November 10, 2025 Development Regulations Presentation Slides

DRAFT
ORDINANCE NO. 5014

**AN ORDINANCE OF THE CITY OF ANACORTES ADOPTING AMENDMENTS TO THE
DEVELOPMENT REGULATIONS CONTAINED IN ANACORTES MUNICIPAL CODE
TITLE 19 UNIFIED DEVELOPMENT CODE, AND THE OFFICIAL ZONING MAP,
PURSUANT TO THE 2025 PERIODIC COMPREHENSIVE PLAN UPDATE PROCESS**

WHEREAS, the Growth Management Act (GMA) requires that comprehensive plans and development regulations be subject to continuing evaluation and review; and

WHEREAS, the GMA requires that Anacortes complete a periodic update of its comprehensive plan and development regulations by December 31, 2025; and

WHEREAS, on _____, the City Council adopted Ordinance 5013 adopting an updated Comprehensive Plan pursuant to the GMA periodic update requirements and the development regulations must be amended to be consistent with and implement the Comprehensive Plan; and

WHEREAS, on May 28, 2024, the City Council adopted Resolution 3156 establishing a public participation plan in accordance with RCW 36.70A.130(2) that identified procedures and anticipated schedules for reviewing and revising the Comprehensive Plan and development regulations; and

WHEREAS, on August 5, 2024 the City Council adopted Resolution 3161 establishing a docket of amendment proposals to be considered during the 2025 periodic update; and

WHEREAS, on January 17, 2023, the City Council adopted a Housing Action Plan (HAP) (Resolution 3104). The HAP identifies regulatory and programmatic strategies and actions the city could take to increase housing supply, affordability, and diversity of housing types for the entire community and is intended to inform the 2025 periodic update and future city actions. A SEPA DNS was issued on December 19, 2022 and a public hearing was held on January 17, 2023 prior to City Council adoption of the HAP; and

WHEREAS, the public process for the Comprehensive Plan and development regulation update has provided for early and continuous public participation opportunities using methods such as tabling at community events, presentations to community groups, open houses, social media, a dedicated project webpage, regular updates to a subscription email list, articles in the City's newsletter, city-wide mailings, listening sessions, opportunities for public comment on preliminary and final draft materials, and attending Planning Commission and City Council meetings; and

WHEREAS, the City held public open houses to present information about the periodic update process and collect feedback on June 5, 2024, October 23, 2024, and March 20, 2025; and

WHEREAS, at meetings in August 2024 – July 2025, the Planning Commission reviewed and discussed draft regulations to implement certain recommendations from the Housing Action Plan (HAP); and

WHEREAS, on September 10, 2025, the City of Anacortes issued a State Environmental Policy Act (SEPA) Determination of Nonsignificance (DNS) for the 2025 Comprehensive Plan and Development Regulation Amendments; and

WHEREAS, a notice of intent to adopt the 2025 Draft Development Regulation Amendments in accordance with the procedures for 60-day review was transmitted to the Washington State Department of Commerce, Growth Management Division, and other state agencies on September 15, 2025; and

WHEREAS, on September 17, 2025, the 2025 Draft Development Regulation Amendments were published for public review and comment, with the written comment period ending on October 22, 2025; and

WHEREAS; on October 22, 2025, the Planning Commission held a public hearing to receive public testimony on the 2025 Draft Development Regulation Amendments. After the close of the public hearing, the Planning Commission deliberated and issued a Recorded Motion and recommendation for approval of the 2025 Development Regulations Amendments, with suggested modifications; and

WHEREAS, the City will continue to review and update (if needed) its critical area regulations within 12 months of the schedule identified RCW 36.70A.130;

WHEREAS, the City Council has reviewed the public comments and the Planning Commission Recorded Motion for the 2025 Development Regulation Amendments, considered the goals of the GMA as set forth in RCW 36.70A.020, and determined that the development regulations amendments attached hereto reflect the City's balancing of the public interests under the planning goals of the GMA.

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

Section 1. Findings. The above recitals are hereby adopted by reference as legislative findings in support of this ordinance. The City Council further enters the following findings:

- A. The Findings of Fact contained within Section I of the Anacortes Planning Commission Recorded Motion (approved October 22, 2025) analyze the proposal's consistency with the Growth Management Act, Anacortes Comprehensive Plan and Anacortes Municipal Code and are hereby adopted by reference.
- B. The amendments to the development regulations and zoning map set forth herein bear a substantial relation to public health, safety and welfare.

- C. The amendments to the development regulations set forth herein are in the best interest of City of Anacortes residents.
- D. The amendments to the development regulations set forth herein have been processed, reviewed, considered, and adopted in material compliance with all applicable state and local procedural requirements, standards and criteria, including but not limited to the requirements of Chapter 36.70A RCW.
- E. All relevant procedural requirements of the State Environmental Policy Act have been satisfied with respect to this ordinance.
- F. Notice of intent to adopt these development regulations has been provided to the Washington Department of Commerce.

Section 2. Development Regulation Amendments Adopted. The Anacortes Municipal Code is amended as described in Attachment A.

Section 3. Official Zoning Map Amendments Adopted. The Official Zoning Map is amended as shown in Attachment B.

Section 4. Production and Publication of the Development Regulations and Official Zoning Map. Staff is hereby directed to perform any minor, non-substantive text edits, syntax error corrections, and minor modifications to the format of the development regulation amendments as necessary to provide for accurate and correct publication of said document both in printed and electronic format for accessibility of the general public and to provide for the publication of the Official Zoning Map as a separate reference document for ease of use and reference to the general public.

Section 5. Transmittal to State. Pursuant to RCW 36.70A.106, a copy of this ordinance shall be submitted to the State Department of Commerce.

Section 6. Severability. If any section, subsection, sentence, clause, phrase or work of this Ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality thereof shall not affect the validity or constitutionality of any other section, subsection, sentence, clause, phrase or word of this Ordinance.

Section 7. Effective Date. This Ordinance shall become effective five days after the date of its publication by summary.

PASSED by the City Council and APPROVED by the Mayor this ____ day of ____, 2025.

CITY OF ANACORTES, WASHINGTON

By: _____

Matt Miller, Mayor

ATTEST:

By: _____
Steve Hoglund, City Clerk/Treasurer

APPROVED AS TO FORM:

By: _____
Darcy Swetnam, City Attorney

Date of Publication: _____

Effective Date: _____
(5 days after publication)



Date: October 29, 2025 (rev. 10/31/25)

To: City Council

From: Planning, Community & Economic Development Department (PCED)

Re: 2025 Comprehensive Plan & Development Regulations Periodic Update
Planning Commission's Recommendation on the Development Regulation
Amendments

Purpose

This memo is intended to inform the City Council of the Planning Commission's formal recommendation regarding the Draft 2025 Development Regulation Amendments. The Planning Commission has now completed its review and made recommendations on both the Comprehensive Plan and the development regulation amendments. Planning Commission's review and revision, if needed, of the critical areas regulations will occur in 2026. No action is requested at this time.

Background

Overview of the Comprehensive Plan & Development Regulations Update

Anacortes is currently engaged in a 10-year periodic review and update of its Comprehensive Plan and development regulations, as required by the Washington State Growth Management Act (GMA). The Comprehensive Plan is a broad statement of our community's values and vision for the future, including goals and policies to direct the orderly and coordinated physical development of the City for the next 20 years. Development regulations are specific rules that govern how land can be used and developed within the City. They must be consistent with, and help implement, the Comprehensive Plan.

Statutory Requirements

The GMA requires periodic review and updates of the Comprehensive Plan and development regulations to ensure continued compliance with the goals and requirements of the Act. GMA identifies mandatory topics that the City must review and revise (if needed) within the Comprehensive Plan and development regulations during the periodic update process. These include:

- Updated 20-year growth projections and review of the urban growth area boundary
- Consistency with recent changes in state law, including, but not limited to:
 - [HB 1220 \(2021\)](#) related to planning for and accommodating housing needs by income level and addressing racially disparate impacts; and
 - [HB 1181 \(2023\)](#) related to climate planning and environmental justice
- Internal consistency between elements
- Critical areas regulations.

2025 Docket

In addition to the mandatory topics listed above, the Anacortes City Council docketed the following topics for consideration during the 2025 Comprehensive Plan Update ([Resolution 3161](#)):

Comprehensive Plan text and map amendments

- Plan format and organizational changes
- Inclusion in the UGA of certain unincorporated city-owned parcels located adjacent to the ACFL (This UGA expansion was already approved by Skagit County; these parcels are now officially in the Anacortes UGA)
- New policies about housing, walkability, and historic preservation
- Property-owner-initiated amendments to the Comprehensive Plan Future Land Use Map

Development regulation amendments

- Development regulation amendments to streamline shoreline permit review, changes to regulations affecting the Marine Supply building block, updating street standards, changes to implement the 2023 Anacortes Housing Action Plan, permitted uses in the Industrial zone, changes to Marine Mixed Use zone regulations that apply east of Q Ave., driveway cut widths, balcony projection allowances, shared roof decks, and indoor recreation uses in the LM 1 zone.
- Unfinished 2021 Docket items

Summary of the Update Process

The City's update process began in January 2024 and must be completed by December 31, 2025. To remain in compliance with GMA, review and update of the critical areas regulations must be complete by December 31, 2026. The City is using a 2-phase public review process for the 2025 periodic update of the Comprehensive Plan and Development Regulations:

- **Phase 1** consisted of data collection and analysis, public engagement activities; release and public review of preliminary draft revisions to Comprehensive Plan goals and policies, written comment periods and Planning Commission public hearings. Phase 1 is COMPLETE.
- **Phase 2** includes State Environmental Policy Act (SEPA) review and threshold determination, release of draft proposed 2025-2045 Comprehensive Plan and development regulation amendments, written comment period, Planning Commission public hearings, deliberations, and recommendations to City Council, and City Council review and adoption. Phase 2 is IN PROCESS.
- **Phase 2a** includes review and update of the critical areas regulations, including public engagement, release of draft amendments, SEPA review & threshold determination, public comment period, Planning Commission public hearing and recommendation to City Council, and City Council review and adoption. Phase 2a is IN PROCESS. The critical areas regulations updates are not due at the end of 2025; the city has until December of 2026 to complete the updates to the critical areas regulations.

Summary of Planning Commission's Review

Timeline

The Planning Commission began reviewing discussion drafts of potential development regulation amendments in February of 2025. Based on this review and feedback, a complete draft of the proposed development regulations was published for public review and comment on September 17, 2025.

Written public comments were accepted through 3pm on October 22, 2025 and the Planning Commission held a public hearing on October 22, 2025.

Materials Reviewed

A list of key project documents (with hyperlinks) is included at the end of this report. The linked documents offer further detail and analysis to support the update process. All documents can be accessed at <https://www.anacorteswa.gov/1650/2025-Comprehensive-Plan-Update> or www.planacortes.org.

Planning Commission Recommendation

The Planning Commission closed the public hearing, deliberated, and voted unanimously (4-0) to recommend to City Council approval, with modifications, of the Proposed Draft 2025 Development Regulation Amendments.

The Planning Commission's Recorded Motion is included as Exhibit E to this memo. The Recorded Motion includes the Draft Proposed 2025 Development Regulation Amendments reviewed by PC (Attachment A to recommendation), the Planning Commission's recommended modifications (Attachment B to recommendation) and the Planning Commission's recommended Official Zoning Map amendments (Attachment C to recommendation).

Planning Commission's recommended modification #19

One of the Planning Commission's recommended modifications (#19 in Attachment B) concerns new draft public street standards and exception provisions in AMC 19.52.030. The Commission's recommendation states:

"#19. There should be a review and revision of the Collector Active Transportation Secondary Network Collector exception for J Ave., between 22nd St. And 29th St., to be in line with either option 1 or option 2 demonstrated in the memo from Transpo Group dated September 25, 2025, as decided by the Public Works Director."

To clarify recommended modification #19, additional background is provided below, which integrates information from the referenced memo from Transpo Group.

Background. The Draft 2025 Comprehensive Plan's Transportation Element classifies streets based on function - Principal and Minor Arterials, Collector Arterials, and Local streets. AMC 19.52 (Public Street Design) provides standards for right-of-way (ROW), sidewalks, bike lanes, and other elements for street each functional classification. New development must build frontage improvements consistent with these standards unless a modification or deferment is granted.

The Draft Transportation element also introduces an Active Transportation Network (ATN) - a citywide system of walking, biking and rolling to improve connectivity and support healthy, active lifestyles. The ATN includes the following types of routes:

- **Primary routes** are regional or community-spanning connections
- **Secondary routes** connect local destinations (schools, parks, neighborhoods)

The City's transportation consultant (Transpo Group) recommended updates to AMC Ch. 19.52 to integrate active transportation facilities appropriate to each street classification and ATN designation.

While cross-sections generally match existing roadway and right-of-way widths, certain streets require flexibility. The code provides exceptions for specific roadways, such as J Avenue between 29th and 22nd, that do not align with the standard cross-section for the specific roadway classification.

J Avenue Context. J Avenue is currently a Collector street. It is classified as a Primary route on the new ATN map due to its proximity to schools. However, it does not meet the intended collector arterial street standard, which calls for 5-foot-wide dedicated bicycle lanes. It currently provides a 36-foot roadway with a travel lane and on-street parking in each direction. Shared lane markings (“sharrows”) are used to indicate the travel lanes are shared with bicycles.

Converting J Avenue to meet the Primary ATN collector standard (with 5-foot-wide bike lanes) would require widening the roadway by 10-feet, involving costly reconstruction, possible ROW acquisition, and utility relocation – this option is considered infeasible.

The current draft exception language allows the existing configuration to remain, citing low traffic volumes, low speeds, and need to preserve on-street parking:

1) Exceptions from collector arterial standards

a) J Avenue

J Avenue between 22nd Street and 29th Street currently provides a 36-foot roadway (curb-to-curb) with one-travel lane and on-street parking in both directions. Sharrows are provided to accommodate bicycle travel. Although this Collector roadway is identified on the Primary Active Transportation Network, sharrow bicycle facilities have been determined to be appropriate for this roadway due to low traffic volumes and travel speeds and to accommodate on-street parking. The unique context of this roadway allows for an exception to the typical bicycle facility standard of 5- bike lanes for Primary Network roads. The appropriate cross section for this roadway shall align with the Secondary Network cross section shown in Figure 7.

The Planning Commission, however expressed concerns that sharrows are inadequate for a collector street serving school and recreational uses.

Transpo Group Alternatives. To improve bicycle and pedestrian safety while maintaining corridor function, Transpo Group identified two feasible alternatives:

Option 1. On-street dedicated 5-foot-wide bicycle lanes.

If alternative school pick-up /drop-off areas can be provided, on-street parking lanes could be re-striped to create a 5-foot-wide bike lanes with 2-foot buffers on both sides. Vertical reflective posts could enhance separation.

Cost: Low to moderate

Impact: High

Implementation: Future capital project

Option 2. Off-street multiuse pathway (east side)

Reconstruct the east sidewalk and planter strip into a 10-12-foot wide multiuse path, separated from the roadway, while retaining on-street parking. ADA upgrades would be required.

Cost: High

Impact: High

Funding: Eligible for WSDOT Safe Routes to School (SRTS) grants (no local match; potential application in 2026 or 2028)

Staff recommendation:

Staff recommend that City Council determine whether dedicated bicycle facilities are necessary on J Avenue between 22nd St. and 29th. If Council determines that they are not necessary, then no action is needed.

If Council determines that dedicated bicycle facilities are necessary on J Ave. between 22nd St. and 29th St., consider the options provided by Transpo Group.

If Option 1 is selected – Retain the existing exception language and note that the city may pursue a future corridor-level capital improvement project to restripe J Ave. to provide dedicated bike lanes.

If Option 2 is selected – Revise the exception language to specify construction of a multiuse path along the east side of J Ave.

Staff will be prepared to answer questions about this matter in more detail at the November 10 City Council meeting.

Exhibits

[Exhibit A: Key Project Documents and Links](#)

[Exhibit B: Project Timeline](#)

[Exhibit C: Public Engagement Efforts](#)

[Exhibit D: Summary of Development Regulation Amendments](#)

[Exhibit E: Anacortes Planning Commission's Recorded Motion regarding the 2025 Development Regulation Amendments \(with Attachments\):](#)

Attachment A: Draft 2025 Development Regulation Amendments

Attachment B: Planning Commission's Recommended Modifications

Attachment C: Planning Commission's recommended Official Zoning Map amendments

Exhibit A: Key Project Documents

The documents listed and linked below provide information, analysis, and feedback used to help inform the 2025 Comprehensive Plan and Development Regulation Periodic Update process. All documents can be accessed at www.planacortes.org.

- [Resolution 3156 Establishing a Public Participation Plan](#)
- [Resolution 3161 Establishing a Docket for the 2025 Comp Plan and Development Regulations Periodic Update](#)
- [Resolution 3165 Establishing a Climate Policy Advisory Team \(Climate Team\)](#)
- [Resolution 3172 Regarding Proposed Amendments to the Anacortes Urban Growth Area](#)
- [Periodic Update Checklist for Fully-Planning Cities, WA State Department of Commerce](#)
- [2016 Plan Audit - Land Use, Housing, Economic Development Elements](#)
- [2023 Anacortes Housing Action Plan & Recommended HAP Measures memo](#)
- [Land Capacity Analysis & Adequate Provisions Analysis](#)
- [Racially Disparate Impacts Analysis](#)
- [Public Engagement Summary](#)
- [Climate Vulnerability and Risk Assessment Report](#)
- [Greenhouse Gas Emissions Inventory Report](#)
- [Written comments received to date](#)
- [Goal and Policy Revision Trackers](#) that show existing/2016 Plan goals and policies, proposed changes and reasoning, and Planning Commission comments/discussion. Direct links to each element's revision tracker are below:
 - [Land Use](#)
 - [Land Use Designations](#)
 - [Housing](#)
 - [Transportation](#)
 - [Capital Facilities](#)
 - [Utilities](#)
 - [Environment & Conservation](#)
 - [Economic Development](#)
 - [Parks, Recreation & Open Space](#)
 - [Climate](#)
- [State Environmental Policy Act \(SEPA\) – Determination of Non-significance \(DNS\) & checklist](#)
- [Draft Public Comment Summary and Responses \(Comp. Plan\) \(Draft 9/19/25\)](#)

Development regulation specific documents:

- [Draft Public Comment Summary and Responses \(Development Regulations\) \(Draft 10/17/25\)](#)

Additional project documents and resources are on the project website: www.planacortes.org.

Exhibit B: Project Timeline

The City of Anacortes and project consultant team have completed the following project tasks and milestones as of October 29, 2025. For a complete list of project-related meetings with links to agendas, documents, and videos, please visit www.planacortes.org.

Date	Action / Milestone
Jan - Feb 2024	Project Kickoff
Feb – Apr 2024	Discussions with Skagit County & cities regarding growth allocations
May 2024	Adoption of Public Participation Plan (Resolution 3156)
May – Jul 2024	Data collection and analysis for Land Capacity and Housing Needs Assessment, Transportation
Jun – Sep 2024	Public outreach – Tabling at community events & presentations to community groups
Jul – Aug 2024	City Council: Establishing the 2025 Comprehensive Plan Update Docket (Resolution 3161)
Sep 2024	City Council: Establishing a Climate Action Team to Assist with Developing a New Climate Element (Resolution 3164)
Sep – Nov 2024	Planning Commission: Review of Draft Amendments to Goals/Policies for Land Use, Housing & Transportation Elements (review at public meetings, written public comment period, and public hearing)
Dec 2024	City Council: UGA boundary amendment request to Skagit County (Resolution 3172)
Jan – Feb 2025	Planning Commission: Draft Amendments to Goals/Policies for Capital Facilities and Utilities Elements (review at public meetings, written public comment period, and public hearing) Planning Commission: Draft Amendments to Development Regulations based on Housing Action Plan Recommendations (initial review and discussion)
Mar – Apr 2025	Planning Commission: Draft Amendments to Goals/Policies for Climate and Environment & Conservation Elements (review at public meetings, written public comment period, and public hearing)
May 2025	Planning Commission: Draft Amendments to Goals/Policies for Economic Development and Parks, Recreation & Open Space Elements (review at public meetings, written public comment period, and public hearing)
Jul 2025	Full updated draft Comprehensive Plan published
Aug 2025	Planning Commission meetings and public hearing on Comp Plan
Sep 2025	Draft development regulation amendments published Planning Commission deliberations and recommendations on Comp Plan
Oct 2025	Planning Commission public hearings, deliberation & recommendations on development regulation amendments City Council review of Planning Commission recommendations; adoption process
Upcoming Schedule (Tentative)	
Nov 2025	City Council review of Planning Commission recommendations; adoption process
Dec 2025	12/31/25 - Deadline for adoption
2026	Critical Area Regulation amendments public review and adoption process – Complete by 12/31/26

Exhibit C: Public Engagement Efforts

The City Council adopted a Public Participation Plan ([Resolution 3156](#)) to notify the public of the approximate timing and procedures the city will use to ensure early and continuous public participation in the 2025 update process. Below is a summary of the tools used to communicate and conduct outreach as part of the City's periodic update process. For a more detailed description of public engagement efforts and outcomes, please view the [Public Engagement Summary](#).

Communication Tools (ongoing)

Tool	Description
Webpage (www.planacortes.org)	Schedule of meetings and events, links to past meeting videos and documents, project documents available for review/comment, public comments received, and more
Subscription Email List	176 subscribers as of 10/14/25. We send alerts on a regular basis to inform subscribers about upcoming public meetings and hearings, events, comment periods, new project documents, and other project-related news.
Direct Mail	The City mailed a flyer announcing the availability of the Draft 2025-2045 Comprehensive Plan for public review and comment. The flyer was mailed to 12,343 Anacortes addresses in July 2025.
Social Media	Facebook – 780 followers as of 10/14/25 (PCED Department page)
A-Town Is Our Town Newsletter	The 2025 Comprehensive Plan has been a topic in each of these A-Town editions: 2025 Spring / Summer Issue 2024 Fall / Winter Issue 2024 Spring / Summer Issue

Outreach (ongoing)

Event	Date(s)
Community Open Houses	
Open House #1	June 5, 2024
Open House #2	October 23, 2024
Open House #3	March 20, 2025
Pop-Up Tabling at Community Events	
Waterfront Festival	June 1, 2024
Anacortes Pride Parade	June 22, 2024
Whale-of-a-Sale	June 29, 2024
Kids R Best Fest	July 13, 2024
Summer Concert Series – Seafarers' Park	July 24, 2024
Second Sunday Jazz	August 11, 2024
Fidalgo Bay Day	August 24, 2024
Anacortes Open Streets	August 25, 2024
Anacortes Farmers Market	August 31, 2024
Climate Team Meetings	
Meeting #1	September 24, 2024
Meeting #2	November 19, 2024

Meeting #3	January 14, 2025
Meeting #4	February 27, 2025
Listening Sessions	
Marine/ Waterfront Focused	December 4, 2024
Industry Focused	February 13, 2025
Community Group Presentations	
Kiwanis Sunrisers	February 13, 2024
Fidalgo Democrats	March 12, 2024
Kiwanis Noon Club	May 16, 2024
Anacortes Chamber of Commerce - Visitor Information Center	October 29, 2024
Realtors Presentation “Anacortes Real Estate Update 2025”	March 27, 2025
Creative Arts District	May 13, 2025
Public Meetings	
29 Planning Commission public meetings /hearings	March 2024 – September 2025
11 City Council public meetings /hearings	March 2024 – September 2025

Exhibit D: Summary of Development Regulation Amendments

Below, each Division and Chapter within Anacortes Municipal Code (AMC) Title 19, Unified Development Code is presented in table format, along with a high-level summary of proposed amendments. The first and second columns of the tables include AMC code chapter numbers and names. The third column summarizes the proposed amendment(s), if any. The fourth column identifies the source or reason for each proposed amendment, such as a 2025 docket item number ([Resolution 3161](#)), [Housing Action Plan](#) strategy number, or applicable state legislation. The fifth column provides additional staff recommendations based on Planning Commission feedback and public comment received to date.

These tables have been updated since the October 1, 2025 Planning Commission special meeting.

AMC Title 19, Division 1 – General and Legislative Provisions

Division 1 contains general provisions for administration of Title 19, definitions, interpretation, adopted international codes and local amendments, and procedures for legislative actions.

Contents & Update Summary

Division/ Chapter	Title	Proposed Updates Summary	Docket item #, HAP strategy #, legislation, or other rationale	Additional PC-recommended modifications
Title 19, Division 1 – General and Legislative Provisions				
19.10	General Provisions	None	N/A	
19.12	Definitions & Interpretation	Add housing-related terms, definitions, and cross-references. Delete obsolete terms and definitions.	Various	See PC Recommendation, Attachment B.
		Revise “Family” definition	HAP 2.5.1 RCW 35A.21.314 (2021)	
19.14	International Codes	None	N/A	
19.16	Legislative Actions	None	N/A	

AMC Title 19, Division 2 – Procedures

Division 2 contains the land use permit application procedures, including the type of review, decision and appeal process for each permit type. It also includes permit revision and expiration provisions, and concurrency review provisions.

Contents & Update Summary

Division/ Chapter	Title	Proposed Updates Summary	Docket item #, HAP strategy #, legislation, or other rationale	Additional PC-recommended modifications
Title 19, Division 2 - Procedures				
19.20	Application Procedures	Change certain shoreline substantial development permit applications from Type 3-PC and Type 4 to Type 2 or Type 3-HE decisions	LEG-2024-17	
		Change CUPs from Type 4 to Type 3-HE decision	LEG-2024-17	
		Change Type 2 (local/inter-local facilities) essential public facilities to a Type 3-HE decision	LEG-2024-17	
		Change land divisions 10+ lots from Type 4 to Type 3-HE decision	Staff	
		Vesting provisions – remove confusing sentence for clarity.	2021 Docket	
19.22	Concurrency	May not deny proposals based on LOS failure if impacts could be mitigated through active transportation or other strategies	2021 Docket HB 1181 (2023) RCW 36.70A.070(6)(b)	
19.24	Essential Public Facilities	None needed.	SB 5536 (2023)	
19.28	Permit Revision & Expiration	None	N/A	

AMC Title 19, Division 3 – Permits

Division 3 contains purpose, applicability, and review criteria for different permit types, including site plan review, land divisions, boundary line adjustments, conditional uses and variances.

Contents & Update Summary

Division/ Chapter	Title	Proposed Updates Summary	Docket item #, HAP strategy #, legislation, or other rationale	Additional PC-recommended modifications
Title 19, Division 3 – Permits				
19.30	Site Plan Review	None	N/A	
19.32	Land Divisions	None	N/A	
19.34	Boundary Line Adjustments	None	N/A	
19.36	Conditional Uses	None	N/A	
19.38	Variances	None	N/A	

AMC Title 19, Division 4 – Zoning and Land Uses

Division 4 contains descriptions and purpose of each zone, each zone’s allowed uses and form and intensity standards, definitions and standards for residential, commercial, industrial, and public/institutional/open space uses, accessory uses/structures, provisions for accessory dwelling units, temporary uses, and nonconforming situations.

Contents & Update Summary

Division/ Chapter	Title	Proposed Updates Summary	Docket item #, HAP strategy #, legislation, or other rationale	Additional PC-recommended modifications
Title 19, Division 4 – Zoning and Land Uses				
19.40	Zones	None	N/A	
19.41	Allowed Uses	Table 19.41.040 – PRINCIPAL USES PERMITTED IN RESIDENTIAL ZONES		
		R1 - Allow cottages in R1	HAP 2.1.1	
		R2A - Allow triplexes & townhouses (up to 4 units) in R2A (only on alley loaded lots, subject to max. unit size)	HAP 2.1.3	
		Old Town – Allow triplexes & townhouses (up to 4 units) in Old Town (only on alley loaded lots, subject to max. unit size) Allow rooming houses as (P) instead of (C) in OT	PC suggestion HAP 2.1.9	See PC Recommendation, Attachment B.
		R3, R3A – Allow assisted living as (P) permitted instead of (C) conditional in R3, R3A Allow “rooming houses” as (P) instead of (C) in R3 and R3A	HAP 2.1.5 HAP 2.1.9	
		R4A – Allow assisted living as (P) permitted instead of (C) conditional in R4A Allow Co-housing living in R4A	HAP 2.1.5 HAP 2.1.9; HB 1998 (2024)	

		R4 – Allow nursing homes as (P) instead of (C) in R4 Allow Co-housing living in R4 Prohibit new SFRs on lots > 6,000 sq. ft.	HAP 2.1.5 HAP 2.1.9; HB 1998 (2024) HAP 2.1.7	
		All residential zones - Allow permanent supportive housing and transitional housing in all residential zones	ESSHB 1220 (2021)	
		Rooming house	Staff	See PC Recommendation, Attachment B.
		TABLE 19.41.050 – PRINCIPAL USES PERMITTED IN MIXED USE & INDUSTRIAL ZONES		
		Add supportive housing types (STEP) as permitted uses in CBD, C, MMU, and CM zones	HAP 2.1.10	
		Table 19.41.050 – “Day Care”. Under new state law, SB 5509 (2025), Day Care I and II facilities must be an outright permitted use in all zones except industrial zones or light industrial zones (where the city must provide for conditional use approval of on-site childcare center, except in or around high hazard facilities). The City will need to amend its code, including allowing child daycares by right in residential zones, to comply with this legislation by July 2027. Under the current code, an on-site daycare would be allowed as an accessory to a permitted use in Industrial zones (CM2, LM, MS, I, HM).	SB 5509 (2025) LEG-2024-21	

		REQUEST: Allow indoor recreation in LM 1 zone and Industrial zone	LEG-2024-29 (Bowman) LEG-2024-21 (MJB)	See PC Recommendation, Attachment B.
		REQUEST: Allow heavy service, and self-service storage in the Industrial zone	LEG-2024-21 (MJB)	See PC Recommendation, Attachment B.
		Rooming house	Staff	See PC Recommendation, Attachment B.
		Animal care in the CBD zone	Staff	See PC Recommendation, Attachment B.
		Retail sales – add (x) to the “C” for retail the MS zone to reference new zone-specific standard – up to 6,000 sf nfa retail is outright permitted on ground floor abutting Commercial south of 2 nd St.	LEG-2024-18	
19.42	Form and Intensity Standards	TABLE 19.14.020 – FORM AND INTENSITY STANDARDS FOR RESIDENTIAL USE		
		Adjust form and intensity standards to improve the physical and economic feasibility of building small homes, multifamily housing, and affordable housing	HAP 2.4	
		Min. lot sizes - Reduce minimum lot sizes for duplexes and area needed for each additional attached dwelling in R2, R2A, R3, R3A, R4 and R4A zones. Link reduced duplex lot sizes to caps on unit gross floor area	HAP 2.4.1	
		Min. lot size calculations – add RMZs to the areas excluded from minimum lot size calculations	Staff	
		Max. lot coverage – Increase from 50% to 60% in R4 and R4A zones	HAP 2.4.2	
		Min. density standards – Add minimum density for R4 zone	HAP 2.4.4	

		Max. density standards – Remove the use of maximum density standards from remaining residential zones, except R1, and rely on minimum lot size standards and permitted uses	HAP 2.4.4	
		Street Setbacks – Reduce minimum street setback for R2A, R3 and R3A from 20’ to 15’	HAP 2.4.5	
		Side Setbacks – Reduce minimum interior side setbacks for upper floors in R3, R3A, R4 and R4A, from 7.5’ to 5’	HAP 2.4.5	
		19.42.050- Height bonus – Adjust small unit bonus height provisions to increase max. unit size from 600 sf to 650 sf	HAP 2.4.6	
		19.42.120 - Elevator penthouse – Increase height allowance for elevator penthouse structures	HAP 2.4.7	
		19.42.150 – Add clarification that in the MS zone, new buildings on sites with a storefront block frontage designation follow Storefront requirements for building placement (0’ street setback), instead of min. street setback for the zone.	LEG-2024-18	
		AMC 19.42.070 - Bonus incentives in MMU zone (east of Q); REQUEST: Amend Figure 19.42.070(4) to change the minimum developer-provided public park space area to qualify for bonus incentives from 10,000 to	LEG-2024-22	See PC Recommendation, Attachment B.

		5,000 sf; do not require dedication to the city.		
		AMC 19.42.120(C)(5) REQUEST: Amend 19.42.120(C)(5)(c) to eliminate the 150' maximum width in the north/south orientation for buildings taller than four stories or more than 50' tall.	LEG-2024-23 (MJB)	See PC Recommendation, Attachment B..
		AMC 19.42.120(C)(7) Horizontal stepback requirement for CBD and MMU zones REQUEST: 19.42.120(C)(7) to remove or clarify the requirement for buildings exceeding the maximum base height that there be a minimum 8' horizontal stepback along at least 75% of the facade somewhere between the ground floor and top floor.	LEG-2024-25 (MJB)	See PC Recommendation, Attachment B.
19.43	Residential Uses	Cottages - Allow duplex cottages in all zones where cottages are permitted	HAP 2.1.8	
		Rooming house –consider updating definition and use standards	HAP 2.1.9	See PC Recommendation, Attachment B.
		19.43.130 - Assisted living		See PC Recommendation, Attachment B.
		Co-living housing – add housing type and use standards	HAP 2.1.9; ESHB 1998 (2024)	See PC Recommendation, Attachment B.
		Supportive housing – add new housing category, including emergency housing, emergency shelter, permanent supportive	HAP 2.1.10; ESSHB 1220 (2021)	

		housing and transitional housing (STEP Housing)		
		Townhouse open space - adjust required dimensions	HAP 2.5.5	
		AMC 19.43.070(C), 19.43.080(C), 19.43.130 REQUEST: Amend AMC 19.43.010(C)(3)(C) and AMC 19.43.010(H)(3)(b) and 19.43.020(C)(3)(b) [new code citations are 19.43.070 (townhouses) and 19.43.080 (multifamily)] to exclude associated landscaping and open space areas from the maximum site area coverage (60%) permitted for single-purpose residential or assisted living uses.	LEG-2024-25 (MJB)	See PC Recommendation, Attachment B.
19.44	Commercial Uses	19.44.090 – Indoor recreation - Add zone specific standards for LM1 and I zones.		See PC Recommendation, Attachment B.
		19.44.120 – Retail sales. Add an MS zone-specific retail use standard permitting up to 6,000/8,000 sq. ft. NFA outright on ground floor abutting Commercial Ave. south of 2 nd St.	LEG-2024-18	
19.45	Industrial Uses	None	N/A	
19.46	Public, Institutional, and Open Space Uses	None	N/A	
19.47	Accessory Uses and Structures	Revise ADU regulations to comply with state law. See PC Draft.	HAP 2.3; HB 1337 (2023)	
19.48	Temporary Uses	None	N/A	

19.49	Nonconforming Uses and Structures	None	N/A	
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AMC Title 19, Division 5 – Community Design

Division 5 contains provisions for street improvement requirements, street design standards, requirements for private driveways and access, subdivision design standards, and provisions for undergrounding utilities.

Contents & Update Summary

Division/ Chapter	Title	Proposed Updates Summary	Docket item #, HAP strategy #, legislation, or other rationale	Additional PC-recommended modifications
Title 19, Division 5 – Community Design				
19.50	Introduction	AMC 19.50 New reference to the Active Transportation Network		
19.51	Public Street Improvements Required	AMC 19.51 Multiple Updates	LEG-2024-19	
19.52	Public Street Design	AMC 19.52 Update cross sections for street functional classifications based on location on the Active Transportation Network; add exceptions	2021 Docket – C5, C6, C7, C8	See PC Recommendation, Attachment B.
19.53	Private Driveways and Access	AMC 19.53.030(F) REQUEST – Allow for approval of larger driveway cut widths in certain cases.	LEG-2024-26 (MJB)	See PC Recommendation, Attachment B.
		Driveway location	2021 Docket	See PC Recommendation, Attachment B.
19.54	Subdivision Design and Block Structure	None		
19.59	Underground Utilities	None		

AMC Title 19, Division 6 – Project Design

Division 6 contains standards for the planning and design of development projects, including site and building design, parking, landscaping, fences, signs and other general standards. The Wireless Communicating Facilities provisions are also located in this division.

Contents & Update Summary

Division/ Chapter	Title	Proposed Updates Summary	Docket item #, HAP strategy #, legislation, or other rationale	Additional PC-recommended modifications
AMC Title 19, Division 6 – Project Design				
19.60	Introduction	None	N/A	
19.61	Block Frontage Standards	Clarify applicability of standards to townhouses	HAP 2.5.2	
		Clarify “undesigned” block frontage requirements	HAP 2.5.3	
19.62	Site Planning	Clarify applicability of standards to townhouses	HAP 2.5.2	
		Adjust required amount and design of usable open space for multifamily development. Provide an open space credit for multifamily developments adjacent to a park.	HAP 2.5.4	
		Service areas and mechanical equipment – clarify applicability and offer more flexibility	HAP 2.5.7	
		AMC 19.62.030(C) Adjust provisions for balcony projections allowance and shared roof decks REQUEST: Amend AMC 19.62.030(C) to clarify balcony projections /setbacks requirements for units that have their only solar access (windows) facing an interior side property line	LEG-2024-27 (MJB)	See PC Recommendation, Attachment B.
		AMC 19.62.040(B)(2)(e) Shared roof decks	LEG-2024-28 (MJB)	

		REQUEST: Amend AMC 19.62.040(B)(1)(e) to allow multifamily buildings in a horizontal mixed-use development to fulfill 100% of their required internal open space requirement with shared roof decks.		
19.63	Building Design	Clarify applicability of standards to townhouses	HAP 2.5.2	
		Revise articulation standards to improve clarity	HAP 2.5.8	
		Building materials – clarify applicability of durable materials on ground floor	HAP 2.5.9	
		Blank walls – update standards to reduce construction cost impacts	HAP 2.5.10	
19.54	Parking	Guest parking – waive guest parking requirements in certain areas or remove requirements for MF housing	HAP 2.6.3	
		19.64.060- Revise off-street parking standards for middle housing and affordable housing Waive parking requirements for affordable housing in the CBD zone	HAP 2.6.1 SB 6015 (2024)	
		Table 19.64.040 - Add off-street parking requirements for co-living housing and supportive housing	HAP 2.1.10	
		Table 19.64.040 - Remove 'rooming house' term and parking requirements.	Staff	See PC Recommendation, Attachment B.
		AMC 19.64.065 Add residential use parking standards per state law	SB 6015 (2024) RCW 36.70A.622	
19.65	Landscaping	Parking lot landscaping – simplify planting area widths	HAP 2.5.6	
19.66	Fences, Walls and Hedges	TBD	2021 Docket – C10: fence permits, repair and maintenance	See PC Recommendation, Attachment B.
19.67	Signs	TBD	2021 Docket – C11: housekeeping and	See PC Recommendation, Attachment B.

			noncommercial temporary signs	
19.68	Wireless Service Facilities	None	N/A	
19.69	Standards, Generally	None	N/A	

AMC Title 19, Division 7 – Environment

Division 7 contains standards for critical areas, floodplain management, stormwater management and clearing and grading.

Contents & Update Summary

Division/ Chapter	Title	Proposed Updates Summary	Docket item #, HAP strategy #, legislation, or other rationale	Additional PC-recommended modifications
AMC Title 19, Division 7 – Environment				
19.70	Critical Areas	None currently.	Review and update is required as part of the 2025 periodic update. This work is in process and will be completed before the end of 2026.	
19.71	Shorelines	None	N/A	
19.74	Floodplain Management	None	N/A	
19.76	Stormwater	None	N/A	
19.78	Clearing & Grading	None	N/A	

AMC Title 19, Division 8 – Development Agreements

Division 8 contains provisions for development agreements.

Contents & Update Summary

Division/ Chapter	Title	Proposed Updates Summary	Docket item #, HAP strategy #, legislation, or other rationale	Additional PC-recommended modifications
Title 19, Division 8 – Development Agreements				
19.80	Development Agreements	None	N/A	
19.82	Development Agreement for Port- Owned Property	None	N/A	

Exhibit E: Planning Commission Recommendation

[Anacortes Planning Commission's Recorded Motion regarding the 2025 Development Regulation Amendments](#)

[Attachment A: Draft 2025 Development Regulation Amendments](#)

[Attachment B: Planning Commission's Recommended Modifications](#)

[Attachment C: Planning Commission's recommended Official Zoning Map amendments](#)

([Click here](#) for a single pdf that includes the Recorded Motion and all Attachments)



Anacortes Planning Commission's Recorded Motion regarding the 2025 Periodic Update of the Development Regulations

Proposal name:	2025 Periodic Update of the Comprehensive Plan
Documents available at:	https://www.anacorteswa.gov/1650/2025-Comprehensive-Plan-Update or www.planacortes.org
Public hearing body:	Anacortes Planning Commission
Public hearing date:	October 22, 2025
Deliberations & recommendation:	October 22, 2025

After considering the written and spoken comments and the record before it, the Planning Commission enters the following findings of fact and recommendations to the Anacortes City Council.

I. Findings of Fact and Recommendation

1. **Growth Management Act Requirements for Periodic Update.** The Washington State Growth Management Act (GMA) requires the City of Anacortes to periodically review and revise its Comprehensive Plan and development regulations every 10 years under RCW 36.70A.130. The City of Anacortes' deadline to complete the update is December 31, 2025.
2. **Continuing Review of Comprehensive Plans.** RCW 36.70A.130 mandates that Anacortes' Comprehensive Plan and corresponding development regulations be subject to continuing review and evaluation. Any amendments or revisions to development regulations must be consistent with and implement the Comprehensive Plan.
3. **Last Periodic Update.** Anacortes' last periodic update to the Comprehensive Plan was completed in 2016, and the associated periodic update to the development regulations was completed in 2019.
4. **2025 Comprehensive Plan Periodic Update.** Anacortes is conducting a periodic review and update of its Comprehensive Plan and Development Regulations pursuant to GMA, RCW 36.70A.130(5). This non-project, legislative action proposes development regulation and zoning map amendments to address GMA requirements and to address local circumstances. Below is a summary of the amendments:
 - A. **Growth Management Act Compliance.** The proposed amendments revise the development regulations to be compliant with recent changes to state laws governing Comprehensive Plans and implementing development regulations, including, but not limited to, those related to housing and climate change and

resiliency. These include updates to address various housing options, including co-living, supportive, transitional, and emergency housing; and accessory dwelling units; residential parking requirements.

- B. **2025 Docket of Amendments.** Some of the proposed amendments stem from the review and consideration of Resolution 3161, which established the 2025 Docket of Comprehensive Plan and Development Regulation amendments to be addressed during the 2025 Periodic Update. The 2025 Docket includes, but is not limited to, requested updates to the Comprehensive Plan's housing and land use policies, including revisions to the Future Land Use Map. It also encompasses amendments to the procedures and development regulations within Anacortes Municipal Code (AMC) Title 19, the Unified Development Code. These include procedural changes to streamline permit review, updates to street standards, implementation of selected 2023 Housing Action Plan recommendations such as housing types in various zones and associated form and intensity standards, adding permitted uses in non-residential and industrial zones, and revisions to regulations applicable to the MMU zone east of Q Ave.
 - C. **Consistency with Comprehensive Plan.** Certain proposed development regulation amendments are necessary for consistency with Planning Commission's recommended Comprehensive Plan goal and policy amendments. These include amendments to the community design and public street standards for consistency with the draft Transportation Element, and amendments to the Official Zoning Map for consistency with the draft Future Land Use Map.
- 5. **Public Comment and Public Hearings.** The Draft Development Regulation Amendments were published for review and comment on September 17, 2025. A notice of availability, written comment period, and public hearing was published and circulated in accordance with city requirements. Written public comments were accepted until October 22, 2025 at 3:00 PM. The Department provided a written response to the written comments received and recommended changes as appropriate. A public hearing was held on October 22, 2025 at 6:00 PM. All comments received and information shared with the Planning Commission are found on the project website.
 - 6. **SEPA Review.** The proposed amendments were evaluated under the State Environmental Policy Act (SEPA). The City issued a Determination of Nonsignificance (DNS) on September 10, 2025.
 - 7. **Consistency with Comprehensive Plan.** The proposed development regulation amendments and Official Zoning Map amendments are consistent with and implement the Anacortes Comprehensive Plan, including the recommended amendments thereto.
 - 8. **Impact fees.** The Planning Commission recommends that the City Council consider assessing impact fees for new accessory dwelling units, as allowed by state law.

II. Recommendation

The Planning Commission recommends that the City Council:

- 1. **Adopt** the proposed Development Regulation Amendments presented in **Attachment A**, incorporating revisions identified in the October 17, 2025 Staff Recommendation Memo and those

additional changes identified by the Planning Commission during their October 22, 2025 meeting, which are listed in **Attachment B**.

2. **Adopt** the proposed amendments to the Official Zoning Map as presented in **Attachment C**.

Commission Vote

Commissioner Name	Support	Oppose	Absent	Abstain
Mike Mills	X	-		-
Luke Currier	-	-	X	-
Paul Ryan	X	-	-	-
Frank Jeretzky, Vice Chair	-	-	X	-
Linda Martin, Chair	X	-	-	-
James Stoneman	X	-	X	-
William McCombs	-	-	X	-
Total	4	0		-

This recorded motion approved on October 22, 2025.



Linda Martin, Chair
City of Anacortes Planning Commission

2025 Anacortes Comprehensive Plan and Development Regulations Periodic Update

Proposed Draft –Development Regulation Amendments

September 12, 2025

AMC Title 19, Unified Development Code

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About this document

Purpose: This document outlines potential amendments to the Anacortes Municipal Code (AMC) under consideration as part of the 2025 Comprehensive Plan and Development Regulation Periodic Update.

Draft development regulation amendments generally fall into the following categories:

- Items docketed for the 2025 Update ([Resolution 3161](#)), including select 2023 Anacortes Housing Action Plan (HAP) recommendations
- Amendments required for consistency with state law and/or the Comprehensive Plan
- Amendments to improve clarity, including minor housekeeping items

Key: Black text = Existing code text [no changes proposed]

Green or blue text = Text to be added

~~Red strike-through text~~ = Text to be deleted

Purple strike-through or underline = Change is part of other pending legislation (Draft Ord. 4092, implementing SB 5290 (2023) related to permit review timeframes)

Explanations for most changes being considered are displayed in-line throughout the document using the blue box and symbols, as shown below:

i HAP-X.X.X – Corresponds to the numbered strategies and recommendations found within the 2023 Anacortes Housing Action Plan (HAP).

i “LEG-2024-XX” – Corresponds with the 2025 Docket item number

Note: This document does **not** contain the complete set of regulations in Title 19. It contains those sections where potential changes are being considered and may also include additional chapter or section text before and/or after proposed amendments to provide context. The complete, adopted text of AMC Title 19 Unified Development Code is available here:

<https://anacortes.municipal.codes/AMC/19>.

Division 1. General and Legislative Provisions

Chapters

- 19.10 General Provisions
- 19.12 Definitions and Interpretation
- 19.14 International Codes
- 19.16 Legislative Actions

Chapter 19.10 General Provisions

[no change]

Chapter 19.12 Definitions and Interpretation

19.12.020 Definitions

i Commerce recommends including this definition, from RCW 36.70A.030, in the code.

- A. Affordable housing means, unless the context clearly indicates otherwise, residential housing whose monthly costs, including utilities other than telephone, do not exceed 30 percent the monthly income of a household whose income is:
1. For rental housing, 60 percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development; or
 2. For owner-occupied housing, 80 percent of the median household income adjusted for household size for the county where the household is located, as reported by the United States department of housing and urban development.
- B. [no change]

i HAP 2.1.9 – Define, permit and set standards for single-room occupancy housing. Subsequent to the HAP adoption, the legislature adopted new laws around co-living housing, which supersedes the HAP recommendations.

i HB 1998 (2024) / RCW 36.70A.536 established standards for Co-Living Housing, including a definition. This cross reference sends code users to the definition and use standards in AMC 19.43.115 if they happen to check here first.

- C. “Co-living housing” refers to a type of household living use as defined in AMC 19.43.115.

- D. [no change]

i RCW 35A.21.314 (ESB 5235 (2021)) – except for occupant limits on group living arrangements regulated under state law or on short-term rentals, any lawful limits on occupant load per sq. ft. or other generally applicable health and safety provisions, the city may not regulate or limit the number of unrelated persons that may occupy a household or dwelling unit.

i HAP 2.5.1 – Amend the definition of family to be consistent with state law.

- E. “Family” means: one or more persons, either related or unrelated, living together as a single housekeeping unit, sharing common living, cooking and eating facilities.

~~1.—One person or two or more related persons living together.~~

- ~~2.—No more than five unrelated persons living together as a signal nonprofit housekeeping unit.~~
- ~~3.—Unrelated persons living together in a state-licensed adult family home pursuant to RCW 70.127.010, with the provider's family counting as up to six persons not related to the providers living with them as one housekeeping unit for profit.~~
- ~~4.—In a single-family dwelling, one roomer or boarder is permitted in addition to the family.~~

- F. [no change]
- G. [no change]
- H. "Household" has the same meaning as "Family".
- I. [no change]
- J. [no change]
- K. [no change]
- L. [no change]
- M. "Major transit stop" has the same meaning as RCW 36.70A.030(27).
- N. [no change]
- O. [no change]
- P. [no change]
- Q. [no change]
- R. [no change]
- S. "Supportive housing" refers to a type of supportive living use as defined in AMC 19.43.170.
- T. [no change]
- U. [no change]
- V. [no change]
- W. [no change]
- X. [no change]
- Y. [no change]
- Z. [no change]

Chapter 19.14 International Codes

[no change]

Chapter 19.16 Legislative Actions

[no change]

Division 2. Procedures

Chapters

- 19.20 Application Procedures
- 19.22 Concurrency
- 19.24 Essential Public Facilities
- 19.16 Permit Revision and Expiration

Chapter 19.20 Application Procedures

19.10.010 Policy

[no change]

19.20.020 Applicability

[no change]

19.20.030 Types of Review

- A. Decisions on applications are governed by several types of review processes, described and distinguished in this section. The types of review are generally organized in ascending order of significance, amount of public process, and level of discretion exercised by the decision-maker.
- B. The Director must determine the proper review type for all permit applications. If there is a question as to the required type of process, the Director must resolve it in favor of the higher type number. A Type 3-PC review is considered a higher level than a Type 3-HE review.
- C. Table 19.20.030-1 identifies the types of review for all applications, and describes the process for each type of review.
 - 1. The types of applications that are subject to each type of review are listed in the column immediately beneath the heading for each type.
 - 2. The processes required for each type of review are further described by the remainder of the column beneath the heading for each type.
 - 3. The remainder of this chapter describes the required processes for each type of review.

i LEG-2024-17: Streamline permit review.

Staff recommend changing Type 3-PC and most Type 4 applications to a Type 3-HE or Type 2 Administrative decisions. The Hearing Examiner arrangement promotes efficiency, expertise, and legal reliability in decision-making while freeing up the Commission and Council to focus on broader community issues and policy.

Table 19.20.030-1

Review classification and process matrix

Types of Review	Type 1 Administrative Ministerial Actions	Type 2 Administrative Decisions	Type 3-HE Hearing Examiner Decisions	Type 3-PC Planning Commission Decisions	Type 4 City Council Decisions
Types of Applications	• Accessory dwelling units • Assessment of impact fees per AMC Chapter 3.93 • Boundary line adjustments • Building, mechanical, and plumbing permits • Clearing and grading permits • Critical area letter of exemption • Extension of time for approval • Fence permits • Minor permit revisions • Shoreline exemptions • Sign permits • Site plan review, less than 10 dwelling units, less than 12,000 sq. ft. of nonresidential gross floor area, or less than 20,000 sq. ft. of nonresidential site improvements	• Administrative conditional use permits, including home occupation permits • Binding site plans, less than 10 lots • Critical area permit – Permitted alteration • Level 1 variances • Preliminary short subdivisions • SEPA threshold determinations • Shoreline substantial development permits (SSDP) • Site plan review, 10 or more dwelling units, 12,000 sq. ft. or more of nonresidential gross floor area, or 20,000 sq. ft. or more of nonresidential site improvements	• Binding site plans, 10 or more lots • Conditional use permits, except administrative CUPs • Critical area variance – Reasonable use exception • Essential public facilities, Type 2 • Level 2 variances • Preliminary long subdivisions • Shoreline conditional use and variance permits • Zone boundary determination	• Shoreline conditional use and variance permits • Shoreline substantial development permits (SSDP) for projects valued less than \$1,000,000 on site less than three acres	• Binding site plans, 10 or more lots • Conditional use permits, except administrative CUPs • Essential public facilities, Types 1 and 2 • Framework development plans • Preliminary long subdivisions • Site-specific rezones authorized by the comprehensive plan • Shoreline substantial development permits (SSDP) for projects valued at \$1,000,000 or more or on site of three acres or more

Types of Review	Type 1 Administrative Ministerial Actions	Type 2 Administrative Decisions	Type 3-HE Hearing Examiner Decisions	Type 3-PC Planning Commission Decisions	Type 4 City Council Decisions
		• Stormwater Management Manual exceptions			
Pre-Application Conference	At discretion of Director	At discretion of Director	Yes <u>At discretion of Director</u>	Yes	Yes
Pre-Application Neighborhood Meeting	No	No, except may be required for short subdivisions, binding site plans, and site plan review a <u>At discretion of Director</u>	Yes <u>At discretion of Director</u>	Yes	Yes
Notice of Application	No	Yes	Yes	Yes	Yes
Comment Period	None	14 days (<u>30 days for shoreline permits</u>)	21 days (<u>30 days for shoreline permits</u>)	21 days (30 for shoreline permits)	21 days (30 for shoreline permits)
Recommendation By	None	None	Director	Director	Planning Commission
Pre-Decision Open Record Public Hearing	No	No	Yes, before Hearing Examiner	Yes, before Planning Commission	Yes, before Planning Commission
Closed Record Decision Hearing	No	No	No	No	Yes, before City Council
Decision By	Director	Director	Hearing Examiner	Planning Commission	City Council
Notice of Decision	No	Yes	Yes	Yes	Yes

Types of Review	Type 1 Administrative Ministerial Actions	Type 2 Administrative Decisions	Type 3-HE Hearing Examiner Decisions	Type 3-PC Planning Commission Decisions	Type 4 City Council Decisions
Local Appeal Available To	Hearing Examiner	Hearing Examiner	City Council	City Council	None
Appeal Hearing Type	Open record	Open record	Closed record	Closed record	N/A

19.20.040 Consolidated Review

[no change]

19.20.050 Eligibility for Permits

[no change]

19.20.060 Lots of Record

[no change]

19.20.070 Vesting

i 2021 Docket Item. Clarification.

A. An application for a building permit or land division vests at the time a complete application is filed with the Department and all application fees are paid, consistent with RCW 19.27.095(1) and 58.17.033(1).

~~Applications for site plans do not vest at the time a complete application is filed.~~

1. An application is complete on the date a complete application is filed, as subsequently determined in the letter of completeness.
2. An application vested under this section is not subject to laws or regulations that become effective after the date of vesting, except as provided below.

B. [no change]

C. [no change]

19.20.080 Requirement for public notices.

[no change]

19.20.090 Pre-application conference.

[no change]

19.20.100 Pre-application neighborhood meeting.

[no change]

19.20.110 Application – Contents and completeness – Revisions

[no change]

19.20.120 Application notice

[no change]

19.20.130 Application – Department review

[no change]

19.20.140 Public hearings and meetings

[no change]

19.20.150 Public hearing – Notice

[no change]

19.20.160 Decision – Timing

[no change]

19.20.170 Decision – Notice

[no change]

19.20.180 Appeals

[no change]

19.20.190 Remand

[no change]

19.20.200 Reconsideration

[no change]

19.20.210 Exhaustion of administrative remedies

[no change]

19.20.220 Departures

[no change]

19.20.230 Framework development plans

[no change]

Chapter 19.22 Concurrency

19.22.010 Purpose.

[no change]

19.22.020 Definitions.

A. For the purposes of this chapter, the following words have the following meanings:

1. “*Adequate*” means at or above the adopted level of service standards.
2. “*Available facility capacity*” means capacity in a concurrency facility that is currently available for use without requiring facility construction, expansion or modification.
3. “*Concurrency facilities and services* ” means facilities and services for which concurrency is required in accordance with the provisions of this chapter. They are water, wastewater, stormwater, transportation, police protection, and fire protection. The city of Anacortes is the service provider for all of these facilities and services for the entire area within its limits.
4. “*Concurrency test*” means the comparison of an applicant’s impact on concurrency facilities to the capacity of the concurrency facilities.
5. “*Concurrent with development (concurrent)*” means that improvements or strategies are in place at the time of development or that financial commitment is in place to complete the improvements or strategies within six years.
6. “*Level of service (LOS) standard*” means an established minimum capacity of public facilities or services that must be provided per unit of demand or other appropriate measure of need. For transportation, an A through F scale is frequently used to reflect level of service and to designate an LOS standard.

19.22.030 Applicability.

[no change]

i 2021 Docket Item – Adds mechanism for director to determine what information must be submitted and to recover costs associated with the review.

19.22.035 Application requirements.

- A. An applicant must provide the information deemed necessary by the Director to evaluate the development’s impact on concurrency facilities.
- B. The cost of conducting the concurrency test must be borne by the applicant, including re-imbursement for the cost of review by the city’s contracted consultant, if required.

19.22.040 Project concurrency review.

- A. Development is prohibited, and all applications therefore must be denied, if the development would cause the level of service on a concurrency facility or service to decline below the adopted levels of service standards, unless the improvements or strategies to accommodate the new development are made concurrent with the development, subject to the provisions of AMC 19.22.050(C).

i Changing terms here for consistency with the definitions above.

1. For potable water, ~~sewer/on-site sewage disposal~~ wastewater, and stormwater management, only available capacity or capacity that can be provided prior to the actual use of the facility will be used.
- B. If proposed development would cause the level of service to decline below adopted level of service standards for an affected facility, the proposed development may nonetheless be approved if the Director finds that an improvement will be completed that will result in meeting adopted level of service standards of all affected concurrency facilities at the time of development, or that a financial commitment is in place to complete the improvement or implement the strategy within six years.



HB 1181(2023) (RCW 36.70A.070(6)(b) prohibits the city from denying a project permit for causing a decline below the adopted LOS for transportation facilities when impacts could be mitigated through active transportation facility improvements.

1. A development proposal may not be denied for causing the level of service on a locally owned or locally or regionally operated transportation facility to decline below the standards adopted in the transportation element of the comprehensive plan where such impacts could be adequately mitigated through active transportation facility improvements, increased or enhanced public transportation service, ride-sharing programs, demand management, or other transportation systems management strategies funded by the development.
- C. All development approvals must include a finding as to the application of this chapter, and those approvals for which concurrency improvements are required under this chapter must be expressly conditioned thereon.

19.22.050 Concurrency test.

- A. In conducting the concurrency test, the city must use the level of service standards adopted in the capital facilities element of the comprehensive plan.



Clarifies timing of and responsibility for concurrency review of development permits.

- B. Procedures. The concurrency test for concurrency facilities ~~will must be performed~~ conducted in accordance with the City's concurrency review program during the development permit review process by each Department responsible for providing those facilities and services. in the processing of the development permit.
- C. Test. Development applications must comply with either subsection (C)(1) or (C)(2) of this section.
1. If the capacity of concurrency facilities is equal to or greater than the capacity required to maintain the level of service standard for the impact from the development application, the concurrency test is passed and is to be documented by the Director.
 2. If the available facility capacity of concurrency facilities is less than the capacity required to maintain the level of service standard for the impact from the development application, the concurrency test is not passed. The applicant may:
 - a. Accept a 90-day reservation of available facility capacity on concurrency facilities and modify the application to reduce the need for planned facility capacity on concurrency facilities;
 - b. Accept a 90-day reservation of available facility capacity on concurrency facilities and demonstrate to the service provider's satisfaction that the development will have a lower need for capacity than usual and, therefore, the available facility capacity is adequate;
 - c. Accept a 90-day reservation of available facility capacity on concurrency facilities and arrange with the service provider for the provision of the additional capacity of concurrency facilities required; or
 - d. Appeal the results of the concurrency test in accordance with the procedures for the applicable underlying permit, per AMC 19.20.030.

19.22.060 Phased development.

[no change]

Chapter 19.24 Essential Public Facilities

[no change]

Chapter 19.28 Permit Revision and Expiration

[no change]

Division 3. Permits

[no change]

Division 4. Zoning and Land Uses

Chapters

- 19.40 Zones
 - 19.41 Allowed Uses
 - 19.42 Form and Intensity Standards
 - 19.43 Residential Uses
 - 19.44 Commercial Uses
 - 19.45 Industrial Uses
 - 19.46 Public, Institutional and Open Space Uses
 - 19.47 Accessory Uses and Structures
 - 19.48 Temporary Uses
 - 19.49 Nonconforming Uses and Structures
-

Chapter 19.40 Zones

[no change]

Chapter 19.41 Allowed Uses

19.41.010 Purpose.

[no change]

19.41.020 Classification of uses.

[no change]

19.42.030 Key to the use table.

[no change]

19.41.040 Principal uses permitted in residential zones.

Table 19.41.040 below provides the list of permitted principal uses in residential zones.

NOTE: Accessory uses are not shown in these principal use charts. See AMC 19.47, Accessory Uses and Structures, for applicable use provisions.

Table 19.41.040

Principal uses permitted in residential zones.

Principal Use	R1	R2	R2 A	R3	R3 A	R4	R4 A	OT	References & special use limitations
RESIDENTIAL									
Household Living, as listed below									AMC 19.43.010(A)
i HAP 2.1.7 – Prohibiting new large-lot single family uses in medium and higher-density zones (R3A, R4, R4A). Staff recommend continuing to allow SFRs in R3/R3A/R4A; but require a minimum density in the R4 zone on lots >= 6,000 sq. ft (See HAP 2.4.4).									
Single-family	P	P	P	P	P	P ^x	P	P	AMC 19.43.020 ^x AMC 19.43.01+20(B)(2) [(Only permitted on lots less than 6,000 sf)]
i Planning Commission suggested adding Single-family, small lot as a permitted use in the OT zone.									
Single-family, small lot				P	P	P	P	<u>P</u>	AMC 19.43.030
i HAP 2.1.1 - Allow cottage units in the R1 zone. To support this change, the City could consider updates to open space policies and regulations. Updates could emphasize project design to preserve and connect natural features across the landscape to better support recreational use and wildlife movement. <i>[More information will be presented at a subsequent PC discussion of HAP recommendations.]</i>									
Cottage housing	<u>P</u>	P	P	P	P	P	P		AMC 19.43.040
Duplex		P	P	P	P	P	P	P	AMC 19.43.050
i HAP 2.1.3 – R2A zone - Allow Triplexes and Townhouses (up to 4 attached dwellings) by right, on alley-loaded lots only, and with limitations on unit size. MAKERS recommends a maximum of 1,000-1,200 sf per unit. 2/12/25 PC Discussion – In the OT (Old Town) zone, allow small duplexes, triplexes, and up to four attached units on lots meeting min. lot size (mirror the R2A min. lot size requirements.)									
Triplex			<u>P^(X)</u>	P	P	P	P	<u>P^(X)</u>	AMC 19.43.060 ^(X) AMC 19.43.060(C)
Townhouse			<u>P^(X)</u>	P	P	P	P	<u>P^(X)</u>	AMC 19.43.070 ^(X) AMC 19.43.070(C)
Multifamily, 4 units				P	P	P	P		AMC 19.43.080 and 19.43.090
Multifamily, 5 or more units						P	P		AMC 19.43.080 and 19.43.090

Principal Use	R1	R2	R2 A	R3	R3 A	R4	R4 A	OT	References & special use limitations
Live-work									AMC 19.43.100
i HAP 2.1.9 - Discusses Single Room Occupancy housing. Since the HAP's adoption in 2023, the legislature adopted HB 1998 (2024) related to co-living. RCW 36.70A.535. The city must allow co-living housing on any lot that allows at least 6 multifamily residential units.									
Co-living housing						P	P		AMC 19.43.115
Rooming houses				⊖P	⊖P	P	P	⊖P	AMC 19.43.150 117
Group Living, as listed below									AMC 19.43.010(B)
Adult family home	P	P	P	P	P	P	P	P	AMC 19.43.120
i HAP 2.1.5 - Change assisted living and nursing homes from Conditional uses to Permitted uses in the zones where they are currently allowed. New zone-specific standards for this use type and existing design standards will promote compatibility with surrounding uses.									
Assisted living facility				⊖ P ^x	⊖ P	P	⊖P		AMC 19.43.130 ^x AMC 19.43.130(B)(3)
Nursing homes						⊖ P			AMC 19.43.140
i Relocated rooming houses to household living category.									
Rooming houses				⊖	⊖	P	P	⊖	AMC 19.43.150
i HAP 2.1.10. Supportive Housing. STEP Housing. i Under RCW 35A.21.430 (HB 1220, 2021) cities may not prohibit permanent supportive housing or transitional housing in areas where residential dwelling units or hotels are allowed. Emergency shelters and indoor emergency housing may not be prohibited in any zones in which hotels are allowed. Reasonable occupancy, spacing, and intensity of use requirements may be imposed to protect public health and safety, as long as they do not practically prevent their development. III Subsequent to adoption of the HAP, Commerce released updated guidance pertaining to siting and development of Emergency shelter, Transitional housing, Emergency housing, and Permanent supportive housing (STEP).									
Supportive living									AMC 19.43.010(C)
Permanent supportive housing	P	P	P	P	P	P	P	P	19.43.190
Transitional housing	P	P	P	P	P	P	P	P	19.43.200
Emergency housing									19.43.170
Emergency shelter									19.43.180

19.41.050 Principal uses permitted in mixed-use and industrial zones.

Table 19.41.050 below provides the list of permitted principal uses in mixed-use and industrial zones.

Table 19.41.050
Principal uses permitted in mixed-use and industrial zones.

Principal Use	CBD	C	MMU	CM	CM2	LM	LM1	MS	I	HM	Reference
RESIDENTIAL											
<i>Note: Residential uses are not allowed on the ground floor facing a designated storefront street (see AMC Chapter 19.61). Lobbies for multifamily uses and live-work dwelling units are an exception, provided the units meet the standards in AMC 19.61.060.</i>											
Household Living, as listed below											AMC 19.43.010(A)
i Changes already included in pending legislation - Draft. Ordinance 4092 (re SB 5290(2023)) – permit review time periods.											
Single-family	e ^(x)	e ^(x)				e	P ^(x)				AMC 19.43.010(B) (^(x))AMC 19.43.010(B)(2)
Single-family, small lot											AMC 19.43.030
Cottage housing											AMC 19.43.040
Duplex											AMC 19.43.050
Triplex											AMC 19.43.060
Townhouse	P	P ^(x)	P ^(x)								AMC 19.43.070
Multifamily dwellings, 4 or more units	P	P ^(x)	P ^(x)	e ^(x) P		e		Pe ^(x)			AMC 19.43.080
Live-work	P	P	P					e			AMC 19.43.100
i HAP 2.1.9 discusses single room occupancy housing. Since the HAP's adoption in 2023, the legislature adopted HB 1998 (2024) related to co-living. i RCW 36.70A.535. The city must allow co-living housing on any lot that allows at least 6 multifamily residential units. i If the Olson Building parcel is rezoned to CBD, the P in the MS zone for co-living would be deleted, as would the special use standards in 19.43.115 addressing co-living in the MS zone.											
<u>Co-living housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>				<u>P^(x)</u>			<u>AMC 19.43.115</u> <u>(^(x)) in LM, only west of</u> <u>Commercial, south of</u> <u>2nd St.</u>
Rooming houses											AMC 19.43. 150 117
Group Living,											AMC 19.43.010(B)

Principal Use	CBD	C	MMU	CM	CM2	LM	LM1	MS	I	HM	Reference
as listed below											
Adult family home	P (H)	P (H)	<u>P</u>	<u>P</u>		P (H)	P				AMC 19.43.120
Assisted living facility	P	P	P								AMC 19.43.130
i HAP-2.1.5 – Group living - Reduce barriers to development of group living uses to encourage their development to better serve the needs of seniors that want to stay in Anacortes.											
Nursing homes	e P	e P	e P								AMC 19.43.140
i Relocated rooming houses to household living category.											
Rooming houses											AMC 19.43.150
i HAP 2.1.10. Supportive Housing. Since the HAP's adoption in 2023, the Department of Commerce produced guidance to help jurisdictions integrate this housing type into local regulations. i Under RCW 36A.21.030 (2021) cities may not prohibit permanent supportive housing or transitional housing in areas where residential dwelling units or hotels are allowed. Indoor emergency shelters and indoor emergency housing may not be prohibited in any zones in which hotels are allowed. Reasonable occupancy, spacing, and intensity of use requirements may be imposed to protect public health and safety, as long as they do not practically prevent their development. Subsequent to adoption of the HAP, Commerce released updated guidance pertaining to siting and development of Emergency shelter, Transitional housing, Emergency housing, and Permanent supportive housing (STEP).											
Supportive living. <u>as listed below</u>											<u>AMC 19.43.010(C)</u>
<u>Emergency housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>							<u>AMC 19.43.170</u>
<u>Emergency shelter</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>							<u>AMC 19.43.180</u>
<u>Permanent supportive housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>							<u>AMC 19.43.190</u> <u>Same requirements as for multifamily</u>
<u>Transitional housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>							<u>AMC 19.43.200</u> <u>Same requirements as for multifamily</u>
Commercial											

Principal Use	CBD	C	MMU	CM	CM2	LM	LM1	MS	I	HM	Reference
i LEG-2024-21 –Request to add daycare facilities as P or C to the Industrial zone. i ESB 5509 (2025) – (RCW 35A.21.460) requires cities to allow child care centers (defined in RCW 43.216.010), and the conversion of existing buildings for use as child care centers, as an outright permitted use in all zones except industrial zones, light industrial zones, and open space zones. An on-site childcare center providing day care services to employees would be considered an accessory use under AMC 19.47. Accessory uses are permitted in conjunction with allowed principal uses when they meet the criteria in AMC 19.47.010(A)(1)-(5). Therefore, no changes are proposed to the table.											
Day Care , as listed below											AMC 19.44.010(A)
Day care I facilities	P	P	P	P	P	P	P				AMC 19.44.010(B)
Day care II facilities	P	P	P	P			P				AMC 19.44.010(B)

- i** LEG-2024-21 – Request to permit Heavy Service in the I zone.
- i** Heavy service could be compatible with the zone’s purpose of “...manufacturing and closely related uses in areas with existing industrial uses...” as the minimum 15,000 square feet of outdoor activity might mitigate concerns about opening up the zone too much.

General Service , Except as listed below											AMC 19.44.020(A)
Heavy service		P					P		P	P	AMC 19.44.020(C)
Public safety facility											
Overnight Lodging , except as listed below	P	P	P	P		C					AMC 19.44.050(A)
Short-term rental											AMC 19.44.050(D)

Principal Use	CBD	C	MMU	CM	CM2	LM	LM1	MS	I	HM	Reference
i LEG-2024-21 – Request to permit Indoor Recreation in the I zone i LEG-2024-29 – Request to permit Indoor Recreation in the LM1 zone Indoor recreation could potentially be an appropriate option, especially for athletic uses adapting vacant or underutilized industrial buildings. This is a recent trend in the Puget Sound metro, e.g. pickleball courts, indoor volleyball, and gymnastics. Conditions could manage conflicts with industrial use; e.g. parking is likely to be have higher demand than the previous use. Consider if restrictions on certain uses like theatres or pools would be appropriate and whether restrictions on locating near the water (in the Industrial zone) should be considered to retain waterfront industrial land for that purpose. <i>Indoor recreation includes commercial uses, varying in size providing daily or regularly scheduled recreation-oriented activities in an indoor setting. Includes, but not limited to adult concessions, amusement center, game arcade, arena, pool hall, bingo parlor, bowling alley, convention or conference center, dance, martial arts, music studio, classroom, health club, shooting range, sports academy, movie theater, swimming pool, skating rink, extreme sports.</i>											
Recreation, Indoor as listed below and based on net floor area (NFA)											AMC 19.44.090(A)
<10,000 sq. ft. NFA	P	P	P	P			P		P		AMC 19.44.090(A)
10,000-20,000 sq. ft. NFA	C	C	P	P							
>20,000 sq. ft. NFA	C	C	C	C							
Special indoor recreation uses:											AMC 19.44.090(B)
Adult concessions		P ^(X)					P ^(X)		P	P ^(X)	AMC 19.44.090(B)(1)
Shooting range							P				AMC 19.44.090(B)(2)
i LEG-2024-21 – Request to permit Self-Service Storage in the I zone. Self-service storage should likely be avoided since it is more a residential/commercial activity with very low job density.											
Self-Service Storage				P			P				AMC 19.45.050(A)

Principal Use	CBD	C	MMU	CM	CM2	LM	LM1	MS	I	HM	Reference
Retail Sales , as listed below and based on net floor area (NFA)/ individual use											
<5,000 sq. ft. NFA	P	P	P	P	P		P ^(X)	P		P ^(X)	
i LEG-2024-18. Amend the MS zone to permit outright retail up to 6,000 sq. ft. NFA to ensure replacement of Marine Supply building is consistent with the main street downtown core.											
5,000-25,000 sq. ft. NFA	P	P	P	P				C ^(X)			^(X) AMC 19.44.120(G) (In the MS zone, up to 6,000 sq. ft. NFA is permitted outright (P) on ground floor abutting Commercial Ave. south of 2nd St.
25,001-50,000 sq. ft. NFA	P	P	P								
>50,000 sq. ft. NFA											

Chapter 19.42 Form and Intensity Standards

19.42.010 Generally.

A. Purpose.

1. To promote forms of development that reinforce and/or enhance the desired character of Anacortes residential neighborhoods, business districts, and industrial zones.
2. To promote compatibility between developments.
3. To minimize environmental impacts of development.

B. Key to the Form and Intensity Standards Tables.

1. The form and intensity standards tables address the form and intensity of development specific to individual zones. The zone is located on the vertical columns and the form/intensity topic being addressed is located on the horizontal rows.

2. Where an AMC reference appears after the form and intensity measure, then the use or development is subject to standards in that section or chapter.
3. For standards containing a superscript ^(x), refer to the code reference in the right column next to the superscript ^(x).
4. If a cell is blank (), then there are no standards for the particular measure or it is not applicable to the zone.
5. AMC 19.42.040 through 19.42.160 provide clarification and exceptions to the form and intensity standards tables below.

19.42.020 Form and intensity standards for residential zones.

The following table describes the form and intensity standards in residential zones. Supplemental form and intensity standards apply to the Old Town zone per AMC 19.42.160.

Table 19.42.020

Form and intensity standards for residential use.

Measure	R1	R2	R2A	R3	R3A	R4	R4A	OT	Conditions/Reference
LOT SIZE AND DEVELOPMENT INTENSITY									
Lot size for single-family dwelling, minimum (square feet) (AMC 19.42.080)	15,000	7,500	6,000	4,500	3,000	3,000	3,000	6,000	See AMC 19.43.030 for standards for lots <5,000 sq. ft.
i HAP Strategy 2.4.1 = Reduce minimum lot sizes for duplexes & reduce additional lot area needed for each additional attached dwelling (where permitted). 2/12/25 PC Discussion – In the OT (Old Town) zone, allow small duplex, triplex, and up to four attached units on lots meeting min. lot size (mirror the R2A min. lot size requirements.)									
Lot size for duplex, minimum (square feet) (AMC 19.42.080)		9,000 or 7,500*	9,000 7,500 or 6,000*	7,500 6,000 or 4,500*	5,000 4,500	4,200 3,000	4,200 3,000	7,500 or 6,000*	See AMC 19.43.050 for duplex standards. (*Max. [1,000-1,400] square feet gross floor area per unit)
Additional lot size needed for additional <u>attached</u> dwelling unit beyond duplex, minimum (square feet) (AMC 19.42.080)			1,500	2,500 1,500	2,000 1,000		1,200	1,500	See AMC 19.43.060 and 19.43.070 for applicable housing type standards.
Minimum lot width circle									Applies to each newly created lot in residential zones. See AMC 19.42.090 for minimum lot width circle calculation and exceptions.
Lot with alley access (feet)	100	60	50	35	25	25	25	45	
Lot without alley access (feet)	100	60	50	40	30	30	30	50	

Measure	R1	R2	R2A	R3	R3A	R4	R4A	OT	Conditions/Reference
i HAP 2.4.4 – Update density standards. Add a minimum density for new development in the R4 zone to promote efficient use of the very limited quantity of land that is designated for high density residential.									
Density minimum (dwelling units/acre)						15 ^(x)			See AMC 19.42.100 for calculating density. R4 min. density applies to lots >=6,000 sq. ft.
i HAP 2.4.4 – Except for the R1 zone, remove the maximum density standards from residential zones and instead rely on minimum lot size standards and permitted uses to control development intensity.									
Density maximum (dwelling units/gross acre)	2	4	6	See lot size min. above	None	18	9		See AMC 19.42.100 for calculating density.
i HAP 2.4.2 – Increase maximum lot coverage in the R4 and R4A zones. May need to consider increasing allowed lot coverage in other zones where minimum lot sizes are proposed to be reduced.									
Lot coverage, maximum percentage	35%	35%	40%	50%	50%	50% 60%	50% 60%	35% ^(x)	See AMC 19.42.110 for clarification of lot coverage standards. ^(x) See AMC 19.42.160(A) for additional lot coverage standards in the OT zone.
Landscaped area, minimum percentage	20%	20%	20%	20%	20%	20%	20%	20%	See AMC Chapter 19.65 for landscaping standards.
HEIGHT—PRINCIPAL STRUCTURES									
Height, maximum (feet)	35	35	35	35	35	40	35	25 ^(x)	See AMC 19.42.120 for building height exceptions and modifications. ^(x) See AMC 19.42.160(B) for height exceptions in the OT zone.
Height, maximum with bonus						50			See AMC 19.42.050 for building height bonuses in the R4 zone.
SETBACKS (feet)									

Measure	R1	R2	R2A	R3	R3A	R4	R4A	OT	Conditions/Reference
<i>NOTE: The setbacks below apply to principal and accessory structures, except where accessory structure setbacks are modified by AMC 19.47.020(B).</i> <i>NOTE: For multifamily projects, also see AMC 19.62.030, Relationship to adjacent properties.</i>									
i HAP Strategy 2.4.5 – Reduce street setbacks and interior side setbacks for upper floors to complement the recommended adjustments in lot sizes and permitted use changes in these zones.									
Street setback, minimum	20	20	20 15	20 15	20 15	10	10	20	AMC 19.42.130(B)
Street setback—garage, minimum	25	20	20	20	20	20	20	25 ^(X)	AMC 19.42.130(B) AMC 19.42.150(B) ^(X) See AMC 19.42.160(D) for additional garage setback standards in the OT zone.
Side street setback, minimum	20	10	10	10	10	10	10	10 ^(X)	AMC 19.42.130(B) ^(X) See AMC 19.42.160(C) for additional setback standards in the OT zone.
Interior side setback, minimum	10	5	5	5	5	5	5	5 ^(X)	AMC 19.42.130(C) ^(X) See AMC 19.42.160(C) for additional setback standards in the OT zone.
Interior side setback—upper floors, minimum	10	7.5	7.5	7.5 5	7.5 5	7.5 5	7.5 5	7.5	AMC 19.42.130(D)
Rear setback, minimum	20	20	20	20	20	10	10	20	AMC 19.42.130(E)

19.42.030 Form and intensity standards for mixed-use and industrial zones.

Table 19.42.020

Form and intensity standards for residential use.

Measure	CBD	C	MMU	CM	CM2	LM	LM1	MS	I	HM	Conditions/ Reference
LOT SIZE AND DEVELOPMENT INTENSITY											
[no change]											
HEIGHT (feet) – PRINCIPAL STRUCTURES											
[no change]											
SETBACKS (feet)											
<i>NOTE: The setbacks below apply to principal structures, unless otherwise noted, except where accessory structure setbacks are modified by AMC 19.47.020(B).</i>											
i LEG-2024-18. Require a 0' street setback for new buildings along Commercial Ave. in the MS zone.											
Street setback, minimum	0	0	0	10	10	10	10	10 ^(x)	15	15	See AMC 19.42.130(B) for street setback measurements See AMC 19.42.150 for possible setback modifications. ^(X) See AMC 19.42.150(F) for street setbacks on Storefront block frontages in MS zone Also see AMC Chapter 19.61, Block Frontage Standards

19.42.050 Bonus incentives in the R4, C, and CBD zones.

A. [no change]

B. [no change]

- i** HAP 2.4.6 – Consider increasing the size of “small units” to be 650 square feet which allows for slightly more storage space. Also consider other options for height bonuses based on Anacortes’ unmet needs (e.g. inclusion of daycare space and service in a mixed-use development, development of senior housing, assigned living, or nursing homes)

C. *Option 1: Small Units.* Developments where at least 50 percent of the total dwelling units contain no more than ~~600~~ 650 square feet of gross floor area qualify for the height bonus.

D. [no change]

19.42.060 Bonus incentives in the CM zone.

[no change]

19.42.070 Bonus incentives in the MMU zone.

A. *Bonus Incentives in the Portion of the MMU Zone West of Q Avenue.*

[no change]

B. *Bonus Incentives in the Portion of the MMU Zone East of Q Avenue.* Buildings integrating one feature from the list below have a bonus height limit addition of 10 feet above the base height limit. Buildings integrating two features from the list below have a bonus height limit addition of 20 feet above the base height limit.

Figure 19.42.070

Height bonus incentive features for the portion of the MMU zone east of Q Avenue.

1. Integrate small units. Developments where at least 25 percent of the total dwelling units contain no more than 600 square feet of gross floor area and qualify for the height bonus.

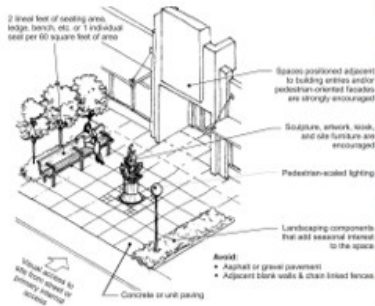
2. Vertical mixed-use building design. Ground level spaces designed to accommodate nonresidential uses must occupy at least 50 percent of the building’s primary facade. Such spaces must be at least 50 feet deep and contain 13 feet minimum floor-to-ceiling heights. Residential lobbies and structured parking areas do not qualify as nonresidential space for the purposes of this incentive option.

Examples



3. Provide additional ground level pedestrian-oriented space (meeting design requirements in [AMC 19.62.040\(D\)](#)) equal to at least 2 percent of the development site. Such space must be above and beyond minimum sidewalk, esplanade, and applicable [pedestrian-oriented space](#) requirements. This could include a small entry plaza (left image), or it could include a widened sidewalk (middle image).

Examples



i LEG-2024-22 – Request to amend the public park space incentive in #4, below, to change the minimum developer-provided public park space area to qualify for bonus incentives from 10,000 to 5,000 sf; do not require dedication to the city.

Consider keeping the minimum 5% and the 10,000 square feet standards and making this a double bonus (worth two items and 20 feet height bonus). The 10,000 square feet minimum (about ¼ acre) is a reasonable size for providing useable park space in a potentially urban neighborhood. Smaller spaces are in the pedestrian-oriented space realm (option #3 in the list).

The City could consider flexibility on the dedication requirements, however, may want to impose additional requirements if the park is private (e.g. minimum open hours and maintenance obligations).

4. Provide space for a public park equal to at least 5 percent of the gross floor area of the applicable building, but not less than 10,000 square feet in area, on a site agreed upon by, and dedicated to, the city. The space should be configured and located so it is able to incorporate common municipal park features such as playgrounds, fitness areas, picnic areas, pavilions, etc.

5. Integrate ornamental stormwater management features. Include creative and expressive techniques to celebrate stormwater management. The feature must be a significant visible design feature of the site and must include educational signage or a plaque explaining the incorporated stormwater techniques as determined and approved by the city. The design and management plan for the features must demonstrate long-term success of the ornamental stormwater management element. See examples below.

Examples



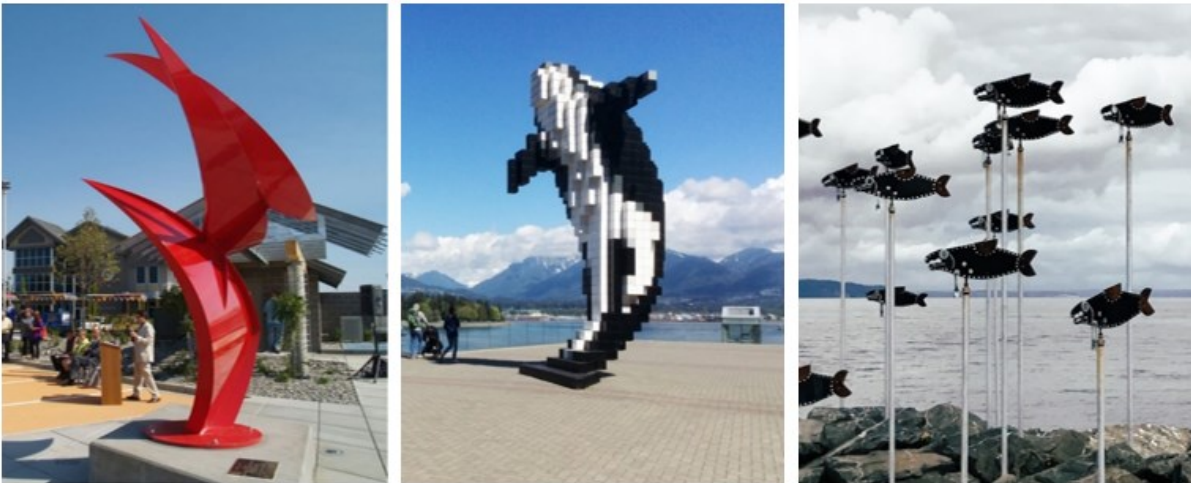
6. Integrate visible landscaping elements on buildings. This could include a combination of green walls and green roof elements integrated as a prominent visual feature of the building. To qualify, at least 50 percent of applicable roof areas or 5 percent of street-facing facades must be vegetated. Reduced and/or a combination of green roof/walls may be acceptable, provided the visible placement and high quality of the installations achieves the intent of the amenity feature. The design and management plan for the landscaping features must demonstrate long-term success of the landscaping element. See examples below.

Examples



7. Integration of permanent public art in visible location. This could include murals, mosaics, sculptural elements, or gateway features that are clearly recognizable as public art as determined by the Director in consultation with the City of Anacortes Arts Commission. Features may be located in a plaza, within the streetscape adjacent to the building, and/or on the building. Off-site features may be considered by the city provided they are placed within the central waterfront MMU zone. To qualify as an amenity, the estimated cost of the feature must be at least 1 percent of the construction cost of the development.

Examples



8. Exceptional landscaping display in visible location. The display must cover an area equal to at least 2 percent of the development site and function as a prominent visual feature of the development. The design and management plan for the landscaping display must demonstrate long-term success of the landscaping elements. See examples below.

9. Integrating brick as the primary cladding material on the building. In order to qualify, brick must occupy at least 50 percent of the cladding on the street-facing facades of the applicable building.

Examples



10. Provide freely accessible public restrooms. Must be available to the general public (not only commercial customers) and available daily.

11. Provide indoor meeting space available for free to the general public (3,000 square feet minimum). See example below.

Example



12. Other similar features that function as a permanent public amenity. Such features must be comparable in cost and public benefit to the features above.

19.42.080 Minimum lot size calculations.

Minimum lot size calculations are based on net lot area, rather than gross lot area. The following areas are excluded from the minimum lot area calculations:

- A. Street right-of-way, or other areas reserved or dedicated for public use (such as parks, open space, and stormwater facilities).
- B. Submerged lands, landslide hazard areas and buffers, regulated wetlands and buffers, and **Types 1, 2, 3 and 4 streams and buffers** Riparian Management Zones.

19.42.100 Density calculations.

- A. *Calculations for Determining Minimum Density.* The density minimum standard applies to single-purpose residential developments (mixed-use developments are exempt). All site areas applicable to the residential development must be used in the calculation of minimum allowed residential density except the following:
1. Street right-of-way, or other areas reserved or dedicated for public use (such as parks, open space, and stormwater facilities).
 2. Submerged lands, landslide hazard areas and buffers, regulated wetlands and buffers, and Types 1, 2, 3, and 4 streams and buffers.
- B. *Calculations for Determining Maximum Density.*
1. Maximum density for residential zones applies to all development with new residential dwelling units, unless otherwise noted herein.
 2. Gross acreage of the site may be used in the calculation of the maximum allowed residential density (including half of existing street right-of-way around the perimeter of the site and any new street right-of-way internal to the site).
 3. For the purpose of meeting maximum density requirements for subdivisions in applicable zones, final plats must specify the maximum number of dwelling units per lot.
- C. *How to Calculate Density.* Minimum and maximum density for an individual site must be calculated by multiplying the total site acreage based on subsections A and/or B of this section by the minimum and maximum dwelling units per acre for the applicable zone. When calculation results in a fraction, the fraction must be rounded to the nearest whole number as follows:
1. Fractions of one-half and above must be rounded up.
 2. Fractions below one-half must be rounded down.
- D. *Prohibited Reduction.* Any portion of a lot that was used to calculate minimum compliance with the standards and regulations of this title must not be subsequently subdivided or segregated from such lot unless all portions of the resulting lots continue to meet the code requirements after the subdivision.

19.42.120 Building height calculations, exceptions, and modifications

- A. *Height Measurement.*
- [no change]
- B. *Exceptions.* The following structures may be erected above the height limits established in Tables 19.42.020 and 19.42.030:
1. Roof structure housing or screening elevators, stairways, tanks, rooftop wind generators, ventilating fans or similar equipment required for building operation and maintenance may exceed the height limit by:
 - a. Up to 10 feet in the R3, R3A, R4, R4A, mixed-use, and industrial zones, provided the area with the added height is limited to what is necessary to screen or enclose the use.

i HAP Strategy 2.4.7 – Increase height allowance for elevator screening to improve livability and functionality for multifamily and mixed-use housing. 10’feet tall elevator cabs are desirable for residents to move the largest pieces of furniture which cannot fit through stairwells and elevator-accessible roof-top decks help development meet residential open space requirements. These 2 features are difficult to combine due to the limitation of this section. New technology mounts mechanical equipment on top of the elevator cab, which increases the overrun above the roof level beyond that assumed by code. To achieve a 10-foot interior cab dimension and accounting for the assembly for the penthouse structure, it is recommended to increase the code allowance from 15 to 17 feet.

- b. Up to ~~45~~ 17 feet on buildings over four stories in height where they allow access to shared roof decks that meet the requirements of AMC 19.62.040(B0(1)(e)). provided the area with the added height is limited to what is necessary to screen or enclose the use.

Such structures constructed for nonresidential or multifamily uses are subject to screening standards in AMC 19.62.070(E).

2. [no change]
3. [no change]
4. [no change]

C. Modifications.

1. [no change]
2. [no change]
3. [no change]
4. [no change]

i LEG-2024-23 – Request to amend AMC 19.42.120(C)(5)(c) to eliminate the 150’ maximum width in the north/south orientation for buildings taller than four stories or more than 50’ tall.

This provision was developed as part of a community design process for the MMU zone, primarily for the purpose of view access to the water, so the City will need to weigh the importance of this provision for the public interest.

Importantly, a departure option is already available which could allow for larger buildings without amending this code section.

5. *MMU Zone East of Q Avenue.* Base maximum height is 45 feet. The maximum height with bonus is 65 feet (see AMC 19.42.070(B) for applicable bonus provisions). Buildings are also subject to special height, width, and orientation standards:
- a. All buildings are subject to building massing and articulation standards in AMC 19.63.040.
 - b. Buildings up to four stories tall or no more than 50 feet tall are limited to 200 feet in width in the north-south direction.
 - c. Buildings taller than four stories or more than 50 feet tall are limited to 150 feet in width in the north-south direction.

Departures to subsections (C)(5)(b) and (c) of this section will be considered per AMC 19.20.220, provided site and building design features are included to reduce the perceived scale of such buildings, add visual interest, and enhance east-west pedestrian access and marine views.

6. [no change]

i LEG-2024-24 – Request to remove or clarify the setback requirement below in 19.42.120(C)(7).

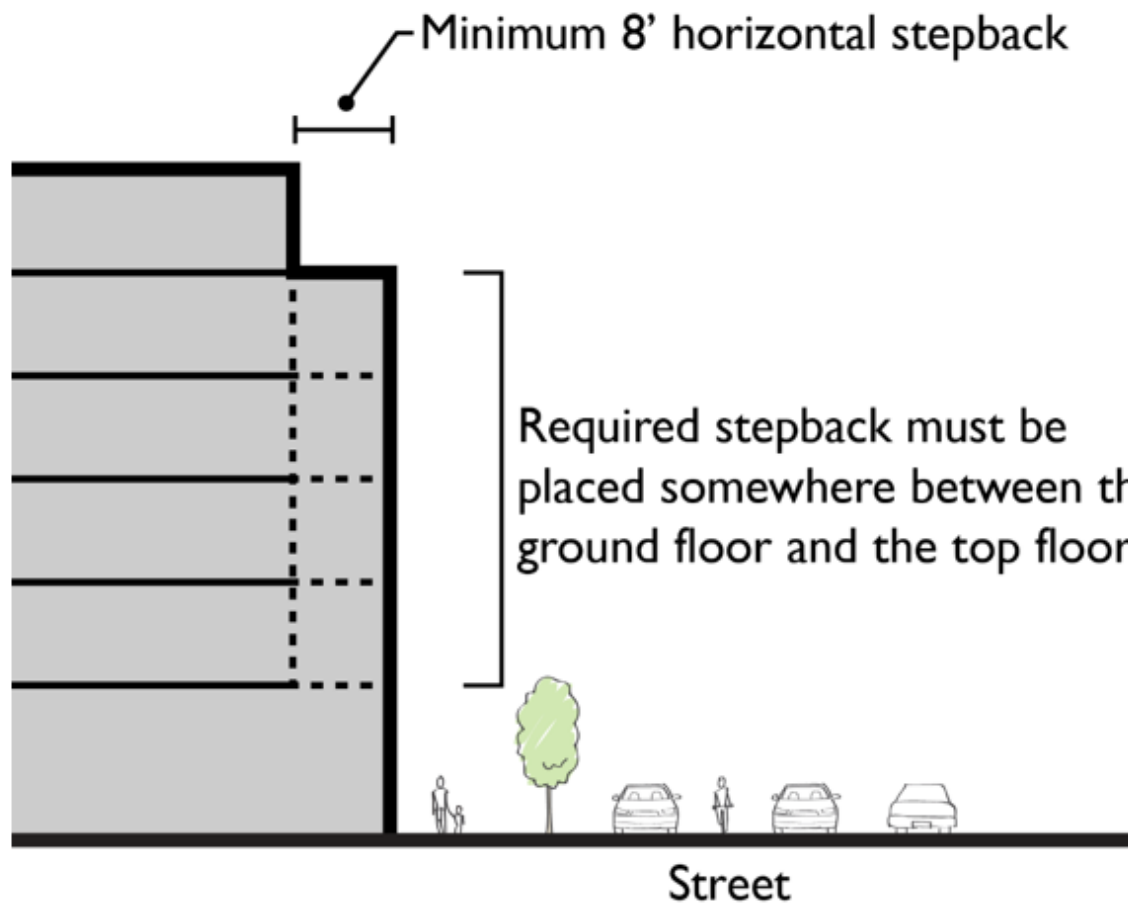
This provision was developed as part of a community design process for the MMU zone, so the City will need to weigh the importance of this provision for the public interest. It was intended as a compromise for allowing extra height. Another option is to refine it, such as reducing to 50% to still ensure some modulation and/or adding a new departure option.

The standard does not need to be clarified as suggested because the standard uses the word “façade”, which is defined as “the entire street wall face of a building extending from the grade of the building to the top...”

7. *CBD and MMU Zone Setback Requirements. For buildings which exceed the maximum base height in the CBD and MMU zones, buildings must incorporate a minimum horizontal setback of eight feet along at least 75 percent of the facade. The required setback must be placed somewhere between the ground floor and the top floor. See Figure 19.42.120(C)(7) for an example.*

Figure 19.42.120(C)(7)

Illustration of required building setbacks for tall buildings.



8.
9.
10. [no change]

19.42.150 Setback modifications.

- A. [no change]
B. [no change]

- C. [no change]
- D. [no change]
- E. [no change]

i LEG-2024-18. Require a 0' street setback for new buildings along Commercial Ave. in the MS zone

- F. In the MS zone, development of new buildings on sites with a Storefront block frontage designation must follow the Storefront block frontage requirements for building placement instead of the 10' street setback stated in Table 19.42.030.

19.42.180 Public use zone form and intensity standards.

Single family dwellings in the public use zone must comply with the form and intensity standards of the R2A zone. All other development in the public use zone is subject to the form and intensity standards of subsections (A) through (E) below.

- A. *Minimum Lot Size.* No minimum.

i Housekeeping item – fix incorrect code reference. (19.42.150(C) says “Along any mixed-use or industrial-zoned property line adjoining a residential zone with no intervening street or alley, the minimum setback must be the same as the applicable minimum setback for the adjacent zone”.)

- B. *Minimum Setback Requirements.* No minimum, except development is subject to the block frontage standards (AMC Chapter 19.61, Block Frontage Standards) and the setback standard of ~~AMC 19.42.160(B)~~: AMC 19.42.150(C).
- C. *Maximum Density.* No maximum.
- D. *Maximum Land Coverage.* No maximum.
- E. *Maximum building Height.* Thirty-five feet.

Chapter 19.43 Residential Uses ~~s~~ Standards

19.43.010 Categories of residential uses.

- A. *Household Living Use Category.* Residential occupancy of a dwelling unit by a household. Household living includes the following uses:
 1. Single-family.
 2. Single-family, small lot.
 3. Cottage housing.
 4. Duplex.
 5. Triplex.
 6. Townhouse.
 7. Multifamily, four or more units.
 8. Live-work.

i Adding co-living housing and relocating rooming house to household living category.

- 9. Co-living housing.

10. Rooming house.

- B. *Group Living Use Category.* Residential occupancy of a structure by a group of people that does not meet the definition of “household living.” Generally, group living facilities have a common eating area for residents and residents may receive care or training. Group living includes the following uses:
1. Adult family home.
 2. Assisted living facility.
 3. Nursing home.
 4. ~~Rooming house.~~

i HAP Strategy 2.1.10 – Make updates to comply with state law regarding supportive and emergency housing types.

- C. *Supportive Living Use Category.* Residential facilities intended to house individuals and families experiencing homelessness, or at imminent risk of homelessness, and paired with on-site or off-site supportive services designed to maintain long-term or permanent tenancy, or to eventually transition the residents to independent living arrangements.
1. Emergency housing.
 2. Emergency shelter.
 3. Permanent supportive housing.
 4. Transitional housing.

HOUSEHOLD LIVING

19.43.020 Single-family.

- A. *Definition.* A detached dwelling that is entirely surrounded by open space on the same lot, and which is designed for and occupied exclusively by one family and the household employees of the family, if any.
- B. ~~District~~ Zone-Specific Standards.

i DRAFT ORD. 4092 would strike the below subsection for consistency with changes made to the permitted use table to make all residential uses permitted outright in zone where they are permitted.

1. ~~In the CBD and C zones, no new single-family residences may be constructed. Single-family uses are conditionally permitted in these zones if in an existing building that was a single-family residence at some time in its past.~~
 2. In the R4 zone, a single-family home may only be placed on a lot of record that is less than 6,000 square feet in size.
 3. In the LM1 zone, single-family uses are permitted only for existing platted lots. In no event will this allow a residential subdivision.
- C. *Standards—Multiple Single-Family Dwellings on One Lot.* Two or more single-family dwellings may be built on the same lot, provided the applicable lot size standard (one dwelling unit/minimum lot area for single-family dwellings) is met. For example, if the minimum lot area for single-family dwellings is 7,500 square feet, two single-family dwellings could be built on a 15,000-square-foot lot. Applicants must demonstrate how the lot could be subdivided in the future consistent with the density and dimensional standards of this title.
- D. [no change]

19.43.040 Cottage housing.

- A. *Definition.* A small single-family dwelling that is clustered with other similar units sharing a common open space.
- B. *Purpose.*
1. Provide opportunities for creative, diverse and high-quality infill development that is compatible with existing neighborhoods.
 2. Promote housing affordability and greater choice by encouraging smaller and more diverse home sizes in accordance with the Anacortes comprehensive plan.
 3. Support compatibility with existing neighborhoods by promoting high-quality design.
 4. Support more efficient use of urban residential land.
 5. Enhance the character of the residential neighborhood.
 6. Provide usable open space for residents.

Figure 19.43.040(A)

Cottage housing development examples.

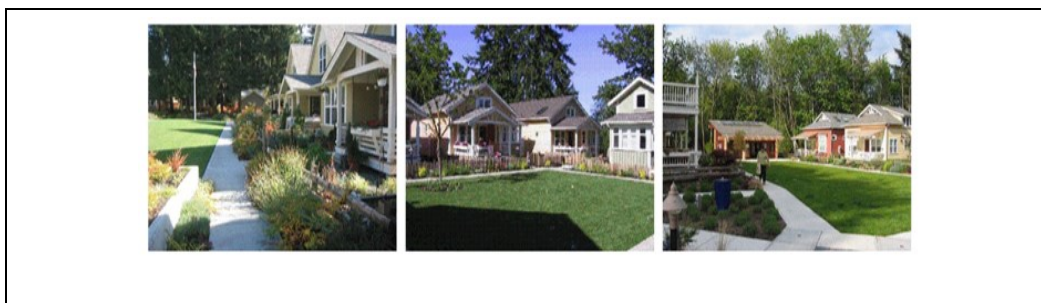
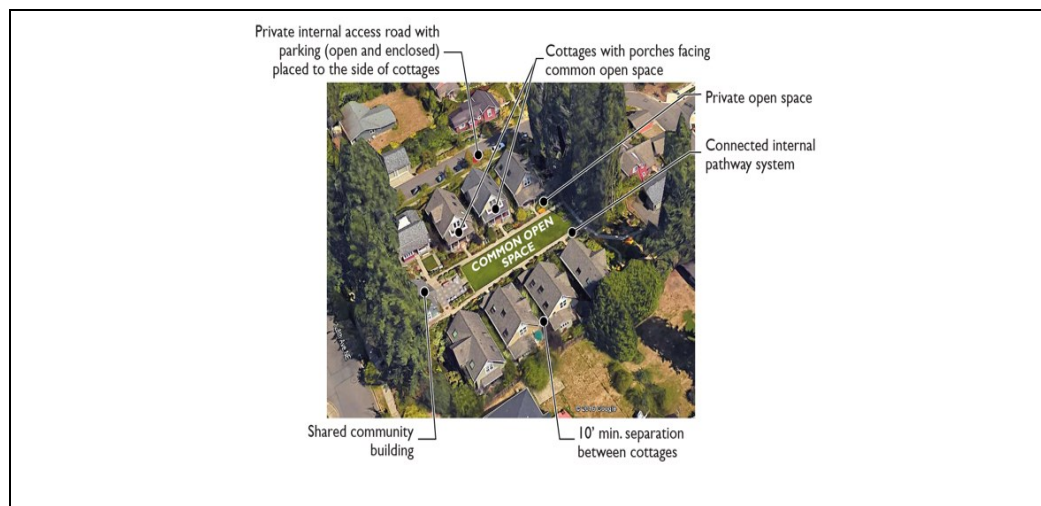


Figure 19.43.040(B)

Cottage housing site plan example.



- C. *Standards.*

1. *Lot Size.* Cottages are exempt from minimum lot area and lot width circle standards, provided they comply with density and design standards herein.
2. *Density.* Due to the smaller relative size of cottage units, each cottage may be counted as one-half a dwelling unit for the purpose of calculating density. For example, a cluster of six cottages would be equivalent to three dwelling units.
3. Minimum and Maximum Number of Cottages.
 - a. Cottage housing developments must contain a minimum of three cottages.
 - b. Three to 12 cottage structures may make up a cluster. There is no limit on the number of clusters, provided all other standards are met.



HAP Strategy 2.1.8. Allow duplex cottages in all zones where cottage housing is allowed.

~~c. In the R3, R3A, R4, and R4A zones, attached duplex cottages are allowed.~~ Duplex cottages are allowed in all zones where cottage housing is allowed.

4. Setbacks and Separation.
 - a. The minimum setbacks set forth in Table 19.42.020 apply to the development frontage and external side and rear property lines of the entire cottage development.
 - b. Individual cottages must be separated from other cottages by at least 10 feet. Permitted projections into required interior side setbacks in AMC 19.42.140 apply.
 - c. Cottages must be set back at least five feet from any internal pedestrian path. Permitted projections into required street setbacks in AMC 19.42.140 apply.
 - d. Cottages must be set back at least 10 feet from any internal access lanes that provide access to four or more cottages. For access lanes serving less than four cottages, at least five feet of separation is required between access lanes and cottages. Permitted projections into required street setbacks in AMC 19.42.140 apply for setbacks to internal access lanes.
5. Building Height.
 - a. Cottages have a maximum building height of 25 feet. All parts of the roof above 18 feet must be pitched with a minimum roof slope of 6:12.
 - b. Accessory structures in cottage housing developments are subject to the standards in AMC 19.47.020.
6. *Cottage Size.* Cottages must contain no more than 1,200 square feet gross floor area in total, not including attached garages.
7. Entries.
 - a. Clear and obvious pedestrian access between the sidewalk (or the street if there is no sidewalk) and the building entry is required for new dwellings.
 - b. All new dwellings must provide a covered pedestrian entry with minimum weather protection of three feet by three feet (a covered porch or recessed entry).
8. *Facade Transparency.* Transparent windows and/or doors are required on at least eight percent of facades featuring the primary entrance and facing streets and common open spaces. For corner lots, this standard is only applied to the elevation containing the primary entrance.
9. Common Open Space.
 - a. *Minimum Size.* Common open space must be at least 400 square feet per cottage.

- b. *Minimum Dimensions.* Common open space must have no dimension less than 15 feet. Areas used to meet private open space requirements may not be double-counted as common open space.
- c. *Elements.* Common open space may include a lawn, courtyard, plaza, garden, or other shared central open space and may not include parking areas. Common open space must be usable and may not include critical areas or critical area buffers, including steep slopes. LID stormwater BMPs, like rain gardens, may be integrated in up to 25 percent of the minimum required usable open space area.
- d. *Orientation.* Common open space must have cottages abutting on at least two sides. At least 50 percent of the cottages in each cottage housing cluster must abut common open space. Cottages abutting the common open space must be oriented around and have the primary entrance face the common open space.
- e. *Access.* Cottages must be within 100 feet walking distance of the common open space and feature a direct pedestrian connection to the common open space.

10. Shared Community Buildings.

- a. A shared community building may be integrated into the common open space area required in subsection (C)(9) of this section but must not be included in the minimum common open space area calculations.
- b. *Nonresidential Use.* A shared community building may include uses such as, but not limited to, a multi-purpose entertainment space, recreation center, kitchen, library, storage space, workshop, or similar amenities that promote shared use and a sense of community. Commercial uses other than day care (see AMC 19.44.010(B)(2)(a)) are prohibited.
- c. *Residential Use.* A shared community building may contain one attached accessory dwelling unit (see AMC 19.47.030).
- d. *Height.* Shared community buildings have a maximum building height of 25 feet. All parts of the roof above 18 feet must be pitched with a minimum roof slope of 6:12.
- e. *Size.* Shared community buildings have a maximum ground floor footprint of 1,200 square feet.
- f. *Other Standards.* Except for the height and size exceptions identified in subsections (C)(10)(d) and (C)(10)(e) of this section, shared community buildings are subject to the accessory structure standards in AMC 19.47.020.

11. Private Open Space.

- a. *Minimum Size.* The minimum private open space adjacent to each cottage must be at least 200 square feet.
- b. *Minimum Dimensions.* The private open space must have no dimension less than 10 feet.
- c. *Access.* The private open space must have direct access from the cottage via a door or porch.
- d. The required porch (see subsection (C)(11)(e) of this section) does not count as private open space for the size or dimension requirements of this section. The private open space is encouraged to be located between the cottage and the common open space.
- e. *Porches.* Cottage facades facing the common open space or common pathway must feature a roofed porch at least 70 square feet in size with a minimum dimension of seven feet on any side. Cottages sited between a street and the common open space are also subject to the entry requirements in subsection (C)(7) of this section.
- f. Private open space must be usable and may not include critical areas or critical area buffers, including steep slopes.

12. Access and Parking.

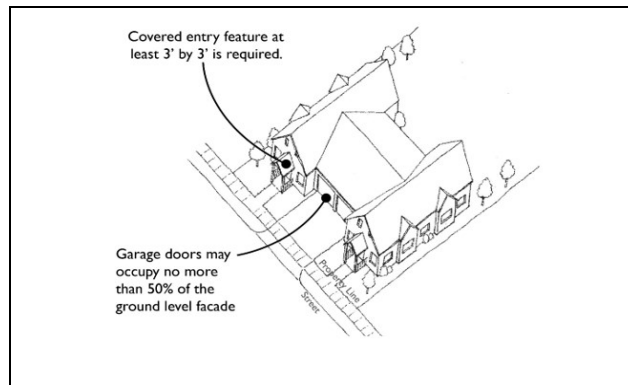
- a. Driveway and access requirements are in AMC Chapter 19.53.
 - b. Off-street parking standards, including guest parking provisions, are set forth in AMC 19.64.030 and 19.64.040.
 - c. Parking areas must be located to the side or rear of cottage clusters. Parking must not be located between the street and cottages nor between cottages and common open space.
 - d. Parking and access lanes must be screened from adjacent residential uses by landscaping or architectural screens. For parking areas and access abutting residential uses, at least five feet of Type A, B, or C landscaping (see AMC 19.65.060) must be provided between the parking area and the abutting residential use.
 - e. Parking is encouraged to be consolidated under cover. Uncovered parking must be located in clusters of not more than five adjoining spaces (except where adjacent to an alley). Driveway space in front of private garages is exempt from this provision.
 - f. Garages with a footprint of up to 300 square feet may be attached to individual cottages, provided all other standards herein are met. Such garages do not count toward the size limit of cottages. Such garages must not be located adjacent to the common open spaces.
 - g. Departures to the garage/common open space standard will be considered, provided the combination of the common open space design, garage location and design, and landscaping/architectural design features helps to create a common open space that meets the purposes of the standards and the design mitigates the impact of the garages on the common open space.
13. *Landscaping.* The minimum landscaped area requirements per Table 19.42.020 apply to the whole cottage development rather than for individual cottage dwellings.
14. Accessory dwelling units are not permitted in cottage housing developments, except as provided in subsection (C)(10) of this section.

19.43.050 Duplex.

- A. *Definition.* A building that is entirely surrounded by open space on the same lot and contains two dwelling units.
- B. Standards.
 - 1. Duplexes are subject to the entry and driveway access and garage standards for single-family small lot (AMC 19.43.030(C)(1) and (C)(2)). The entries for individual units may be grouped (with a shared path connecting grouped entries to the sidewalk) or separated (as illustrated in Figure 19.43.050(B)(1)).

Figure 19.43.050(B)(1)

Duplex example.



i HAP Strategy 2.4.1 – Reduce minimum lot sizes for duplexes in some zones.

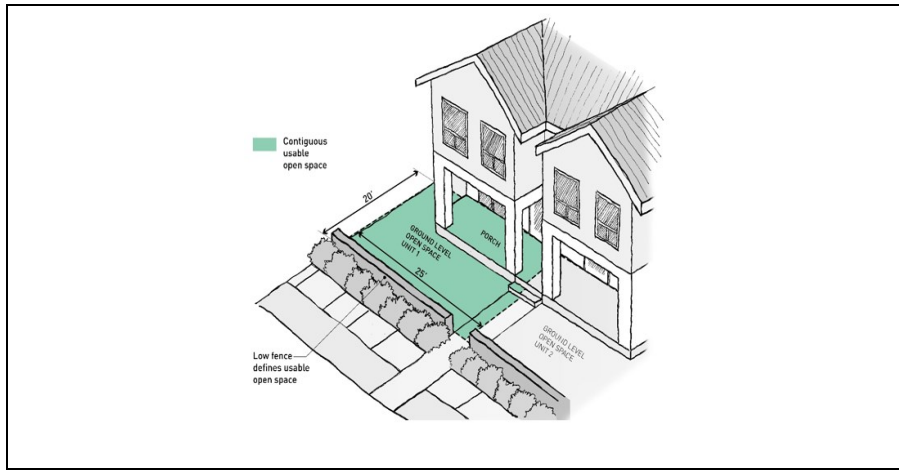
2/12/25 PC Discussion – In the OT (Old Town) zone, allow small duplex, triplex, and up to four attached units on lots meeting min. lot size (mirror the R2A min. lot size requirements.)

2. Zone-Specific Standards.

- a. R2 Zone. Minimum lot size: 7,500 sq. ft. when all units have [1,200-1,400] square feet gross floor area or less.
 - b. R2A Zone. Minimum lot size: 6,000 sq. ft. when all units have [1,200-1,400] square feet gross floor area or less.
 - c. Old Town Zone. Minimum lot size: 6,000 sq. ft. when all units have [1,200-1,400] square feet gross floor area or less.
3. See AMC 19.53.030 for general driveway and access easement standards. Separate driveways are permitted for each unit, provided each driveway is limited to 12 feet in width and meets driveway separation standards in AMC 19.53.030(D).
 4. Standards for Minimum Usable Open Space.
 - a. All new duplex units must provide a contiguous open space with a minimum dimension of 15 feet on all sides.
 - b. The minimum collective size of usable open space is 10 percent of the lot area. For example, an 8,000-square-foot lot would require at least 800 square feet of usable open space, which could include separate 20-foot by 20-foot usable open spaces for each unit.
 - c. Where the usable open space is configured within the street setback, the open space must be defined with a fence or wall (meeting the standards of AMC Chapter 19.66). See Figure 19.43.050(B)(3) for an example.
 - d. Covered but unenclosed decks and porches may be used as a part of the usable open space, provided they are a part of a space that meets the standards herein.
 - e. LID stormwater BMPs, like rain gardens, may be integrated in up to 25 percent of the minimum required usable open space area.
 - f. Drive aisles must not count in the calculations for usable open space.
 - g. Additions must not create or increase any nonconformity with this standard.

Figure 19.43.050(B)(3)

Example of integrating a duplex's minimum usable open space into the street setback.



5. Multiple duplexes may be built on the same lot, provided the minimum lot size per duplex is met (see Table 19.42.020) and other standards above are met.

19.43.060 Triplex.

- A. *Definition.* A building that is entirely surrounded by open space on the same lot and contains three dwelling units.
- B. *Standards.*
 1. Triplexes are subject to the entry and driveway access and garage standards for single-family small lot in AMC 19.43.030(C)(1) and (C)(2). The entries for individual units may be grouped (including a shared path connecting grouped entries to the sidewalk) or separated.
 2. See AMC 19.53.030 for general driveway and access easement standards. Separate driveways are permitted for each unit, provided each driveway is limited to 12 feet in width and meets driveway separation standards in AMC 19.53.030(D).
 3. Standards for Minimum Useable Open Space.
 - a. All new triplex units must provide a contiguous open space with a minimum dimension of 15 feet on all sides.
 - b. The minimum collective size of usable open space is 10 percent of the lot area. For example, an 8,000-square-foot lot would require at least 800 square feet of usable open space, which could include separate 20-foot by 20-foot usable open spaces for each unit.
 - c. Where the usable open space is configured within the street setback, the open space must be defined with a fence or wall (meeting the standards of AMC Chapter 19.66). See Figure 19.43.050(B)(3) for an example.
 - d. Covered but unenclosed decks and porches may be used as a part of the usable open space, provided they are a part of a space that meets the standards herein.
 - e. LID stormwater BMPs, like rain gardens, may be integrated in up to 25 percent of the minimum required usable open space area.
 - f. Drive aisles must not count in the calculations for usable open space.
 - g. Additions must not create or increase any nonconformity with this standard.

- i** HAP Strategy 2.1.3 – Allow triplexes (up to 4 units attached) in the R2A zone, on alley-loaded lots and with max. unit sizes.

2/12/25 PC Discussion – In the OT (Old Town) zone, allow small duplexes, triplexes, and up to four attached units on lots meeting min. lot size (mirror the R2A min. lot size requirements.)

C. Zone-specific standards.

1. R2A Zone.

- a. Triplexes on a lot with alley access are permitted by right. Triplexes not located on a lot with alley access are prohibited.
- b. Triplex units must have no more than [900-1,000] square feet gross floor area.

2. Old Town Zone.

- a. Triplexes on a lot with alley access are permitted by right. Triplexes not located on a lot with alley access are prohibited.
- b. Triplex units must have no more than [900-1,000] square feet gross floor area.

- D. Multiple triplexes may be built on the same lot, provided the “additional lot size needed for additional dwelling unit beyond duplex, minimum,” per Table 19.42.020, is met.

19.43.070 Townhouses.

- A. *Definition.* A dwelling unit in a row of at least three such units in which each unit has its own front access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more common walls.

B. Purpose.

1. To enhance the character of the street.
2. To maintain “eyes on the street” for safety to pedestrians and to create a more welcoming and interesting streetscape.
3. To de-emphasize garages and driveways as major visual elements along the street.
4. To provide usable open space for residents.
5. To reduce the apparent bulk and scale of large townhouse buildings.
6. To promote architectural variety that adds visual interest to the neighborhood.

C. Zone-Specific Standards.

- i** HAP Strategy 2.1.3 – Allow townhouses (up to 4 units attached) in the R2A zone, on alley-loaded lots and with max. unit sizes.

2/12/25 PC Discussion – In the OT (Old Town) zone, allow small duplexes, triplexes, and up to four attached units on lots meeting min. lot size (mirror the R2A min. lot size requirements and limits on unit size.

Need to renumber section in next draft.

X. R2A Zone.

- a. Townhouse structures with up to 4 attached units and located on a lot with alley access are permitted by right. Townhouse structures with more than 4 attached units or not located on a lot with alley access are prohibited.
- b. Townhouse units must have no more than [900-1,000] square feet gross floor area.

1. *R3 and R3A Zone Standards.* Townhouse structures with up to four attached units are permitted by right. Townhouse structures with more than four attached units are prohibited in the R3 and R3A zones.

i Zone specific standard for townhouses in Old Town zone.

Need to re-number below section in next draft.

X Old Town.

- c. Townhouse structures with up to 4 attached units and located on a lot with alley access are permitted by right. Townhouse structures with more than 4 attached units or not located on a lot with alley access are prohibited.
 - d. Townhouse units must have no more than [900-1,000] square feet gross floor area.
2. *R4 and R4A Zone Standards.* Townhouse developments have the following form and intensity adjustments from Table 19.42.020:
- a. Maximum lot coverage: 60 percent.
 - b. Minimum landscaped area: 15 percent.

i LEG-2024-25 – City Council docketed a request to consider amending the below subsection (existing 19.43.070(C)(3)) to exclude associated landscaping and open space areas from the maximum site area coverage (60%) permitted for single purpose residential or assisted living uses in the MMU zone east of Q Ave.

This provision was developed as part of a community design process for the MMU designation/zone when it was initially established as part of the 2016 Comp Plan. Development regulations implementing the goals and policies for development in the MMU zone were adopted in 2019. The City will need to weigh the importance of this provision for the public interest.

Staff do not recommend parceling out landscaping areas because if they are associated with that part of the development, it does not meet the larger intent regarding use mix in the MMU zone. It would also be more challenging to administer.

Additionally, there is already an avenue provided for proposing an increase to the allowed single-purpose residential use on the site through a framework development plan.

3. In the *MMU zone east of Q Avenue*, townhouses and other permitted residential uses within single-purpose buildings may cover up to 60 percent of the site area (parcel or contiguous parcels held under common ownership), provided they meet access, site and building design standards in this title. Associated parking, landscaping, open space, and other facilities accessory to the residential uses are included within the site area limitation. The maximum percentage may be increased through a framework development plan (AMC 19.61.180).
4. *C Zone Standards.*
- a. Townhouses that do not meet the standards for live-work dwellings that front on Commercial Avenue within the C zone are prohibited.
 - b. Townhouses that do not meet the standards for live-work dwellings are prohibited within the C zone south of 41st Street.

i HAP 2.5.3 – Add clarity for how to find required setbacks for townhouse developments.

*Note that this subsection (19.43.070(D)) was formerly known as 19.43.010(G)(4). It was renumbered by Ord. 4086 [2024].

D. *Setbacks.*

1. For minimum street setbacks, the greater setback applies from either the Landscaped block frontage standards of AMC 19.61.070 or the residential zone setbacks in Table 19.42.020. ~~The minimum setbacks set forth in Table 19.42.020 apply to development frontage and external side and rear setbacks of the entire townhouse development.~~
2. For side and rear setbacks, see Tables 19.42.020 (residential zones) or 19.42.030 (mixed-use and industrial zones).
3. See AMC 19.42.130(C) for exemptions involving interior side setbacks for townhouses.

E. Entries.

1. Clear and obvious pedestrian access between the sidewalk (or the street if there is no sidewalk) and the building entry is required for new dwellings.
2. All new dwellings must provide a covered pedestrian entry with minimum weather protection of three feet by three feet (a covered porch or recessed entry).
3. For townhouses where the primary pedestrian access to the dwelling is from an alley or private internal vehicular access, buildings must emphasize individual pedestrian entrances over private garages by using both of the following measures:
 - a. Enhance entries with a trellis, small porch, or other architectural features that provide cover for a person entering the unit and a transitional space between outside and inside the dwelling.
 - b. Provide a planted area in front of each pedestrian entry of at least 20 square feet in area, with no dimension less than four feet.

Alternative designs will be considered, provided they meet the purpose of the standards.

Figure 19.43.070(E)

Acceptable and unacceptable examples of garage/entry configurations.

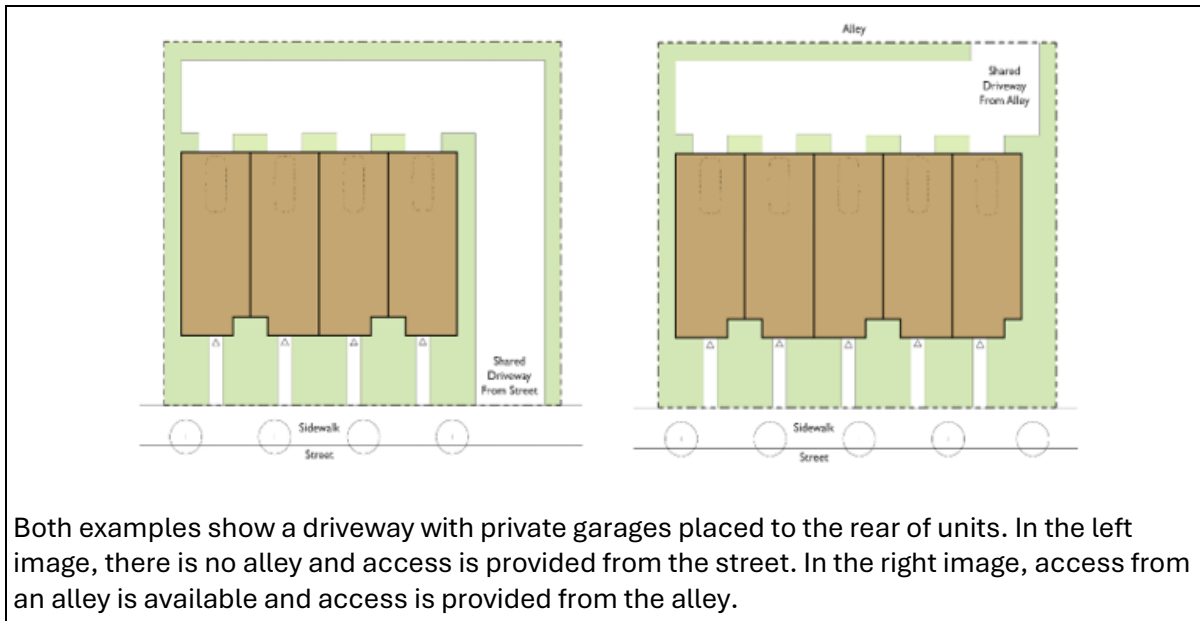


The left example features a landscaped area and a trellis to highlight the entry. In the middle image, the balconies and landscaped areas de-emphasize the garage. In the right image, the lack of landscaping near the entries would not be allowed (where this is the primary pedestrian entry to the unit).

- F. *Facade Transparency*. Transparent windows and/or doors are required on at least eight percent of facade area (all vertical surfaces of street-facing elevations). For corner lots, this standard is only applied to the elevation containing the dwelling entry.
- G. *Private Garages Facing the Street—Maximum Garage Widths*.
1. Individual garages facing the street are not allowed for townhouse dwellings unless they are designed to meet driveway standards in AMC 19.53.030. Garages may be provided to the rear of the dwelling via alley access or shared driveway as depicted in Figure 19.43.070(G).
 2. Individual garages facing the street (where allowed) are limited to 12 feet in width.

Figure 19.43.070(G)

Townhouse development examples using side/rear vehicular access.



H. Access and Parking.

1. Off-street parking standards for townhouses are set forth in AMC 19.64.040 as a type of multifamily residential use (based on the number of bedrooms). Also see AMC 19.64.030(B) for guest parking standards.
2. See AMC 19.53.030 for driveway and access standards.
3. Internal Drive Aisle Standards.
 - a. Must meet minimum widths and other standards such as turning radii of the city-adopted International Fire Code.
 - b. Minimum building separation along uncovered internal drive aisles must be 24 feet. Projections into this minimum building separation standard are permitted for each building consistent with the interior side setback projections referenced in AMC 19.42.140. The purpose is to provide adequate vehicular turning radius, allow for landscaping elements on at least one side, and provide adequate light and air on both sides of the dwelling units and vehicle areas, which often function as usable open space for residents.
 - c. See AMC 19.53.050 for other internal circulation requirements.

I. *Usable Open Space.* Townhouse dwelling units must provide open space at least equal to 10 percent of the gross floor area. The required open space may be provided by one or more of the following:

i HAP 2.5.5 – Provide more consistency between open space standards and setback requirements.

1. Private ground level open space that is directly adjacent and accessible to dwelling units. Such space must have minimum dimensions of at least 12 feet in one direction and 10 feet in other directions on all sides and be configured to accommodate human activity such as outdoor eating, gardening, toddler play, etc. Street setbacks may be used to meet this standard, provided they are defined with a fence (meeting standards of AMC Chapter 19.66, Fences, Walls and Hedges).
2. Balconies, roof decks or porches.

3. Shared open space that meets the design requirements of AMC 19.62.040(B)(2), provided such space is visible and directly accessible to townhouse dwelling units.
4. LID stormwater BMPs, like rain gardens, may be integrated in up to 25 percent of the minimum required usable open space area.

[no changes to remaining]

19.43.080 Multifamily.

- A. *Definition.* A building that contains four or more dwelling units. The term also includes any dwelling units that are within a mixed-use building.
- B. *Standards.* Multifamily uses are subject to design provisions in Division 6 of this title, including block frontage standards, site planning, building design, and landscaping. See AMC 19.53.050 for internal circulation requirements.

i Update for formatting consistency with other use standard sections.

C. Zone-Specific Standards.

1. MMU Zone East of Q Avenue Standards.
 - a. Multifamily dwellings are allowed on upper floors throughout the site.

i LEG-2024-25 – City Council docketed a request to consider amending the below subsection (existing 19.43.080(C)(2)) to exclude associated landscaping and open space areas from the maximum site area coverage (60%) permitted for single purpose residential or assisted living uses in the MMU zone east of Q Ave. See comments provided for LEG-2024-25 in the townhouse provisions (AMC 19.43.070(C)).

- b. Multifamily dwellings and other permitted residential uses within single-purpose residential buildings* may cover up to 60 percent of the site area (parcel or contiguous parcels held under common ownership), provided they meet access, site and building design standards in this title. Associated parking, landscaping, open space, and other facilities accessory to the residential uses are included within the site area limitation. The maximum percentage may be increased through a framework development plan (AMC 19.61.180).

* Mixed-use buildings that meet the following criteria are not considered a single-purpose residential building:

- c. At least 50 percent of the ground level building frontage is designed to accommodate nonresidential uses meeting the interior space requirements in AMC 19.43.080(C)(2)(b) and (C)(2)(c).
- d. Spaces feature 13-foot-minimum floor-to-ceiling height.
- e. Spaces are at least 50 feet deep.
2. *CM Zone Standards.* Multifamily uses are conditionally permitted, provided it can be demonstrated that the use will not weaken the zone's tourist or marine-oriented purpose, nor diminish the marine values inherent in the zone, such as physical and visual access to waterways and shoreline. Multifamily units that are part of a mixed-use development incorporating commercial marine uses are permitted and single-purpose multifamily developments require a conditional use permit.
3. *MS Zone Standards.*
 - a. Multifamily dwellings are conditionally permitted west of Commercial Avenue and south of 2nd Street.

- b. Residential units must be no larger than 800 square feet each and constructed within a mixed-use development.
- 4. C Zone Standards.
 - a. Single-purpose multifamily uses that front on Commercial Avenue within the C zone are prohibited.
 - b. Single-purpose multifamily uses are prohibited within the C zone south of 41st Street.
- 5. *R4 and R4A Zone Standards.* Multifamily developments have the following form and intensity adjustments from Table 19.42.020, provided at least 50 percent of all required parking is located within and/or below the structure:
 - a. Maximum lot coverage: 75 percent.
 - b. Minimum landscaped area: 15 percent.

19.43.090 Multifamily, restricted.

- A. *Definition.* A dwelling unit restricted to occupancy by a person or persons who satisfy one of the following requirements:
 - 1. Meet the minimum age in the definition of “housing for older persons” contained in Section 3607(b)(2) of the Federal Fair Housing Act, as amended.
 - 2. Their domestic partners and/or live-in caregivers are 55 years of age or older and/or disabled.
 - 3. Are disabled or handicapped regardless of age.

19.43.100 Live-work.

- A. [no change]

19.43.110 Manufactured home.

- A. [no change]

- i** HAP 2.1.9 – Co-Living Housing (formerly known as Single Room Occupancy). The legislature adopted HB 1998 in 2004, regarding local regulation of co-living housing. Commerce published [co-living housing guidance](#) in Jan. 2025.
- i** [RCW 36.70A.535](#) (HB 1998 (2004)) defines co-living housing and requires cities to allow co-housing living wherever multifamily with 6+ units are allowed by right currently. The city may not require any standards for co-living that are more restrictive than those required for other types of multifamily residential uses in the same zone, nor can it require room dimensional standards larger than required by the state building code, including unit size, sleeping unit size, room area, and habitable space. Review procedures must also be the same as for other residential uses in the same location. Commerce guidance defining ‘sleeping unit’. Sleeping units may not be treated as more than ½ a dwelling unit for purposes of calculating sewer connection fees.

19.43.115 Co-Living housing

- A. *Definitions.*
 - 1. “Co-living housing” means a residential development with sleeping units that are independently rented and lockable and provide living and sleeping space, and residents share kitchen facilities with other sleeping units in the building. This definition does not preclude an option for sleeping units with bathrooms and/or kitchenettes.
 - 2. “Sleeping unit” has the same meaning as defined in the adopted state building code.

B. Standards.

1. Room dimensions. Sleeping unit room dimensions must comply with the adopted state building code.
2. Design Standards. For the purpose of meeting the project design standards of Division 6 of this title, except for AMC Chapter 19.64, Parking, this use is considered a multifamily use when interpreting applicability provisions.

C. Zone-Specific Standards.

1. MS Zone Standards.
 - a. Multifamily dwellings are permitted west of Commercial Avenue and south of 2nd Street.
 - b. Residential units must be no larger than 800 square feet each and constructed within a mixed-use development.

19.43.117 Rooming house.

i HAP 2.1.9 and HB 1998 (2024). HB 1998 does not require the city to allow co-housing living in zones where multifamily with 6+ units are not currently allowed. It encourages cities to continue to allow similar uses in these zones. Since rooming houses may be located in R3, R3A and OT zones, consider changing the applicable design standards to focus on compatibility with lower intensity residential development.

A. Definitions.

1. “Rooming house” means a single-family dwelling, with a central kitchen and with more than one but fewer than nine boarders, with no more than nine sleeping rooms.
2. “Boarder” means a patron of a rooming house who is provided lodging, with or without meals, for compensation, for 30 or more consecutive nights.

B. Standards.

1. Design standards. ~~For the purpose of meeting the project design standards of Division 6 of this title, except for AMC Chapter 19.64 Parking, this use is considered a multifamily use when interpreting the applicability provisions.~~ Rooming houses are subject to the same development standards as a single family dwelling, except for AMC 19.64 Parking.

GROUP LIVING

19.43.120 Adult family home.

i HAP 2.1.6. Changes already included in pending legislation - Draft. Ordinance 4092 (re SB 5290(2023)) – permit review time periods.

The changes below bring the code into conformity with the state law governing adult family homes – RCW 70.128.

- A. *Definition.* A residential home in which a person or persons provide personal care, special care, room, and board to more than one but not more than six adults who are not related by blood or marriage to the person or persons providing the services. An adult family home may provide services to up to eight adults upon approval from the Department of Social and Health Services under RCW 70.128.066. RCW 70.128.140 provides that adult family homes are treated the same as single-family homes under applicable regulations.

B. Standards.

1. An adult family home must be licensed under Chapter 70.128 RCW.
 2. Per RCW 70.128.140(1), each adult family home must meet applicable local licensing, zoning, building, and housing codes, and state and local fire safety regulations as they pertain to a single-family residence.
- C. ~~Use Permissions in the CBD and C Zones.~~
1. ~~An adult family home is a permitted use when in an existing single-family dwelling.~~
 2. ~~An adult family home is conditionally permitted when within an existing building that was a single-family residence at some time in its past.~~
 3. ~~An adult family home within a newly constructed single-family dwelling is not allowed.~~
- D. ~~Use Permissions in the LM Zone.~~
1. ~~An adult family home is a permitted use when in an existing single-family dwelling.~~
 2. ~~An adult family home within a newly constructed single-family dwelling is conditionally permitted.~~

19.43.130 Assisted living facility.

- A. *Definition.* A state-licensed multi-unit establishment which provides living quarters and a variety of limited personal care and at least a minimal amount of supportive health care to individuals who are unable to live independently due to infirmity of age, physical or mental handicap, but who do not need the skilled nursing care of a convalescent center or nursing home. Supportive health care may include health care monitoring, such as assistance with medication, but is limited to health care services which may be provided by a boarding home licensed under Chapter 18.20 RCW. These facilities may consist of individual dwelling units with a full kitchen, partial kitchen or no kitchen. In addition, these facilities may have a communal dining area, recreational facilities (library, lounge, game room, open space), and/or laundry facilities. Assisted living facilities do not include adult family homes, as defined in Chapter 70.128 RCW.

i HAP 2.1.5 – Reduce barriers to group living uses to encourage their development. Recommended zone specific standards for Assisted Living in the R3 zone to help ensure compatibility.

City staff recommend including a requirement for a traffic plan.

- B. Standards.
1. ~~Density. For the purpose of calculating maximum density in residential zones, one assisted living facility dwelling unit is counted as one-half of a dwelling unit.~~
 2. *Design Standards.* For the purpose of meeting the project design standards of Division 6 of this title, except for AMC Chapter 19.64, Parking, this use is considered a multifamily use when interpreting applicability provisions.
 3. Zone-Specific Standards.
 - a. R3 Zone.
 - (I) Assisted living facilities are limited to a maximum of [10] units or beds per facility.
 - (II) Assisted living facilities must be separated from other assisted living facilities by a minimum distance of [1,000] feet.
 - (III) Porte cochere and similar features for passenger loading must be designed to accommodate vehicles no longer than 30'.
 - (IV) A traffic mitigation plan must be submitted with the application. The plan must address traffic control, parking management (including the mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system.

4. MMU Zone East of Q Avenue Standards. **(FIX NUMBERING and check cross references)**

- a. Assisted living facilities are allowed on upper floors throughout the site.

i LEG-2024-25 – City Council docketed a request to consider amending the below subsection (existing 19.43.130(C)(2)) to exclude associated landscaping and open space areas from the maximum site area coverage (60%) permitted for single purpose residential or assisted living uses in the MMU zone east of Q Ave.

i See comments provided for LEG-2024-25 in the townhouse provisions (AMC 19.43.070(C)).

- b. Assisted living facilities and other permitted residential uses within single-purpose buildings may cover up to 60 percent of the site area (parcel or contiguous parcels held under common ownership), provided they meet access, site and building design standards in this title. Associated parking, landscaping, open space, and other facilities accessory to the residential uses are included within the site area limitation. The maximum percentage may be increased through a framework development plan (AMC 19.61.180).

19.43.140 Nursing home.

- A. Definition. An establishment providing care for persons recovering from an illness or operation or persons made weak or disabled by illness or injury. Such establishments must be duly licensed by the state as a nursing home in accordance with current state statutes.
- B. Standards.
1. Design Standards. For the purpose of meeting the project design standards of Division 6 of this title, except for AMC Chapter 19.64 Parking, this use is considered a multifamily use when interpreting the applicability provisions.

SUPPORTIVE LIVING

i HAP Strategy 2.1.10. Address supportive housing uses directly in the code. Add terms, definitions, and standards for Emergency housing and Emergency shelter, Permanent supportive housing, and Transitional housing. Under RCW 35A.21.430 (2021) cities may not prohibit emergency shelters or indoor emergency housing in zones where hotels are allowed. Cities may not prohibit transitional housing or permanent supportive housing in any zones where residential dwelling units or hotels are allowed. Reasonable occupancy, spacing, and intensity of use requirements may be imposed to protect public health and safety, as long as they do not practically prevent their development.

Subsequent to adoption of the HAP, Commerce released updated guidance pertaining to siting and development of Emergency shelter, Transitional housing, Emergency housing, and Permanent supportive housing (STEP).

19.43.170 Supportive Housing (STEP Housing)

A. **Definitions.**

1. **Emergency Housing.** Emergency housing is temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement. (RCW 36.70A.030(14))
2. **Emergency shelter.** An emergency shelter is a facility that provides temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to

enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations. (RCW 36.70A.030(15))

3. **Permanent supportive housing.** Permanent supportive housing is subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of the housing with community-based care, treatment, or employment services. Permanent supportive housing is subject to all of the rights and responsibilities defined in chapter 59.18 RCW. (RCW 36.70A.030(31))
4. **Transitional housing.** Transitional housing is a project that provides housing and supportive services to homeless persons or families for up to two years and that has as its purpose facilitating the movement of homeless persons and families into independent living. (RCW 84.36.043)

B. **Purpose.** The purpose of these regulations is to:

1. Ensure compliance with the Washington State Growth Management Act and other laws.
2. Support implementation of Anacortes' comprehensive plan.
3. Encourage the development of emergency housing, emergency shelters, permanent supportive housing and transitional housing consistent with best practices for these development types to help address local housing needs.
4. Direct STEP development to areas with existing amenities, like jobs, services, and transit, to ensure occupants have access to opportunities.
5. Protect the health, safety and welfare of the individuals served by these development types and the broader community.

C. **Standards.** STEP Housing is subject to the following standards:

1. **Permanent supportive housing and transitional housing** are subject to the same development standards as the "household living" dwelling type/ form proposed (e.g. single family, duplex, triplex, multifamily, etc.) in the respective zone, consistent with RCW 36.130.020, except for AMC 19.64 *Parking* and except for AMC 19.62.040 *Internal open space*.
2. **Emergency shelters and emergency housing** are considered multifamily for the purpose of meeting project design standards in Division 6, except for AMC 19.64 *Parking* and except for AMC 19.62.040, *Internal open space*.
3. **Modifications.** The Director may modify one or more standards referenced in these standards only if the applicant submits a description of the standard to be modified and demonstrates how the modification would result in a safe supportive housing facility and benefit the community under the specific circumstances of the application. In considering whether the modification should be granted, the Director must first consider the effects on the health and safety of the housing facility residents and the neighboring community. Modifications must not be granted if they would result in an adverse impact on the residents of the supportive housing facility or the broader community.

Chapter 19.44 Commercial Uses

19.44.010 Day care.

- A. Day Care Use Category. A facility providing care, protection and supervision of children or adults on a regular basis away from their primary residence. Care is typically provided to a given individual for fewer than 18 hours each day, although the facility may be open 24 hours each day.
1. Day care I facilities.
 2. Day care II facilities.
- B. Definition. An establishment for group care of nonresidential adults or children. Specifically:
1. Day care includes child day care services, adult day care centers, and all of the following:
 - a. Adult day care, such as adult day health centers or social day care as defined by the Washington State Department of Social and Health Services.
 - b. Nursery schools for children under minimum age for education in public schools.
 - c. Privately conducted kindergartens or pre-kindergartens when not a part of a public or parochial school.
 - d. Programs covering before- and after-school care for school children.
 2. Day care establishments are subclassified as follows:
 - a. Day care I—a maximum of 12 adults or children in any 24-hour period, based within a residential dwelling, and as provided for in RCW 35A.63.215.
 - b. Day care II—over 12 adults or children in any 24-hour period or day care as a principal use.
 3. Day care II in the R4 use zone must meet the following criteria:
 - a. An approved passenger drop-off and pick-up area must be provided adjacent to the site.
 - b. Parking must be provided in an amount equal to the number of staff on the largest hourly shift.
 - c. The facility must meet any applicable Washington State Department of Children, Youth, and Families (DCYF) licensing requirements including interior floor space, fencing and outdoor open space area.

19.44.120 Retail sales.

- A. [no change]
- B. [no change]
- C. [no change]
- D. [no change]
- E. [no change]
- F. [no change]

i LEG-2024-18. Change MS code to permit outright more retail sales sq. ft. to encourage that type of development.

- G. In the MS zone, up to 6,000 sq. ft. NFA is permitted outright (P) on the ground floor abutting Commercial Ave. south of 2nd St.

Chapter 19.47 Accessory Uses & Structures

19.47.030 Accessory Dwelling Units

i HB 1337 requires updates to the City's accessory dwelling unit regulations consistent with state law. Discussed at 6/11/25 PC meeting. Yellow highlight = staff rec. change since 6/11/25 PC discussion.

A. Definitions.

i These definitions below are taken verbatim from RCW 36.70A.636 (except the second sentence in #2).

1. "Accessory dwelling unit" (ADU) means a ~~A second~~ dwelling unit located on the same lot as a single-family housing unit, duplex, triplex, townhome, or other housing unit. ~~attached or detached from the primary residential unit on a lot.~~
2. "Attached accessory dwelling unit" means an accessory dwelling unit located within or attached to a single-family housing unit, duplex, triplex, townhome, or other housing unit. ADUs that are attached by a breezeway or open air covered area are not considered attached for the purposes of this section.
3. "Detached accessory dwelling unit" means an accessory dwelling unit that consists partly or entirely of a building that is separate and detached from a single-family housing unit, duplex, triplex, townhome, or other housing unit and is on the same property.

i Revise the "dwelling unit" definition in the general definitions (AMC 19.12.020.D) to match this one from RCW 36.70A.636(1).

4. "Dwelling unit" means a residential living unit that provides complete independent living facilities for one or more persons and that includes permanent provisions for living, sleeping, eating, cooking and sanitation.

i Consider whether we need to clarify that the term "habitable area" as used below does not correspond to "habitable space" as used in the building code.

5. "Gross floor area" means the interior habitable area of a dwelling unit including basements and attics but not including a garage or accessory structure.
6. "Principal unit" means the single-family housing unit, duplex, triplex, townhome, or other housing unit located on the same lot as an accessory dwelling unit.

- B. Purpose. The purpose of ~~an accessory dwelling unit~~ this chapter is to implement the requirements of RCW 36.70A.680 and .681.

~~Purpose. The purpose of an accessory dwelling unit is to:-~~

- ~~1.—Add affordable units to existing housing and make housing units available to moderate-income people who might otherwise have difficulty finding homes within the city.~~
- ~~2.—Promote the development of additional housing options in residential neighborhoods that are appropriate for people at a variety of stages of their lives.~~
- ~~3.—Provide homeowners with a means of obtaining, through tenants in either the accessory dwelling unit or the principal residence, rental income, companionship, or security.~~
- ~~4.—Protect neighborhood stability, property values, and the character of the neighborhood.~~

C. Standards and Criteria.

1. ~~When and~~ Quantity and Where Allowed. ~~An Up to two ADUs may be established~~ are allowed on all lots that are located in all any zones that allow on a lot with a for single-family homes per AMC Table 19.41.040. residence ~~An ADU may be created by any one or combination of the following methods:~~
2. ADU Configuration. ~~ADUs may be established in the following configurations:~~
 - a. One attached ADU and one detached ADU;
 - b. Two attached ADUs; or
 - c. Two detached ADUs, which may be comprised of either one or two detached structures.
 - d. ~~Alteration of interior space of an existing residence.~~
 - e. ~~Conversion of an attic, basement, attached or detached garage, or other portion of a residence.~~
 - f. ~~Addition of a living area enclosed within the principal building.~~
 - g. ~~Construction of a detached living area.~~
 - h. ~~Associated with the construction of a new single-family dwelling (where permitted).~~
3. ~~Number.~~ Each single-family residential unit may have only one ADU.
4. ~~Subdivision.~~ ADUs must not be subdivided or otherwise segregated in ownership from the principal dwelling unit.
5. Form and Intensity Standards. ADUs are subject to the following form and intensity standards:



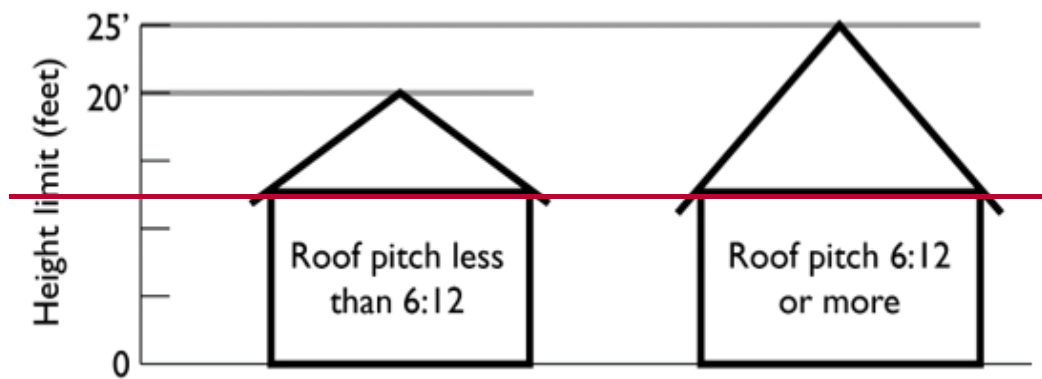
Consider whether there should be flexibility in the maximum ADU size (1,000 sq. ft.) below to accommodate conversion to an ADU of pre-existing floor area that exceeds 1,000 sq. ft. in a primary unit.

- a. Maximum ADU Size. ~~The An~~ ADU may not exceed ~~900~~ 1,000 square feet gross floor area.
- b. Minimum lot size. ~~To establish A lot with an~~ ADUs may be permitted on a lot that meets the minimum lot size requirement for the principal unit.
- c. Maximum Height. The maximum building height for a detached ADU is 25-feet. Attached ADUs are part of the principal unit; the maximum building height restrictions for the principal unit apply for attached ADUs.
- d. ~~ADUs enclosed within the principal building are subject to the height limits for the applicable zone in Tables 19.42.020 and 19.42.030.~~
- e. ~~Height limits for detached ADUs are:~~
 - (i) ~~Twenty feet where the roof pitch is less than 6:12.~~
 - (ii) ~~Twenty-five feet where the roof pitch is 6:12 or greater.~~

~~Exception: ADU height and roof pitch adjustments may be needed for structures to comply with the 45-degree height/setback plane provisions in subsection (C)(6)(a) of this section.~~

~~Figure 19.47.030(C)(5)~~

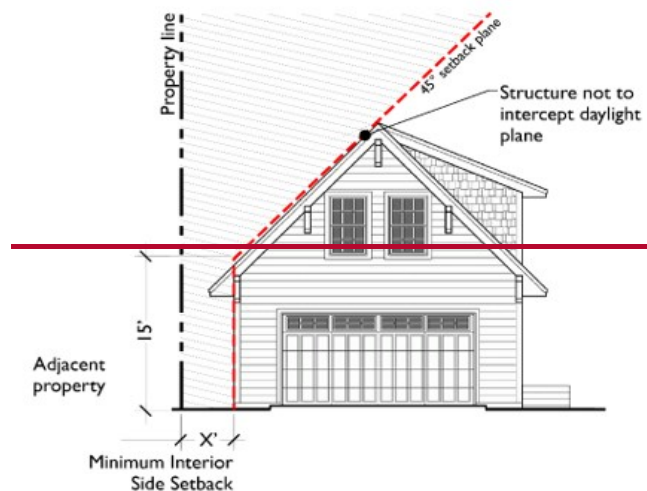
~~Height limits for detached ADUs.~~



- f. Minimum Setbacks and Siting Requirements. ADUs must comply with minimum setbacks for the principal unit, except that: enclosed within the principal building are subject to the setback requirements for the applicable zone. Standards for detached ADUs (whether or not they are attached to a garage) are subject to the following setback requirements:
- g.—Minimum interior side setback: five feet, except that from a height of 15 feet at the five-foot minimum interior side setback, buildings must step back at a 45-degree angle away from the interior side or rear property line as shown in Figure 19.47.030(C)(6) below:
- (A) Detached accessory dwelling units may be sited at a lot line if the lot line abuts a public alley, unless the city routinely plows snow on the public alley. If the ADU contains a garage or carport, the garage door side or vehicle entry to the carport must be on the side of the building that is perpendicular to the alley, or said entries must be setback 10 feet from the alley property line. Adequate vehicular access must be provided to entries that are perpendicular to the alley.
- (B) Minimum rear setback (to alley property line): zero feet, except where garage doors or a carport faces the alley, the structure must be set back a minimum of 10 feet from the alley property line to allow adequate turning distance for vehicles.
- h.—Detached ADUs must be located consistent with the minimum usable open space standards of AMC 19.43.030, regardless of lot size.

Figure 19.47.030(C)(6)

Height/setback plane for detached accessory dwelling units along interior side setbacks:



- i. Maximum lot coverage. A lot with an ADU must comply with maximum lot coverage requirements for the zone.

- j. Minimum landscaped area. A lot with an ADU must comply with the minimum landscaped area for the principal unit.
- 6. Residential Use Standards. ADUs must meet the residential use standards that are applicable to the principal unit per AMC 19.43.
- ~~7.—Living Facilities. At a minimum, an accessory dwelling unit includes a bathroom, kitchen, and separate exterior access. Conversion of existing structures. ADUs may be converted from existing structures (in existence prior to the effective date of the ordinance), including but not limited to detached garages, even if the existing structure violates current code requirements for setbacks, lot coverage, or gross floor area.~~
- 8. Parking. A minimum of three parking spaces must be provided for the principal and accessory dwelling units. One off-street parking space per ADU is required. Where paved on-street parking meeting city standards is available abutting the lot, it may satisfy applicable ADU parking requirements. only two off-street spaces must be provided for the principal and accessory dwelling units.
- 9. Connection to public sewer. ADUs are prohibited on properties not served by public sewer.
- 10. ADUs are subject to the public health, safety, building code, and environmental permitting requirements that are applicable to the principal unit unless specifically stated otherwise in this section.
- ~~11.—Entrance. The entrance to the ADU must not be on the same side of the structure as the entrance to the principal residence, except when such entrance is not visible from the street as determined by the Director.~~

~~Exception: If an ADU is created within an existing residence which already has more than one existing exterior door on the same side, an existing door may be utilized for the ADU.~~

Division 5. Community Design

Chapters

- 19.50 Introduction
 - 19.51 Public Street Improvements Required
 - 19.52 Public Street Design
 - 19.53 Private Driveways and Access
 - 19.54 Subdivision Design and Block Structure
 - 19.55 Underground Utilities
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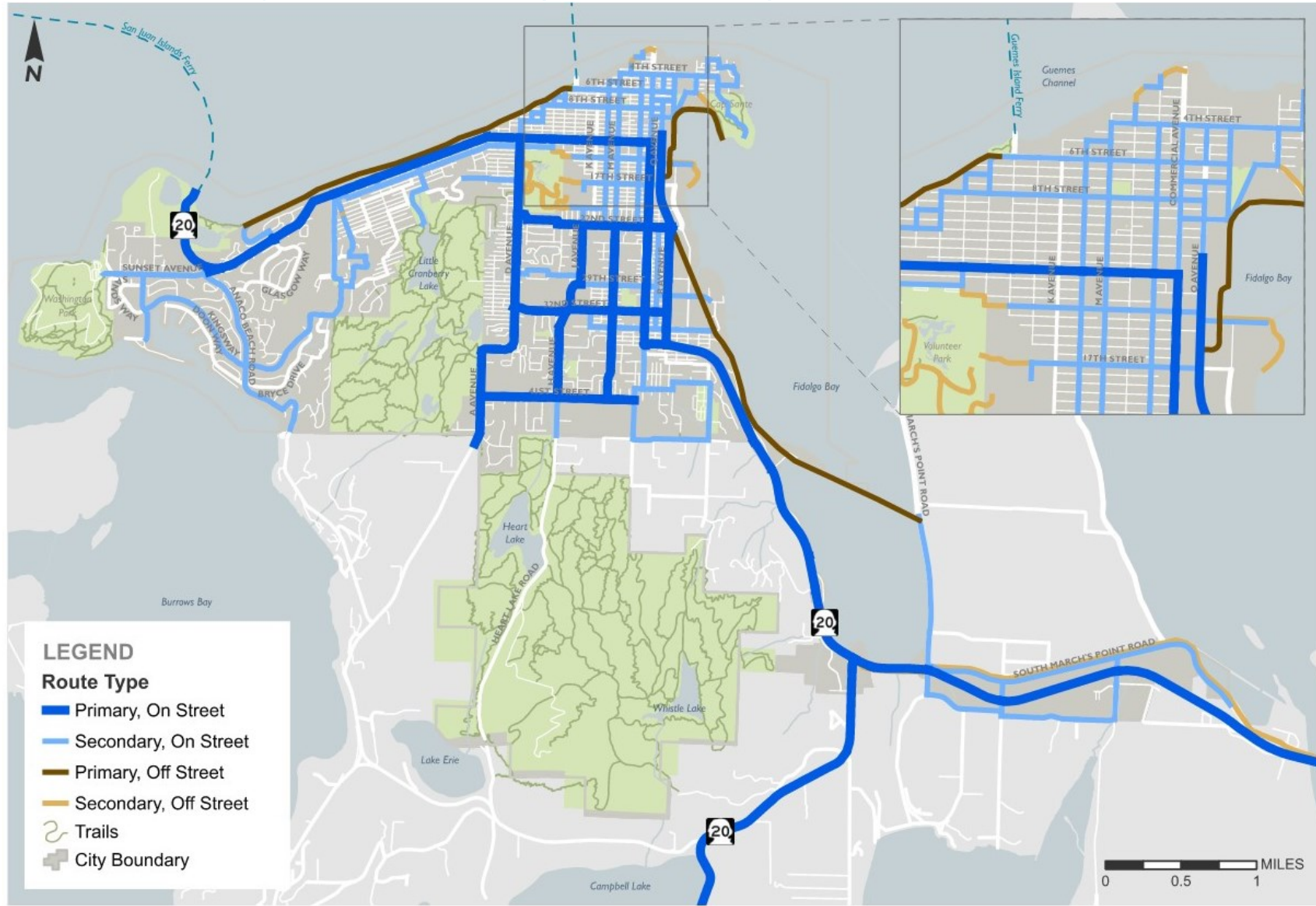
Chapter 19.50 Introduction

19.50.010 Purpose.

This division was authorized by the City Council as a major implementation tool of Anacortes's comprehensive plan. Overall, this division intends to:

- A. Provide clear objectives for those embarking on the planning and design of development projects in Anacortes.
- B. Preserve and protect the public health, safety, and welfare of the citizens of Anacortes.
- C. Promote and accomplish the goals, policies, and objectives of the Anacortes comprehensive plan.
- D. Upgrade the character and visual appearance of Anacortes.
- E. Promote increased pedestrian and bicycling use throughout the city [with the completion of the Active Transportation Network, illustrated in Exhibit A below](#).

1 **19.50.010 E. Exhibit A: City of Anacortes Active Transportation Network Map**



2

19.50.020 Applicability.

The community design provisions in this division generally apply to the following development within the city:

- A. All street improvements.
- B. All land divisions (see AMC Chapter 19.32, Land Divisions).
- C. All other development within the city where public improvements are required

19.50.030 Relationship to other street design plans and standards.

The provisions herein are supplemented by the street standards in the most recent version of the Anacortes engineering design standards. Where there is a conflict between the provisions of this division and other codes, the Public Works Director must determine which provisions to apply based on consideration of public health and safety, engineering design principles, comprehensive plan goals and policies, and facilitating low impact development.

Chapter 19.51 Public street improvements required

19.51.010 Purpose.

- A. Establish the city's authority to require applicants for certain development permits to construct or make provisions for reasonable public street improvements.
- B. Establish criteria to be used to determine the nature, extent, and location of required street improvements.
- C. Promote safe and efficient access to property.
- D. Reduce the addition of impervious surfaces within the city.

19.51.020 Applicability.

Construction or provision of public right-of-way improvements consistent with the requirements in this chapter and AMC Chapter 19.52, Public Street Design, is required as a condition of approval of the following development activities:

- A. Creation of any new dwelling units, except for accessory dwelling units.
- B. Creation of any new nonresidential development.
- C. The establishment of new lots with a subdivision, short subdivision, or binding site plan when such lots do not otherwise have access from a public right-of-way.
- D. Alteration of, or addition to, a single-family residence when the estimated value of the proposed structural improvements exceeds 50 percent of the Skagit County Assessor's value of the existing structure(s) on the subject property within a 12-month period.
- E. Alteration of, or addition to, a commercial, industrial, or multifamily development when the estimated value of the proposed improvements exceeds 50 percent of the Skagit County Assessor's value of the existing structure(s) on the subject property within a 12-month period.

Exception: Tenant improvements to existing buildings (no new increase in gross floor area) are exempt from the public right-of-way improvements in this chapter.

- F. A change of use to a more intensive use of property that will result in increased impact (as determined by the Director) to the transportation system, based on the [most recent edition of the](#) Trip Generation Manual published by the Institute of Transportation Engineers (ITE) for the land use, or other source approved by the city.
- G. A new access point to a public street will be created.
- H. When a nonresidential, multifamily, townhouse, or cottage development establishes internal [roadway](#) streets for the purpose of complying with the block design and connectivity standards of AMC 19.54.020.

19.51.030 Minimum street improvement requirements.

- A. Typical Requirements for Right-of-Way (ROW). The Public Works Director or designee must determine required improvements based on the standards and criteria in this chapter, and the Anacortes engineering design standards. Required improvements must be located within the public ROW and/or the block frontage. Typical required public improvements include the following:

1. Paved [roadway](#) street.
2. Street lighting.
3. Sidewalks or other pedestrian and nonmotorized facilities.
4. Curbs and gutters. Curb cuts or curbless streets may be required to make use of bioretention treatment in the right-of-way. The landscaped areas shown in Table 19.52.040(A) may be designed for bioretention treatment.
5. Utilities, including storm drainage, wastewater, and domestic water systems.
6. Street landscaping and appurtenances.
7. Traffic control and other safety devices including, but not limited to, provisions for channelization, pavement markings, signage, pedestrian safety, and traffic calming where such improvements are only necessary or practical to provide on the same side of the street as the subject property.
8. Dedication of public right-of-way.
9. Conduit for new and existing utilities.

19.51.040 Extent of required improvements.

This section identifies where improvements must be installed along the property frontage and when they must be extended past the property to ensure a smooth transition to adjacent improvements.

- A. When an existing right-of-way is paved, improvements must be installed from the centerline of the right-of-way, or center of the street as constructed, to the subject property's property line, for the entire length of the street frontage.
- B. Sidewalks Extended. Sidewalks or pedestrian facilities must be extended to connect to existing [ADA-compliant](#) pedestrian facilities where practical and reasonable, as determined by the Public Works Director.
- C. Existing Alleys. The following improvements are required when right-of-way for an alley exists adjacent to a site:
 1. For commercial, industrial, office, or multifamily projects, the applicant must improve the alley abutting the subject property and extend the improvements to an existing improved public street.

2. For all types of development permits, the Public Works Director must determine the extent and nature of improvements required in alleys on a case-by-case basis. Typical improvements include, but are not limited to, any or all of the following, depending on the type of development proposed:
 - a. Replacement of the alley driveway apron and curb.
 - b. Installation of storm drainage and other utilities.
 - c. Paving and repair of existing paving.
 - d. Installation of crushed rock in gravel alleys.
- D. Transition to Existing Improvements. If improvements required by this chapter will connect with improvements in the same ROW that do not conform to this chapter, the following applies:
 1. If the improvements will connect with existing improvements of a greater dimension, the improvement must be built at the greater dimension unless the Public Works Director determines that the dimensions of the existing improvement will be decreased in the future.
 2. If the improvements will connect with existing improvements of a lesser dimension, the following applies, as determined by the Public Works Director:
 - a. If the dimensions of the existing improvements will not be increased in the future, the new improvement must be permanently flared or tapered to match the existing improvements.
 - b. If the dimensions of the existing improvements will be increased in the future, the required improvements must be installed in the full length of the right-of-way abutting the subject property with temporary flaring or tapering on the existing improvements.
- E. Replacement of Damaged or Substandard Existing Improvements. For properties that have existing improvements within the adjacent public right-of-way, the applicant must remove and replace any damaged, substandard, or nonconforming improvements in conjunction with development of the property. Replacement includes, but is not limited to, cracked curbs, gutters, landscape strips, ~~sidewalks~~, storm drainage infrastructures, ~~barrier-free ramps at street intersections~~, ~~nonconforming driveway accesses~~, and installation of street trees, and ADA-compliant sidewalks, driveway accesses, and curb ramps at mid-block street and intersection crossings.
- F. Relocation of Existing Franchise Utilities. Franchise utilities must be relocated as required, including relocation underground, to accommodate necessary improvements. See AMC Chapter 19.59, Underground Utilities.

19.51.050 Dedication of right-of-way.

- A. Existing ROW. If an existing right-of-way abutting the subject property is not wide enough to contain the required improvements, the applicant must dedicate as right-of-way a strip of land adjacent to the existing right-of-way wide enough to encompass the required improvements.
- B. New ROW. The Public Works Director may require the applicant to make land available, by dedication, for new right-of-way and utility infrastructure if it is necessary as a result of the proposed development activity. (Ord. 3040 § 2 (Att. A), 2019)

19.51.060 Modifications, deferments, waivers, and construction-in-lieu.

- A. General. The provisions of this section establish under what circumstances the requirements of this chapter may be modified, deferred, waived, or provided for with a sidewalk construction-in-lieu by decision of the Public Works Director or by recommendation of the Public Works Director when not the final decision-maker.
- B. Review Process.

1. 1. A request for a modification, deferment, waiver, or sidewalk construction-in-lieu must be considered as part of the applicable review process for the underlying development permit application as outlined in Table 19.20.030-1.
 2. If subsection (B)(1) of this section does not apply (no land use permit is being reviewed), the Public Works Director may grant a modification, deferment, waiver, or sidewalk construction-in-lieu in writing under the provisions of this section.
 3. A modification, deferment, waiver, or sidewalk construction-in-lieu request that is approved under subsection (B)(1) of this section is binding on the city for all subsequent development permits issued for the development within five years of granting of the request.
- C. Modifications. A modification to the nature or extent of any required improvement may be granted for any of the following reasons:
1. The improvement as required would not match the existing improvements.
 2. Unusual topographic or physical conditions preclude the construction of the improvements as required.
 3. Other unusual circumstances preclude the construction of the improvements as required.
 4. The applicant proposes special amenities such as wider planter strips, wider sidewalks, and/or curb gutter bump-ins to save significant trees or other natural features, or stormwater infrastructure that exceeds minimum standards.
 5. A modified standard for a particular street or neighborhood has been approved by the City Council (see the Anacortes engineering design standards).
- D. Deferment.
1. A deferment to the installation of required improvements may be granted for any of the following reasons:
 - a. The required improvement is part of a larger project that has been scheduled for implementation and is fully funded in the city's six-year capital facilities plan.
 - b. Construction or alteration of a single-family dwelling unit on an existing lot greater than one acre (net) in size where there are no frontage improvements meeting city standards within 200 feet of the lot, or identified through approved plats, and potential exists for future development of the lot.
 - c. Other unusual circumstances preclude the construction of the improvements as required.
 2. If the applicant meets the above criteria in subsection (D)(1) of this section for deferment, the applicant is only obligated to install, at a future date, improvements subject to AMC 19.51.040.
 3. If the city approves a deferment, the applicant must sign a concomitant agreement to run with the property, in a form acceptable to the City Attorney, specifying that the applicant must install or reimburse the city for construction of the deferred improvements as directed by the Public Works Director. The applicant must record this agreement with the Skagit County Auditor's office.
 4. The applicant must grade the subject portion of the right-of-way as though the public improvement were to be immediately installed and stabilize the graded area in a manner approved by the Public Works Director. The applicant may be relieved of this requirement if the Public Works Director determines that unusual circumstances preclude the grading.
- E. Waiver. A waiver to the requirement to install all or a portion of the required improvements may be granted for any of the following reasons:
1. The installation of the improvements will cause a safety hazard or an environmental impact that cannot be mitigated; or

2. The current level and extent of the improvements in the ROW adjacent to the subject property are not likely to be changed in the future.

F. **Sidewalk Street Frontage** Construction-in-Lieu Program.

1. This subsection establishes circumstances in which the applicant may propose an off-site **street frontage sidewalk** construction [on the Active Transportation Network \(19.50.010 E. Exhibit A\)](#) in lieu of installing on-site street improvements in the ROW abutting the subject property. The city may accept off-site **street frontage sidewalk** construction in lieu of installing on-site sidewalks in any of the following circumstances:
 - a. The installation of the required improvement would require substantial on-site roadway modifications.
 - b. The Public Works Director determines that installation of the required improvement would result in a safety hazard.
 - c. Other unusual circumstances preclude the construction of the improvements as required.
 - d. The improvements would not be extended past the property in the future, due to adjacency of critical areas, Anacortes community forest lands, or similar attribute or land designation.
2. In each instance where the city approves a proposed **street frontage sidewalk** construction-in-lieu under the provisions of this section, the value of the **street frontage sidewalk** construction-in-lieu must be no less than the then-estimated cost of constructing the street **frontage** improvements that would otherwise be required under this chapter, based on information compiled and kept current by the Public Works Department on the cost of street **frontage** improvement construction.
3. After the value of the improvements has been determined, the Public Works Director must determine the location of the off-site improvements. The improvements must be located within the neighborhood of the subject development and directed toward sidewalks or other similar public infrastructure improvements.
4. In each instance where the city accepts a sidewalk construction in lieu of installing a sidewalk, the subject property will not be subject to participation in future sidewalk improvement costs (along the property frontage) unless redevelopment occurs to a more intense land use than what was occurring on the property at the time of the sidewalk construction-in-lieu payment.

- G. Multiple Adjacent Rights-of-Way. When the subject property is adjacent to two or more rights-of-way, modifications, deferments, waivers, or sidewalk construction-in-lieu may be considered separately for each right-of-way. The highest level of improvement required must be constructed around the angle formed by the intersecting streets.

19.51.070 Timing of improvements and bonding.

- A. In lieu of completing the required public improvements prior to approval, the applicant may request final approval, subject to the approval of a suitable guarantee. The guarantee must be in a form acceptable to the city and in an amount commensurate with improvements to be completed. The amount of the guarantee is established at 150 percent of the cost of the city having to construct the improvements. The guarantee amount will require yearly review by the city and the applicant will be required to revise the guarantee amount to reflect the current inflation rate. Based on the revised amount, the applicant will resubmit suitable guarantee to the city. Also, the guarantee will be restricted as far as the amount of permissible time in which the improvements must be completed. If not a regular surety bond from an acceptable state-approved surety, the guarantee must be in a form acceptable to the City Attorney.
- B. Guarantee funds will not be released by the city unless approval has been received from all applicable departments that are responsible for acceptance and/or maintenance of such improvements. Partial releases may be allowed.

- C. All improvements begun by the applicant must be completed. Once the applicant has begun making improvements, the applicant is not ~~be~~ eligible for submitting a guarantee to the city to cover the incomplete improvements.
- D. Public improvements must be in place at time of certificate of occupancy or acceptable assurances for completion with a temporary certificate of occupancy.
- E. At the time of final acceptance of the improvements, the applicant must provide to the city a two-year warranty guarantee at 10 percent of the established final cost of the public and/or off-site improvements which must be acceptable to the city.

Chapter 19.52 Public Street Design

19.52.010 Purpose.

- A. Provide economy of land use, construction, and maintenance.
- B. Promote integration of low-impact development techniques to reduce impervious surfaces, stormwater runoff, and protect water quality.

19.52.020 Applicability.

This chapter applies to the construction or provision of public right-of-way improvements per AMC Chapter 19.51, Public Street Improvements Required.

19.52.030 City street classification system.

- A. Functional Classification. The transportation element of the Anacortes comprehensive plan designates public right-of-way and streets based on their functional classification and must be consulted to determine which standards in this chapter apply. The following roadway classification types are [illustrated in Exhibit A and designated in Tables 19.52.030, B.1 through B.4., below](#):

19.52.030 A. Exhibit A: City of Anacortes Functional Classification Map



1. Principal Arterials. Streets that have a primary function of carrying traffic to and from major traffic generators and provide major connections to the regional arterial system.

a. Principal arterials within the City include the following streets:

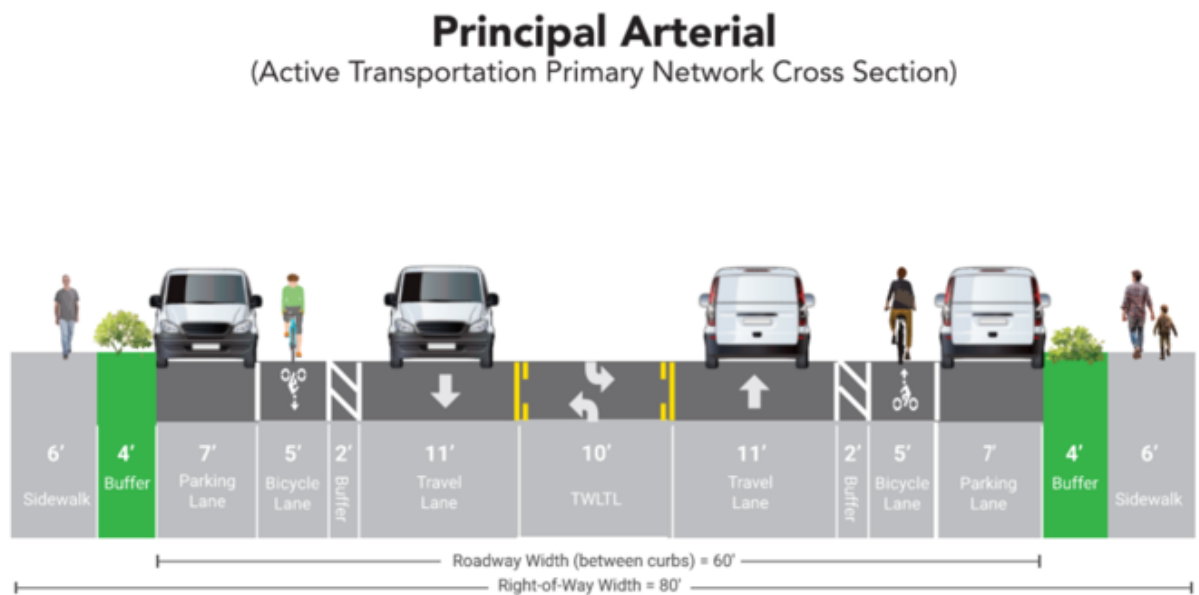
(I) Commercial Avenue, between SR 20 and 12th Street

(II) 12th Street, between A Avenue and Commercial Avenue

(III) Oakes Avenue, between Ferry Terminal and A Avenue

b. Figure 1. below presents the typical Principal Arterial cross section on the Primary Active Transportation Network.

Figure 1. Principal Arterial Cross-Section – Primary Active Transportation Network



c. Exceptions from principal arterial standards

(I) Commercial Avenue (SR 20 Spur from SR 20 to 12th Street)

The cross section shown above has been developed primarily to address the segment of Commercial Avenue between 12th Street and SR 20, which currently provides a 60-foot roadway (curb-to-curb) width within an approximate 80-foot right-of-way. To fit all the elements above within the existing 60-foot roadway width, the parking lanes have been reduced to 7 feet (from the 8-foot preferred width) and the center two-way left-turn lane (TWLTL) has been reduced to 10 feet (from the preferred 11-foot width). Alternative options would be to remove parking along one side of the roadway and widen the parking and center turn lane to the preferred widths. Additionally, to fit within the existing 80-foot ROW, the landscaped buffer has been reduced to 4 feet (from the preferred 6-foot width).

(II) 12th Street and Oakes Avenue

Several segments of both 12th Street and Oakes Avenue have been widened to provide a 3-lane cross-section, however the majority of the corridors continue to

operate as a 2-lane cross section. Most segments of 12th Street and Oakes Avenue will need to be widened to accommodate the additional travel lane. When the road is widened, parking along segments of 12th Street and Oakes Avenue should be provided along segments with land uses fronting the roadway; however, limited ROW may prevent this from occurring. In these cases, parking may be removed from the cross-section shown in Figure 1 to provide a 46- foot roadway within a 66- foot ROW, with approval from the Public Works Director. Where the 66-foot ROW cannot be achieved, the landscaped buffers can be reduced or removed entirely (the 6-foot sidewalk should be maintained).

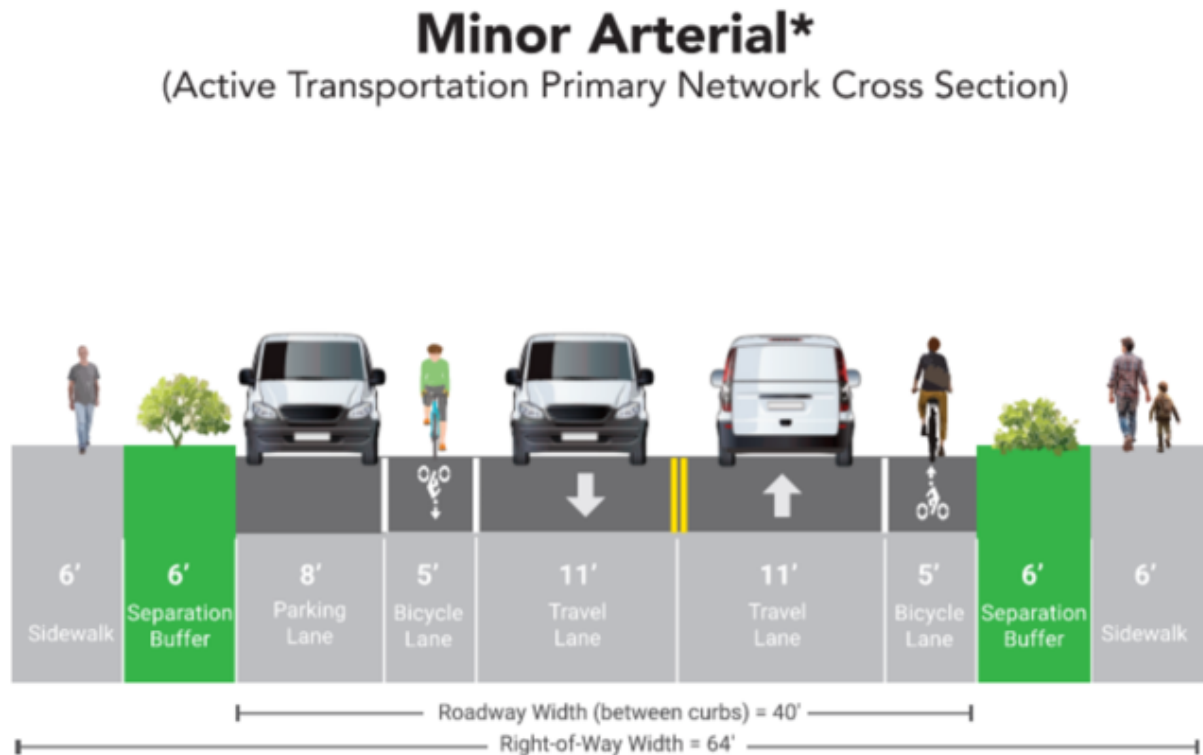
2. Minor Arterials. Streets that provide movement of through traffic, but also provide considerably more access for local traffic that originates in or is destined to commercial, retail, or activity centers along a corridor.

a. Minor arterials within the City include the following streets:

- (I) Anacopper Mine Road, between Oakes Avenue and Pennsylvania Avenue
- (II) A Avenue, between 37th Street and City limits
- (III) D Avenue, between 12th Street and 37th Street
- (IV) Commercial Avenue, between Port and 12th Street
- (V) Q Avenue, between 4th Street and 22nd Street
- (VI) R Avenue, between 22nd Street and SR 20
- (VII) T Avenue, between 4th Street and 6th Street
- (VIII) Market Street, between 6th Street and 9th Street
- (IX) 4th Street, between M Avenue and T Avenue
- (X) 6th Street, between I Avenue and Q Avenue and between Market Street and T Avenue
- (XI) 34th Street, between R Avenue and V Avenue
- (XII) 37th Street, between A Avenue and D Avenue
- (XIII) March's Point Road, between SR 20 and South March's Point Road (east intersection)
- (XIV) Reservation Road, between SR 20 and Stevenson Road

b. Figure 2. below presents the typical Minor Arterial cross section on the Primary Active Transportation Network.

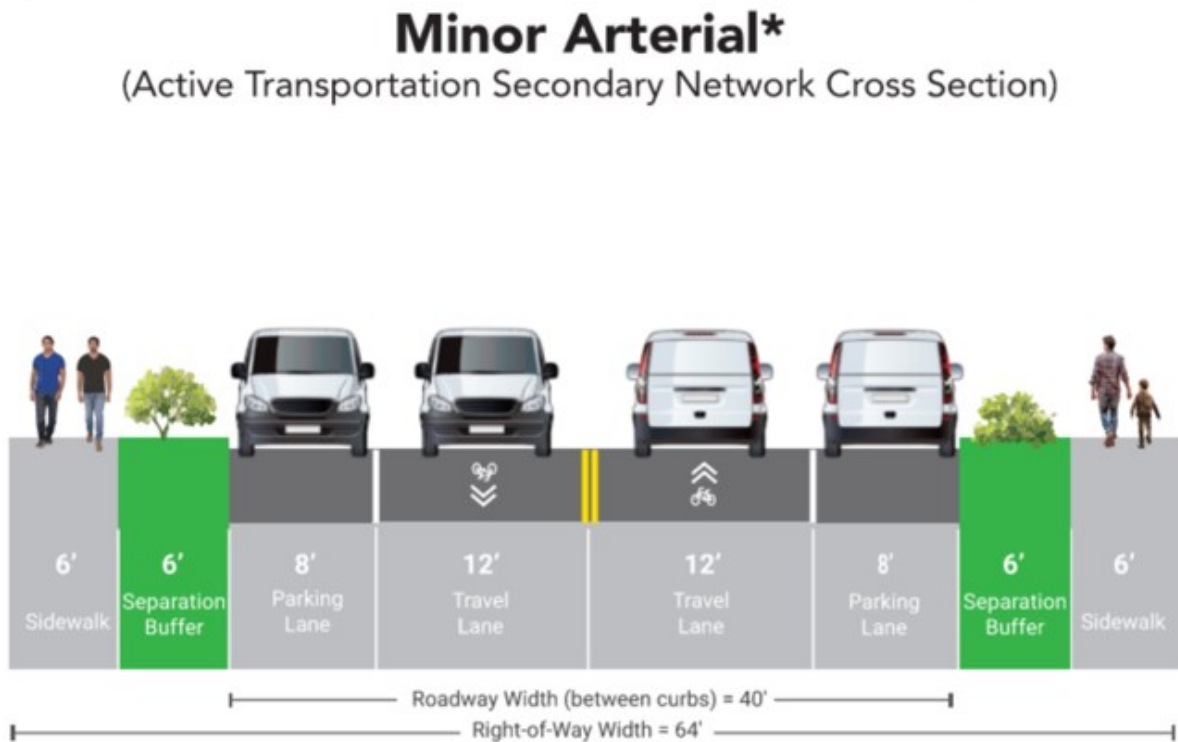
Figure 2. Minor Arterial Cross-Section – Primary Active Transportation Network



*Left-turn pockets provided at key intersections as necessary

c. [Figure 3. below presents the typical Minor Arterial cross section on the Secondary Active Transportation Network.](#)

Figure 3. Minor Arterial Cross-Section – Secondary Active Transportation Network



*Left-turn pockets provided at key intersections as necessary

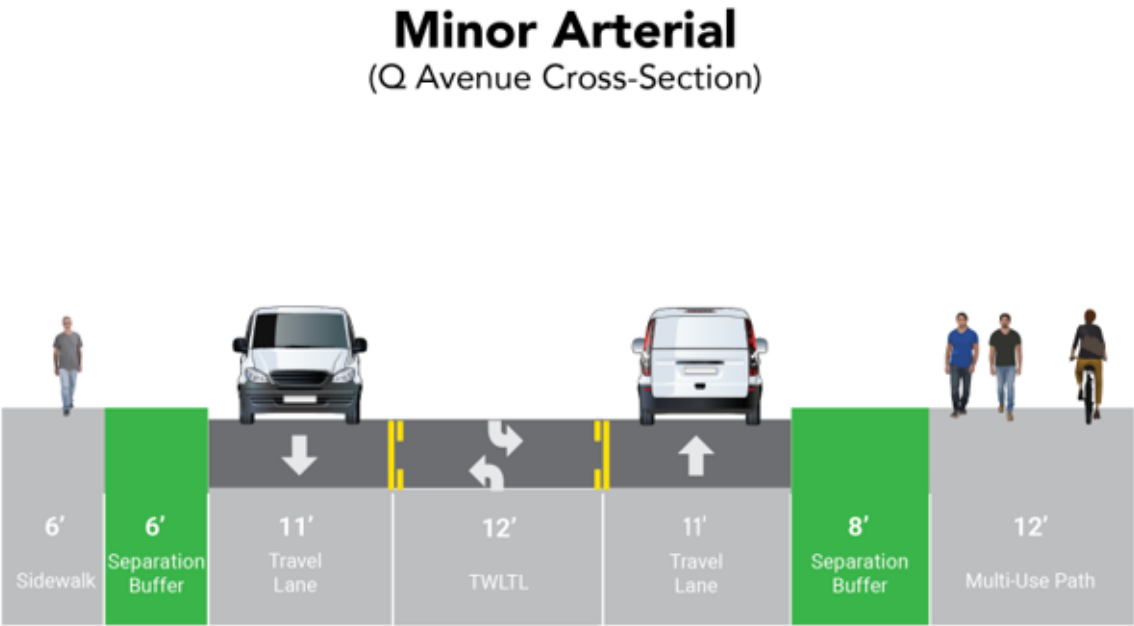
Note: The Minor Arterial cross section for roadways not on the Active Transportation Network is the same as above without the sharrows.

d. [Exceptions from minor arterial standards](#)

(I) [Q Avenue](#)

[Q Avenue](#) provides a unique cross section compared to other Minor Arterial streets due to its proximity to marine lane uses. The segment of [Q Avenue](#) between 9th Street and 22nd Street is constructed to provide a 3-lane cross section within a 34-foot roadway. The standard cross section for [Q Avenue](#) provides an 11-foot travel lane in each direction separated by a 12-foot center lane occupied by left-turn pockets, a TWLTL, or a raised median. A 12-foot multi-use path (MUP) is provided along the east side of this roadway between 11th Street and 22nd Street. The standard cross-section for [Q Avenue](#) is shown in Figure 4.

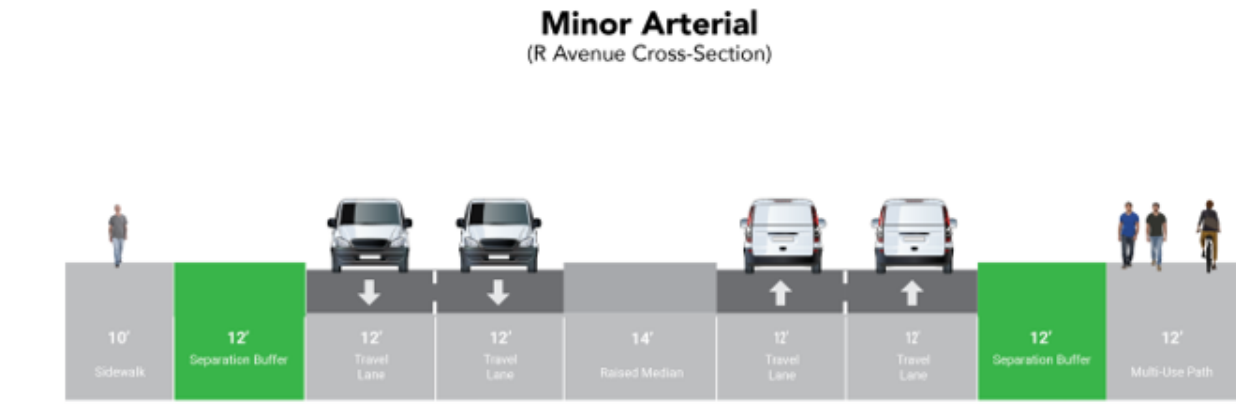
Figure 4. Minor Arterial Cross-Section – Q Avenue



(II) R Avenue

R Avenue also provides a unique cross section compared to other Minor Arterial streets as it connects marine and industrial land uses within the City to the state highway network via SR 20. The segment of R Avenue between 22nd Street and SR 20 is constructed to provide a 4-lane cross-section divided by a raised median. The standard cross section for R Avenue includes two 12-foot travel lanes in each direction separated by an approximate 14-foot median. A 12-foot multi-use path (MUP) is provided along the east side of this roadway between 22nd Street and 34th Street. The standard cross-section for R Avenue is shown in Figure 5.

Figure 5. Minor Arterial Cross-Section – R Avenue



e. Commercial Avenue (Downtown/Old Town)

North of 12th Street, Commercial Avenue transitions from a Principal Arterial to a Minor Arterial. This segment of Commercial Avenue serves as the primary roadway through Downtown Anacortes. The context of this roadway requires a unique cross-section which differs from the standard cross-sections shown in Figures 2 and 3. This segment of Commercial Avenue provides a 52-foot roadway (curb-to-curb) within a 76-foot ROW. Within this cross-section, each direction provides an 11-foot travel lane, a 5-foot bicycle lane, a 3-foot striped buffer (between the bicycle lane and parking), and a 7-foot parking lane. In addition, per Anacortes Municipal Code (AMC) Section 19.61 requires that the 12-foot sidewalks (including a clear/buffer zone with street trees).

a) March's Point Streets

Minor Arterial streets north and south of SR 20 near March's Point (March's Point Road and Reservoir Road) serve primarily industrial uses. Given the mix of and distance between land uses in this area, these streets may not require the same cross-sectional elements as typical Minor Arterial streets. Based on the discretion of the Public Works Director, Minor Arterials in this area of the City may or may not be required to provide the sidewalk, separation buffer, and parking facilities shown in Figure 3.

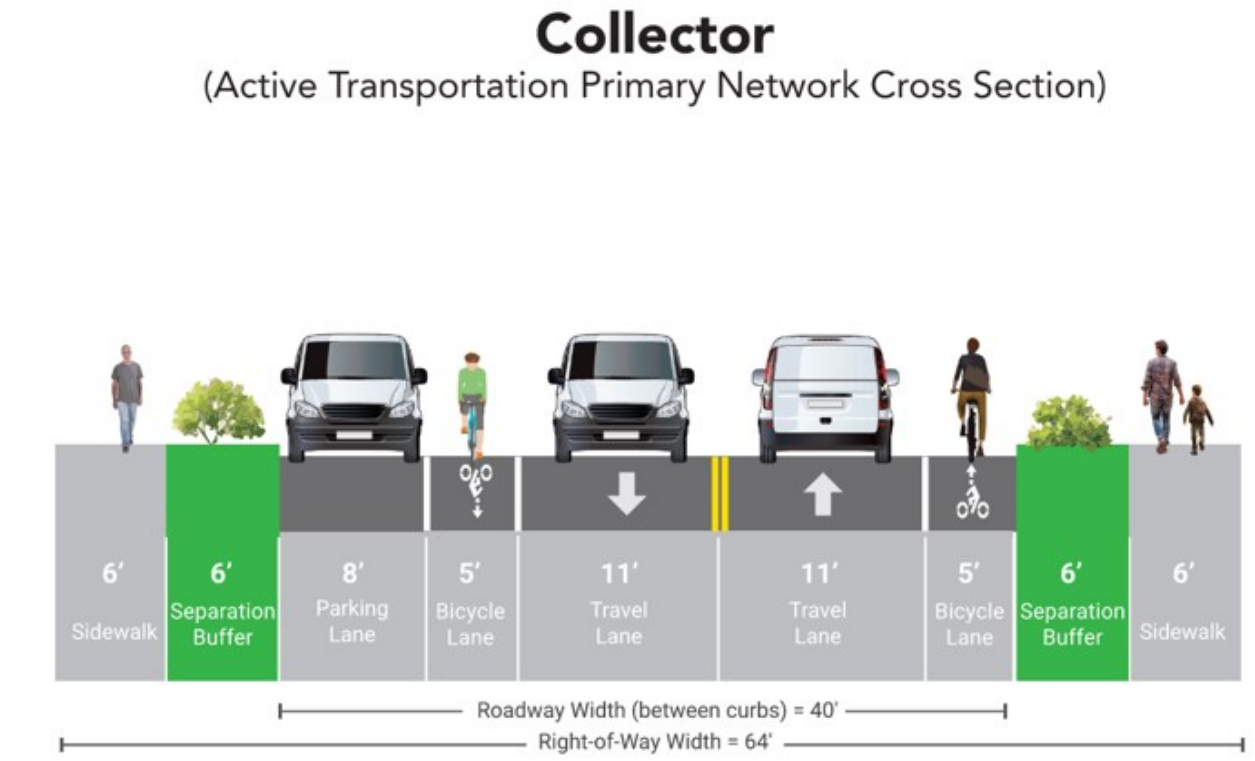
3. Collectors. Streets that assemble and concentrate residential traffic and direct it toward the higher order arterial system.

a. Collectors within the City include the following streets:

- 1) Skyline Way, between Sunset Avenue and Cabana Lane
- 2) Anaco Beach Road, between Sunset Avenue and City limits
- 3) Heart Lake Road, between 41st Street and City limits
- 4) H Avenue, between 32nd Street and 41st Street
- 5) I Avenue, between 29th Street and 32nd Street
- 6) J Avenue, between 22nd Street and 29th Street
- 7) K Avenue, between 8th Street and 22nd Street
- 8) M Avenue, between 8th Street and 41st Street
- 9) Commercial Avenue, between SR 20 and Fidalgo Avenue
- 10) Sunset Avenue, between Washington Park and Oakes Avenue
- 11) Kingsway, between Skyline Way and 33rd Street
- 12) 8th Street, between K Avenue and Commercial Avenue
- 13) 17th Street, between J Avenue and Q Avenue
- 14) 22nd Street, between J Avenue and R Avenue
- 15) 32nd Street, between D Avenue and R Avenue
- 16) 41st Street, between A Avenue and O Avenue
- 17) South March Point Road, between March Point Road and City limits
- 18) Summit Park Road, between Christianson Road and Thompson Road
- 19) Stevenson Road, between Thompson Road and Reservation Road
- 20) Christianson Road, between SR 20 and Summit Park Road
- 21) Thompson Road, between South March Point Road and SR 20
- 22) Reservation Road, between South March Point Road and SR 20

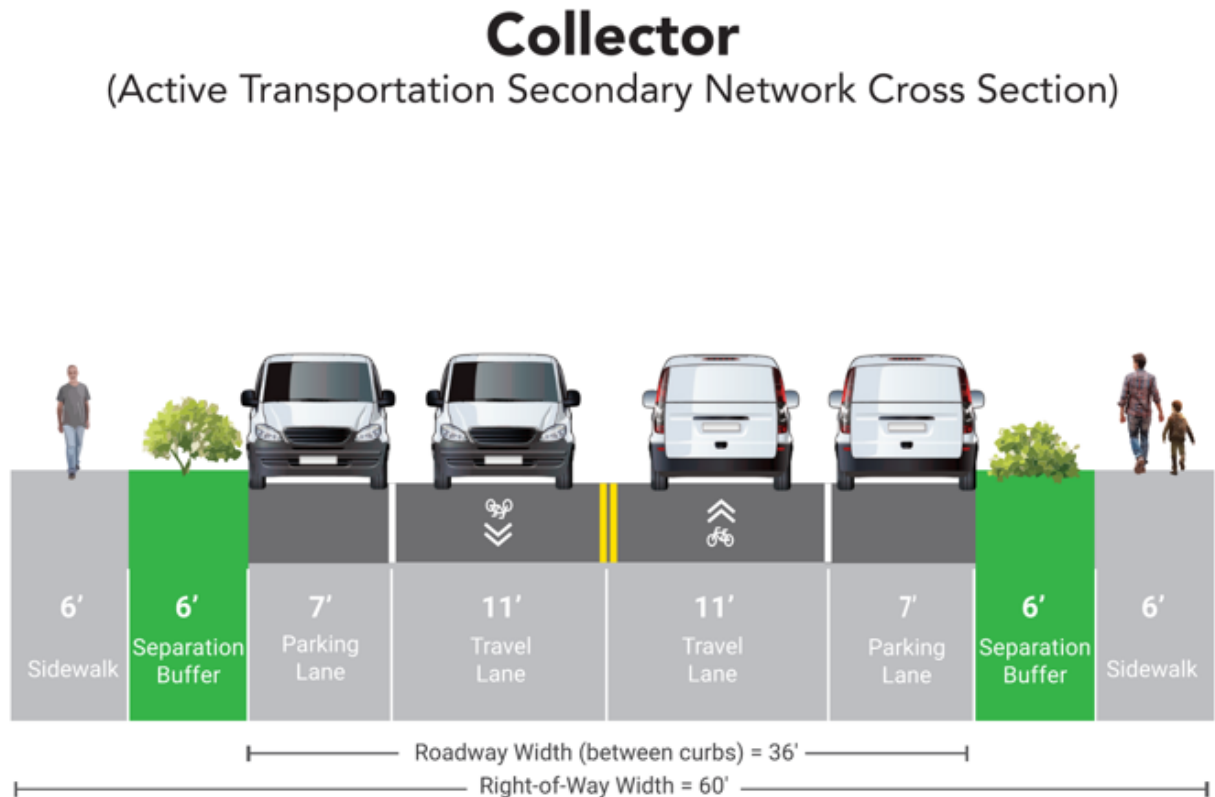
b. Figure 6. below presents the typical Collector Arterial cross section on the Primary Active Transportation Network.

Figure 6. Collector Cross-Section – Primary Active Transportation Network



c. [Figure 7. below presents the typical Collector Arterial cross section on the Secondary Active Transportation Network.](#)

Figure 7. Collector Cross-Section – Secondary Active Transportation Network



Note: The Collector cross section for roadways not on the Active Transportation Network is the same as above without the sharrows.

1) [Exceptions from collector arterial standards](#)

[a\) J Avenue](#)

[J Avenue between 22nd Street and 29th Street currently provides a 36-foot roadway \(curb-to-curb\) with one-travel lane and on-street parking in both directions. Sharrows are provided to accommodate bicycle travel. Although this Collector roadway is identified on the Primary Active Transportation Network, sharrow bicycle facilities have been determined to be appropriate for this roadway due to low traffic volumes and travel speeds and to accommodate on-street parking. The unique context of this roadway allows for an exception to the typical bicycle facility standard of 5- bike lanes for Primary Network roads. The appropriate cross section for this roadway shall align with the Secondary Network cross section shown in Figure 7.](#)

b) H Avenue

H Avenue between 32nd Street and 41st Street currently provides a 32-foot roadway (curb-to-curb) with an 11-foot travel lane and 5-foot bike lane in both directions. Few land uses accessing the roadway directly from H avenue limits the need for on-street parking along the roadway. Thus, the elimination of on-street parking from this roadway has been determined to be acceptable. The appropriate cross section for this roadway shall align with the Primary Network cross section shown in Figure 6 without the parking lane.

c) March's Point Streets

Collector streets north and south of SR 20 near March's Point serve primarily industrial uses. Given the mix of and distance between land uses in this area, these streets may not require the same cross-sectional elements as typical Collector streets. Based on the discretion of the Public Works Director, Collectors in this area of the City may or may not be required to provide the sidewalk, separation buffer, and parking facilities shown in Figure 7.

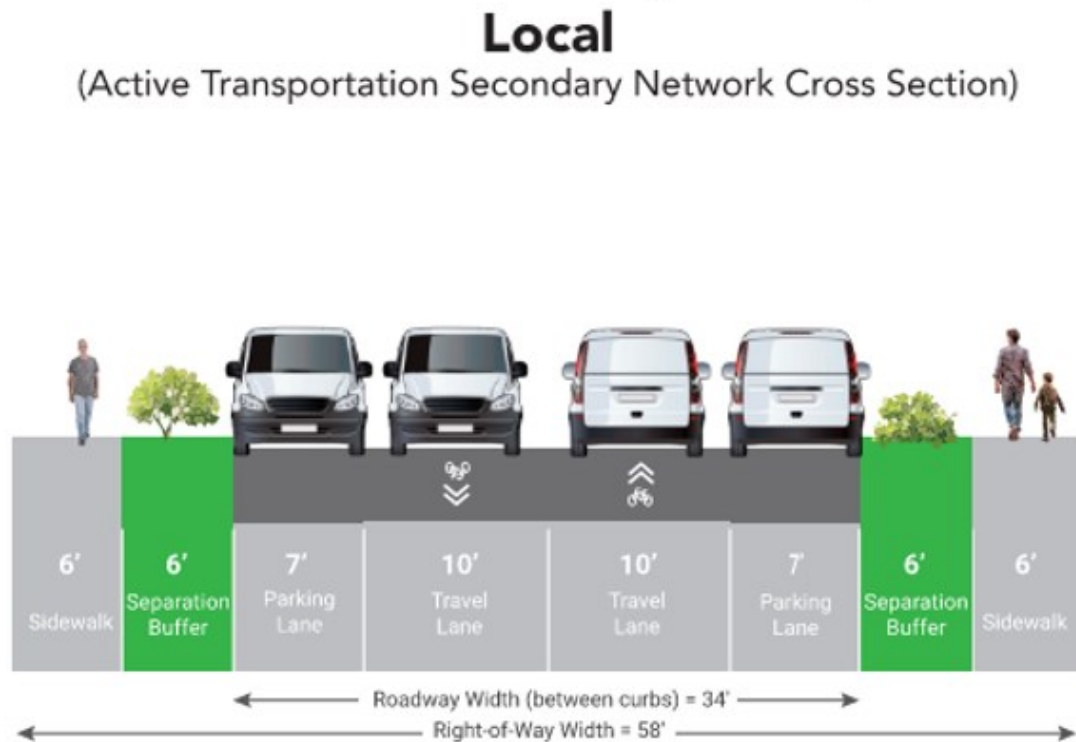
3. ~~High-Volume~~ Local Streets. Streets that primarily serve residential neighborhoods and can be further differentiated between high-volume and low-volume traffic characteristics.

a. High volume local streets include some commercial uses and generally connect to collectors or minor arterials.

~~b. —5b.~~ Low-Volume ~~L~~ocal ~~S~~treams. ~~Low-volume~~ include streets ~~that serve residential neighborhoods~~ with no direct connections to collectors or arterials.

c. Figure 8. below presents the typical Local Street cross section on the Secondary Active Transportation Network.

Figure 8. Local Street Cross-Section –Secondary Active Transportation Network



Note: The Local Street cross section for roadways not on the Active Transportation Network is the same as above without the sharrows.

B. Unclassified and New Streets. Classification of new streets or existing streets not already identified or classified on the roadway functional classification map, for the purpose of determining the appropriate design of a roadway or development, or for the purpose of determining the appropriateness of a location for a proposed use, must be done by the Public Works Director, [consistent with SCOG and WSDOT procedures](#).

1. Factors to be considered in determining a street's classification include the following existing or proposed features:
 - a. Facility geometrics, including the number and width of traffic lanes, turning lanes, and parking lanes.
 - b. Access conditions, including any restrictions on access, the spacing of private accesses, and average lot frontage widths.
 - c. Traffic characteristics, including average daily traffic, percentage of trucks, average operating speed, percentage of turning movements, origin-destination characteristics of the traffic, and peak-hour characteristics of traffic.
 - d. Adjacent land uses.

19.52.040 Street geometric design and streetscape.

A. Applicability. Required street improvements must meet the standards herein except when either of the following apply:

1. Capital Improvement Projects. In cases where the City Council has approved a capital improvements plan for a particular public right-of-way, that plan will govern the improvements required for the right-of-way and the provisions of this section do not apply.
 2. Modified and Special Standards. In cases where a modified standard for a particular street or neighborhood has been approved by City Council per AMC 19.51.060(C)(5), or where special design standards are otherwise identified in the engineering design standards, those standards will govern the improvements required for the right-of-way and the provisions of this section do not apply.
- B. Interpretation of [Street Standards](#) Tables 19.52.040 ~~(A) through (E)~~ [B.1. through B.4.](#)
1. [General Design Standards for All Public Streets.](#)
 - a. [Minimum Right-of-Way Width.](#) Right-of-way width depends on number of travel lanes, parking lanes, type of curb and gutter, and other elements ~~provided~~ [needed for the street classification.](#)
 - b. [Travel Lane Width.](#) ~~Eleven (11) feet is the minimum width for delineated vehicle travel lanes on Principal, Minor, and Collector arterial streets. Local streets may have narrower vehicle lanes that may not be delineated.~~
 - c. [Travel Lanes.](#) ~~Local streets and collector arterials have one vehicle lane in each direction with no center turn lane. Minor arterial streets have up to two lanes in each direction plus turn lanes at intersections. Principal arterials streets have up to two lanes in each direction plus a ten (10) foot-wide two-way center turn lane.~~
 - ~~a.d.~~ [Pedestrian Facility.](#) All public streets shall be improved with six (6)-foot wide ADA-compliant sidewalks on both sides unless exception, deviation, deferment, or in-lieu of criteria listed in 19.51.060 are met.
 - ~~b.e.~~ [2Separation \(Landscaped\) Area Buffer.](#) ~~Minimum width of separation buffers between sidewalks and vehicle travel or parking lanes is six (6) feet on local streets, collector arterials, and minor arterials. Minimum width for separation buffers on principal arterials is four (4) feet.~~ Landscaped ~~area~~ [separation buffers may](#) contain vegetation, pedestrian amenities, utilities, LID BMPs, such as bioretention, and other roadside infrastructure. Street trees must be included according to the installation standards and requirements in the Anacortes engineering design standards. When included, curbs are part of the ~~landscaped area~~ [separation buffer](#) width.
 3. ~~Pavement Width. Pavement width refers to the minimum width of the traveled way, bike lanes, and parking lanes. Parking lanes are optional and may be required in special circumstances to accommodate guest parking (AMC 19.64.030(B)), traffic calming, and/or applicable service deliveries and activities appropriate to the street context and/or typical to the size, type, and density of the proposed development. When included, parking lanes must be eight feet wide and designed to provide water quality treatment consistent with AMC Chapter 19.76, Stormwater, and the adopted DOE Stormwater Management Manual. When included, gutters are part of the pavement width.~~
 - ~~c.f.~~ [4Grade.](#) The maximum grade is [12%](#), as noted. The maximum grade may be increased with approval of the Fire Department based on review of emergency services access and water supply availability.
 5. ~~Sidewalks. Refers to minimum width of sidewalks.~~
 6. ~~Bike Lanes. Bike lanes may be included as individual bike lanes reserved for bicyclists, combined with trails, or striped as part of the street system. Bike lanes must connect to and align with the Anacortes Bikes/Walks Plan and bike lanes on abutting property. Dimensional standards for bike route signage must comply with the Manual on Uniform Control Devices (MUTCD).~~

g. 7 See AMC 19.51.060 for permitted modifications to the street standards within Tables 19.52.040 (A) through (E) B.1 through B.4.

2. Public Streets (Not on 19.50.010 E. Exhibit A - Active Transportation Network)

- a. Minimum Right-of-Way Width. A minimum dedicated right-of-way is required measuring fifty-eight (58) feet for local streets, sixty (60) feet for collector arterials, and sixty-four (64) feet for minor arterials. Right-of-way width for principal arterials is not applicable because none were identified that are not included on the Active Transportation Network.
- b. Minimum Street Width (between curbs). The minimum required physical space for paved street surfaces between curbs, or street edge, is thirty-four (34) feet for local streets, thirty-six (36) feet for collector arterials, and forty (40) feet for minor arterials. Street width for principal arterials is not applicable because none were identified that are not included on the Active Transportation Network.
- c. On-Street Bicycle Facilities. Not applicable because no bicycle facilities were identified for streets that are not included on the Active Transportation Network.
- d. On-Street Parking. On-street parking is required on both sides of all local streets and collector, and minor arterials. Parking lane width is seven (7) feet for local streets and collector arterials and eight (8) feet for minor arterials. On-street parking is not applicable to principal arterials because none were identified that are not included on the Active Transportation Network.

3. Streets Included on 19.50.010 E. Exhibit A – Primary Active Transportation Network

- a. Minimum Right-of-Way Width. A minimum dedicated right-of-way is required measuring sixty (60) feet for collector arterials, and sixty-four (64) feet for minor arterials, and eighty (80) feet for principal arterials. No local streets were identified on the Primary Active Transportation Network.
- b. Minimum Street Width (between curbs). The minimum required physical space for paved street surfaces between curbs, or street edge, forty (40) feet for collector arterials, and forty (40) feet for minor arterials, and sixty (60) feet for principal arterials. No local streets were identified on the Primary Active Transportation Network.
- c. On-Street Bicycle Facilities. Minimum requirements are five (5) foot wide dedicated bicycle lanes on both sides for collector and minor arterials and five (5) foot wide dedicated bicycle lanes plus a minimum two (2) foot wide separated buffer on both sides for principal arterials. No local streets were identified on the Primary Active Transportation Network.
- d. On-Street Parking. On-street parking is required on one side of collector and minor arterial streets and on both sides of principal arterials. Parking lane width is eight (8) feet for collector and minor arterials and seven (7) feet for principal arterials. No local streets were identified on the Primary Active Transportation Network.

4. Streets Included on 19.50.010 E. Exhibit A – Secondary Active Transportation Network

- a. Minimum Right-of-Way Width. A minimum dedicated right-of-way is required measuring fifty-eight (58) feet for local streets, sixty (60) feet for collector arterials, and sixty-four (64) feet for minor arterials. No principal arterials were identified on the Secondary Active Transportation Network.
- b. Minimum Street Width (between curbs). The minimum required physical space for paved street surfaces between curbs, or street edge, is thirty-four (34) feet for local roads, thirty-six (36) feet for collector arterials, and forty (40) feet for minor arterials. No principal arterials were identified on the Secondary Active Transportation Network.

c. On-Street Bicycle Facilities. Shared lane markings (SLMs) are required on local streets, collector arterials, and minor arterials. No principal arterials were identified on the Secondary Active Transportation Network.

~~d.~~ On-Street Parking. On-street parking is required on both sides of all local streets and collector arterials and on one side of minor arterials. Parking lane width is seven (7) feet for local streets and collector arterials and eight (8) feet for minor arterials. No principal arterials were identified on the Secondary Active Transportation Network.

5. Deviations from Street Standards Tables 19.52.040 B.1. through B.4.

a. Placement of Cross-Sectional Elements

The order and placement of cross-sectional elements shown in Figure 1 may be rearranged based on the specific context of the roadway. For example, the cross-section in Figure 1 shows the striped buffer located between the vehicular travel lane and bike lane. This placement works well for the segment of Commercial Avenue between 12th Street and SR 20 since this segment sees high traffic volumes and relatively low-turnover parking. Along segments of the road which have lower traffic volumes/travel speeds and high turnover parking, the separation buffer may be relocated between the bike lane and parking lane to allow space for the doors of parked vehicles to open without intruding into the bike lane. The Public Works Director may use their professional/engineering judgement to adjust the placement of cross-sectional elements within the roadway based on the context of the facility.

b. Active Transportation Facilities

Streets identified within the Active Transportation Network shown in AMC 19.50.010 E. Exhibit A are intended to prioritize pedestrian and bicycle travel. Therefore, for these streets, it is not recommended that these features (i.e., sidewalks and bike lanes) be narrowed or removed to accommodate other roadway elements. For these streets, parking lanes should be narrowed and/or removed to ensure that the appropriate facilities can be accommodated. Narrowing and/or removal of parking facilities is subject to approval by the Public Works Director.

c. Parking Removal

Some roads within the City have limited roadway (curb-to-curb) width which do not allow for parking to be provided along the roadway. In these circumstances, the Public Works Director may approve a deviation from the standard and allow the parking lane(s) to be omitted from the roadway.

d. Angled Parking

Several streets listed in AMC 10.12.220 and 10.12.240 require on-street angled parking to be provided along several streets in and around Downtown Anacortes. The minimum curb to end of parking stall distance (measured perpendicular to the curb) for angled parking is 18-20 feet. Most roads with angled parking provide a 52-foot roadway (curb-to-curb) width. For these streets, angled parking shall replace parallel parking shown in the standard Minor Arterial or Collector cross-section (Figure 3 or Figure 7) along one side of the roadway. This deviation from the standard cross-section shall be approved per the discretion of the Public Works Director.

e. Separation Buffer

The preferred separation (landscaped) buffer width between the sidewalk and roadway is 6 feet. Along streets with ROW limitations, (and per the discretion of the Public Works Director) the separation buffer may be narrowed or removed to fit within the available ROW. Narrowing/removal of the separation buffer is preferred over narrowing or removal of the sidewalk. To accommodate street trees, the separation buffer width should be no less than 4 feet wide. If the minimum 4-foot width cannot be provided, a wider sidewalk can be provided in lieu of the separation buffer.

f. Curbs, Sidewalks and Parking Removal

Some residential neighborhoods within the City currently have streets without curbs, gutters, sidewalks, and on-street parking and have made it clear to the City that they want the roadway character to remain as is. Upon approval of the Public Works Director, these roadway facilities may be exempted from the Local street cross-section to provide a roadway surface width of no less than 20 feet, or the acceptable existing roadway width.

Table 19.52.040(A)

Low-volume local street standards:

For rules of interpretation, see subsection B of this section.

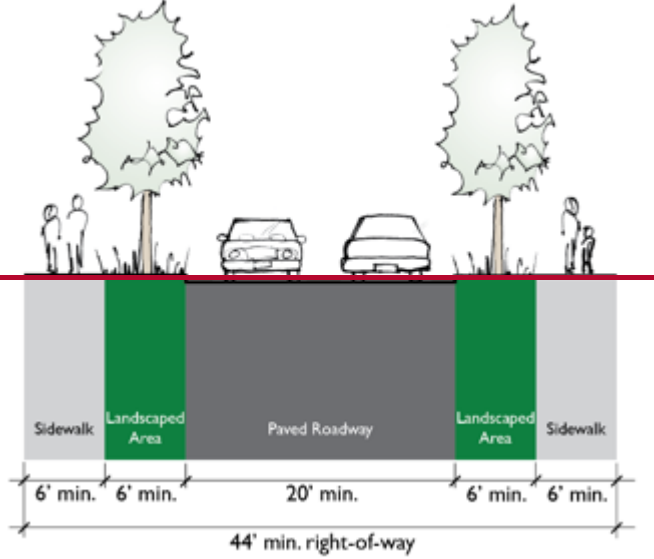
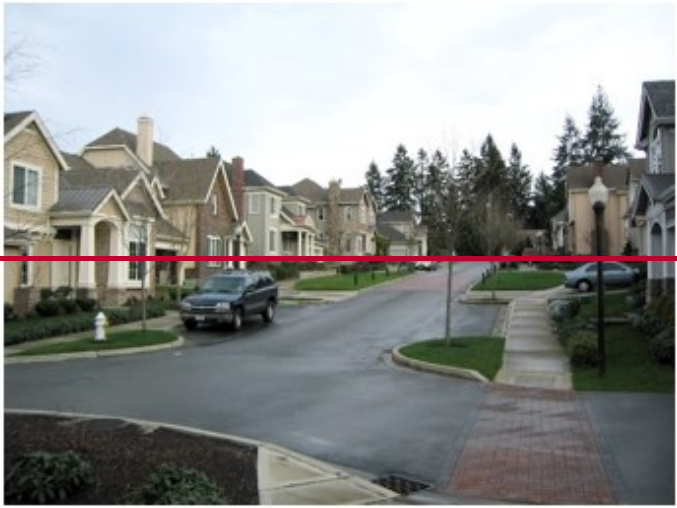
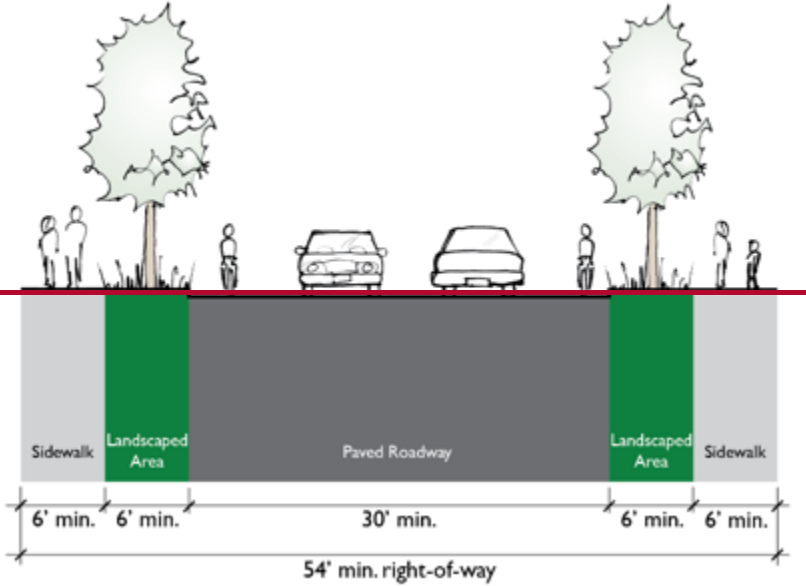
Right-of-way width	44 ft. minimum	
Landscaped area width	6 ft. minimum on each side	
Pavement width	20 ft. except where parking lane(s) are included	
Grade	12% maximum	
Sidewalk width	6 ft. minimum	
Bike lanes	NA	Note: All residential subdivisions must accommodate provisions for guest parking (AMC 19.64.030(B)) and applicable service deliveries and activities typical to the size, type, and density of the proposed development. Guest parking may be accommodated by integrating on-street parking lanes and/or pockets, off-street parking areas, or other methods to the satisfaction of the Public Works Director.
Parking pocket	8 ft. minimum	 Parking pockets may be integrated into one or both sides of the street in place of landscaped areas for up to 50% of the street length provided wider planting strips and trees planted elsewhere along the street compensate for the displaced landscaped areas.

Table 19.52.040(B)

Minor arterial, collector, or high-volume local street design standards:

For rules of interpretation, see subsection B of this section.

Right-of-way width	54 ft. minimum	
Landscaped area width	6 ft. minimum on each side	
Pavement width	30 ft. except where parking lane(s) are included	
Grade	12% maximum	
Sidewalk width	6 ft. minimum	
Bike lanes	Yes	

Note: On-street parking lanes may be integrated or required along key street segments to support adjacent land uses (including service access and delivery) based on the existing and planned context of the area.

Table 19.52.040(C)

Principal arterial street design standards:

For rules of interpretation, see subsection B of this section.

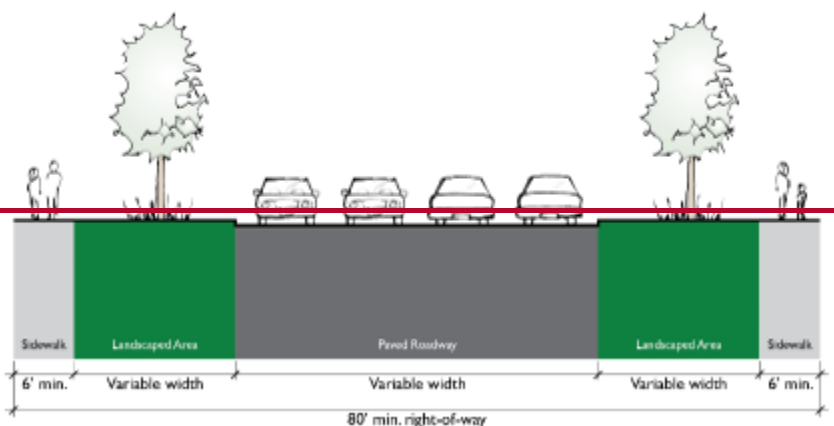
Right-of-way width	80 ft. minimum	
Landscaped area width	Varies per block	
Pavement width	Varies	
Grade	12% maximum	
Sidewalk width	6 ft. minimum	
Bike lanes	Yes	

Table 19.52.040(D)

Alley design standards:

For rules of interpretation, see subsection D of this section:

Right-of-way width	16—20 ft.
Landscaped area width	NA
Pavement width	12—20 ft.
Grade	12% maximum
Sidewalk width	NA
Bike lanes	NA

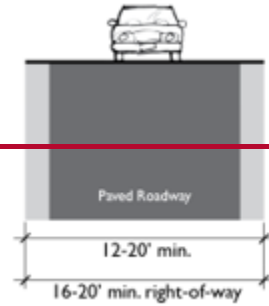


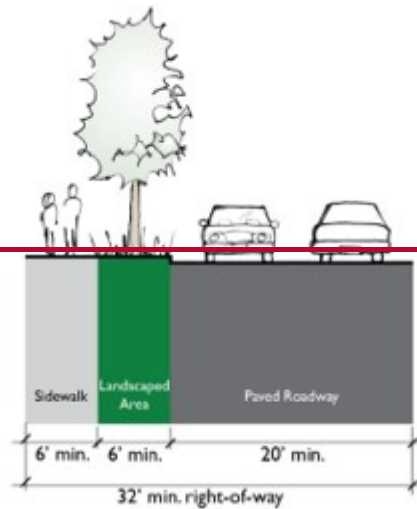
Table 19.52.040(E)

Lane design standards:

Lane street types are permitted for residential development accessing up to nine dwelling units:

For rules of interpretation, see subsection D of this section:

Right-of-way width	32 ft.
Landscaped area width	6 ft. minimum one side
Pavement width	20 ft.
Grade	12% maximum
Sidewalk width	6 ft. minimum (one side)
Bike lanes	NA



(Ord. 3040 § 2 (Att. A), 2019)

Table 19.52.040 B.1. General Design Standards for All Public Streets				
Design Standard	Local Streets	Collectors	Minor Arterials ¹	Principal Arterials
Functional Classification	Local Streets	Major & Minor Collectors	Minor Arterials	Other Principal Arterials
Travel Lane Width	N/A (Minimum 20' street width)	11'	11'	11'
Travel Lanes	1 per direction (undivided)	1 per direction	1-2 per direction	1-2 per direction
Two-Way Center Left-Turn Lane (TWLTL)	No Center Lane	No Center Lane	No Center Lane (left-turn pockets at key intersections as necessary to promote safety)	10' Center Two-Way Left-Turn Lane
Pedestrian Facility ²	6' Sidewalks on Both Sides	6' Sidewalks on Both Sides	6' Sidewalks on Both Sides	6' Sidewalks on Both Sides
Separation (Landscaped) Buffer ³	6' Separation Buffer between Pedestrian Facility and Street			4' Separation Buffer between Pedestrian Facility and Street
Table 19.52.040 B.2. Public Streets (Not on the Active Transportation Network)				
Functional Classification	Local Streets	Major & Minor Collectors	Minor Arterials	Principal Arterials
On-Street Bicycle Facilities ⁴	None Identified	None Identified	None Identified	N/A (No Principal arterials other than those on ATN)
On-Street Parking ⁵	Required (Both Sides - 7' Parking Lanes)	Required (Both Sides - 7' Parking Lanes)	Required (Both Side - 8' Parking Lane)	N/A (No Principal arterials other than those on ATN)
Minimum Street Width (between curbs)	34'	36'	40'	N/A (No Principal arterials other than those on ATN)
Minimum Right-Of-Way Width	58'	60'	64'	N/A (No Principal arterials other than those on ATN)

Table 19.52.040 B. 3. Primary Active Transportation Network				
Functional Classification	Local Streets	Major & Minor Collectors	Minor Arterials	Principal Arterials
On-Street Bicycle Facilities ⁴	Sharrows	5' Bike Lanes Both Sides	5' Bike Lanes Both Sides	5' Bike Lane with 2' Buffer Both Sides
On-Street Parking ⁵	Required (Both Sides - 7' Parking Lanes)	Required (One Side - 8' Parking Lanes)	Required (One Side - 8' Parking Lane)	On-Street Parking Required (Both Sides - 7' Parking Lanes)
Minimum Street Width (between curbs)	34'	40'	40'	60'
Minimum Right-Of-Way Width	58'	64'	64'	80'
Table 19.52.040 B.4. Secondary Active Transportation Network				
Functional Classification	Local Streets	Major & Minor Collectors	Minor Arterials	Principal Arterials
On-Street Bicycle Facilities ⁴	Sharrows	Sharrows	Sharrows	N/A (No Principal arterials identified on Secondary ATN)
On-Street Parking ⁵	Required (Both Sides - 7' Parking Lanes)	Required (Both Sides - 7' Parking Lanes)	Required (One Side - 8' Parking Lane)	N/A (No Principal arterials identified on Secondary ATN)
Minimum Street Width (between curbs)	34'	36'	40'	N/A (No Principal arterials identified on Secondary ATN)
Minimum Right-Of-Way Width	58'	60'	64'	N/A (No Principal arterials identified on Secondary ATN)

Notes for Tables 19.52.040 B.1. through B.4.:

¹ The street requirements below are intended for most Minor Arterial streets in the City. Deviations from these standards are permitted for those streets carrying heavy truck traffic (i.e., Q Avenue, R Avenue).

² Exemptions to 6' Minimum Sidewalk widths include 12' minimum sidewalk widths along Commercial Avenue (north of 11th Street) and a 10' multi-use path along the east side of Q Avenue and R Avenue.

³ When ROW is limited (example: existing building physically constrains ROW), on-street parking and/or bicycle lanes can serve as the required buffer between the sidewalk and vehicle travel lanes, however, this deviation from standard requires approval of the Public Works Director.

⁴ The City acknowledges that there are some streets where existing or planned bicycle facilities may deviate from this standard, including:

- Q Avenue (11th St to 22nd St) provides a multi-use path.
- R Avenue (22nd St to SR 20 Spur) provides a multi-use path.
- Other streets where unanticipated circumstances do not allow for the standard to be met.

Any deviation from the listed bicycle facility standard requires approval of the Public Works Director.

⁵ When ROW is limited, removal or narrowing of on-street parking along one or both sides of the street shall be permitted to accommodate on-street bicycle facilities, however, this deviation from standard requires approval of the Public Works Director.

19.52.050 Dead-end streets and cul-de-sacs.

- A. Limited Application. Dead-end streets and cul-de-sacs are limited in application and may only be permitted where, due to demonstrable physical constraints, no future connection to a larger street pattern is physically possible. See AMC 19.54.020, Block design and connectivity standards, for related standards.
- B. Minimum Requirements. Streets longer than 150 feet require an approved turnaround, such as a hammerhead or cul-de-sac. The Fire Department will determine the type of turnaround required based on the number of units accessing the street and other site-specific characteristics.
- C. Hammerhead Design. The hammerhead turnaround must comply with the Anacortes engineering design standards and Fire Department requirements.
- D. Cul-de-Sac Design. The cul-de-sac turnaround must comply with the Anacortes engineering design standards and Fire Department requirements. Cul-de-sacs may have a landscaped center area to implement LID BMPs like bioretention. The landscaping must be maintained by the homeowner's association or adjacent property owners.
- E. Waiver of Turnaround. The requirement for a turnaround or cul-de-sac may be waived with approval of the Fire Department when the development proposal will not create an increased need for emergency operations or the impacts are otherwise mitigated.

19.52.060 Street intersections.

The following standards apply to street intersections:

- A. Streets must intersect at right angles, except when topography dictates otherwise, and in no case may the angle of intersections be less than 60 degrees.
- B. Two streets meeting at a third street from opposite sides must meet at the same point, or their centerlines must be offset at least 125 feet.
- C. Intersection design must provide acceptable visibility for traffic safety as dictated by the designed operating speeds on the individual ~~roadway~~ streets.
- D. Intersections of local streets with arterials and highways must be kept to a minimum.

19.52.070 Pavement design.

The design of pavement structures and subgrades must conform to the Anacortes engineering design standards.

19.52.080 Street names and signage.

- A. Generally. Names of new streets must not duplicate the names of existing streets unless the new street continues or aligns with an existing street. All new street names must be submitted to and approved by the city.
- B. Street Name Signs. Street name signs must be manufactured and installed in accordance with specifications of the Anacortes engineering design standards.
- C. Warning and Regulatory Traffic Signs. Within the Anacortes city limits, warning and regulatory traffic signs must be installed within and must about the subdivision in accordance with the Manual on Uniform Control Devices (MUTCD).

19.52.090 Street lights.

Street lighting must be installed by the applicant conforming to the Anacortes engineering design standards.

19.52.100 Street monuments.

Existing monuments must remain undisturbed during construction. New monuments may be required per the Anacortes engineering design standards.

Chapter 19.53 Private Driveways and Access

19.53.030 Driveways and access easements.

- A. [no change]
- B. [no change]
- C. [no change]
- D. [no change]
- E. [no change]
- F. *Driveway Cut Width.* Driveway cuts are limited to the widths identified in Table 19.53.030.

i LEG-2024-26 – Request to amend this section to provide the Public Works Director with the authority to approve driveway curb cut widths greater than 30 feet.

Table 19.53.030
Driveway cut width.

Use Type	Minimum Width	Maximum Width
Residential		
<u>Lot</u> width = 50 feet or greater	10 feet	20 feet
<u>Lot</u> width < 50 feet	10 feet	12 feet or 20 feet if shared with adjacent <u>lot</u>
Commercial and Industrial	20 feet	30 feet

Division 6. Project Design

Chapters

- 19.60 Introduction
 - 19.51 Public Street Improvements Required
 - 19.52 Public Street Design
 - 19.53 Private Driveways and Access
 - 19.54 Subdivision Design and Block Structure
 - 19.55 Underground Utilities
-

Chapter 19.60 Introduction

[no change]

19.61 Block Frontage Standards

19.61.010 Purpose.

[no change]

19.61.020 Applicability

i HAP 2.5.2 – Clarify applicability to townhouse development.

- A. The provisions of this chapter apply to all nonresidential, ~~and~~ multifamily, and townhouse development. The following are exempt:

[no other changes]

19.61.030 How to use this chapter

Site orientation standards for individual properties depend on the block frontage designated for that location. The following steps will help in using this chapter:

- A. Go to the maps in AMC 19.61.040 to find the property and the block frontage type designation.

i Clarify that townhouse development in nonresidential zones is subject to the landscaped block frontage standards.

1. For multifamily, townhouse, and nonresidential development in residential zones, the standards for landscaped block frontages apply.
2. For development that fronts onto multiple streets, see provisions in AMC 19.61.150.

[no other changes]

19.61.040 Block frontage designation maps.

A. [no change]

B. [no change]

- C. [no change]
- D. [no change]

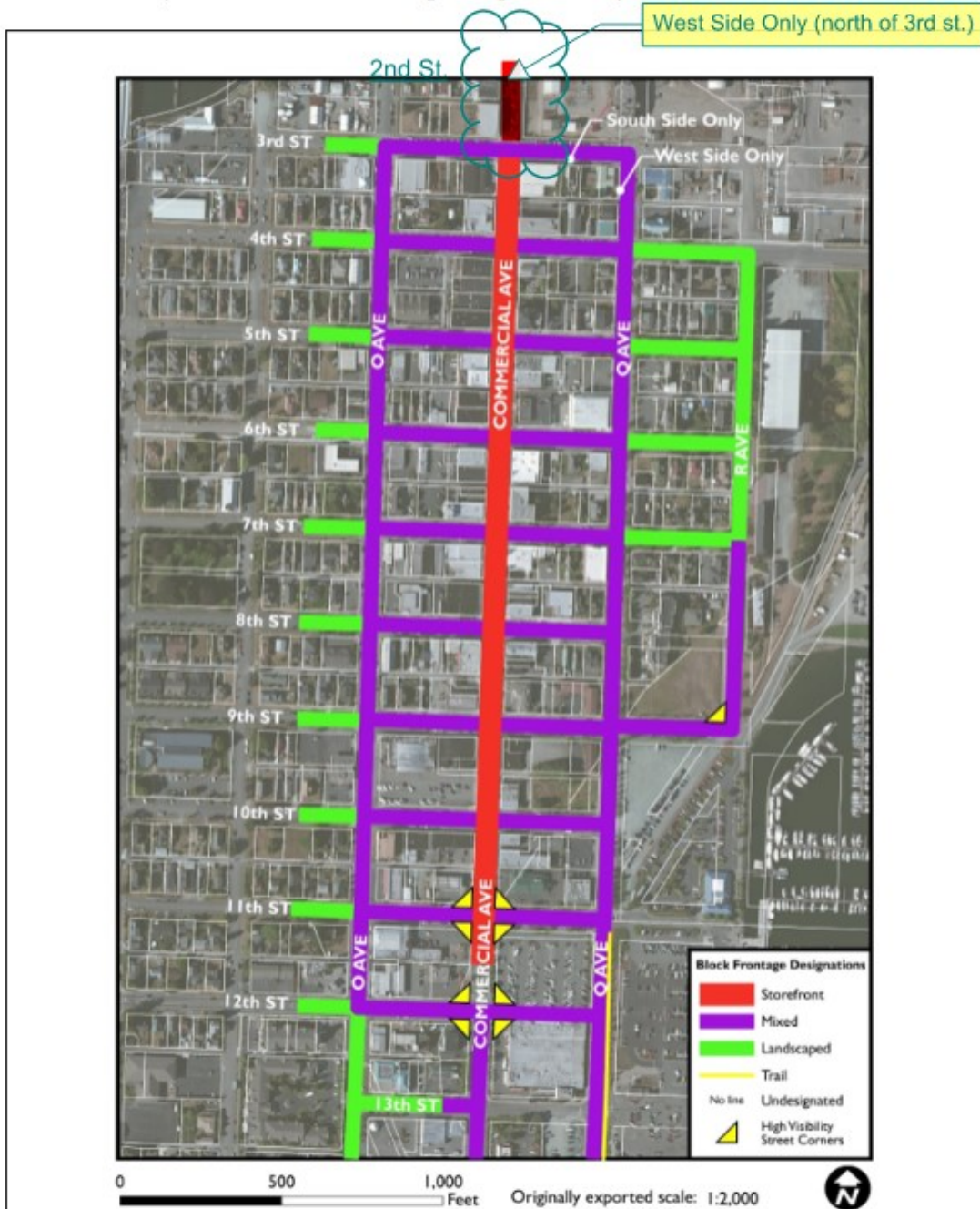
Figure 19.61.040(A)
Anacortes block frontage designations
[no change]

i LEG-2024-18 - extend Commercial Ave. Storefront block frontage designation north between 3rd and 2nd St. (west side of street only)

Figure 19.61.040(B)

Figure 19.61.040(B)

Map 1: Anacortes block frontage designations map for the downtown area.



19.61.050 About the transparency standards.

[no change]

19.61.060 Storefront block frontage standards.

[no change]

19.61.070 Landscaped block frontage standards.

[no change]

19.61.080 Mixed block frontage standards.

[no change]

19.61.090 Marine street standards.

[no change]

19.61.100 Gateway block frontage standards.

[no change]

19.61.110 Undesignated (streets with no designated block frontage)

- A. *Purpose.* Undesignated block frontages should provide visual interest at all observable scales and meet the design objectives of the city.

i HAP 2.5.3 – For clarity, repeat that Undesignated streets in residential zones are subject to Landscaped standards. HAP included incorrect reference to 19.61.030(A)(2) – should be (A)(1).

- B. *Applicability.* All undesignated block frontages in nonresidential zones ~~that are not designated~~ are subject to the standards of this section. Per AMC 19.61.030(A)(1), Landscaped block frontage standards apply to multifamily, townhouse, and non-residential development in residential zones. ~~These Undesignated block frontages are provided greater flexibility with regard to the design of multifamily and nonresidential development frontages.~~

These block frontages include a combination of side streets (where most uses often front on other adjacent streets) and service-oriented streets (often characterized by industrial or service types of uses), and heavy arterial streets. While there is greater flexibility in the amount of transparency of facades and the location of surface and structured parking, design parameters are included to ensure that landscaping and other design elements help to mitigate the potential impacts of parking lots and blank walls along these streets.

DEPARTURES will be considered pursuant to AMC 19.20.220.

[no other changes]

19.61.120 Trail block frontage standards.

[no change]

19.61.130 Esplanade block frontage standards.

[no change]

19.61.140 Central waterfront (CW) corridors and block frontage standards.

[no change]

19.61.150 Where properties front onto multiple streets.

[no change]

19.61.160 Where properties have multiple designations along one frontage.

[no change]

19.61.170 High visibility street corners.

[no change]

19.61.180 Framework development plan.

[no change]

19.62 Site Planning

19.62.010 Purpose

[no change]

19.62.020 Applicability

A. The provisions of this chapter apply to all nonresidential and multifamily development. The following are exempt:

1. Add development in the I, LM, AZ, CM2, and MS zones.
2. Developments in the HM and LM1 zones when not abutting State Route 20 right of way.

i HAP 2.5.2 – Clarifies that townhouse development is exempt from this section (because townhouses have their own use-specific standards in 19.43.070). AMC 19.62.070 contains location and screening requirements for dumpster storage areas, utility meters and apparatus, mechanical equipment, and service areas).

3. Townhouse development, except that for large developments with multiple buildings, internal drive aisles, and/or featuring common service elements, the provisions of AMC 19.62.070 may be applied.

[no other changes]

19.62.030 Relationship to adjacent properties.

A. Purpose.

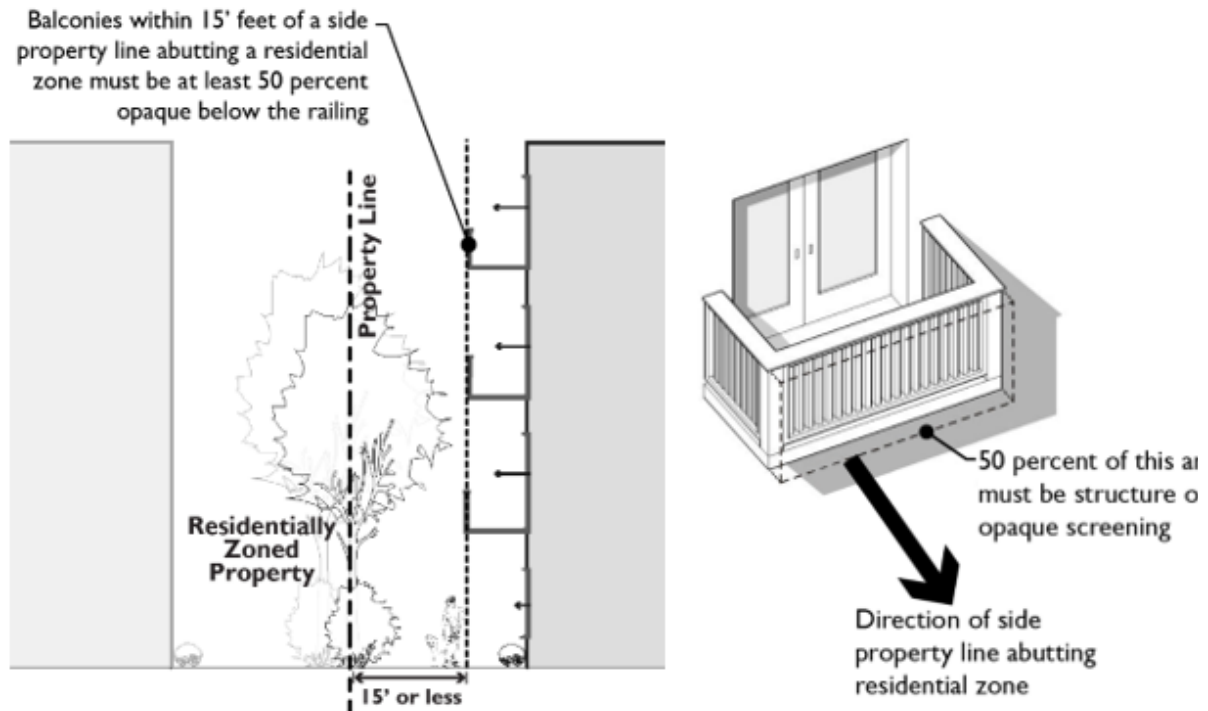
1. To promote the functional and visual compatibility between developments.
2. To protect the privacy of residents on adjacent properties.

B. *Balconies near Side and Rear Property Lines Adjacent to Property in Any Residential Zone.* Balconies and rooftop decks above the ground floor within 15 horizontal feet of a side property line abutting a residentially zoned property must feature a railing system that is at least 50 percent opaque. Specifically, 50 percent of the area below the top edge of the railing must be a sight-obscuring structure.

DEPARTURES to this standard will be allowed if the balcony will not cause visual or privacy impacts due to its location, orientation, design or other consideration.

Figure 19.62.030(B)

Privacy standards for balconies within 15 feet of side or rear property lines.



- i** LEG-2024-27 – Request to amend AMC 19.62.030(C) to clarify balcony setbacks requirements for units that have their only solar access (windows) facing an interior side property line.

Some coordination or cross-referencing between this and 19.42.140 would be useful for code users.

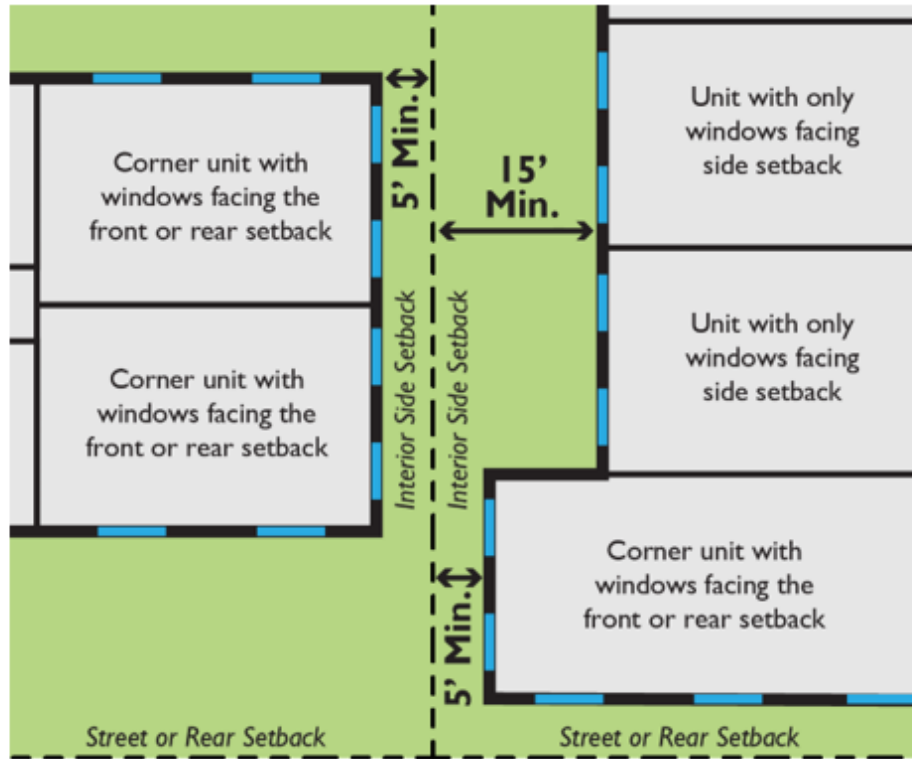
- C. *Light and Air Access and Privacy near Interior Side and Rear Property Lines.* Buildings or portions thereof containing multifamily dwelling units whose only solar access (windows) is from the applicable side of the building (facing towards the interior side property line) must be set back from the applicable interior side or rear property lines at least 15 feet. See Figure 19.62.030(C).

1. Balconies may be allowed to project up to six feet into the required 15-foot where such setbacks are required herein, provided they comply with the balcony standards in subsection (B) above.

DEPARTURES will be allowed where it is determined that the proposed design will not create a compatibility problem in the near and long term based on the unique site context.

Figure 19.62.030(C)

Light/air access and privacy standards for multifamily residential buildings along interior side and rear property lines.



19.62.040 Internal open space.

A. Purpose.

1. To create usable space that is suitable for leisure or recreational activities for residents.
2. To create open space that contributes to the residential setting.
3. To provide plazas that attract shoppers to commercial areas.
4. To provide plazas and other pedestrian-oriented spaces in commercial areas that enhance the employees' and public's opportunity for active and passive activities, such as dining, resting, people watching, and recreational activities.
5. To enhance the development character and attractiveness of commercial development.

B. Usable Residential Open Space.

- i** RCW 36.70A.535 r
- i** HAP 2.1.9 – Co-living housing (formerly known as single-room occupancy housing). Adjusted open space requirements for co-living housing consistent with Commerce draft guidance.
- i** HAP Strategy 2.1.10. Address supportive housing uses directly in the code.

1. Usable residential open space must be provided as follows:

Housing Type	Quantity
--------------	----------

Multifamily (including multifamily portions of mixed-use development)	100 sq. ft. / per dwelling unit for studio and 1-bedroom dwellings 150 sq. ft. per dwelling unit for dwellings with 2 or more bedrooms
<u>Co-living housing</u>	<u>25-50 sq. ft. per sleeping unit</u>
<u>Permanent supportive housing and transitional housing (new development)</u>	<u>100 sq. ft. per dwelling unit</u>
<u>Emergency shelter</u>	<u>None</u>

~~All multifamily development, including multifamily portions of mixed-use development, must provide minimum usable open space equal to 100 square feet per dwelling unit for studio and one-bedroom dwellings and 150 square feet per dwelling unit for dwellings with two or more bedrooms: [moved this language to the table above]~~

2. The required open space may be provided in a combination of ways:

- a. *Shared Open Space.* All of the required open space may be in the form of shared open space available to all residents and meeting the requirements of subsection (B)(2) of this section.
- b. *Ground Level Individual Outdoor Space.* All of the required open space for a unit may be provided by ground level outdoor space that is adjacent and directly accessible to the subject unit. Such open spaces must be:
 - (I) Outdoor spaces may be located in the front, side, or rear yard, provided they are generally level, feature no dimension less than 10 feet, and are enclosed by a fence and/or hedge at least 32 inches in height to qualify.

DEPARTURES will be considered for this provision.
 - (II) Private porches may qualify as outdoor space, provided they are at least 36 square feet in area, with no dimension less than six feet.
 - (III) LID BMPs may be included in ground level individual outdoor space, provided the LID BMP design and maintenance requirements are consistent with the purpose of the space and do not affect usability.
- c. *Balconies.* Up to 50 percent of the required open space may be provided by private balconies, provided such spaces are at least 32 square feet in area, with no dimension less than four feet (not including railings), to provide a space usable for human activity.
- d. *Common Indoor Recreation Areas.* For mixed-use buildings, up to 50 percent of the required open space may be provided by common indoor recreation areas meeting the following conditions:

i HAP 2.5.4 – Add a minimum dimensional standard to ensure that recreational spaces are functional. For reference, 250 square feet is about the size of a medium conference room.

- (I) The minimum area is 250 square feet. The space must feature dimensions necessary to provide functional leisure or recreational activities (unless otherwise noted herein).
- (II) The space must meet ADA standards and must be located in a visible area, such as near an entrance, lobby, or high traffic corridor.

- (III) The space must be designed specifically to serve interior recreational functions and not merely be leftover unrentable space used to meet the [open space](#) requirement. Such space must include amenities and design elements that will encourage use by residents.

i HAP 2.5.4 – Remove the difference in applicability between single-purpose multifamily buildings compared to mixed-use buildings, to allow intermediate level roof decks, and to ensure access is available to all residents.

i LEG-2024-28 – City Council docketed a request to consider amending the section below to allow multifamily buildings in a horizontal mixed-use development to fulfill 100% of their required internal open space requirement with shared roof decks. LEG-2024-28 and HAP recommendations are not aligned.

- e. Shared Roof Decks. Such spaces are a type of private internal common area located on the top of buildings or intermediate levels (e.g. upper floor building façade step-back areas) and are available to all residents. Up to 50 percent of the required open space may be provided by shared roof decks. Examples of amenities include but are not limited to, cooking and dining areas, seating areas, gardening areas, water features, children’s play areas and pet play areas. Shared rooftop decks must meet the following design standards: For multifamily buildings, up to 50 percent of the required open space may be provided by shared roof decks located on the top of buildings which are available to all residents and meet the requirements below. For mixed-use buildings, 100 percent of the required open space may be provided by shared roof decks. Design requirements:

- (I) Space must feature hard surfacing, and provide amenities such as seating areas and other features that encourage use.
- (II) Space must integrate landscaping elements that enhance the character of the space and encourage its use.
- (III) Space must incorporate features that provide for the safety of residents, such as enclosures, railings, and appropriate lighting levels.

3. Shared Open Space Design Requirements.

[no change]

i HAP 2.5.4 – Provide an open space credit for multifamily developments adjacent to a park, which provides some (but not all) of the benefits of building-specific open space and may help manage construction costs.

- 4. Open Space Credit. Multifamily development and multifamily portions of mixed-use development and co-living housing may reduce the minimum amount of usable open space required per unit under subsection (B)(1) by 33% (one-third) when the primary entrance of the development is located within 250 feet walking distance of a park at least one-quarter acre in size. The park may be public or private, and it must be accessible to all residents and be suitable for a variety of leisure and recreational activities.

C. Usable Commercial Open Space.

[no change]

D. Pedestrian-oriented Open Space Design Criteria.

[no change]

19.62.050 Internal pedestrian access and design.

[no change]

19.62.060 Vehicular circulation and parking.

[no change]

19.62.070 Service areas and mechanical equipment

A. Purpose.

1. To minimize adverse visual, odor, and noise impacts of mechanical equipment, utility cabinets and service areas at ground and roof levels.
2. To provide adequate, durable, well-maintained, and accessible service and equipment areas.
3. To protect residential uses and adjacent properties from impacts due to location and utilization of service areas.

i HAP 2.5.7 – Minor clarifications throughout this section to offer more flexibility.

B. *Location of Ground-Related Service Areas and Mechanical Equipment.* Ground-level building service areas and mechanical equipment include loading docks, trash collection and compactors, dumpster areas, storage tanks, electrical panels, HVAC equipment, and other utility equipment. If any such elements are outside the building envelope at ground level, the following location standards apply.

1. Service areas (~~loading docks, trash dumpsters, compactors, recycling areas, electrical panels, and mechanical equipment areas~~) must be located for convenient service access while avoiding negative visual, auditory, olfactory, or physical impacts on the streetscape environment and adjacent residentially zoned properties. Service areas must be sited for alley access if available.

The Director may require evidence that such elements will not significantly impact neighboring properties or public areas. (For example, the Director may require noise-damping specifications for fans near residential zones.)

2. *Exterior Loading Areas.* Exterior loading areas for commercial uses must not be located within 20 feet of a residentially zoned property.

DEPARTURES may be allowed where such a restriction does not allow feasible development, and alternative design measures can successfully mitigate potential negative impacts. For example, areas and drives may be required by the reviewing authority to be separated from the residential lot by a masonry wall at least eight feet high.

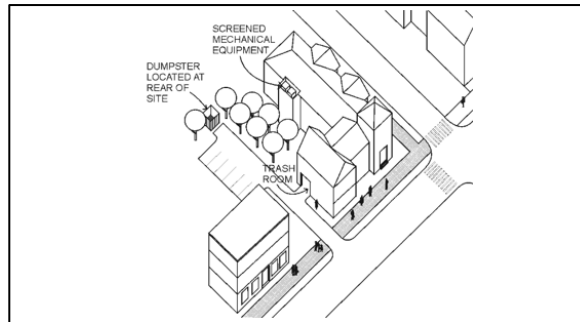
3. Service areas must not be visible from the sidewalk and adjacent properties. Where the Director finds that the only option for locating a service area is an area visible from a street, internal pathway or pedestrian area, or from an adjacent property, the area must be screened with structural and or landscaping screening measures provided in subsection (C) below and AMC Chapter 19.65, Landscaping. Service elements accessible from an alley are exempt from screening requirements.
4. *Design for Safety.* Other provisions of this section notwithstanding, service areas used by residents must be located to avoid entrapment areas and other conditions where personal security is potentially a problem. The Director may require pedestrian-scaled lighting or other measures to enhance security.
5. Locate and/or shield noise-producing mechanical equipment, such as fans, heat pumps, etc., to minimize sounds and reduce impacts at property lines adjacent to residentially zoned properties.

i Note: Subsections (B) and (C) need to be reviewed for consistency with the City's new Solid Waste Container Collection standards. Subsection (B)(6)(d) is shown as recommended in the HAP.

6. *Dumpster Storage Areas.*

- a. Dumpster storage areas must be provided for all nonresidential and multifamily development.
- b. Dumpster storage areas must be on site and must not be located in the public right-of-way.
- c. Dumpster storage areas must be sized to accommodate the minimum dumpster sizes (as provided by the Anacortes engineering design standards) for garbage, recycling, and composting.
- d. Trash collection areas must include roofs or overhead weather protection and must meet required stormwater standards. Drainage must be designed to meet applicable NPDES standards.

Figure 19.62.070(B)
Service element location.



Locate service elements to reduce impacts on the residential and pedestrian environment, and provide appropriate enclosure.

C. *Screening of Ground-Related Service Areas and Mechanical Equipment.*

1. Where screening of ground level service areas is required (see subsection (B)(3) of this section), the following applies:
 - a. A structural enclosure must be constructed of masonry, heavy-gauge metal, or decay-resistant material that is also used with the architecture of the main building. The reviewing authority may allow materials other than those used for the main building if the finishes are similar in color and texture or if the proposed enclosure materials are more durable than those for the main structure. The walls must be sufficient to provide full screening from the affected roadway, pedestrian areas or adjacent use. The enclosure may use overlapping walls to screen dumpsters and other materials (see Figure 19.62.070(C) below).
 - b. Gates must be made of heavy-gauge, site-obscuring material. Chain-link or chain-link with slats is not an acceptable material for enclosures or gates.
 - c. Where the interior of a service enclosure is visible from surrounding streets, pathways, and buildings, an opaque or semi-opaque horizontal cover or screen must be used to mitigate unsightly views. The horizontal screen/cover should be integrated into the enclosure design (in terms of materials and/or design).

i HAP 2.5.8 – Add the following moderation to help control construction costs.

- d. Collection points must be located and configured to the extent practical so that the enclosure gate swing does not obstruct pedestrian or vehicular traffic, or does not require that a hauling truck project into any public right-of-way. Ensure that screening elements allow for efficient service delivery and removal operations.

- e. The service area must be paved.
2. The sides and rear of service enclosures must be screened with landscaping at least five feet wide in locations visible from the street, parking lots, and pathways to soften views of the screening element and add visual interest.

DEPARTURES to the provisions of subsections (C)(1) and (2) of this section will be considered per AMC 19.20.220, provided the enclosure and landscaping treatment meet the purpose of the standards and add visual interest to site users.

Figure 19.62.070(C)
Acceptable screening enclosures.
[no change to figure]

D. [no changes]

E. *Location and Screening of Roof-Mounted Mechanical Equipment.*

1. All rooftop mechanical equipment, including air conditioners, heaters, vents, and similar equipment, must be fully screened from public view at the street level. Screening must be located so as not to interfere with operation of the equipment.

Exception: Roof-mounted wind turbines, solar energy systems, and rainwater reuse systems do not require screening.

i HAP-2.5.7 – Subsection (E)(2) – Remove the prohibition on perforated metal as a rooftop equipment screening material since it is cost effective and has a variety of design options.

2. For rooftop equipment, all screening devices must be well integrated into the architectural design through such elements as parapet walls, false roofs, roof wells, clerestories, or equipment rooms. Screening walls or unit-mounted screening is allowed but less desirable. Wood must not be used for screens or enclosures. Louvered designs are acceptable if consistent with building design style.

~~Perforated metal is not permitted.~~

Chapter 19.63 Building Design Standards

19.63.010 Purpose.

[no change]

19.63.020 Applicability

- A. The provisions of this chapter apply to all nonresidential and multifamily development. The following are exempt:
 1. All development in the I, LM, AZ, CM2, and MS zones.
 2. Developments in the HM and LM1 zone when not abutting State Route 20 right of way.

i HAP 2.5.2 – Clarify how section applies to townhouses.

3. Townhouse buildings, except where otherwise noted in this title.

19.63.030 How to use this chapter.

[no change]

19.63.040 Building Massing and Articulation

A. – B [no change]

C. *Facade Articulation.* Nonresidential, mixed-use, and multifamily residential buildings must include facade articulation features at designated maximum intervals to create a human-scaled pattern. This standard applies to applicable building facades and other applicable building elevations facing parks, containing primary building entrances, and adjacent to lower intensity zones. Alley-facing building elevations not adjacent to a lower intensity zone are exempt.

1. [no change]

2. At least three of the following [articulation](#) features must be employed in compliance with maximum interval standards in subsection [\(C\)\(1\)](#) of this section:

i HAP 2.5.8 – Make minor revisions to the list of articulation standards.

- a. Use of windows and/or entries [that reinforce an articulation pattern](#).
- b. Use of [awnings or similar](#) weather protection features [\(not applicable to residential buildings\)](#)
- c. Use of vertical piers/columns (applies to all floors of the façade, excluding upper-level stepbacks).
- d. Change in roofline per subsection (F) below.
- e. Change in building material [or](#) siding style, ~~and/or window pattern~~ (applies to all floors of the façade, excluding upper level stepbacks).

[no changes to remaining]

19.63.050 Building Details

A. – D [no change]

i HAP 2.5.8 – Revise the entry articulation standard for consistency.

E. *Articulated Building Entries.* The primary building entrance [\(when provided\)](#) for an office building, hotel, ~~apartment~~ [multifamily](#) building, public or community-based facility or other multi-[story](#) commercial building must be designed as a clearly defined and demarcated standout architectural feature of the building. Such entrances must be easily distinguishable from regular storefront entrances on the building. Such entries must be scaled proportional to the building. See Figure 19.63.050(E) below for good examples.

19.63.060 Building Materials

A. [no change]

i HAP 2.5.9 – Clarify the applicability of durable materials on the ground floor.

B. *Quality Building Materials.* ~~Applicants must use high-quality durable materials. This is most important for the base of buildings, particularly for commercial and mixed-use buildings where the facade is sited close to sidewalks.~~ Stone, brick or tile masonry, architectural concrete or other similar highly durable

materials must be used for at least the bottom two feet of the first-floor facade on nonresidential and mixed-use buildings (excluding window and door areas).

[no other changes]

19.63.070 Blank Wall Treatment

A. – B [no change]

i HAP 2.5.10 – Update the applicability for blank wall treatment standards to reduce construction cost impacts.

- C. *Blank Wall Treatment Standards.* Untreated blank walls located within 100 feet of, and visible from a street, public space, ground-level individual outdoor space, or internal walkway, are prohibited. Methods to treat blank walls include the following (a variety of treatments may be required to meet the purpose of the standards) adjacent to a public street, pedestrian-oriented space, common usable open space, or pedestrian pathway are prohibited. Methods to treat blank walls can include:

[no other changes]

Chapter 19.64 Parking

19.64.010 Purpose

The purpose of this chapter is to:

- A. Provide for adequate, convenient, and safe parking for cars and bicycles for all uses allowed in this code in all areas of the city.
- B. Limit the overbuilding of parking, which has impacts on construction costs, land consumed, air and water quality, walkability, traffic congestion, and aesthetics.
- C. Provide for alternative parking arrangements such as flexible minimum requirements, shared parking, and in-lieu fees.
- D. Reduce demand for parking by encouraging walking, bicycling, public transit, and rideshare.

i Adding applicability provisions to improve clarity.

19.64.015 Applicability

The provisions of this chapter apply to all new development, redevelopment, changes in use, and expansions of existing buildings or uses that require additional parking, unless otherwise stated herein.

19.64.020 Generally

- A. Off-street parking in conjunction with all land and building uses established after the enactment of the ordinance codified in this title must be provided prior to the issuance of a certificate of occupancy.
- B. Off-street parking for non-residential use must either be on the same lot or within 500 feet (walking distance) of the building it is intended to serve.
- C. ~~Residential off-street parking areas must consist of a parking lot, driveway, garage, carport, or a combination thereof and must be located on the lot they are intended to serve.~~

- D. Any area once designated as required off-street parking must not be changed to any other use unless and until parking facilities are provided elsewhere, which conform to the requirements of this chapter.
- E. Off-street parking existing at the effective date of the ordinance codified in this title in connection with the operation of an existing building or use must not be reduced to an amount less than hereinafter required for a similar new building or new use.
- F. The required off-street parking area must be for occupants, employees, visitors, and patrons, and must be limited in use to parking, except for approved temporary uses per AMC 19.48.020(A).
- G. Off-street parking meeting minimum quantitative requirements of this chapter is not considered a principal use for the purpose of interpreting Tables 19.41.040 and 19.41.050.
- H. *Parking Studies*. For the purposes of this chapter, a parking study is a document that provides sufficient information to determine the parking requirements for a specific use. The estimate may be based on scientific data, census data, transit service, academic studies, similar uses in the city or comparable cities, or other sources accepted by the Director. As required by this chapter, a parking study may be required for adjusting minimum and maximum quantitative requirements, determining times of peak parking demand, and determining impacts to on-street parking in the vicinity of the subject development site. All parking studies must be prepared by either a professional engineer with expertise in traffic and parking analyses or an equally qualified individual authorized by the Director.
- I. Parking needs must be balanced with low-impact development planning that considers the reduction of impervious surfaces as a priority.

19.64.030 Computation of required parking spaces

A. *Number of Parking Spaces.*

- 1. Off-street parking areas must contain at a minimum the number of parking spaces as stipulated in AMC 19.64.040, except for modifications allowed elsewhere in this chapter.
- 2. If the formula for determining the number of off-street parking spaces results in a fraction, the number of off-street parking spaces must be rounded to the nearest whole number with fractions of one-half or greater rounding up and fractions below one-half rounding down.
- 3. In the case of two or more uses on the same site, the total requirements for off-street parking must be the sum of the requirements for each use computed separately, except as permitted in AMC 19.64.080 pertaining to shared parking.

B. *Guest Parking Requirements.*

- 1. Guest parking is required for all residential developments in accordance with this subsection. Guest parking provided is above and beyond the minimum quantitative requirements elsewhere in this chapter.
- 2. Guest Parking Location and Accessibility Standards.

i HAP 2.6.3 – Recommended evaluating appropriateness of guest parking standards in some zones.

Staff recommend retaining current standards, as we have not heard that they are challenging to meet, and most of the time can be met with adjacent on-street parking. Subsection (B)(2)(c) conflicts with the allowance for on-street parking spaces to count for guest parking. On-street public parking cannot be reserved.

- a. On-street parking areas within or directly adjacent to the subdivision or other development may be used to meet guest parking requirements, provided such areas streets are constructed to city standards and are not already used for the purpose of meeting minimum parking requirements. One parking space is equivalent to 20 lineal feet of parallel on-street parking area.

- b. Other off-street parking spaces within the subdivision/development that are above and beyond standard minimum parking requirements for the development may be ~~used for~~ counted toward meeting guest parking.

~~c. Guest parking spaces must be available to guests of any residential unit in the development at all hours.~~

3. *Minimum Guest Parking Ratios by Housing Type.*

Table 19.64.030(B0)

Minimum guest parking spaces required by housing type.

Housing Type	Minimum guest parking ratio
Single-Family	1 per 2 units
Cottage	1 per 4 units
Duplex or Triplex	1 per 4 units
Townhouse	1 per 4 units
Multifamily	1 per 8 units; 1 per 10 units if the multifamily use parking is provided entirely by structured parking; Where units average less than 700 square feet, 1 per 4,000 sq. ft. of net leasable floor area.
i Commerce guidance recommends parking for STEP housing be less extensive than for typical housing, as most residents do not have vehicles.	
<u>Supportive Living – All Types</u>	<u>Guest parking not required</u>
<u>Co-living housing</u>	<u>None required within one-half mile walking distance of a major transit stop (RCW 36.70A.535(3)(a)(i)).</u> <u>Otherwise, same as multifamily.</u>

4. Developments within the CBD zone are exempt from the guest parking requirements herein.
5. If the required number of guest parking spaces results in a fraction that requires less than one guest stall, no off-street parking space is required if on-street parking is available within 500 feet of the subject property.

C. *Accessible Parking Requirements.* Accessible parking spaces must be provided in accordance with the Americans with Disabilities Act of 1990 and the current ADA Standards for Accessible Design.

19.64.040 Number of parking spaces required

- A. The minimum number of off-street parking spaces must be determined in accordance with Table 19.64.040.

i The term “Parking Study” is defined in AMC 19.64.020(H).

- B. Special cases are indicated by the term “Director Decision”, in which case parking requirements must be established by the Director. For determination by the Director, the applicant ~~must~~ may be required to supply a parking study per AMC 19.64.020(H). ~~one of the following:~~
- ~~1.—Documentation regarding actual parking demand for the proposed use.~~
 - ~~2.—Technical studies prepared by a qualified professional relating to the parking need for the proposed use.~~
 - ~~3.—Documentation of parking requirements for the proposed use from other comparable jurisdictions.~~
- C. Where a cell in Table 19.64.040 is blank, there are no applicable requirements for the use.
- D. For unclassified uses, refer to AMC 19.41.030(E). Where the Director finds that there is no similar use, the procedures for a “Director decision” under subsection B of this section apply.

Table 19.64.040

Off-street parking spaces required.

Use	Minimum Parking Spaces Required	Maximum Parking Spaces Allowed
RESIDENTIAL		
Household Living, as listed below		
Single-family	2 per unit	
Single-family, small lot	1 per unit	
Accessory dwelling unit	See AMC 19.47.030(C)(8)	
Cottage housing	1.5 per unit	
i HAP 2.6.1 – For middle housing, use clear quantitative standards instead of referring to multifamily bedroom counts. Staff recommend retaining current parking standards for middle housing for now because much of the City where middle housing could be located does not have frequent or convenient public transit service, which may cause residents to rely more on cars.		
Duplex or triplex	Same as multifamily (based on number of bedrooms)	
Townhouse	Same as multifamily (based on number of bedrooms)	
Multifamily dwelling, one bedroom or studio	1.0 per unit	1.5 per unit
Multifamily dwelling, two bedrooms	1.4 per unit	2.0 per unit

Multifamily dwelling, three or more bedrooms	1.6 per unit	2.5 per unit
i HAP 2.6.1 – For affordable housing, set off-street parking requirements at 0.5 to 0.75 spaces per unit, based on census data that demonstrates that lower income residents own fewer vehicles.		
<u>Multifamily dwelling, affordable (includes permanent supportive housing and transitional housing)</u>	<u>0.75 per unit</u>	<u>1.5 per unit</u>
i HAP 2.6.1 – The HAP recommends using ‘senior housing’ instead of ‘restricted’ here; however the term is defined in AMC 19.43.090 and references the definition of “housing for older persons” in the Federal Fair Housing Act. Staff recommend we keep this term as-is, and cross-reference the definition in 19.43.090 for clarity.		
Multifamily dwelling, restricted <u>(as defined in AMC 19.43.090)</u>	25% reduction in base multifamily parking requirements above (based on number of <u>bedrooms</u>)	Same as multifamily uses above
<u>Rooming houses</u>	<u>1 per available room available for rent</u>	
i RCW 36.70A.535(3) – limits the maximum amount of off-street parking the city can require for co-living housing. The city does not currently have any ‘major transit stops’.		
<u>Co-living housing</u>	<u>None required if located within one-half mile walking distance of a major transit stop as defined by RCW 36.70A.535.</u> <u>Otherwise, 0.25 per sleeping unit</u>	
Group Living, as listed below		
Adult family home	2 per home	
Assisted living facility	0.5 per unit	
Nursing home	0.33 per bed	
Rooming houses	1 per rented room	

i HAP Strategy 2.1.10. Address supportive housing uses directly in the code.

Commerce guidance states that parking requirements for STEP housing should be less extensive than for typical housing, as most residents do not have vehicles. Parking should be considered for employees based on context (e.g. proximity to transit). Commerce recommends that jurisdiction accept parking studies from the applicant documenting the number of parking spaces that are needed by the land use.

Supportive Housing, as listed below

Emergency housing or emergency shelter

Director Decision

Permanent supportive housing or transitional housing

Per the applicable household living dwelling type except when applicant submits a parking study that demonstrates a reduction is warranted due to site and project-specific characteristic.

[no changes to the remaining table]

19.64.050 Size of parking spaces.

[no change]

i Updates to clarify this section only modifies vehicle parking requirements, does not modify ADA parking standards, and to exempt affordable housing in the CBD zone from vehicle parking requirements.

19.64.060 Modifications to off-street vehicle parking requirements.

- A. None of the modifications provided within this section waive the requirement to provide accessible parking spaces in accordance with the Americans with Disabilities Act of 1990 and the current ADA Standards for Accessible Design.
- B. CBD Zone. Minimum off-street parking requirements within the CBD zone are modified as follows:
1. For new development in the CBD zone, the minimum off-street parking spaces required are 50 percent of that shown in Table 19.64.040.
 2. Ground floor commercial uses in the CBD zone are exempt from the minimum parking requirements of this chapter.
 3. Affordable housing within the CBD zone is exempt from minimum off-street parking requirements.
- C. Existing developments in mixed-use and industrial zones that change use or expand their net floor area by less than 50 percent are exempt from the minimum parking requirements of this chapter for the life of the building. Existing developments that expand their net floor area by 50 percent or more must meet the minimum requirements of this chapter. In no case may any new or expanded development exceed the maximum parking spaces allowed by this chapter, unless meeting the requirements of subsection (E) below.

[no changes to remaining section]

i RCW 36.70A.622 (SSB 6015 (2024)), requires the city to allow certain parking configurations for residential uses.

19.64.065 Parking for residential uses.

- A. *Purpose.* This section is intended to implement the provisions of RCW 36.70A.622 regarding regulation of parking for residential development. These standards are designed to support housing affordability, promote walkable communities, and ensure consistency with state law. Where a conflict arises between the provisions of this section and other parking regulations in this chapter, this section will prevail.
- B. *Applicability.* The following standards apply to the minimum required off-street parking spaces for residential development.
1. ~~Residential off-street parking~~ **Residential off-street parking** areas ~~must~~ may consist of a parking lot, driveway, garage, carport, or a combination thereof ~~and may be enclosed or unenclosed.~~
 2. *Location.* Parking areas ~~and~~ must be located on the lot ~~which~~ they are intended to serve, ~~except when approved as part of a shared parking arrangement per AMC 19.64.080 or within a unit lot subdivision per AMC 19.32.050(D)(6).~~
 3. *Tandem Parking.* Parking spaces in tandem count towards meeting minimum parking requirements at a rate of one space for every 20 linear feet with any necessary provisions for turning radius. For purposes of this subsection, “tandem” is defined as having two or more vehicles, one in front of or behind the others, with a single means of ingress and egress.
 4. *Surfacing and Materials.* ~~Parking areas and spaces must be paved, except:~~
 - a. ~~Existing designated parking areas with legally nonconforming gravel surfacing may be used to meet parking requirements, up to a maximum of six parking spaces.~~
 - b. ~~Parking spaces that consist of grass block pavers may count toward minimum parking requirements.~~
 5. *Dimensions.* Parking spaces are not required to exceed eight feet by 20 feet, except for required parking for people with disabilities.
 6. *Tree retention.* Off-street parking is not required as a condition of permitting a residential project if compliance with tree retention requirements would otherwise make proposed residential development or redevelopment infeasible.
 7. ~~Existing parking spaces that do not conform to the requirements of this subsection by June 6, 2024 are not required to be modified or resized, except to comply with the Americans with Disabilities Act. Spaces in existing paved parking lots are not required to be resized during resurfacing if doing so will be costly or require significant reconfiguration of the parking space locations.~~

19.64.070 Parking fee in lieu.

[no change]

19.64.080 Shared parking.

[no change]

19.64.090 Parking for shell building permits.

[no change]

19.64.100 Bicycle parking requirements.

[no change]

19.64.110 Parking area design and construction standards.

[no change]

19.64.120 Parking are maintenance.

[no change]

Chapter 19.65 Landscaping

19.65.010 Purpose.

[no change]

19.65.020 Applicability and compliance.

[no change]

19.65.030 Landscaped area, defined.

[no change]

19.65.040 Landscape plans.

[no change]

19.65.050 Plant material and installation standards.

[no change]

19.65.060 Landscaping types.

[no change]

19.65.070 Landscape site design standards

A. [no change]

B. [no change]

C. [no change]

D. Parking Lot Landscaping.

1. [no change]

2. [no change]

3. *Minimum Width and Length.* Planting areas must have a minimum average width of ~~10~~ 7.5 feet (measured inside the curb) and must be the same length as the parking stall or column.

4. [no change]

5. [no change]

6. Parking Lot Perimeters.

i HAP 2.5.6 – Reduce and simplify minimum planting area widths to allow more efficient use of land. This is critical for smaller lots where infill multifamily and townhouse development may occur, but still meet the purpose of parking lot landscaping.

- a. For parking lots adjacent to public streets, use Type C landscaping at least 7.5 feet deep. ~~a width equal to or greater than the minimum building setback specified for the applicable block frontage type specified in AMC Chapter 19.61, Block Frontage Standards.~~

DEPARTURES to this standard will be considered via AMC 19.20.220, provided they meet the purpose of the standards noted above.

- b. For parking lots along internal lot lines, use Type A, B, or C landscaping at least ~~10.5~~ 7.5 feet deep, except where a greater buffer width is required per the standards in subsections A and B of this section. Where recorded cooperative parking agreements are in place between adjacent properties, sites must be exempted from the subject parking lot landscaping buffer.

[no other changes to this section]

19.65.080 Maintenance.

[no change]

19.65.090 Irrigation standards.

[no change]

19.65.100 Performance assurance/bonding.

[no change]

Chapter 19.66 Fences, Walls and Hedges

[no change]

Chapter 19.67 Signs

[no change]

Chapter 19.68 Wireless Service Facilities

[no change]

Chapter 19.69 Standards, Generally

[no change]

Division 7. Environment

[no change]

Division 8. Development Agreements

[no change]

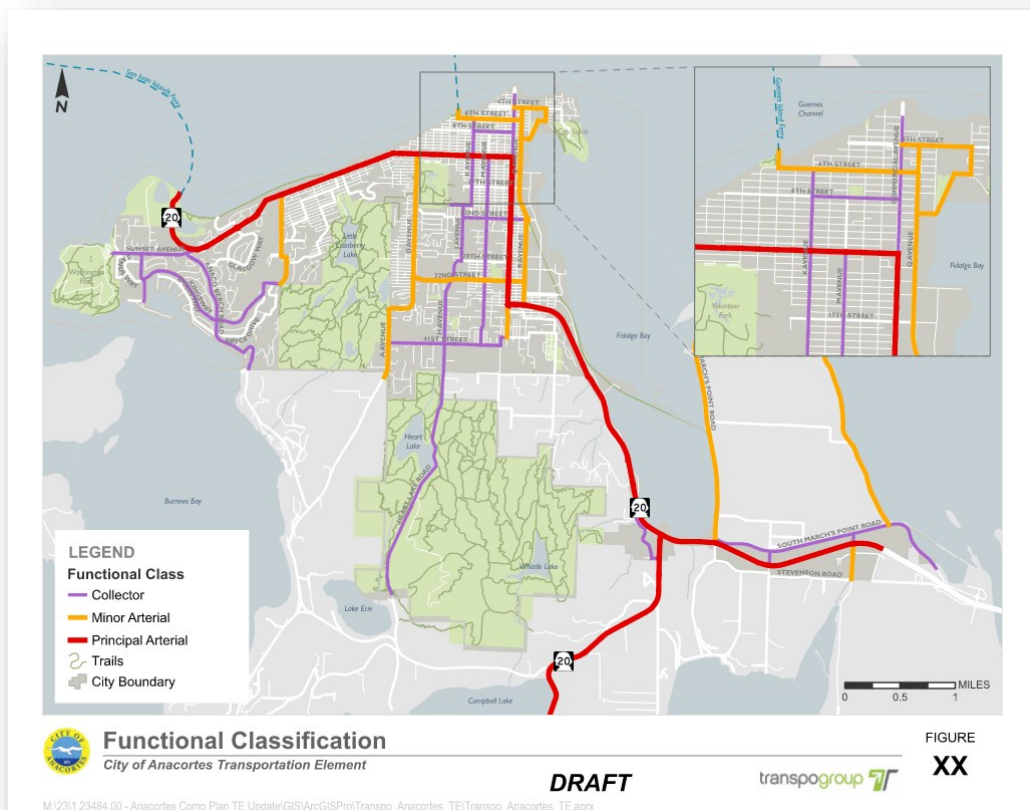
Planning Commission's Recommended Modifications to the Proposed Draft Development Regulation Amendments (Attachment A):

Changes to the Draft Development Regulations suggested by staff after the original release of the Draft Development Regulations and prior to the Planning Commission public hearing on October 22, 2025:

1. Title 19 - Delete the terms 'boarder' and 'rooming house', and associated definitions, wherever they occur within Title 19.
2. 19.20 Application Procedures – Adjust Table 19.20.030-1 to clarify that appeals of the City's decision on shoreline substantial development permits, shoreline conditional use permits, and shoreline variances are made to the Shoreline Hearings Board, and that there is no local appeal.
3. Table 19.41.050 - Allow "Indoor Recreation" uses less than 10,000 sq. ft. NFA in the LM1 and I zones, subject to zone specific standards. Add an ^(x) to indicate that there are (new) zone-specific standards for indoor recreation in AMC 19.44.090.
4. Table 19.41.050 - Allow "Heavy Service" in the I zone. Do not allow self-service storage in the I zone.
5. Table 19.41.050 - Change "Animal care – indoor" from conditional (C) to permitted (P) in the CBD zone
6. 19.42.070 - Revise Figure 19.42.070, #4 as follows:

"4. Provide space for a public park equal to at least 5 percent of the gross floor area of the applicable building, but not less than 10,000 square feet in area, on a site agreed upon by, and dedicated to, the city. The city may permit the owner to retain title if a city attorney-approved instrument guaranteeing permanent public access and ongoing maintenance is executed. The space should be configured and located so it is able to incorporate common municipal park features such as playgrounds, fitness areas, picnic areas, pavilions, etc. This feature qualifies for 2 bonus incentive elements, allowing up to 20 feet of additional building height above the base height limit."
7. 19.42.120 - Recommend denial of Docket Item #LEG-2024-23, a request to amend 19.42.120(C)(5)(c) to eliminate the 150' maximum width in the north/south orientation for buildings taller than four stories or more than 50' tall.
8. 19.42.120 - Recommend denial of Docket Item #LEG-2024-24, a to amend 19.42.120(C)(7) to remove or clarify the requirement for buildings in the CBD and MMU zones exceeding the maximum base height that there be a minimum 8' horizontal stepback along at least 75% of the facade somewhere between the ground floor and top floor.
9. 19.43.130 - Update the Zone-Specific standards for the R3 zone to clarify that new assisted living facilities must be separated a minimum distance of 1,000 feet from other assisted living facilities located in the R3 zone.
10. 19.43.115 – New co-living housing use standards - Revise subsection (B)(2) as follows:

- “Design standards. For the purpose of meeting the project design standards of Division 6 of this title, except for AMC Chapter 19.64, Parking, this use is considered multifamily when interpreting applicability provisions, except as provided in AMC 19.64 (Parking), which has use-specific parking requirements.
 - Delete sub-section (C) regarding zone-specific standards for the MS zone. This section is not necessary if the change in FLUM designation and zoning for the area is changed from MS to CBD.
11. 19.43.070, 19.43.080, 19.43.120 – Recommend denial of Docket Item #LEG-2024-25, a request to exclude associated landscaping and open spaces from the maximum 60% site coverage allowed for single- purpose residential development in the MMU zone east of Q Ave.
12. 19.44.090 - Add new zone-specific standards for Indoor Recreation uses the LM1 and I zones, as follows:
- “LM1 and I zones. Limited indoor recreation facilities, including but not limited to fitness centers, gyms, climbing gyms, martial arts studios, and indoor sports courts (e.g. basketball, volleyball) may be permitted when the Director finds that following criteria are met:
 - Recreational uses must be designed to minimize conflicts with adjacent industrial operations, including noise, truck access, and hours of operation.
 - The maximum occupancy for such facilities must not exceed 30 people, unless it is demonstrated by the applicant that a higher occupancy will not disrupt industrial uses.”
13. 19.52.030.A - Replace the City Functional Classification Map in Draft AMC 19.52 with a corrected version that is consistent with the WSDOT classification map.



14. 19.52.030 – Revise the list of Minor Arterials and Collector Arterials to conform to the updated, corrected Functional Classification map (above), as follows:

A. AMC 19.52.030. A.2. Minor Arterials - Revise as follows:

.....

2. Minor Arterials. Streets that provide movement of through traffic but also provide considerably more access for local traffic that originates in or is destined to commercial, retail, or activity centers along a corridor.

a. Minor arterials within the City include the following streets:

- 1) Anacopper Mine Road, between Oakes Avenue and Pennsylvania Avenue
- 2) A Avenue, between 37th Street and City limits
- 3) D Avenue, between 12th Street and 37th Street
- 4) ~~Commercial Avenue, between Port and 12th Street~~ (Revised to Collector)
- 5) Q Avenue, between 4th Street and 22nd Street
- 6) R Avenue, between 22nd Street and SR 20
- 7) T Avenue, between 4th Street and 6th Street
- 8) Market Street, between 6th Street and 9th Street
- 9) 4th Street, between M Avenue and T Avenue
- 10) 6th Street, between I Avenue and Q Avenue and between Market Street and T Avenue
- 11) ~~34th~~ 32nd Street, between R Avenue and ~~V~~ D Avenue
- 12) 37th Street, between A Avenue and D Avenue
- 13) March's Point Road, between SR 20 and South March's Point Road (east intersection)
- 14) Reservation Road, between SR 20 and Stevenson Road

B. AMC 19.52.030. A. 3. Collector Arterials – Revise as follows:

.....

3. Collectors. Streets that assemble and concentrate residential traffic and direct it toward the higher order arterial system.

a. Collectors within the City include the following streets:

- 1) Skyline Way, between Sunset Avenue and Cabana Lane
- 2) Anaco Beach Road, between Sunset Avenue and City limits
- 3) Heart Lake Road, between 41st Street and City limits
- 4) H Avenue, between 32nd Street and 41st Street
- 5) I Avenue, between 29th Street and 32nd Street
- 6) J Avenue, between 22nd Street and 29th Street
- 7) K Avenue, between 8th Street and 22nd Street
- 8) M Avenue, between 8th Street and 41st Street
- 9) Commercial Avenue, between SR 20 and Fidalgo Avenue
- 10) Sunset Avenue, between Washington Park and Oakes Avenue
- 11) Kingsway, between Skyline Way and 33rd Street
- 12) 8th Street, between K Avenue and Commercial Avenue
- 13) ~~17th Street, between J Avenue and Q Avenue~~ (Local Street)
- 14) 22nd Street, between J Avenue and R Avenue

- 15) ~~32nd Street, between D Avenue and R Avenue (Revised to Minor Arterial)~~
- 16) 41st Street, between A Avenue and O Avenue
- 17) South March Point Road, between March Point Road and City limits
- 18) ~~Summit Park Fidalgo Bay Road, between Christianson Road SR 20 Spur and Thompson Road Scandia Court~~
- 19) ~~Stevenson Road, between Thompson Road and Reservation Road Scandia Court between Fidalgo Bay Road to Old Brook Lane~~
- 20) ~~Christianson Road Old Brook Lane, between SR 20 and Summit Park Road Scandia Court and SR 20~~
- 21) Thompson Road , between South March Point Road and SR 20
- 22) Reservation Road, between South March Point Road and SR 20

15. AMC 19.53 Private Driveways and Access – Revise as follows:

19.53.010 Purpose.

A. To enhance safe and efficient roadway operations while providing access to adjacent properties and businesses.

B. To improve safety and mobility for people walking, biking, and rolling throughout the city.

19.53.020 Applicability.

All new or altered private driveways and private accesses onto a city street (including temporary or construction accesses) must comply with this chapter and the Anacortes engineering design standards.

19.53.030 Driveways and access easements.

A. *General.* Dimensions, slopes, and details for all driveways and access easements connecting to a city street must comply with this chapter and the Anacortes engineering design standards.

B. *Driveway Location.*

1. *Collector and Arterial Streets.* Driveways providing direct access onto a collector or arterial street are prohibited when an alternative access is available. When alternative access is not available, a driveway or access may be permitted onto a collector or arterial when approved by the Public Works Director.

2. *Frontage on Multiple Streets.* Where a property has frontage on more than one street, driveways and vehicular accesses are limited to the lowest ~~volume~~ street classification, as determined by the Public Works Director.

3. *Alleys.* Where a property abuts an alley, driveways must access from the alley, except when ~~either any of the following conditions exist, as determined by the Public Works Director:~~

a. ~~The property is in a residential zone and topography, lack of existing improvements, or other conditions makes alley access impracticable. The proposed development consists of one single-family residence, and the existing alley surface is not currently paved or graveled; or~~

b. ~~The property is located in a mixed-use, industrial, or R4 zone and anticipated traffic generation of the use in combination with other existing or future permitted uses along the block would exceed the functional capacity of the alley. Alley access is not feasible due to existing topography or other environmental or physical constraints; or~~

c. ~~Due to the relationship of the alley to the surrounding street system, use of the alley for parking access would create a significant safety hazard; or~~

d. Alley access would reduce accessibility to a dwelling unit for persons with disabilities or required barrier-free parking spaces meeting the standards of the Americans with Disabilities Act (ADA) and the recommendation in the Anacortes ADA Transition Plan; or
e. If the majority of the existing residences along a public street block already have driveways, then a new driveway across the sidewalk to the public street may be permitted to maintain the character of the street, if it can meet ADA-compliance requirements.

4. Existing driveways that do not conform to the location requirements in AMC 19.53.030 (B) must be removed as a condition of approval of any development activity listed in AMC 19.51.020. Removal includes restoration of the curb, gutter, sidewalk, and planting strip.

C. - E. [no changes]

F. *Driveway Cut Width.* Minimum and maximum driveway cut widths are limited to those identified in Table 19.53.030.

Exception: The Public Works Director may approve a wider driveway cut in Industrial zones when an applicant demonstrates all of the following:

- A site regularly serves large vehicles and a standard driveway cut cannot safely accommodate required turning movements, and
- A wider driveway cut will not compromise pedestrian safety or ADA access, and
- The driveway cut is designed to reduce visual and functional impacts.

Table 19.53.030 [no change]

16. 19.62.030 – Add cross-reference / coordination between this section and AMC 19.42.140 relating to allowed projections into required setbacks.

17. Consider 2021 Docket items C-10 and C-11 related to fences and signs code amendments as part of a separate, future legislative process.

Planning Commission’s additional modifications identified during the October 22, 2025 meeting:

18. Table 19.42.020 – In the “Lot size for duplex, minimum” row, remove the “...or 6,000*” from the R2A zone column and remove the “...or 4,500*” from the R3 zone column.

19. There should be a review and revision of the Collector Active Transportation Secondary Network Collector exception for J Ave., between 22nd St. and 29th St., to be in line with either option 1 or option 2 demonstrated in the [memo from Transpo Group dated September 25, 2025](#), as decided by the Public Works Director.

20. 19.50.010 – Add the word “planned” to the title of the map in 19.50.010(E), Exhibit A.

21. 19.41.040 - Retain “single-family, small lot” as a permitted use in the Old Town zone and make associated changes to the form and intensity standards.

22. 19.42.050.D.3.A – Revise the affordability language to be consistent with the new “Affordable Housing” definition added to AMC 19.12.

23. 19.20.030 - Make the changes discussed to Table 19.20.030.1, including removing reference to the Planning Commission in Type 4 City Council decisions:

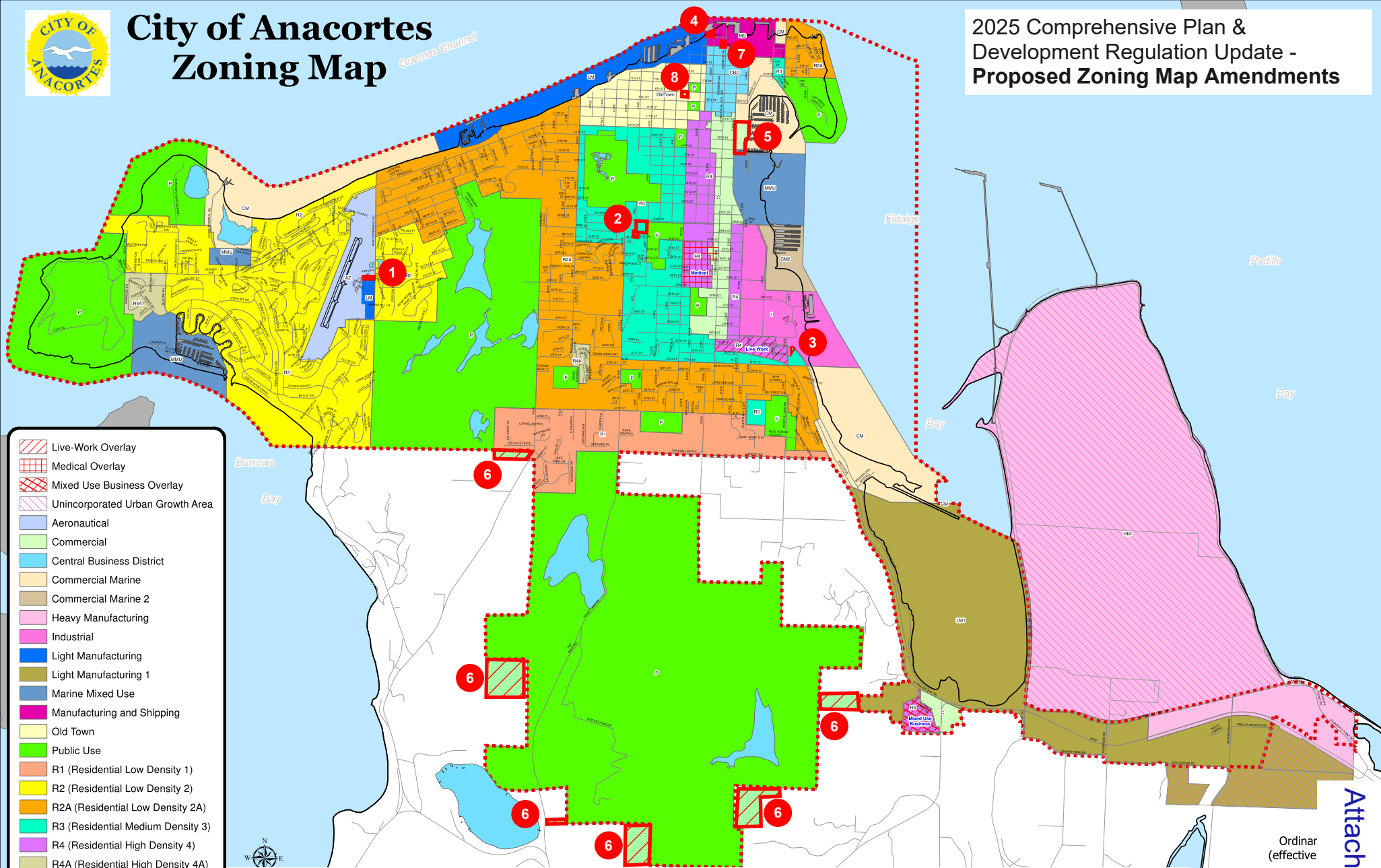
- a. Change the “Recommendation By” row under “Type 4 City Council Decisions” from “Planning Commission” to “Director”.

- b. Change the “Pre-Decision Open Record Public Hearing” row under the “Type 4 Council Decisions” from “Yes, before Planning Commission” to Yes, before City Council”.



City of Anacortes Zoning Map

2025 Comprehensive Plan &
Development Regulation Update -
Proposed Zoning Map Amendments



Zoning Map Amendments to Implement the PC-Recommended Future Land Use Map Amendments

1. Parcel change from AZ to LM
2. Several parcels change from R3 to P
3. Several parcels change from I to R3
4. Parcel change from LM to MS

5. Several parcels change from C and MMU to CM
6. Parcels added to UGA; future zone designation = P
7. Parcel change from MS to CBD
8. Parcel change from OT to P

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(effective

ANACORTES

2025 Comprehensive Plan Update

November 3, 2025

**City Council – First Read PC Recommendations –
Development Regulation Amendments**



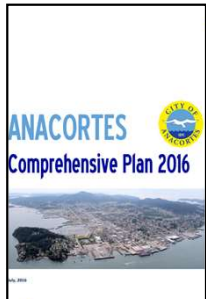
Be a part of the future of Anacortes!
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*2025 - 2045
Comprehensive
Plan Update*



2025 Comprehensive Plan Update – WHAT?

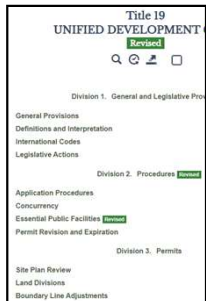
- What is being updated?



Comprehensive Plan =
Plan for growth over next 20 years

Volume 1 = Element goals and policies
Volume 2 = Existing conditions, analysis, etc.

Elements - Land Use, Housing, Transportation, Economic Development, Environment & Conservation, Parks, Recreation & Open Space, Climate (new!)

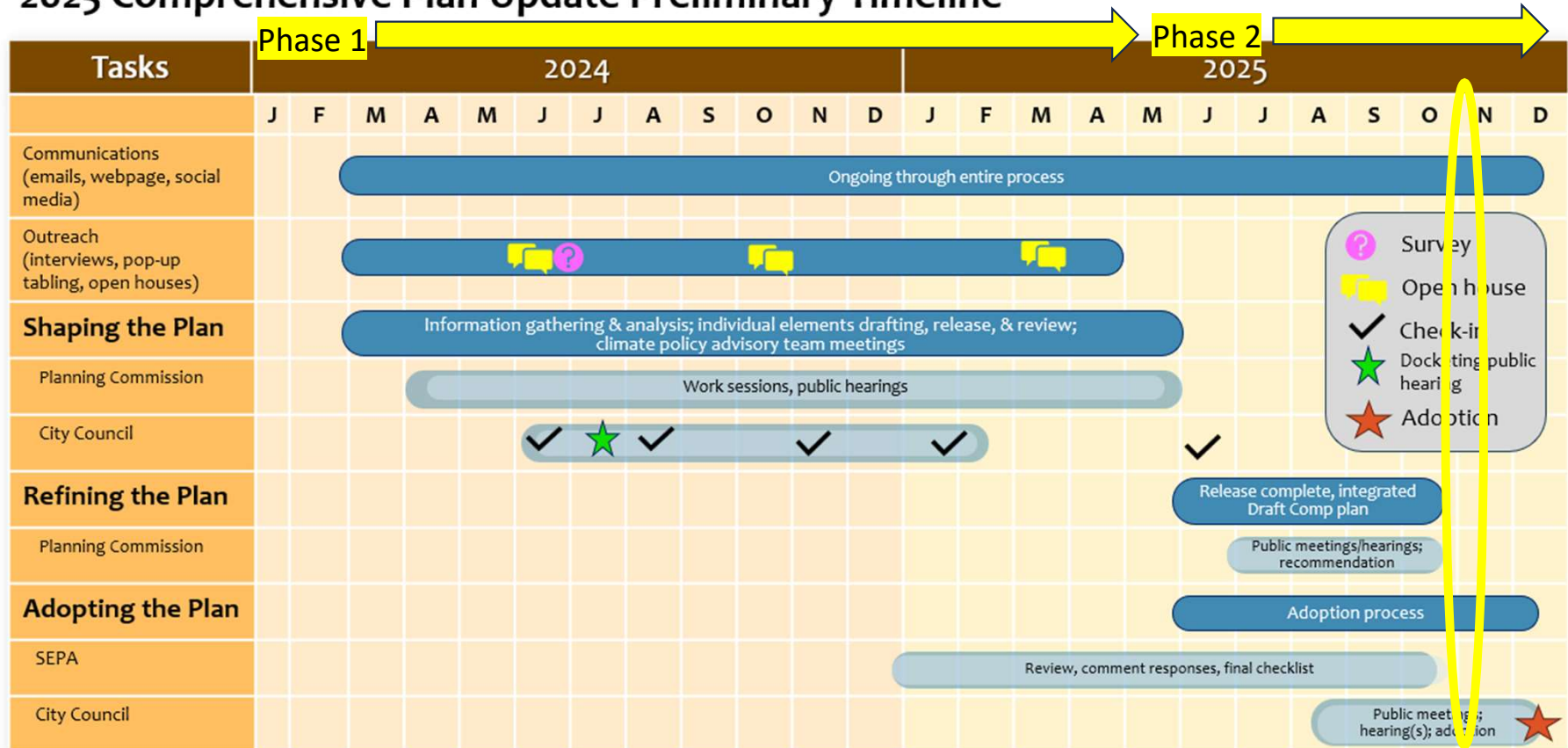


Development Regulations =
Rules that govern what can be built on the ground

Zoning, allowed uses, form & intensity standards, site & building design, landscaping, parking, etc.

Project Timeline

2025 Comprehensive Plan Update Preliminary Timeline



Updated 6/9/25

Note: A more detailed schedule is available at www.planacortes.org. The schedule will be updated regularly throughout the process.

Key Project Documents – www.PLANACORTES.ORG

- [Resolution 3156 Establishing a Public Participation Plan](#)
- [Resolution 3161 Establishing a Docket for the 2025 Comp Plan and Development Regulations Periodic Update](#)
- [Resolution 3165 Establishing a Climate Policy Advisory Team \(Climate Team\)](#)
- [Resolution 3172 Regarding Proposed Amendments to the Anacortes Urban Growth Area](#)
- [Periodic Update Checklist for Fully-Planning Cities, WA State Department of Commerce](#)
- [2016 Plan Audit - Land Use, Housing, Economic Development Elements](#)
- [2023 Anacortes Housing Action Plan & Recommended HAP Measures memo](#)
- [Land Capacity Analysis & Adequate Provisions Analysis](#)
- [Racially Disparate Impacts Analysis](#)
- [Public Engagement Summary](#)
- [Climate Vulnerability and Risk Assessment Report](#)
- [Greenhouse Gas Emissions Inventory Report](#)
- [Written comments received to date](#)
- [Goal and Policy Revision Trackers](#) that show existing/2016 Plan goals and policies, proposed changes and reasoning, and Planning Commission comments/discussion. Direct links to each element's revision tracker are below:
 - [Land Use](#)
 - [Land Use Designations](#)
 - [Housing](#)
 - [Transportation](#)
 - [Capital Facilities](#)
 - [Utilities](#)
 - [Environment & Conservation](#)
 - [Economic Development](#)
 - [Parks, Recreation & Open Space](#)
 - [Climate](#)
- [State Environmental Policy Act \(SEPA\) – Determination of Non-significance \(DNS\) & checklist](#)
- [Draft Public Comment Summary and Responses](#) (Draft 9/19/25)

Planning Commission & Council

Planning Commission

- 31 PC meetings – as of 10/22/25
- 9 of those 30 have been public hearings

City Council

- 11 Council meeting/hearings – as of 11/3/25
- Resolution 3156 – Public Participation Plan
- Resolution 3161 – Docket
- Resolution 3165 – Establish Climate Team
- Resolution 3172 – Urban Growth Area

3 Open houses, 4 Climate Team meetings & more engagement

Planning Commission Recommendation

On October 22, 2025, the **Planning Commission recommended approval** of the draft Development Regulation amendments (associated with the Comprehensive Plan update), with some modifications.

The draft and the modifications are all in the PC Recorded Motion (and its attachments) included in the Council Packet.

Planning Commission Recommendation navigation

Staff Report dated October 29 gives procedural background & explains the nuances of one specific PC recommendation (#19) on page 3.

Staff Report has an index of all exhibits & attachments on page 5.

- Exhibits A-C are background procedures
- Exhibit D is a table summary of changes to the Development Regulations
- Exhibit E is the PC recommendation (“Recorded Motion regarding the 2025 Periodic Update of the Development Regulations”), which has three Attachments...

Planning Commission Recommendation

Exhibit E of the Staff Report includes the PC recommendation.

The recommendation has three attachments...



Anacortes Planning Commission's Recorded Motion regarding the 2025 Periodic Update of the Development Regulations

Proposal name:	2025 Periodic Update of the Comprehensive Plan
Documents available at:	https://www.anacorteswa.gov/1650/2025-Comprehensive-Plan-Update or www.planacortes.org
Public hearing body:	Anacortes Planning Commission
Public hearing date:	October 22, 2025
Deliberations & recommendation:	October 22, 2025

After considering the written and spoken comments and the record before it, the Planning Commission enters the following findings of fact and recommendations to the Anacortes City Council.

I. Findings of Fact and Recommendation

- 1. Growth Management Act Requirements for Periodic Update.** The Washington State Growth Management Act (GMA) requires the City of Anacortes to periodically review and revise its Comprehensive Plan and development regulations every 10 years under RCW 36.70A.130. The City of Anacortes' deadline to complete the update is December 31, 2025.
- 2. Continuing Review of Comprehensive Plans.** RCW 36.70A.130 mandates that Anacortes' Comprehensive Plan and corresponding development regulations be subject to continuing review and evaluation. Any amendments or revisions to development regulations must be consistent with and implement the Comprehensive Plan.
- 3. Last Periodic Update.** Anacortes' last periodic update to the Comprehensive Plan was completed in 2016, and the associated periodic update to the development regulations was completed in 2019.
- 4. 2025 Comprehensive Plan Periodic Update.** Anacortes is conducting a periodic review and update of its Comprehensive Plan and Development Regulations pursuant to GMA, RCW 36.70A.130(5). This non-project, legislative action proposes development regulation and zoning map amendments to address GMA requirements and to address local circumstances. Below is a summary of the amendments:
 - A. Growth Management Act Compliance.** The proposed amendments revise the development regulations to be compliant with recent changes to state laws governing Comprehensive Plans and implementing development regulations, including, but not limited to, those related to housing and climate change and

“Recorded Motion regarding the 2025 Periodic Update of the Development Regulations”

- Attachment A is the draft Dev Regs as presented to the public in September 2025 (111 pages)
- Attachment B includes changes to the September draft as recommended by the PC (6 pages). Attachment A does NOT show PC recommended changes; see Attachment B to see recommended additional changes to Attachment A.
- Attachment C = Zoning map (Development Regulation amendments (same as Future Land Use Map).

Development Regulations Amendments document

Attachment A is the draft released in September.

The document in the Council packet has active links. One can click on the table of contents to go to that chapter.

Also, the links throughout the document will take you to the current adopted code.

2025 Anacortes Comprehensive Plan and Development Regulations Periodic Update

Proposed Draft –Development Regulation Amendments

September 12, 2025

AMC Title 19, Unified Development Code

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Development Regulations Amendments document

Attachment B Includes
the Planning
Commission's
recommended
amendments. This is 6
pages long.

Planning Commission's Recommended Modifications to the Proposed Draft Development Regulation Amendments (Attachment A):

Changes to the Draft Development Regulations suggested by staff after the original release of the Draft Development Regulations and prior to the Planning Commission public hearing on October 22, 2025:

1. Title 19 - Delete the terms 'boarder' and 'rooming house', and associated definitions, wherever they occur within Title 19.
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6. 19.42.070 - Revise Figure 19.42.070, #4 as follows:

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7. 19.42.120 - Recommend denial of Docket Item #LEG-2024-23, a request to amend 19.42.120(C)(5)(c) to eliminate the 150' maximum width in the north/south orientation for buildings taller than four stories or more than 50' tall.
8. 19.42.120 - Recommend denial of Docket Item #LEG-2024-24, a to amend 19.42.120(C)(7) to remove or clarify the requirement for buildings in the CBD and MMU zones exceeding the maximum base height that there be a minimum 8' horizontal setback along at least 75% of the facade somewhere between the ground floor and top floor.
9. 19.43.130 - Update the Zone-Specific standards for the R3 zone to clarify that new assisted living facilities must be separated a minimum distance of 1,000 feet from other assisted living facilities located in the R3 zone.
10. 19.43.115 – New co-living housing use standards - Revise subsection (B)(2) as follows:

Planning Commission Recommendation Highlights

The major changes to the Development Regulations are summarized in Exhibit D of the Staff Memo. Here are some highlights reviewed by PC:

- Amendments to implement HAP – changes based on principal of incremental changes.
- Statutory requirements – consistency with new state requirements such as HB 1313 to allowing 2 ADUs per residential lot
- Complete 2021 Comp Plan updates
- Requested amendments proposed by citizens that were included in the 2025 Docket.
- Update Zoning map to match Future Land Use Map

Next Steps

- **Comprehensive Plan** – City Council review and discussion of PC recommendation at November 10 Council meeting –
- **Development regulations** – City Council review and discussion of PC recommendation at November 10 Council meeting
- **Adopt Comp Plan & development regulations** – November or December 2025
- **Critical areas regulations review & update in 2026**

Questions?



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2025 Comprehensive Plan Update

November 10, 2025

City Council – PC Recommendations –

Development Regulation Amendments



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Plan Update*



Planning Commission Recommendation

On October 22, 2025, the **Planning Commission recommended approval** of the draft Development Regulation amendments (associated with the Comprehensive Plan update), with some modifications.

The PC recommended modifications are in Attachment B of the PC Recorded Motion.

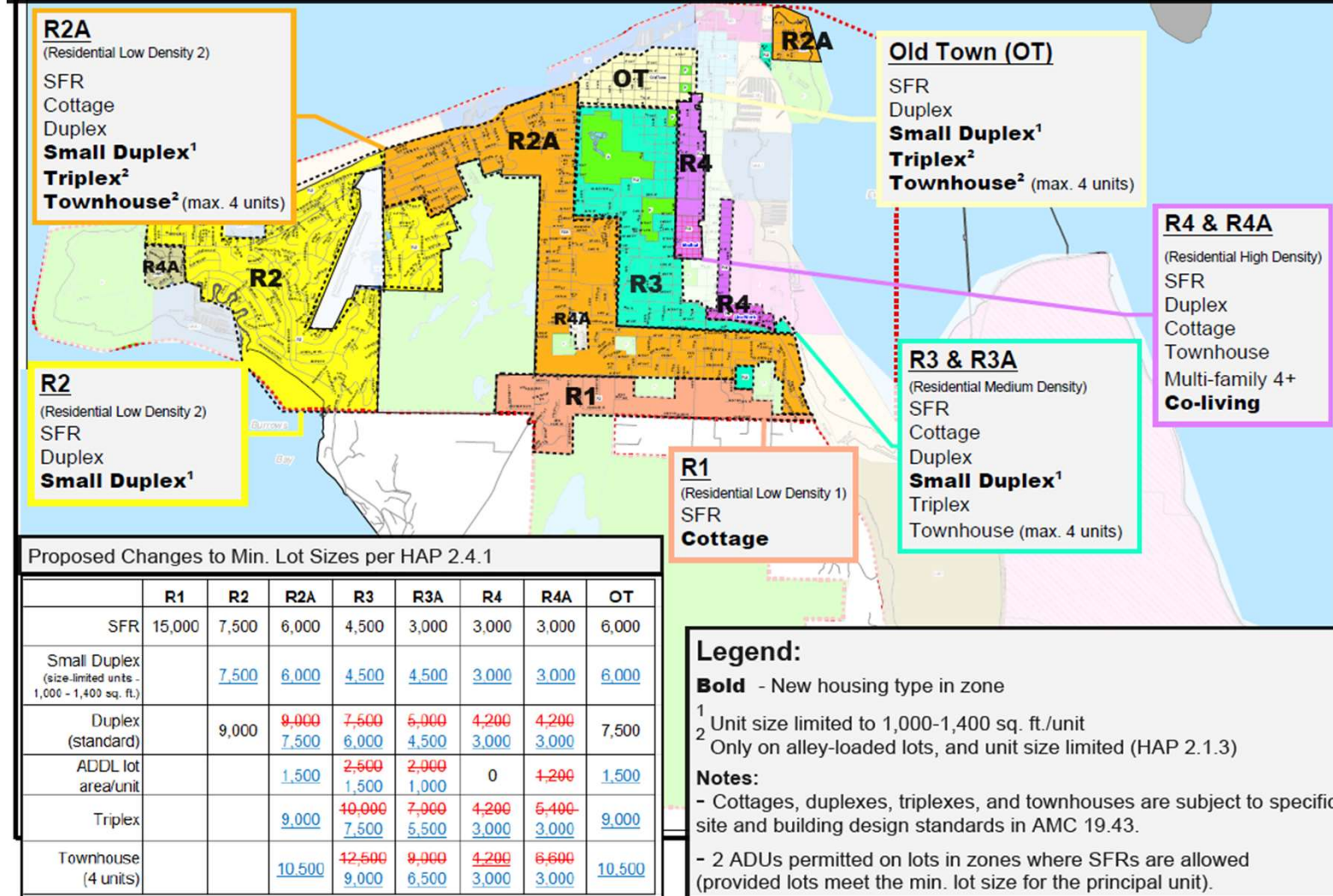
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- Complete 2021 Comp Plan updates
- Requested amendments proposed by citizens that were included in the 2025 Docket.
- Update Zoning map to match Future Land Use Map

2025 Comprehensive Plan & Development Regulation Update - Housing Types in Residential Zones - Proposed (*"Household living" category only - 19.43.010.A*)

Middle Housing Amendments



Planning Commission Recommendation

Exhibit E of the Staff Report includes the PC recommendation.

The recommendation has three attachments...



Anacortes Planning Commission's Recorded Motion regarding the 2025 Periodic Update of the Development Regulations

Proposal name:	2025 Periodic Update of the Comprehensive Plan
Documents available at:	https://www.anacorteswa.gov/1650/2025-Comprehensive-Plan-Update or www.planacortes.org
Public hearing body:	Anacortes Planning Commission
Public hearing date:	October 22, 2025
Deliberations & recommendation:	October 22, 2025

After considering the written and spoken comments and the record before it, the Planning Commission enters the following findings of fact and recommendations to the Anacortes City Council.

I. Findings of Fact and Recommendation

1. **Growth Management Act Requirements for Periodic Update.** The Washington State Growth Management Act (GMA) requires the City of Anacortes to periodically review and revise its Comprehensive Plan and development regulations every 10 years under RCW 36.70A.130. The City of Anacortes' deadline to complete the update is December 31, 2025.
2. **Continuing Review of Comprehensive Plans.** RCW 36.70A.130 mandates that Anacortes' Comprehensive Plan and corresponding development regulations be subject to continuing review and evaluation. Any amendments or revisions to development regulations must be consistent with and implement the Comprehensive Plan.
3. **Last Periodic Update.** Anacortes' last periodic update to the Comprehensive Plan was completed in 2016, and the associated periodic update to the development regulations was completed in 2019.
4. **2025 Comprehensive Plan Periodic Update.** Anacortes is conducting a periodic review and update of its Comprehensive Plan and Development Regulations pursuant to GMA, RCW 36.70A.130(5). This non-project, legislative action proposes development regulation and zoning map amendments to address GMA requirements and to address local circumstances. Below is a summary of the amendments:
 - A. **Growth Management Act Compliance.** The proposed amendments revise the development regulations to be compliant with recent changes to state laws governing Comprehensive Plans and implementing development regulations, including, but not limited to, those related to housing and climate change and

“Recorded Motion regarding the 2025 Periodic Update of the Development Regulations”

- Attachment A is the draft Dev Regs as presented to the public in September 2025 (111 pages)
- Attachment B includes changes to the September draft as recommended by the PC (6 pages). Attachment A does NOT show PC recommended changes; see Attachment B to see recommended additional changes to Attachment A.
- Attachment C = Zoning map (Development Regulation amendments (same as Future Land Use Map).

Development Regulations Amendments document

Attachment B Includes the Planning Commission's 23 recommended amendments.

1-18 were
suggested by staff.
19-23 were PC
suggested updates

Planning Commission's Recommended Modifications to the Proposed Draft Development Regulation Amendments (Attachment A):

Changes to the Draft Development Regulations suggested by staff after the original release of the Draft Development Regulations and prior to the Planning Commission public hearing on October 22, 2025:

1. Title 19 - Delete the terms 'boarder' and 'rooming house', and associated definitions, wherever they occur within Title 19.
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9. 19.43.130 - Update the Zone-Specific standards for the R3 zone to clarify that new assisted living facilities must be separated a minimum distance of 1,000 feet from other assisted living facilities located in the R3 zone.
10. 19.43.115 – New co-living housing use standards - Revise subsection (B)(2) as follows:

PC Recommendations

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9. 19.43.130 - Update the Zone-Specific standards for the R3 zone to clarify that new assisted living facilities must be separated a minimum distance of 1,000 feet from other assisted living facilities located in the R3 zone.

PC Recommendations

10. 19.43.115 – New co-living housing use standards - Revise subsection (B)(2) as follows:

- “Design standards. For the purpose of meeting the project design standards of Division 6 of this title, except for AMC Chapter 19.64, Parking, this use is considered multifamily when interpreting applicability provisions, except as provided in AMC 19.64 (Parking), which has use-specific parking requirements.
- Delete sub-section (C) regarding zone-specific standards for the MS zone. This section is not necessary if the change in FLUM designation and zoning for the area is changed from MS to CBD.

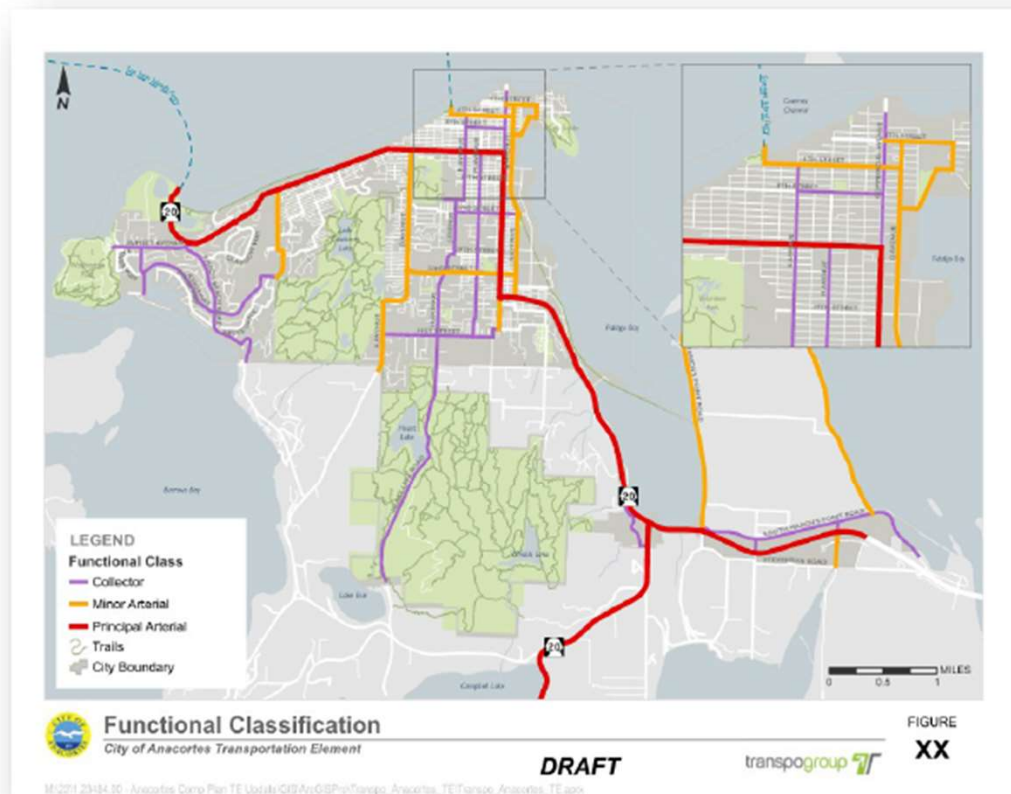
11. 19.43.070, 19.43.080, 19.43.120 – Recommend denial of Docket Item #LEG-2024-25, a request to exclude associated landscaping and open spaces from the maximum 60% site coverage allowed for single- purpose residential development in the MMU zone east of Q Ave.

12. 19.44.090 - Add new zone-specific standards for Indoor Recreation uses the LM1 and I zones, as follows:

- “LM1 and I zones. Limited indoor recreation facilities, including but not limited to fitness centers, gyms, climbing gyms, martial arts studios, and indoor sports courts (e.g. basketball, volleyball) may be permitted when the Director finds that following criteria are met:
 - Recreational uses must be designed to minimize conflicts with adjacent industrial operations, including noise, truck access, and hours of operation.
 - The maximum occupancy for such facilities must not exceed 30 people, unless it is demonstrated by the applicant that a higher occupancy will not disrupt industrial uses.”

PC Recommendations

13. 19.52.030.A - Replace the City Functional Classification Map in Draft AMC 19.52 with a corrected version that is consistent with the WSDOT classification map.



PC Recommendations

14. 19.52.030 – Revise the list of Minor Arterials and Collector Arterials to conform to the updated, corrected Functional Classification map (above), as follows:

A. **AMC 19.52.030. A.2. Minor Arterials** - Revise as follows:

.....

2. Minor Arterials. Streets that provide movement of through traffic but also provide considerably more access for local traffic that originates in or is destined to commercial, retail, or activity centers along a corridor.

a. Minor arterials within the City include the following streets:

- 1) Anacopper Mine Road, between Oakes Avenue and Pennsylvania Avenue
- 2) A Avenue, between 37th Street and City limits
- 3) D Avenue, between 12th Street and 37th Street
- 4) ~~Commercial Avenue, between Port and 12th Street~~ (Revised to Collector)
- 5) Q Avenue, between 4th Street and 22nd Street
- 6) R Avenue, between 22nd Street and SR 20
- 7) T Avenue, between 4th Street and 6th Street
- 8) Market Street, between 6th Street and 9th Street
- 9) 4th Street, between M Avenue and T Avenue
- 10) 6th Street, between I Avenue and Q Avenue and between Market Street and T Avenue
- 11) ~~34th-32nd Street~~, between R Avenue and ~~V D Avenue~~
- 12) 37th Street, between A Avenue and D Avenue
- 13) March's Point Road, between SR 20 and South March's Point Road (east intersection)
- 14) Reservation Road, between SR 20 and Stevenson Road

PC Recommendation #14 B AMC 19.52.030

B. AMC 19.52.030. A. 3. Collector Arterials – Revise as follows:

.....

3. Collectors. Streets that assemble and concentrate residential traffic and direct it toward the higher order arterial system.

a. Collectors within the City include the following streets:

- 1) Skyline Way, between Sunset Avenue and Cabana Lane
- 2) Anaco Beach Road, between Sunset Avenue and City limits
- 3) Heart Lake Road, between 41st Street and City limits
- 4) H Avenue, between 32nd Street and 41st Street
- 5) I Avenue, between 29th Street and 32nd Street
- 6) J Avenue, between 22nd Street and 29th Street
- 7) K Avenue, between 8th Street and 22nd Street
- 8) M Avenue, between 8th Street and 41st Street
- 9) Commercial Avenue, between SR 20 and Fidalgo Avenue
- 10) Sunset Avenue, between Washington Park and Oakes Avenue
- 11) Kingsway, between Skyline Way and 33rd Street
- 12) 8th Street, between K Avenue and Commercial Avenue
- 13) ~~17th Street, between J Avenue and Q Avenue (Local Street)~~
- 14) 22nd Street, between J Avenue and R Avenue
- 15) ~~32nd Street, between D Avenue and R Avenue (Revised to Minor Arterial)~~
- 16) 41st Street, between A Avenue and O Avenue
- 17) South March Point Road, between March Point Road and City limits
- 18) ~~Summit Park Fidalgo Bay Road, between Christianson Road SR 20 Spur and Thompson Road Scandia Court~~
- 19) ~~Stevenson Road, between Thompson Road and Reservation Road Scandia Court between Fidalgo Bay Road to Old Brook Lane~~
- 20) ~~Christianson Road Old Brook Lane, between SR 20 and Summit Park Road Scandia Court and SR 20~~
- 21) Thompson Road , between South March Point Road and SR 20
- 22) Reservation Road, between South March Point Road and SR 20

PC Recommendations

15. AMC 19.53 Private Driveways and Access – Revise as follows:

19.53.010 Purpose.

A. To enhance safe and efficient roadway operations while providing access to adjacent properties and businesses.

B. To improve safety and mobility for people walking, biking, and rolling throughout the city.

19.53.020 Applicability.

All new or altered private driveways and private accesses onto a city street (including temporary or construction accesses) must comply with this chapter and the Anacortes engineering design standards.

19.53.030 Driveways and access easements.

A. *General.* Dimensions, slopes, and details for all driveways and access easements connecting to a city street must comply with this chapter and the Anacortes engineering design standards.

B. *Driveway Location.*

1. *Collector and Arterial Streets.* Driveways providing direct access onto a collector or arterial street are prohibited when an alternative access is available. When alternative access is not available, a driveway or access may be permitted onto a collector or arterial when approved by the Public Works Director.

2. *Frontage on Multiple Streets.* Where a property has frontage on more than one street, driveways and vehicular accesses are limited to the lowest volume street classification, as determined by the Public Works Director.

3. *Alleys.* Where a property abuts an alley, driveways must access from the alley, except when either any of the following conditions exist, as determined by the Public Works Director:

a. The property is in a residential zone and topography, lack of existing improvements, or other conditions makes alley access impracticable; The proposed development consists of one single-family residence, and the existing alley surface is not currently paved or graveled; or

b. The property is located in a mixed-use, industrial, or R4 zone and anticipated traffic generation of the use in combination with other existing or future permitted uses along the block would exceed the functional capacity of the alley; Alley access is not feasible due to existing topography or other environmental or physical constraints; or

c. Due to the relationship of the alley to the surrounding street system, use of the alley for parking access would create a significant safety hazard; or

d. Alley access would reduce accessibility to a dwelling unit for persons with disabilities or required barrier-free parking spaces meeting the standards of the Americans with Disabilities Act (ADA) and the recommendation in the Anacortes ADA Transition Plan; or
e. If the majority of the existing residences along a public street block already have driveways, then a new driveway across the sidewalk to the public street may be permitted to maintain the character of the street, if it can meet ADA-compliance requirements.

4. Existing driveways that do not conform to the location requirements in AMC 19.53.030 (B) must be removed as a condition of approval of any development activity listed in AMC 19.51.020. Removal includes restoration of the curb, gutter, sidewalk, and planting strip.

C. - E. [no changes]

F. *Driveway Cut Width.* Minimum and maximum driveway cut widths are limited to those identified in Table 19.53.030.

Exception: The Public Works Director may approve a wider driveway cut in Industrial zones when an applicant demonstrates all of the following:

- A site regularly serves large vehicles and a standard driveway cut cannot safely accommodate required turning movements, and
- A wider driveway cut will not compromise pedestrian safety or ADA access, and
- The driveway cut is designed to reduce visual and functional impacts.

PC Recommendations

16. 19.62.030 – Add cross-reference / coordination between this section and AMC 19.42.140 relating to allowed projections into required setbacks.

17. Consider 2021 Docket items C-10 and C-11 related to fences and signs code amendments as part of a separate, future legislative process.

PC Changes: #s 18 - 23

18. Table 19.42.020 – In the “Lot size for duplex, minimum” row, remove the “...or 6,000*” from the R2A zone column and remove the “...or 4,500*” from the R3 zone column.

19. There should be a review and revision of the Collector Active Transportation Secondary Network Collector exception for J Ave., between 22nd St. and 29th St., to be in line with either option 1 or option 2 demonstrated in the memo from Transpo Group dated September 25, 2025, as decided by the Public Works Director.

PC Recommendations

- 20. 19.50.010 – Add the word “planned” to the title of the map in 19.50.010(E), Exhibit A.
- 21. 19.41.040 - Retain “single-family, small lot” as a permitted use in the Old Town zone and make associated changes to the form and intensity standards.
- 22. 19.42.050.D.3.A – Revise the affordability language to be consistent with the new “Affordable Housing” definition added to AMC 19.12.
- 23. 19.20.030 - Make the changes discussed to Table 19.20.030.1, including removing reference to the Planning Commission in Type 4 City Council decisions:
 - a. Change the “Recommendation By” row under “Type 4 City Council Decisions” from “Planning Commission” to “Director”.
 - b. Change the “Pre-Decision Open Record Public Hearing” row under the “Type 4 Council Decisions” from “Yes, before Planning Commission” to Yes, before City Council”.

Next Steps

- **Comprehensive Plan** – City Council review tonight and Nov 24, more if CC desires
- **Development regulations** – CC review tonight and Nov 24, more if CC desires
- **Adopt Comp Plan & development regulations** – November or December 2025
- **Critical areas regulations review & update in 2026**

Questions?



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City Council Agenda Bill

Meeting Date: November 17, 2025 **Agenda Item:** 7.g.

Agenda Item Title: Resolution 3188: City Council Procedures

Staff Contact(s): Darcy Swetnam, Emily Schuh

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

Greg Francioch
Darcy Swetnam
Steve Hogleund

Resolution

Item Summary: Resolution 3188 proposes to update Council Procedures. The discussion of potential updates started at the Mayor-Council budget retreat in 2025. Council discussed detailed procedural update recommendations at a September 8, 2025 work session and continued the discussion at its September 15, 2025 regular Council meeting. Staff now provide a redline draft resolution that attempts to incorporate the points discussed by Council, the Mayor, and staff.

Budget Impact:

None anticipated

Previous Action: Council began its discussion on [September 8, 2025](#) Council continued its discussion on [September 15, 2025](#) and considered the draft resolution on [October 13, 2025](#).

Recommended Motion: I recommend we adopt Resolution 3188 to update City Council Procedures.

Alternative Actions: Return to staff for further revisions.

Attachments (listed in order presented):

1. 251013 Resolution 3188 Updating Procedures
2. 250908 Council Procedures Comment Compilation
3. Council Procedures and Committee Structure Powerpoint 250915

Resolution No. 3188

A Resolution Updating City Council Procedures

Whereas RCW 35A.11.020 provides that “the legislative body of each code city shall have power to organize and regulate its internal affairs...and to define the functions, powers, and duties of its officers and employees”;

Whereas RCW 35A.12.120 provides that “the council shall determine its own rules and order of business, and may establish rules for the conduct of council meetings and the maintenance of order”;

Whereas Council adopted new procedures in Resolution No. 1949 on April 4, 2016; ;

Whereas Council updated its procedures in Resolution No. 3094 on July 5, 2022;

Whereas Council updated its procedures in Resolution No. 3141 on December 11, 2023;

Whereas the City Council wishes to adopt new procedures to govern itself and increase the efficiency and effectiveness of its meetings;

Now, therefore, be it resolved by the City Council of the City of Anacortes:

Section 1. The procedures attached as Attachment A are adopted.

Section 2. This Resolution shall take effect five days after publication as required by law.

PASSED by the City Council this ____ day of _____, 2025.

CITY OF ANACORTES:

Matt Miller, Mayor

Attest:

Steve Hoglund, City Clerk/Treasurer

Attachment A—City Council Procedures

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1 General Provisions

1.1 Authority

- (a) The City Council has broad powers as a legislative body of a noncharter code city, as described in RCW 35A.11.020, including -provides that “the legislative body of each code city shall have power to organize and regulate its internal affairs...and to define the functions, powers, and duties of its officers and employees.”
- (b) RCW 35A.12.120 provides that “the council shall determine its own rules and order of business, and may establish rules for the conduct of council meetings and the maintenance of order.”

1.2 Definitions

- (a) “Chair” means the presiding officer of a meeting; for council meetings, usually the Mayor.
- (b) “Clerk/Treasurer” means the City Clerk/Treasurer or designee.
- (c) “Final action” has the same meaning as in RCW 42.30.020: a collective positive or negative decision, or an actual vote by a majority of the members of a governing body when sitting as a body or entity, upon a motion, proposal, resolution, order, or ordinance.

- 1.3 **Savings.** These rules are meant to provide assistance to the Council and Mayor/Chair for orderly, cordial, and constructive proceedings. The failure to adhere to any of these rules shall not be cause to nullify, invalidate, void or render unenforceable any action taken or any non-action by the Council or any action by the City in reliance thereon. Without affecting rights otherwise provided by law, no person has any cause of action to challenge any ordinance, resolution, motion, decision, or any act whatsoever taken by the Council or the City based on any action or nonaction by the Council in violation of, or in alleged violation of, these rules.

2 Officers

2.1 Mayor

- (a) Per RCW 35A.12.100, the Mayor “shall preside over all meetings of the city council when present.”
- (b) The Mayor is an independently elected official of the City of Anacortes with duties and powers established by statute and city code. These procedures do not affect the Mayor’s duties and powers as established by statute or city code; instead, they govern the role of the Mayor in City Council meetings as presiding officer.
- (c) The Mayor does not have a vote on matters before the City Council except in the case of a tie vote as permitted by RCW 35A.12.100 with respect to matters other than the passage of any ordinance, grant or revocation of franchise or license, or any resolution for the payment of money.
- (d) The Mayor may participate in discussion of all issues that come before the Council.

Commented [DS1]: From Emily: Link to handbook that we identified that we would send out
<https://mrsc.org/getmedia/034f13b6-7ec2-4594-b60b-efaf61dd7d10/Mayor-And-Councilmember-Handbook.pdf?ext=.pdf>

Commented [DS2]: A request was made to identify Council’s authority in the procedures. The current procedures do reference RCW 35A.11.020, which is what grants Council’s authority, so I tried to strengthen that language. Please let us know if you would like to further enumerate Council’s powers under the statute.

2.2 Mayor Pro Tem.

- (a) Election. The City Council must elect a Mayor Pro Tem from among the Councilmembers at the first Council meeting in January after each general municipal election, and whenever a vacancy occurs.
- (b) Duties and Powers.
 - (1) In case of the absence or temporary disability of the Mayor, the Mayor Pro Tem may perform the duties of the Mayor.
 - (2) In the event of a vacancy in the office of Mayor pursuant to RCW 35A.12.050 or RCW 42.12.010, the Mayor Pro Tem shall perform the duties of mayor and preside over the Council during the interim period starting when the vacancy commences and ending upon the appointment to fill the vacancy pursuant to RCW Chapter 42.12.
 - (3) When acting for the Mayor, the Mayor Pro Tem has the power to:
 - (i) call special meetings;
 - (ii) administer oaths and affirmations;
 - (iii) take affidavits and certify them;
 - (iv) sign all conveyances made by the City and all instruments that require the seal of the City. See RCW 35A.12.100, Duties and Authority of the Mayor.
- ~~(c)~~ Right to vote. The appointment of a councilmember as Mayor Pro Tem does not in any way abridge that councilmember's right to vote upon all questions coming before the Council.
- ~~(e)~~~~(d)~~ If both the Mayor and Mayor Pro Tem are unavailable to chair a Council meeting, the Councilmembers in attendance will appoint a chair.

2.3 Clerk/Treasurer.

- (a) Duties. The City Clerk/Treasurer must:
 - ~~(1)~~ Prepare the council meeting agenda.
 - ~~(2)~~ Prepare all City Council meeting notices.
 - ~~(3)~~ Collect and record written public comments.
 - ~~(4)~~ Note any requests for information made during a Council meeting and follow up to ensure the requested information is provided in a timely manner.
 - ~~(4)~~~~(5)~~ Note any questions asked by members of the public during the public comment period and forward those questions to the staff member best able to respond.
 - ~~(2)~~~~(6)~~ Maintain and publish the list of council committees and their meeting schedules.

3 Council Meetings—Types

3.1 Regular Meetings.

- (a) Regular meetings of the City Council are held on the first, second, third, and fourth Monday of each month at 6:00 p.m., except that when any of these days falls on a holiday, the City Council meets on the next business day.
- (b) The City Council may cancel, postpone, or advance the date of any regular Council meeting, except per RCW 35A.12.110 the City Council may not hold fewer than one regular business meeting in each month.
- (c) Regular meetings are held in in the Council Chambers at City Hall.
- (d) In the event there are no agenda items to be considered at a scheduled meeting, such meeting may be canceled by notification by the Mayor to members of the City Council, the public, and other affected parties.

3.2 Special Meetings.

- (a) A special meeting is any meeting of the City Council other than a regular meeting.
- (b) Per RCW 35A.12.110, a special meeting may be called at any time by the Mayor or by any three council members.
- (c) Notice of special meetings must be provided in accordance with RCW 42.30.080.
- ~~(d)~~ (e) Per RCW 42.30.080(3), final action at special meetings may only be taken on the items on the agenda.
- ~~(d)~~ (e) An opportunity for public comment will be provided at all Special Meetings.

Adjournment. Any regular, adjourned regular, special, or adjourned special meeting may be adjourned in the manner set forth in RCW 42.30.090.

3.4 Continuances.

Any meeting or hearing being held, noticed, or ordered to be held by the City Council may be continued to a specified time and place in the manner set forth in RCW 42.30.100.

3.5 Executive Sessions.

- (a) The City Council may hold an executive session without the public as allowed by RCW 42.30.110 at any time during a meeting without a requirement for prior notice.
- (b) When the Council adjourns to an executive session, the ~~Mayor~~Chair must:
 - (1) announce the general topic and the specific RCW authorizing the executive session;
 - (2) specify whether or not the City Council will reconvene afterward and the expected time the City Council will reconvene;
 - (3) announce that the Council will not take any final action in executive session.
- (c) Consistent with RCW 42.30.910, the authorized purposes for executive sessions are to be strictly construed.

- (d) Attendance at executive sessions is limited to councilmembers, the Mayor, and those staff necessary to discuss the subject of the executive session.
- (e) No Councilmember, employee of the City, or any other person present during an executive session may disclose the content or substance of any discussion or action that took place during the executive session, unless authorized to make such disclosure. Any unauthorized disclosure in violation of this subsection would be a violation of RCW 42.23.070(4) and subject the disclosing party to penalties outlined in RCW 42.23.050.
- (f) Any discussions in an executive session with its City Attorney or other legal counsel are subject to the attorney-client privilege.
- (g) The Council may not take any votes or any "final action" as defined by RCW 42.30.020(3) at any executive session.

3.6 Retreats

- (a) The Council may meet in an informal conversation setting for a variety of purposes related to City business. Such meetings constitute special meetings under RCW 42.30.080.

4 Council Meetings—Attendance

4.1 Quorum.

- (a) **Defined.** Per RCW 35A.12.120, a majority of all the members of the City Council constitutes a quorum.
- (b) No business may be conducted without a quorum of councilmembers present or participating in absentia.
- (c) If a quorum is not present at the beginning of a meeting, or if the absence of a quorum arises during a meeting, the presiding officer must adjourn the meeting.

4.2 Attendance Required.

- (a) All Councilmembers must attend all regular meetings of the City Council. Any Councilmember who cannot attend a meeting should notify the Mayor of the reason he or she cannot attend. The Mayor must advise the Council of the reason and entertain a motion to excuse the absence, if any.
- (b) At any regular meeting where a Councilmember is absent, any other Councilmember may move to excuse the absent member. A motion to excuse requires a second and majority vote for passage.
- (c) Per RCW 35A.12.060, a Councilmember is automatically removed from office after failure to attend three consecutive regular meetings without being excused.
- ~~(d)~~ A Councilmember participating in absentia up to twelve meetings per calendar year is not considered absent for the purpose of RCW 35A.12.120 or RCW Chapter 42.30.

4.3 Participation in Absentia.

- (a) **Defined.** Participation in absentia means participation in a council meeting without being physically present.

- (b) A Councilmember participating in absentia must login to the City Council meeting using City provided login credentials, and use the electronic meeting link published by the Assistant to the City Clerk.

5 Council Meetings—Agenda

5.1 Preparation.

- (a) The City Clerk/Treasurer is responsible for preparation of the City Council's meeting agenda.
- (b) The City Clerk/Treasurer must distribute the agenda to Councilmembers and publish it to the City website for regular meetings at least five calendar days prior the meeting.

5.2 Form and Standard Order of Business. Unless modified by the Chair for a single meeting, the agenda must list business in the following order:

- (a) Call to Order / Pledge of Allegiance;
- (b) Announcements and Committee Reports (including a list of Council Committees that met since the prior meeting);
- (c) Public Comment;
- (d) Consent Agenda;
- (e) any public hearings;
- (f) any high-priority business that must be conducted at that meeting;
- (g) any other business.

5.3 Addition of items to the agenda

- (a) A City Department Head may request addition of an item to a Council meeting agenda. An agenda item coversheet is required for all such agenda items.
- (b) Any two Councilmembers, by submitting a written request to the Clerk/Treasurer, may add an item to a Council meeting agenda for a specific date at least 6 days after the request. The Mayor may decline to put a requested item on an agenda if it is inappropriate, untimely, or unrelated to the business of the City. However, if ~~three~~ two Councilmembers support the agenda request, the item must be included on the agenda. An agenda item coversheet is required for all such agenda items.
- (c) A member of the public may suggest or request, in writing, an item for a future Council meeting agenda. The Mayor has discretion to decide whether to add such an item to a Council meeting agenda, and may recommend the item be presented instead to a Council Committee.

~~(d) On the second and fourth regular meeting of each month, items requiring final action, other than those qualifying for the consent agenda, should not be scheduled.~~

5.4 Information from staff

- (a) Staff will provide all materials related to each agenda item in the City Council packet, which will be published the week prior to the meeting. Materials must include any documents or information necessary for Council to fully prepare to discuss and decide on agenda items. Staff

may not present new information to Council at a Council meeting, but may summarize materials from the packet in their presentation. If the agenda item includes a physical location, a map must be included.

(b) Every agenda item must be accompanied by a complete cover sheet that provides key information about that item. The cover sheet must include the following:

(1) Background information: Summary of the item and why it is before Council for action.

(2) Procedural history: Overview of previous processes taken with respect to the item, e.g. Council Committee consideration, Planning Commission actions, etc.

(3) Budget information: The budget impact of the agenda item and any funding sources.

(4) Previous actions completed: Summary and links to materials from previous Council action on the agenda item.

(5) Staff contact: The name of an individual staff member who Councilmembers may contact if they need additional information.

(6) Recommended action if any.

(7) Key Terms: For contracts, a concise statement of contract price, term, and other key terms.

(8) Competitive Bidding: For contracts, a summary of procurement requirements and process used to select contractor.

(c) The Clerk/Treasurer or their designee will record any requests for additional information made by Councilmembers during meetings. The Clerk/Treasurer or designee will forward any such requests to the applicable staff member and follow up to ensure the entire Council receives the requested information.

(d) Staff will provide Council with notice of quasi-judicial matters that may come before City Council for consideration so that Council can avoid ex parte communication in violation of the Appearance of Fairness Doctrine.

6 Council Meetings—Standard Business

6.1 Call to Order.

- (a) The Clerk/Treasurer must note the absence of any councilmember.
- (b) Attendees stand and recite the pledge of allegiance.

6.2 Announcements and Committee Reports.

Councilmembers and the Mayor should make any announcements related to city business that are relevant to the Council or the public.

6.3 Public Comment. See Rule ~~99~~ Council Meetings—Public Comment.

6.4 Consent Agenda.

- (a) The Consent Agenda is a list of routine items not requiring discussion or independent action.

- (b) The Council must approve the items on the Consent Agenda as a group, but any Councilmember may remove any item from the Consent Agenda to be considered separately.
- (c) All items on the Consent Agenda (except for minutes and routine payment of claims) require:
 - (1) a completed agenda item coversheet;
 - (2) the complete document for which approval is requested;
 - (3) approval as to content by the relevant department head;
 - (4) approval as to budget by the Clerk/Treasurer;
 - (5) approval as to form by the City Attorney.
- (d) Items eligible for consent agenda include the following.
 - (1) meeting minutes.
 - (2) payment of claims per AMC Chapter 3.02;
 - (3) street fair applications;
 - (4) resolutions to set the date of a public hearing;
 - (5) final decisions on land use applications that received unanimous preliminary approval at a previous meeting;
 - (6) grant agreements ≤ \$250,000;
 - (7) Public Works contracts ~~that have been publicly bid~~ ≤ \$200,000;
 - ~~(8) purchased or personal services contracts on standard city forms~~ ≤ \$100,000;
 - ~~(9) contracts for goods, materials and supplies not connected to a public works project~~ ≤ \$100,000;
 - ~~(10) interlocal agreements~~ ≤ \$50,000;
 - ~~(11) modifications to interlocal agreements;~~
 - ~~(8)(12)~~ modifications of any contract ≤ \$100,000 or 10% of the total contract amount, whichever is less;
 - ~~(9)(13)~~ any item the council has indicated may be placed on the Consent Agenda at a previous meeting.

7 Council Meetings – Work Sessions

7.1 Work Sessions Defined.

- ~~(a) Work Sessions are Council meetings that are less formal than regular business meetings which allow for more in-depth consideration and evaluation of policy topics.~~
- ~~(b) No ordinances or resolutions may be adopted during Work Sessions.~~

7.2 Frequency.

Council will hold a Work Session at least once a month.

7.3 Procedures.

- (a) Items may be placed on Work Session agendas following the same procedures as regular Council meetings.
- (b) Work Sessions may be scheduled during a regular Council meeting or may be noted as a Special Meeting.
- (c) Council may request specific materials to be prepared by staff in preparation for a Work Session. Staff will prepare packet materials following the same requirements as for regular Council meetings.
- (d) Council may request staff to set up an alternative seating arrangement other than the dais to facilitate collaboration during Work Sessions.

7.8 Council Meetings—Motions, Voting, and Types of Action

7.18.1 Debate. Debate must follow the Roberts Rules of Order, rules in Attachment B.

7.28.2 Voting.

- (a) All votes may be taken by voice vote except for final votes on the adoption of an ordinance or resolution, which must be by roll call. The Clerk/Treasurer will rotate the order of calling roll call votes every meeting.
- (b) Per RCW 35A.12.120, any vote must be by roll call vote if a council member requests it.
- (c) Per RCW 35A.12.120, the passage of any ordinance, grant or revocation of franchise or license, and any resolution for the payment of money requires the affirmative vote of at least a majority of the whole membership of the council.
- ~~(e) —~~

7.38.3 Resolutions.

- (a) **Defined.** A resolution is a written form of a motion.
- (b) The City Council may use a resolution to formalize rules, recommendations, administrative policies, or expressions of opinion; to authorize contracts; and to take other actions that do not require an ordinance.
- (c) A resolution does not require approval of the Mayor. The Mayor's signature on a resolution indicates the Mayor's certification, as presiding officer, that the Council approved the resolution as written.

7.48.4 Ordinances

- (a) **Defined.** An ordinance is a law of the City. An ordinance is generally required for the following actions:

- (1) imposing a tax;
- ~~(2) establishing fees or charges for city services;~~
- ~~(3)~~(2) regulating the conduct of business;
- ~~(4)~~(3) revising the Anacortes Municipal Code and other city regulations;
- ~~(5)~~(4) adopting or revising the Comprehensive Plan;
- ~~(6)~~(5) other items that State law or City policy requires to be enacted by means of an ordinance.

- (b) **Two-read rule.** All regulatory, non-emergency ~~n~~ ordinances must be heard at two separate council meetings before ~~it~~they can be adopted.

89 Council Meetings—Public Comment

(a) Generally.

- (1) The chair should preserve order and decorum at all regular and special meetings of the City Council, in accordance with RCW 43.30.050.
- (2) Meetings are intended to be of a neutral and businesslike atmosphere.
- ~~(3) These rules are intended to promote an orderly system of holding a public hearing or meeting, to give every person who wishes to speak an opportunity to be heard, and to ensure that no individual is embarrassed by exercising the right to free speech.~~
- ~~(4) Applause or cheering is prohibited during meetings, except during announcements.~~
- ~~(5) The general public comment period is an opportunity for the public to share information and concerns with the City Council. As such, Councilmembers should not respond to questions during the public comment period.~~
- ~~(3)~~(6) Opportunities for public comment may not be used to engage in any campaigning activity that would support or oppose any ballot measure or any candidate for elective office.

(b) Opportunities.

- (1) The agenda may indicate when opportunities for public comment are allowed or invited.
- (2) The mayor or councilmembers may invite additional information, questions, or comments from the public, pertinent to the matters under discussion.
- ~~(3) Public input for quasi-judicial proceedings and will be governed by the rules of procedure applicable to the type of proceeding, e.g. only parties of record may comment in appeal hearings. other actions covered by specific rules of procedure are governed by the applicable rules.~~
- (4) Comments on certain matters may be restricted to the date and time they are considered under an agenda, such as those requiring a public hearing or subject to a public participation plan.

(c) **Time limits.**

(1) The chair may set uniform time limits or time allocations for testimony as necessary to manage the orderly progress of the meeting.

~~(2) As time allows, additional time may be allowed by the chair to an individual or group, after everyone else has spoken.~~

~~(3)~~(2) Spokesperson for a group. In order to expedite matters and to avoid repetitious presentation, delay or interruption of the orderly business of the Council, whenever any group of persons wishes to address the Council on the same subject matter, the chair may request that a spokesperson be chosen by the group to address the Council. However, being a member of a group shall not preclude an individual from stating that they agree or disagree with the spokesperson, or from presenting additional comments not addressed by the spokesperson.

(d) **Method of addressing Council.**

(1) A person desiring to address the Council must first obtain the permission of the chair.

(2) A person addressing the Council must:

(i) provide their name, city of residence, and, if in Anacortes, their voting ward or neighborhood, for the record;

(ii) confine their remarks to the agenda item being considered, or for the general public comment period, to matters specifically pertaining to the City of Anacortes.

~~(3) Commenters are prohibited from using the podium computer to present any type of presentation or media during their comments. Commenters may provide the Clerk/Treasurer with written materials, which will be distributed to council and the mayor and added to the packet for the meeting.~~

~~(4) Commenters may participate remotely via video conference but may only be recognized to speak if their camera is turned on during the entirety of their comments. The chair may immediately disconnect a remote commenter if they turn their camera off.~~

Commented [DS3]: I did not add a requirement for pre-registering for zoom commenting based on my notes from the meeting, but it could be added here if Council would like.

(e) **Disruptions.**

(1) The chair should maintain control over interruptions and disruptive behavior.

(2) ~~No person may engage in behavior that interrupts or disrupts the meeting. Disruptive behavior may include:~~

(i) ~~engage threats, personal attacks, or the use of racial, misogynistic, or gender-related slurs, or abusive language or other disorderly conduct that intentionally disrupts, disturbs, or otherwise impedes orderly conduct of, or attendance or participation in the meeting; in any indecorous, abusive or inappropriate language;~~

(ii) ~~make personal attacks on any other person; failure to comply with the allotted time allowed for the speaker;~~

- (iii) ~~impugn the integrity, honesty, or motives of any person; delaying the orderly conduct or progress of the public comment period, including a failure to respect the process of accommodating individuals who wish to provide public comment;~~
- (iv) ~~in any way make slanderous remarks; using a comment period for purposeful delay;~~
- (v) ~~waveing signs, cheerinng or applauding, or takinge disruptive actions.~~

Commented [DS4]: I modeled this after the City of Seattle's recent updates to its procedures.

- (3) Any person whose comments have been ruled out of order by the chair must immediately cease and refrain from further improper comments. Anyone who persists in making "out of order" comments, interrupting others, or otherwise disrupting the meeting is subject to removal from the meeting.
- (4) In the event that any meeting is interrupted by a person or group of persons so as to render the orderly conduct of such meeting unfeasible, and order cannot be restored by the removal of individuals who are interrupting the meeting, the members of the Council may vote to order the meeting room cleared and continue in session or may adjourn the meeting and reconvene at another location selected by majority vote of the members.

910 Council Meetings—Records

9.110.1 Recording. City staff must make audio and video recordings of all City Council meetings, and maintain an archive of all such recordings on the City website for access by the public.

9.210.2 Minutes

- (a) City staff must prepare minutes of all Council meetings and provide to each Councilmember for approval at a subsequent meeting.
- (b) Approved meeting minutes must be published on the City website.

1011 Council Committees

10.111.1 Purpose.

- (a) Council Committees are for the purpose of studying and considering policy issues, and bringing recommendations on issues forward to the full Council for consideration. Issues may be referred to a Committee by the Council for the Committee to review and make a recommendation back to the Council. Issues may also be brought to a Committee's attention by any Councilmember, by City staff, or by the public through a Councilmember or staff. Committees will also assist staff by reviewing issues in advance of their presentation to the full Council.

10.211.2 Council Committees do not represent, and may not speak for, the City Council.

10.311.3 Standing Committees.

- (a) The Mayor Pro-Tem must appoint three Councilmembers to each standing committees at the second regular meeting of each year that follows a general municipal election. The appointments must be confirmed by the City Council. No Councilmember may be appointed for more than two (2) two-year terms on any standing committee.

(b) The following standing committees are established for the purposes described:

- ~~(1) Access – Anacortes Fiber Internet: to make recommendations on Access projects, processes, and procedures.~~
- ~~(2)(1) Economic Development: to make recommendations regarding economic development within the City of Anacortes.~~
- ~~(3)(2) Finance: to make recommendations on the municipal budget, capital facilities financing, and to approve transactions as authorized by municipal code.~~
- ~~(4)(3) Housing Affordability and Community Services and Planning: to develop a draft strategic plan to improve housing affordability and make recommendations on budget and CDBG grant allocations for social services and make recommendations about land use, comprehensive planning, and development regulations.~~
- ~~(5)(4) Information Technology and Fiber: to make recommendations regarding City computing policies and procedures and Access – Anacortes Fiber Internet projects, processes, and procedures.~~
- ~~(6)(5) Library and Museum: to make recommendations regarding Library and Museum policies and procedures.~~
- ~~(7)(6) Personnel: to make recommendations regarding positions and personnel policies.~~
- ~~(8) Planning: to make recommendations regarding land use, comprehensive planning, and development regulations.~~
- ~~(9)(7) Parks and Recreation: to make recommendations regarding park, recreation, and trail facilities, activities, and policies.~~
- ~~(10)(8) Public Works: to make recommendations regarding public works and city utilities.~~
- ~~(11)(9) Public Safety: to make recommendations regarding public safety, including the police and fire departments and emergency medical services.~~

10.411.4 Ad Hoc Committees. The Mayor Pro-Tem may appoint Ad Hoc Committees to consider and make reports or policy recommendations on specific topics. The appointments must be confirmed by the City Council.

10.511.5 Committee Meetings.

- (a) Council Committees may set their own meeting times, agendas, and work programs.
- (b) The regular Council Committee meeting schedule must be posted on the City website ~~and upcoming meeting times should included on Council agendas.~~
- (c) A Committee may call a special meeting or re-schedule a regular meeting at any time with 24-hour notice consistent with RCW 42.30.080.
- (d) The Committees may prioritize the various issues that are put before them, and determine which ones to work on.
- (e) If an issue is referred to a Committee by Council vote, with a request for the Committee to make a recommendation back to Council, that issue shall have a high priority.

~~(f)~~ Duty to avoid a quorum. No more than three Councilmembers may attend any Committee meeting. A Councilmember may not attend a committee meeting in the absence of a regular member ~~if asked to do so by the remaining regular Committee members to facilitate the work of the Committee to ensure compliance with the Open Public Meetings Act.~~

~~(f)(g)~~ Topics that span more than one Council Committee should be presented and discussed at Work Sessions to comply with the Open Public Meetings Act and avoid serial meetings.

~~10.6~~11.6 Committee Reports.

- (a) At regular council meetings, each committee that has met since a prior council meeting should provide a report of the committee's business.
- (b) Committees may request time at a full Council meeting for:
 - (1) discussion of an issue that the Committee is working on; or
 - (2) presentation of the Committee's formal recommendations to the Council with a request for Council action.
- (c) When the Committee members are not unanimous in their recommendation, a minority viewpoint may be presented.

~~10.7~~11.7 Council Representatives

- (a) The Mayor Pro-Tem may appoint a Councilmember to be a Council representative or liaison to a community organization, a neighborhood group, a committee or group of another governmental entity, or in some way to coordinate between the Council or City and another group. The appointment must be confirmed by the City Council.
- (b) Council representatives must regularly report to the City Council.

12 Council Communication

12.1 Emails. Councilmembers may communicate with fellow Councilmembers in a manner that does not violate the Open Public Meetings Act. Individual Councilmembers may send emails to all Councilmembers with instructions not to reply all, but Councilmembers may not reply to all Councilmembers in response.

12.2 Records. Councilmembers must retain all records related to communication or business of the City in their native format and produce those records to the Public Records Officer upon request to comply with the Public Records Act at RCW 42.56.

11.13 Suspension and Amendment of these Procedures

11.113.1 **Suspension of the Rules.** Any provision of these rules not governed by other laws may be suspended until the next meeting by 2/3 vote of those Councilmembers present.

11.213.2 **Amendment of the Rules.** These rules may be amended or new rules adopted by a vote of at least four Councilmembers, provided that the proposed amendments or new rules must have been introduced at a prior Council meeting.

Attachment B—Rules of Debate

Commented [DS5]: Deleted - Debate now follows Roberts Rules of Order, so this is unnecessary.

1.1—Generally

- (a) ~~Unless otherwise stated in this document, or unless in conflict with state law, the Mayor shall maintain order, control the manner of discussion among the Councilmembers, and implement the City Council's rules. If a question arises regarding the application of the rules, any two members can appeal to the Council for a decision.~~
- (b) ~~The presiding officer shall determine all points of order subject to the right of any Councilmember to appeal to the Council. If any appeal is taken, the point of order shall be decided by vote of the Council.~~

1.2—Introduction of Business

- (a) ~~The presiding officer shall state all questions coming before the Council, provide opportunity for discussion from the floor where required by ordinance or statutes, or these rules of procedure, and at other times at his or her discretion, and announce all decisions of the Council.~~
- (b) ~~The Mayor shall introduce each item of business and refer it to the appropriate spokesperson for explanation to the entire Council.~~

1.3—Right to Speak

- (a) ~~Each Councilmember desiring to speak shall address the presiding officer, and the Mayor shall recognize members of the Council in the order that they request the floor.~~
- (b) ~~Upon recognition, each Councilmember shall confine his or her comments to the issues being considered. At the discretion of the Council, an informal conversational format may be utilized for discussion of some issues.~~
- (c) ~~Interruptions. A member of the Council, once recognized, shall not be interrupted when speaking unless it is to call him or her to order. The Mayor shall maintain control over interruptions.~~

1.4—Motion Procedures.

- (a) ~~Any Councilmember may make a motion with respect to the item of business on the floor.~~
- (b) ~~Motions shall be clear and concise and not include statements for the motion within the motion.~~
- (c) ~~If a motion does not receive a second, it dies. After a motion and a second, the Mayor shall restate the motion.~~
- (d) ~~Motions that do not need a second include: nominations, agenda order, point of order, and adjournment. After consideration of the Mayor's ability to break a tie vote, according to State law, a motion that receives a tie vote is deemed to have failed.~~
- (e) ~~A motion to amend a motion, upon a second, may be discussed and must be decided before the principal motion is further considered.~~

(f) ~~A motion to postpone to a certain time, including later in the same meeting, is debatable, is amendable, and may be reconsidered at the same meeting. The question being postponed must be considered at a later time at the same meeting or at a future regular or special Council meeting.~~

(g) ~~Where there is insufficient information available to the Council to decide an issue, a motion to postpone to a time when the issue is deemed ready for further consideration may be made. A motion for consideration at such an indefinite time shall state with specificity the conditions to be met or deemed not meetable before the Council is to again consider the issue. If such a motion is seconded, it is debatable, amendable, and may be reconsidered at the same meeting. The question so postponed will be considered when the conditions have been met or are deemed impossible to meet.~~

1.5—Discussion.

(a) ~~Discussion of an issue may occur before a motion on the issue has been made. After a motion has been made and seconded, the Councilmembers may discuss their opinions on the issue prior to the vote; the post-motion discussion shall focus on the issue within the context of the merits of the motion.~~

(b) ~~All Councilmembers must be afforded an opportunity to speak on the issue. Public comment shall not be allowed when a motion is pending except at the request of a Councilmember to the Mayor to clarify the details of the issue at hand, for limited inquiry made to staff or legal counsel, or to a person who previously provided formal or informal testimony concerning the issue at hand. The Mayor shall insure that any response is limited to the inquiry made.~~

1.6—Closing Discussion.

(a) ~~A motion calling for the question shall close discussion on the main motion and is not debatable. Such a motion must receive a second and fails without a two-thirds (2/3) vote of those Councilmembers present.~~

(b) ~~Discussion is re-opened if the motion fails.~~

1.7—Voting.

(a) ~~The Mayor or recording secretary shall restate the motion prior to voting.~~

(b) ~~The recording secretary shall conduct any roll call votes.~~

(c) ~~No Councilmember shall be allowed to pass when called upon and then vote later in the order.~~

(d) ~~Councilmembers may abstain from the entire vote only where disqualified by reason of conflict of interest or where approved by the Mayor due to the Councilmember's non-participation in earlier proceedings concerning the subject of the motion. Should any Councilmember nonetheless fail to vote when his/her name is called or otherwise abstain, his/her vote will be counted as an "aye" on the question.~~

(e) ~~To meet a "two thirds of Councilmembers present" requirement, the vote must be as follows:~~

~~(1) if seven (7) members are present, then five (5) must vote in the affirmative;~~

~~(2) if six or five (6 or 5) members are present, then four (4) must vote in the affirmative;~~

~~(3)—if four (4) members are present, then three (3) must vote in the affirmative.~~

~~(f)—At the conclusion of any vote, the Mayor shall inform the Council of the result of the vote. The recording secretary may confirm the result.~~

~~**1.8—Informal Concurrence.** When the Council concurs or agrees with an item that does not require a formal motion, the Mayor will summarize the agreement at the conclusion of the discussion. Unless objection is made by a Councilmember after such a summary, the summary stands. If objection is made, the matter should be decided by formal motion.~~

~~**1.9—Reconsideration.** When a question other than: (a) a bond resolution; (b) a quasijudicial decision; (c) an ordinance enacting or amending a comprehensive plan, a development regulation, or the Shoreline Master Program; or (d) in reliance on which City staff has already acted and has been decided by vote of the Council, any Councilmember who voted in the majority may move for reconsideration. A motion for reconsideration may occur no later than the next following regular business meeting of the Council. Any such motion must receive a second to be considered.~~

CITY OF ANACORTES - MEMORANDUM

TO: CITY COUNCIL, MAYOR MILLER
FROM: EMILY SCHUH, DARCY SWETNAM
SUBJECT: COUNCIL PROCEDURES UPDATE
DATE: SEPTEMBER 8, 2025
CC:

SUMMARY

This memorandum summarizes comments from City Councilmembers and staff regarding proposed changes to the City Council Procedures. Staff have organized these by topic and included individual Councilmembers comments within each topic.

I. CHANGES TO COMMITTEE STRUCTURE

COUNCILMEMBER FANTINI:

1. : Replace Small Committees with a Committee-of-the-Whole Structure

The current small committee system limits full council engagement and can obscure decision-making. I propose fully transitioning to a Committee-of-the-Whole model, where all council members participate in discussions as one body. A Committee-of-the-Whole approach would:

- 1.1 **Enhance Transparency-** All council members would participate in discussions, ensuring decisions are made in full view of the public rather than in fragmented, less visible committees.
- 1.2 **Improve Collaboration** - Every council member would have equal access to information and deliberation, reducing silos and fostering more informed, unified decisions.
- 1.3 **Increase Efficiency-** Eliminating redundant committee meetings streamlines governance, saving time for both council members and city staff.
- 1.4 **Strengthen Public Trust** - Residents deserve to see their elected officials working together as a full body, not just in select subgroups where key recommendations may be made without full council input.
- 1.5 **Exceptions:** Some committees, like the Lodging Tax Advisory Committee (mandated by state law), would remain intact due to their required structure. However, all other standing committees (e.g., Finance, Planning, Public Safety, Public Works, HACS, etc) would be absorbed into the Committee-of-the-Whole.

COUNCILMEMBER HUBIK:

- 1. Council should have work sessions and Committees of the Whole once a month on an alternating basis. This allows time for three full council meetings each month.

2. City Council Meetings are scheduled every first four Mondays, every 5th Monday off
3. Each Second or Third Monday of even months is a Work Session (I'm open to whether this is limited to max 90 mins with a regular meeting following the work session)
4. Each Second or Third Monday of odd months is a Committee of the whole (same sentiment for regular mtg following)
5. I also wouldn't be opposed to some sort of language like --> *during November and December, due to the urgency of passing budgets, council can vote in October to make all meetings standard council meetings*
6. Committee of the Whole is the smaller depts that meet quarterly, all rolled up into this one
IT, Library, Museum, Parks, Personnel

Finance absorbs Fiber
Planning absorbs HACs
Public Safety - no change
Public Works - no change
Econ Dev - no change
7. Then for those five committees above, I wouldn't mind seeing term limits. No more than three 2-year consecutive assignments, since those are decided by a mayor pro-tem every other year.
8. I also wouldn't be sad if there were more guardrails on who goes where - if you're on planning, you're not also on public works, for example.
9. I think this is a solid mix of what we have and just one big-ol' meeting where 10-12 depts try to give updates (that honestly sounds like a wretched slog)

COUNCILMEMBER MOULTON:

1. On the second and fourth regular meeting of each month, items requiring final action, other than those qualifying for the consent agenda, should not be scheduled.

COUNCILMEMBER WALTERS¹:

1. Reduce the number of standing committees through consolidation or deletion (e.g., Planning/HACs; IT/Fiber)
2. Create charters for each standing committee
3. Clarify that committees are for the purpose of generating policy, not simply hearing what is happening in various departments
4. Clarify purpose of committee reports

¹ Councilmember Cleland-McGrath indicated support for all of Councilmember Walters's comments.

II. CONDUCT OF MEETINGS

COUNCILMEMBER MOULTON:

1. Establish who acts as mayor when the mayor and mayor pro tem are absent.
2. Revisit number of meetings a Councilmember is able to attend remotely: We took action on this several years ago, and I believe we settled on 6 or 12. However, it was never added to the procedures
3. Discuss how many meetings Councilmembers may miss whether excused or unexcused: Exemptions for health, caring for family member, etc.?

COUNCILMEMBER WALTERS²:

1. Change “mayor” to “chair” in most cases in the text, because presiding officer is not always the mayor (see definitions)
2. Request general reason for absence to qualify for excused absence
3. Prohibit campaigning (e.g., for candidates, ballot measures) by anyone, councilmembers or by public during public comment
4. Adopt procedures/checklist for quasi-judicial matters
5. Provide procedure for entry into exec session at any time when needed
6. Clarify two-read rule to apply only to regulatory, non-emergency ordinances (e.g., not the budget, not moratoria, not vacations)
7. Replace Attachment B with adoption of Roberts Rules

COUNCILMEMBER FANTINI:

1. **Enhance Voting & Agenda-Setting Practices**
2. **Roll-Call Votes for Key Decisions** - Ensure every member's position is recorded publicly.
3. **Fairer Agenda Access** -Allow any two councilmembers (not three) to add items without mayoral override, fostering inclusivity. These reforms align with best practices in open government and address resident concerns about fairness and accountability. They are not about undermining existing work but about strengthening trust in our local democracy. Residents deserve to see their elected officials working together transparently, with clear rules that promote fairness.

III. PUBLIC COMMENT

COUNCILMEMBER WALTERS:

1. Public comment

² Councilmember Cleland-McGrath indicated support for all of Councilmember Walters’s comments.

- 1.1 Require statement of what neighborhood commenter lives in or other mechanism to identify commenters who do not live in Anacortes
- 1.2 Revise limitation on public comment to be consistent with other cities, to limit to matters on the agenda or matters within the City Council's authority
- 1.3 Revise limitation on applause to allow during announcements
- 1.4 Require zoom commenters to register in advance, while complying with RCW 42.30.240
- 1.5 Provide limited ability for council to respond to public comments
- 1.6 Describe the extent to which meeting minutes must document public comment

COUNCILMEMBER FANTINI:

Strengthen Public Comment & Meeting Accessibility

Recent updates (Resolution 3141) were a good start, but we can go further by

1. **Guaranteeing Equal Time** (e.g., 2-3 minutes per speaker) and clear rules for handling disruptions.
2. **Formalizing Virtual Participation** to ensure all residents, including those with disabilities or scheduling conflicts-can engage.

COUNCILMEMBER MOULTON:

1. Public Comment - Method of addressing Council.
2. We also ask for city of residence – should we formalize it here?
3. Right to Speak. – We could add that all Councilmembers will be given the opportunity to speak before one is allowed to speak twice or more.
4. 1.4e (Motion Procedures) is blank

STAFF RECOMMENDATIONS:

1. Public Comments: Whether Council wants to update some provisions regarding public comment:
 - a. Whether Council wants to prohibit speakers providing public comment from presenting slide decks on the podium computer.
 - b. Whether Council wants to limit zoom testimony to avoid zoom bombing.
Some options could include:
 - i. Require zoom attendees to pre-register
 - ii. Require zoom commentors to keep their video on
 - iii. Eliminate remote testimony
 - c. Whether procedures should set the 3-minute limit for speakers.
2. Mayor Pro Tem Question: Should there be language identifying who should lead the meeting if the Mayor and Pro Tem are unavailable?

IV. AGENDA

COUNCILMEMBER MOULTON:

1. Addition of items to the agenda
 - A. d) On the second and fourth regular meeting of each month, items requiring final action, other than those qualifying for the consent agenda, should not be scheduled.
2. Ordinance
 - A. b) Two-read rule. An ordinance must be heard at two separate council meetings before it can be adopted
 - B. We occasionally waive this rule. Do we have the ability to waive additional rules? Just curious

COUNCILMEMBER WALTERS³:

1. Established preferred requirements for agenda item cover sheets
2. Separate cover sheets for contracts vs other types of agenda items
3. Budgeted/earmarked/CFP expense (in lieu of "requires budget amendment")
4. Clarify what "staff contact" means and why there are multiple contacts, note author is not always staff
5. Clarify what "approved for submittal to council" means
6. Replace BARS number with identification of various funding sources
7. Reconsider including "views of others"
8. Require maps

STAFF RECOMMENDATION:

1. Consent Agenda: Updates to Section 6.4 of the procedures on Consent Agenda. Contracts staff have encountered inefficiencies related to items eligible for the consent agenda and recommend the following changes to Section 6.4:
 - a. Request the language for item 6.4(d)(7) be modified: "public work contracts ~~that have been publicly bid~~ <_\$200,000"
 - b. Request language in item 6.4(d)(8) be modified: "purchased or personal service contracts ~~on standard city forms~~ <_\$100,000"
 - c. Request clarification for when the following items can be on Consent:
 - i. Contracts for goods/materials/supplies not connected to a public work project
 - ii. Contract modifications
 - iii. Interlocal agreements
 - iv. Interlocal amendments

³ Councilmember Cleland-McGrath indicated support for all of Councilmember Walters's comments.

V. ETHICS

COUNCILMEMBER FANTINI:

Adopt a Strong Code of Ethics for All Elected Officials

A formal Code of Ethics is essential to maintaining public confidence. It should:

- A. **Set Clear Standards** - Define expectations for conduct, conflicts of interest, and accountability.
- B. **Increase Public Confidence** - Residents deserve assurance that decisions are made ethically, not for personal or political gain.
- C. **Align with Best Practices** - Most well-run municipalities have such codes to prevent misconduct and maintain integrity.
- D. **Require Recusals** for conflicts of interest (financial, familial, or personal).
- E. **Prohibit Retaliation** against staff or residents who voice dissent.
- F. **Mandate Annual Ethics Training** to reinforce accountability.

VI. EXPECTATIONS OF STAFF

COUNCILMEMBER WALTERS⁴:

- 1. Articulate expectations of staff with respect to Council
- 2. Provide materials in advance of Monday night, exception for presentations that don't include new material and late-breaking information
- 3. Obligation to follow-up on council requests
- 4. Define duties of clerk to track council requests, receive and prepare notices, etc.
- 5. Compliance with AMC 9.08.010
- 6. Notify us of pending applications/appeals that will be council quasi-judicial matters

VII. OPMA ISSUES

COUNCILMEMBER WALTERS:

- 1. Clarify how a councilmember can send information to the entire council
- 2. Note obligation of staff to NOT schedule topics for multiple committees, to avoid serial meetings
- 3. Address situations where we're currently issuing a "Notice of Council Attendance" which is not a type of notice recognized by OPMA
- 4. For executive sessions, add reference to RCW 42.23.070(4) and RCW 42.23.050 for prohibition on revealing exec session information

⁴ Councilmember Cleland-McGrath indicated support for all of Councilmember Walters's comments.

VIII. MISCELLANEOUS

COUNCILMEMBER WALTERS⁵:

1. Include restatement of council authority based on RCW 35A.11.020
2. Create position of “council president,” with defined duties in service to the council separate from any service as mayor pro tem
3. Specify scheduled time for reconsideration of ordinances that have been vetoed

STAFF RECOMMENDATIONS:

1. Delete 5.3(d), which says that nothing requiring final action other than the consent agenda should be added to 2nd and 4th meetings of the month. This is inconsistent with current practice, but Council may want to retain this rule if it decides to switch to a committee of the whole structure.
2. Move Section 7.4(a)(2), which says all fees or charges for city services must be done by ordinance, when we adopt fees into the unified fee schedule by resolution. This language is inconsistent with current practice.
3. Clarify and define “applicable rules” in section 8(b)(3) for input on quasi-judicial proceedings.
4. Consider changing language in Section 10.5(f) which allows a councilmember to attend a committee meeting in place of an absent regular councilmember. This could lead to serial meetings and OPMA issues if four councilmembers ultimately end up discussing the same issue over the course of a couple of committee meetings.
5. Consider whether there should be a limit on virtual attendance by Council and/or a requirement that remote Councilmembers keep their camera on during meeting.

⁵ Councilmember Cleland-McGrath indicated support for all of Councilmember Walters’s comments.

CITY COUNCIL
PROCEDURES
WORKSHOP
SEPTEMBER 8, 2025



BACKGROUND

- Prior city council procedures and council committee structure discussions
 - July 21, 2025 city council meeting
 - June 12, 2025 City Council/Mayor/Department Head Retreat.
- In preparation city council members and city staff provided feedback

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RESOLUTION NO. 3894

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANACORTES ADOPTING UPDATED CITY COUNCIL PROCEDURES

WHEREAS, On April 4, 2016, City Council adopted Resolution 1949 repealing Resolutions 1867 and 1923, and adopting new Council procedures, which have since been updated from time to time as Council has identified policy changes that were determined to be in the best interest of the City, and

WHEREAS, On June 27, 2022 City Council adopted resolution 3091, which identified all standing City Council Committees including several that are not currently listed in the City Council Procedures, and

WHEREAS, City Council has determined that all standing committees should be listed in the Council Procedures.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Anacortes, Washington, that the City Council Procedures are hereby amended to include the following Council Committees: Access – Anacortes Fiber Internet, Economic Development, Finance, Housing Affordability and Community Services, Information Technology, Library and Museum, Personnel, Planning, Parks and Recreation, Public Works, and Public Safety.

INTRODUCED, PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ANACORTES on this 5th day of July 2022.


MATT MILLER, MAYOR

Approved as to form and legality:

ATTEST:


Darcy Swetnam, WSBA #40530
City Attorney


Steven D. Hoglund, City Clerk Treasurer

BROAD TOPICS OF DISCUSSION

- Changes to Committee Structure
- Conduct of Meetings
- Public Comment
- Agenda
- Ethics
- Expectations of Staff
- Open Public Meetings Act

COMMITTEE STRUCTURE

- Replace current council committees with a committee-of-the-whole structure
- Evaluate the number of council meetings each month
- Transition some council meetings into council work sessions
- Consolidate current committees
- Consider term limits on committees and limitations of who serves on which committees
- Create charter for committee and clarify purpose of generating policy

CONDUCT OF MEETINGS

- Establish who acts as mayor in absence of mayor and mayor pro tem
- Formalize number of meetings councilmembers may attend remotely
- Consider whether there should be a limit on virtual attendance by Council and/or a requirement that remote Councilmembers keep their camera on during meeting
- Discuss number of absences a councilmember may have (excused or unexcused) and provide general reason for absence to be excused
- Replace term “mayor” with “chair” in most cases
- Prohibit any campaigning
- Adopt procedures for quasi-judicial matters and entry into executive session
- Clarify two read rule
- Adopt Roberts Rules of Order
- Roll call key decisions
- Reduce number of councilmembers necessary to add item to agenda without mayoral override

AGENDA

- Update what can be added to agenda if study sessions replace some of the regular meetings
- Evaluate Two Read Rule requirements
- Reevaluate agenda memo and format requirements. Differentiate requirements for contract agenda memos. Identify backup materials required in packets.
- Modify consent agenda language to comply with current RCW. Review additional items that could be included on consent agenda.
 - Contracts for goods/materials/supplies not connected to a public work project
 - Contract modifications
 - Interlocal agreements
 - Interlocal amendments

PUBLIC COMMENT

- Require commenter to identify what City they live in
- Limit public comment to matters on the agenda or matters within City Council's authority
- Limit applause to during announcements
- Formalize online participation requirements
 - Require pre-registration
 - Require video to be on
 - Another option, eliminate remote testimony
- Provide limited ability for council to respond to public comment
- Describe how public comments are documented in meeting minutes
- Standardize amount of time allowed each speaker
- Address how disruptions are handled
- Clarify commenter is addressing council
- Limit use of presentations during public comment

ETHICS

- Adopt a code of ethics for all elected officials

EXPECTATIONS OF STAFF

- Articulate expectations of staff
- Provide materials in advance of meeting
- Follow through on council request
- Define city clerk duties
- Notify of potential quasi-judicial matters

OPEN PUBLIC MEETINGS ACT

- Clarify how councilmember can communicate via email with entire council
- Avoid serial meetings through multiple council committees' discussion on same topic
- Consider changing language in Section 10.5(f) which allows a councilmember to attend a committee meeting in place of an absent regular councilmember. This could lead to serial meetings and OPMA issues if four councilmembers ultimately end up discussing the same issue over the course of a couple of committee meetings.
- Review “Notice of Council Attendance” practice
- Add RCW references on prohibition of revealing executive session information (RCW 42.23.070(4) and 42.23.050)

MISCELLANEOUS

- Restate council authority based on RCW 35A.11.020
- Create Council President position, separate from may pro tem
- Specify timeframe for reconsideration of vetoed ordinances
- Delete 5.3(d) unless moving to a committee of the whole structure
- Align 7.4(a)(2) with practice of Unified Fee Schedule being adopted by resolution
- Clarify and define “applicable rules” in 8(b)(3) for input on quasi-judicial proceedings
- Consider changing language in section 10.5(f) which allows councilmember to attend a committee meeting in place of another councilmember to avoid potential serial meeting and OPMA issue