Anacortes City Council

Municipal Building Council Chambers
904 6th Street

April 27, 2026
6:00 PM

PRELIMINARY AGENDA
Packet Materials / Watch Meeting

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Announcements and Committee Reports**
   a. Library and Museum Committee (Report)
4. **Appointments**
   a. Resolution 3214: Confirmation of Planning Commission Appointment (Action)
5. **Public Comment**
   a. Participation Rules and Procedures
6. **Consent Agenda**
   a. Minutes of April 20, 2026 (Action)
   b. Approval of claims in the amount of $259,589.94 (Action)
   c. Contract Award: 2026 ADA Improvement Project #26-146-TRN-001 (Action)
   d. Contract Award: Pressure Reducing Valves Cleaning, Rebuilding, & Installation Project #26-047-WTR-001 (Action)
   e. Ordinance 4081: Creating AMC 8.14 Grand View Cemetery (Action)
7. **Public Hearings**
   a. 2026 Community Development Block Grant Annual Action Plan* (Discussion/Possible Action)
8. **Other Business**
   a. Settlement Agreement for Growth Management Hearings Board Case 26-2-0008 with William Turner (Action)
   b. SEPA DNS Appeal of Stormwater Plan (Action)
   c. Resolution 3212: Adopting the Stormwater Plan (Discussion/Possible Action)
   d. Ordinance 5028: Amending regulations for vehicle and boat repair and boat sales in the Industrial zone* (Discussion), (First Read)
9. **Adjournment**

Watch online or participate via Zoom at www.anacorteswa.gov/meetings. Comment via email to cityclerk@anacorteswa.gov or to City Clerk, P.O. Box 547, Anacortes WA 98221. Public comments received by the City Clerk prior to 3 p.m. on the day of the meeting will become part of the record for the meeting. The City of Anacortes is committed to making public meetings accessible to all community members. For assistance with special needs, contact the City Clerk at 360-299-1960 in advance of the meeting.

City Council
April 27, 2026

Highlights:

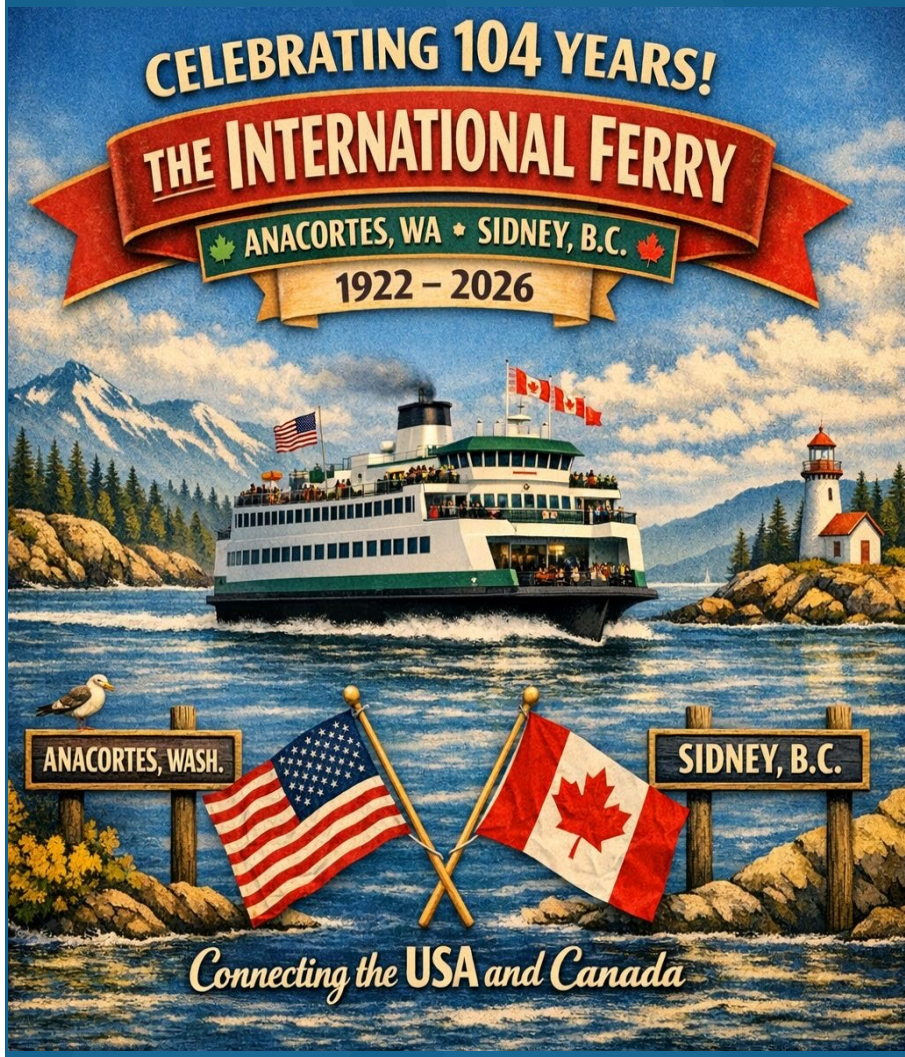
- CDBG Annual Action Plan
- Ordinance 5028: Amending Regulations for Industrial Zone

Sidney Ferry

The first ferry from Anacortes to Sidney set sail on **April 26, 1922**, and ran for nearly 100 years until the route's suspension during the pandemic.

Despite the current challenges between our two countries, we look forward to the day when we can again embrace our Canadian neighbors via our maritime highway.

anacorteswa.gov/2044



4th of July Parade

NEW this year:

- Registration is required for all floats or marching groups.
- Candy may NOT be thrown from vehicles.
- Parade participants may ONLY distribute candy from the bike lane.

www.anacorteswa.gov/fourth



Senior Activity Center

Hearing Loss and You: Wednesday, April 29

Join us for an informative talk on hearing loss. This event is free.

Mother's Day Luncheon: Thursday, May 7

Celebrate mothers and all the important women in our lives at a special luncheon. Registration required, fee of $5-7

www.anacorteswa.gov/556

Spring Parks and Recreation

Kids Fishing Day at Heart Lake

- May 30, 7a.m. –12p.m.

Bark in the Park

- June 13, 10:00 a.m.-2:00 p.m. at Storvik Park

www.anacorteswa.gov/490

Library

May 1: Fourth Annual Jazz Walk

May 6: Library Trivia Night: The Brain Forest

May 8: Children's Book Week Storytime with Kami Bratten

May 20: After-Hours Book Fair (age 18 and up)

May 25-30: Children's Programming Break (week of Memorial Day)

www.anacorteswa.gov/library

Guemes Ferry Maintenance Schedule

- Out of service for maintenance May 4-17
- Passenger-only service will be provided by Arrow Launch beginning May 4th at 6:30am and will follow the non-peak sailing schedule
- Parking rules are **not** modified or suspended during this time
- Note: only parallel parking is allowed on 6th and 7th Streets

www.anacorteswa.gov/2073

Committee Reports

- Library and Museum Committee

RESOLUTION 3214

A Resolution Confirming the Appointment of Members to the Planning Commission

WHEREAS the Anacortes City Council adopted Ordinance 5015 January 20, 2026, updating Anacortes Municipal Code Chapter 2.42 Regarding Establishment of the Planning Commission to create the Commission consistent with chapter 35A.63 of the Revised Code of Washington;

WHEREAS the Mayor has authority to appoint the initial members of the reorganized Planning Commission with City Council consent as follows: one for one year; two for two years; two for three years; and two for four years consistent with Ordinance 5015, Anacortes Municipal Code 2.42.040(B);

WHEREAS the Mayor has appointed the persons noted below to the Planning Commission subject to City Council confirmation;

NOW THEREFORE, BE IT RESOLVED BY THE ANACORTES CITY COUNCIL THAT:

The following appointments to the Planning Commission for the referenced periods are confirmed:

Position – Appointee	**Term Start**	**Term End**
Tarn Ohana	04/27/2026	01/31/2029

PASSED AND APPROVED by the City Council on this 27th day of April 2026.

CITY OF ANACORTES:

_____
Ryan Walters, Mayor

Attest:

_____
Steven D. Hoglund, City Clerk-Treasurer

Approved as to Form:

_____
Darcy Swetnam, City Attorney

When the Skagit County Guemes ferry shifts to passenger-only service due to maintenance, the ripple effects are immediate. Island Residents lose the ability to transport vehicles during maintenace and overnight parking demand will surge near the terminal at sixth and I Ave.

The City response is to prohibit angle parking in the queuing lane, citing safety concerns. At the same time, Guemes residents—who have no alternative access—are forced to park overnight in front of neighborhood homes, creating tension that could have been avoided with more flexible policy.

The Inconsistency That Needs Answering

Here's where the concern becomes impossible to ignore:

- The City denies angle parking near the ferry terminal for "safety"
- Yet angle parking exists across at least 14 city blocks, just six blocks away in the streets surrounding Commmercial Ave. Same measurements, I checked.
- This isn't a question of whether angle parking can be safe—it already is, throughout Anacortes.

So the real question becomes why is a proven, widely used parking solution suddenly unsafe only when Guemes residents need it most?

In a recent City of Anacortes press release: the city, state and county can justify restoring a costly international ferry because it benefits tourism and regional economics, and yet cannot justify **protecting an essential, local ferry** that sustains a real community—one that actively contributes to Anacortes every single day with little or no cost to the city.

The Guemes ferry isn't just transportation. It's access to school, healthcare, jobs, and daily life. Treating it as anything less risks isolating a community that is already doing its part to support the region.

The Guemes ferry—serving Guemes Island residents daily—is met with:

- Fare increases up to 127% in the last three years:(of which the city of Anacortes has yet to weigh in on)
- Rigid parking restrictions during extended maintenance periods
- Limited accommodation despite predictable impacts

In other words, you are willing to adapt and invest in the Anacortes/Sydney run for a non-essential, international route, but you are restricting and burdening a fully essential, local one.

A fair City of Anacortes response to current decisions would be:

If angle parking is safe enough for 14 blocks in Anacortes, it is safe enough—with proper management—to temporarily support ferry overflow during a maintenance outage

If safety is truly the concern:

- Accomodate this temporary outage with City or Port offsite parking for islanders to use

- Utilize temporary traffic control signage
- Don't create a prohibition that shifts the burden onto Anacortes neighborhoods.

Guemes residents are bearing the costs

- Paying significantly higher ferry fares forcing more people to leave a car in town
- Losing vehicle access during outages
- Absorbing the inconvenience of overnight displacement
- And now facing reduced accommodation from the very city they support economically

Guemes Island residents continue to contribute to:

- Local schools
- Healthcare systems
- Port and business revenue
- Daily commerce in Anacortes

If the City is serious about equity and safety, then the solution is not restriction—it's managed accommodation:

- Allow temporary angle parking during ferry disruptions
- Coordinate with Skagit County on contingency planning
- Treat ferry-related impacts as infrastructure planning issues, not neighborhood nuisances
- Align policy with how the City already manages similar parking elsewhere

You cannot call something unsafe in one location while permitting it widely nearby—especially when doing so disproportionately impacts a community that has no alternative access.

If Anacortes can mobilize support and resources to restore an international ferry to Sidney for economic opportunity, it should be equally willing to show flexibility and practical problem-solving for Guemes Island residents dealing with an essential service disruption.

This isn't about special treatment—it's about consistent standards and recognizing reality.

ALLEN BUSH
BUSHMAN@MAIL.COM
- GUEMES ISLAND PLANNING ADVISORY COMMITTEE
- GUEMES ISLAND FERRY COMMITTEE

Anacortes City Council Minutes - April 20, 2026

Call to Order

Mayor Ryan Walters called to order the April 20, 2026, Anacortes City Council meeting at 6:00 p.m. Councilmembers Marcia Hunt, Luke Currier, Anthony Young, Carolyn Moulton, Bruce McDougall and TJ Fantini were present. Councilmember Christine Cleland-McGrath was absent.

Pledge of Allegiance

The assembly joined in the Pledge of Allegiance.

Ms. Moulton moved, seconded by Mr. Fantini, without objection to excuse the absence of Ms. Cleland-McGrath.

Announcements and Committee Reports

Mayor Walters made announcements about the Anacortes Earth Day Celebration, recognizing Interim Engineering Supervisor Jeff Beltramini for completing the Boston Marathon, upcoming events at the Senior Activity Center, Parks and Recreation, the Anacortes Museum, and the Library. He also reminded the public about the Guemes Island Ferry maintenance period from 4 to 17 May, announced coming legislation regarding the safe use of e-bikes and e-motorcycles, measures being taken by city staff to reduce fuel usage due to rising costs, and how to safely store or dispose of unwanted firearms or other weapons, referring to a slide presentation that was added to the packet materials for the meeting.

Economic Development Committee

Mr. Young reported from the Economic Development Committee meeting held April 14th. The committee discussed coordination of activities in conjunction with the FIFA Men's Soccer World Cup and the summer tourism season with Downtown Anacortes Alliance Executive Director Jordan Hay, Anacortes Arts Festival Executive Director Meredith McIlmoyle, Anacortes Chamber of Commerce Executive Director Jesica Kiser, Skagit Tourism Bureau Chief Executive Officer Kristen Keltz, and Port of Anacortes Properties and Events Coordinator Kristy Southard.

Housing Affordability and Community Services and Planning Committee

Ms. Moulton reported from the Housing Affordability and Community Services and Planning Committee meeting held April 14th. The topics discussed included a discussion with Anacortes Housing Authority (AHA) Interim Executive Director Brian Carroll about his experience in child welfare and willingness to come out of retirement to run AHA while the search for a permanent director is undertaken, and the Connecting Housing to Infrastructure Program grant that will assist with infrastructure and stormwater improvements for a 4-story development (commercial first floor and three stories of residential) including 15 1-bedroom apartments, 9 studio apartments, 3 2-bedroom apartments (2 ADA accessible), that will be available to people making at most 60% of area median income. The committee also discussed available units in the Skagit Habitat for Humanity housing area on 29th Street across from Storvik Park.

Mr. Fantini asked about revisiting a discussion regarding accessory dwelling units to increase the inventory of housing within the city and assist those seniors who would like support to remain in their homes. Mayor Walters pointed out that the conversation is always open and that the challenges with this issue revolve around the production and certification of a stock plan that would be compliant with the development code.

Public Safety Committee

Ms. Moulton reported from the Public Safety Committee meeting held April 14th. Police topics discussed included the presence of motorized scooter and bicycle riders around school zones and possible code changes regarding the required use of helmets, submission of a grant application to fund the Community Justice Training Center for officer wellness programs, current recruitment and training updates, possibly having the School

Resource Officer covering the Anacortes Community Forest Lands during the summer months, and the proposed ordinance prohibiting the feeding of wild animals. Fire topics included overtime and the search for a replacement for the Community Paramedic who will be retiring in June.

Public Works Committee

Mr. Fantini reported from the Public Works Committee meeting held earlier in the evening. The topics discussed included the 12th Street and Commercial Avenue intersection project, the Doon Way waterline replacement contract, use of the pavement improvement program funds, the increased cost of fuel, the coming fleet review in accordance with the mayor's executive order 2026-01, and adding right-of-way code to the existing code regarding homeowner maintenance responsibilities.

Ms. Hunt recounted her positive experience on the Anacortes Historic Tours that is supported by the Anacortes Museum, and includes a three-hour boat tour that circumnavigates Fidalgo Island.

Arbor Day Proclamation

Mayor Walters read a proclamation entitled 'Arbor Day 2026', proclaiming April 24, 2026, as the celebration of Arbor Day in Anacortes

Public Comment

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

Public comment was given as follows:

Tim Schmidt of south of Island Health in Anacortes spoke about the need to regulate the use of e-bikes and e-motorcycles, especially in school zones, to ensure public safety.

Linda Martin of Ward 3 in Anacortes expressed appreciation for the uniform financial statements in the recent quarter 1 departmental updates. She then commented on budget increases for several departments in the current year despite the acknowledged fiscal challenges and the lack of mention of the planned West 6th Street Park in departmental presentations at the April 13th work session.

Consent Agenda

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

a. Minutes of April 13, 2026
b. Approval of claims in the amount of $550,705.27

The following vouchers/checks were approved for payment:

EFT numbers: 115361 through 115399, total $294,560.39
Check numbers: 115400 through 115424, total $240,145.02
Wire transfer numbers: 387389 through 387642, total $15,999.86

c. Special Event: Ragnar Relay Northwest Passage
d. Special Event: Samish Indian Nation Missing Murdered Indigenous People Awareness Walk
e. Special Event: Pride Parade
f. 2 Special Events: Anacortes Farmers Market Multi-Month - Bier Near the Pier: Single Day October 3rd
g. Special Event: Anacortes Bloom Run
h. Special Event: Kiwanis Club of Anacortes 100-Year Anniversary

Other Business

Ordinance 5026: Prohibiting the Feeding of Wild Animals

City Attorney Darcy Swetnam re-introduced proposed Ordinance 5026: Prohibiting the Feeding of Wild Animals, referring to a slide presentation that was added to the packet materials for the meeting.

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

Discussion topics included:

- Acknowledgment of views opposing the ordinance, but it is the best policy for the city.
- Community education is key to the success of implementing the legislation.
- Addresses concerns related to feeding of wild animals at Anacortes Community Forest Lands trailheads.

TJ Fantini moved, seconded by Carolyn Moulton, to approve Ordinance 5026 as presented.
Vote: Ayes - Carolyn Moulton, Anthony Young, Bruce McDougall, TJ Fantini, Luke Currier, Marcia Hunt. Nays - None. Abstentions - None. Result: Passed

Ordinance 5027: Prohibiting Virtual Currency Kiosks

Ms. Swetnam re-introduced proposed Ordinance 5027: Prohibiting Virtual Currency Kiosks, referring to a slide presentation that was added to the packet materials for the meeting.

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

Discussion topics included:

- Method of informing businesses that would be in violation.
- Modules in machines that could be turned off.
- Trade of cryptocurrency by individuals in the city is permitted.
- Defending citizens who are susceptible to scams with the rise of artificial intelligence

Anthony Young moved, seconded by Bruce McDougall, to adopt Ordinance 5027 prohibiting virtual currency kiosks as presented.
Vote: Ayes - Carolyn Moulton, Anthony Young, Bruce McDougall, TJ Fantini, Luke Currier, Marcia Hunt. Nays - None. Abstentions - None. Result: Passed

First Quarter Library Update

Library Director Jeff Vogel provided the first quarter update for the Library, referring to a slide presentation that was included in the packet materials for the meeting. Mr. Vogel answered questions from the council.

Discussion topics included:

- Contributions and donations are for the re-design contract for the circulation desks with Underwood and Associates from the Library Foundation.
- Non-resident fees are on track.
- Assessment of offering passport services for the next year.
    - The post office also provides the service but is unstable as an institution.

First Quarter Finance Update

Finance Manager Rhonda Peck provided the first quarter finance update, referring to a slide presentation that was included in the packet materials for the meeting.

Discussion topics included:

- Executive order and staff work to streamline the permitting process to improve building revenues.
    - Leads to increased sales tax.
    - Building revenues only fund the Planning Department and do not address the general fund challenges.
- Prefer operating cash balance to be $15 million.
- Drought conditions affect water consumption.

Anacortes Community Forest Lands Plan

Assistant Parks and Recreation Director Bob Vaux re-introduced the Anacortes Community Forest Lands Plan, referring to a slide presentation that was included in the packet materials for the meeting.

Discussion topics included:

- Adopting the plan in the next couple of months to work toward code amendments for enforcement of rules regarding motorcycles and pedaled bicycles.
- The Forest Plan is not tied to budget development or obligations.
- Funding needed for staffing and maintenance with increased use.
- Updated signage for motorcycle and e-bike use after any code amendments are passed.

Resolution 3211: Authorizing the Parks Department to Apply for a Grant from the State Recreation and Conservation Office for the Volunteer Field Artificial Turf Conversion Project

Recreation Manager Dustin South introduced proposed Resolution 3211: Authorizing the Parks Department to Apply for a Youth Athletics Facilities Grant from the State Recreation and Conservation Office for the Volunteer Field Artificial Turf Conversion Project, referring to a slide presentation that was added to the packet materials for the meeting.

Discussion topics included:

- No city funding for the project.

Bruce McDougall moved, seconded by TJ Fantini, to approve Resolution 3211. The motion carried unanimously by voice vote.

Ordinance 4081: Creating AMC 8.14 Grand View Cemetery

Parks and Recreation Director Jonn Lunsford introduced Parks and Recreation Administrative Assistant Darby Jordan, who introduced proposed Ordinance 4081: Creating AMC 8.14 Grand View Cemetery, referring to a slide presentation that was included in the packet materials for the meeting.

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

Discussion topics included:

- Pets playing or walking are not appropriate uses in the cemetery.
- Expanding offerings to meet community needs.

Mr. Fantini proposed, without objection, to have the proposed ordinance placed on the consent agenda for the next regular meeting.

Contract Award: 2026 Doon Way Waterline Replacements #26-093-WTR-001

Public Works Director Logan Lee introduced proposed contract #26-093-WTR-001 with Raw Land Construction for the 2026 Doon Way Waterline Replacements project, referring to an electronic map of the project area that was included in the packet materials for the meeting.

Discussion topics included:

- Under engineers' estimate.
- Ensures system redundancy.
- Limited time out of service

Anthony Young moved, seconded by Marcia Hunt, to authorize the mayor to sign contract #26-093-WTR-001 with Raw Land Construction LLC in the amount of $1,028,192.96 to perform the 2026 Doon Way waterline replacements project. The motion carried unanimously by voice vote.

Contract Award: Microsoft Enterprise Agreement - Office 365 Renewal #26-140-ITS-001

Information Technology Manager Jose Cervantes introduced proposed contract #26-140-ITS-001 with SHI International Corp. for the Microsoft Enterprise Agreement — Office 365 Renewal, referring to a slide presentation that was added to the packet materials for the meeting..

Discussion topics included:

- Adjustable for actual number of licenses and addition or subtraction of applications.

TJ Fantini moved, seconded by Luke Currier, to authorize the mayor to sign contract #26-140-ITS-001 with SHI International Corp. for the Microsoft Enterprise Agreement — Office 365 Renewal. The motion carried unanimously by voice vote.

Adjournment

There being no further business, at approximately 8:22 pm, the Anacortes City Council meeting of April 20, 2026, 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 April 27, 2026 City Council meeting:

Download this file in OpenDocument spreadsheet format.

Invoice Doc #	Invoice Date	Invoice #	Vendor Full Name	Description	Total Amount	Approval Queue
387949	1/21/2026	00176026	OMEGA MEDICAL MECHTRONICS	WWTP AUTOCLAVE TROUBLESHOOTING	$ 433.02	dwwtp
387674	1/25/2026	LMV260125-005c	LAUTENBACH INDUSTRIES	DISPOSAL FOR SOLID WASTE	$ 109.50	dshop
386028	2/9/2026	1132987870	FERRELLGAS, LP	WA PARK PROPANE	$ 110.38	parks1
386029	2/9/2026	1132987871	FERRELLGAS, LP	WA PARK PROPANE	$ 563.03	parks1
385854	3/1/2026	4923622S185	LEMAY MOBILE SHREDDING	APD AND COURT ON-SITE SHREDDING	$ 119.85	apd
386996	3/2/2026	1133232546	FERRELLGAS, LP	WA PARK PROPANE DELIVERY	$ 102.17	parks1
386672	3/5/2026	6498	RAINIER ENVIRONMENTAL LAB	LAB TESTING - RAINIER	$ 850.00	wwtpcc
386183	3/6/2026	111-0115887-0397064	AMAZON.COM SERVICES, INC	MAINTENANCE SUPPLIES	$ 12.07	wwtpcc
387135	3/8/2026	95028079	INGRAM LIBRARY SERVICES, LLC	INGRAM CHILDREN'S BOOKS	$ 1,412.62	libcc
386112	3/9/2026	24282816	PURCELL TIRE AND SERVICE CENTE	TIRES FOR VEHICLES #186,3005, & 028	$ 2,111.71	shopcc
386035	3/9/2026	WABUR252898	FASTENAL COMPANY	FILTER CLEANING SUPPLIES	$ 199.34	dwtp
386110	3/10/2026	020705	ACE HARDWARE	TRASH BAGS	$ 18.49	museumcc
386123	3/10/2026	034299643	GALLS, LLC.	UNIFORM EQUIP; HOLSTER - CAPT FULLER	$ 58.75	apdcc
386184	3/10/2026	111-6533390-5122619	AMAZON.COM SERVICES, INC	LAB SUPPLIES	$ 97.41	wwtpcc
386116	3/10/2026	112-0002022-5411461	AMAZON.COM SERVICES, INC	SMALL FAN FOR BAC ROOM	$ 43.51	apdcc
386207	3/10/2026	112-4578619-7857052	AMAZON.COM SERVICES, INC	MAINTENANCE SUPPLIES	$ 195.84	wwtpcc
386119	3/10/2026	113-8339245-9093865	AMAZON.COM SERVICES, INC	EXECUTIVE OFFICE SUPPLIES	$ 41.33	execc
386113	3/10/2026	114-4435691-9200231	AMAZON.COM SERVICES, INC	SUPPLY FOR SHOP	$ 64.08	shopcc
386179	3/10/2026	1957182	SUN SUPPLY, INC.	SUPPLIES FOR STREET DEPT	$ 4,726.33	shopcc
385946	3/10/2026	282670279	SURETY PEST CONTROL	PEST CONTROL APD/COURT ACCT 34798456	$ 164.26	finance
386108	3/10/2026	3986-439193	O'REILLY AUTO PARTS	PARKS MAINTENANCE SUPPLIES	$ 12.39	parkscc1
386125	3/10/2026	3986-439242	O'REILLY AUTO PARTS	PART FOR EQUIP #710	$ 7.00	shopcc
386124	3/10/2026	3986-439264	O'REILLY AUTO PARTS	PARTS FOR EQUIP #710	$ 22.82	shopcc
386118	3/10/2026	4112891658	SCHEELS	UNIFORM BOOTS; CORP SCHEEPERS	$ 266.55	apdcc
386126	3/10/2026	A95878/44	COASTAL FARM &	PLANT MAINTENANCE - WORK GLOVES	$ 166.37	wtpcc

Invoice Doc #	Invoice Date	Invoice #	Vendor Full Name	Description	Total Amount	Approval Queue
386109	3/10/2026	F47632/1	ACE HARDWARE	PARKS MAINTENANCE SUPPLIES	$ 8.80	parkscc1
386122	3/10/2026	LI1265414	IAPE	IAPE - 2026 ANNUAL MEMBERSHIP; EVID CUST BERLEUE	$ 65.00	apdcc
386121	3/10/2026	T02545	SEBO'S DO-IT CENTER	SUPPLIES FOR STREET DEPT	$ 19.57	shopcc
386111	3/10/2026	T02616	SEBO'S DO-IT CENTER	MAINTENANCE SUPPLIES	$ 75.33	wwtpcc
387875	3/10/2026	M2026032	EVANS FUNERAL CHAPEL	REPLACEMENT MARKER M VANCE	$ 2,469.76	parks1
386188	3/11/2026	0-105-160-966	DEPARTMENT OF LICENSING	REPORT OF SALE FOR VEHICLE #218	$ 18.54	shopcc
386181	3/11/2026	0288090	SIRENNET.COM	PART FOR VEHICLE #2009	$ 84.86	shopcc
386206	3/11/2026	087859	MEYDENBAUER CENTER	TRAVEL - PARKING FEE FOR TRAINING IN BELLEVIEW	$ 15.00	wwtpcc
386196	3/11/2026	111-1679679-8033844	AMAZON.COM SERVICES, INC	OPERATING SUPPLY	$ 33.22	wtpcc
386204	3/11/2026	112-4028837-1735418	AMAZON.COM SERVICES, INC	COMPUTER PRIVACY SCREENS - PURCHASED FOR AFD1 MAIN OFFICE	$ 48.95	infosyscc
386195	3/11/2026	112-7260517-1910625	AMAZON.COM SERVICES, INC	OFFICE SUPPLY	$ 18.56	wtpcc
386117	3/11/2026	113-0411145-7917869	AMAZON.COM SERVICES, INC	OFFICE SUPPLIES; SHEET PROTECTORS	$ 5.56	apdcc
386186	3/11/2026	113-9319985-9117036	AMAZON.COM SERVICES, INC	OFFICE SUPPLIES	$ 11.82	wwtpcc
386185	3/11/2026	114-6034233-8420252	AMAZON.COM SERVICES, INC	REC PROGRAM SUPPLIES	$ 78.38	pkreccc
386201	3/11/2026	114-7612234-3353035	AMAZON.COM SERVICES, INC	SUPPLIES FOR FACILITIES	$ 28.28	pwfaccc
386187	3/11/2026	114-9366265-9057041	AMAZON.COM SERVICES, INC	OFFICE SUPPLIES BUILDING DEPT	$ 17.39	plancc
386360	3/11/2026	170795	ASSOCIATION OF WASHINGTON	AWC LABOR RELATIONS INSTITUTE REGISTRATION	$ 489.60	hrcc
386180	3/11/2026	189755	SKAGIT VALLEY FOOD CO-OP	LUNCH PER DIEM FOR TRAINING	$ 16.27	shopcc
386209	3/11/2026	250131	GREEN RIVER COMMUNITY COLLEGE	WTP OPERATOR III AND IV CERTIFICATION EXAM REVIEW - TORRIN VEGA	$ 340.00	wtpcc
386211	3/11/2026	250210	GREEN RIVER COMMUNITY COLLEGE	WTP OPERATOR III AND IV CERTIFICATION EXAM REVIEW - WADE HOSKINSON	$ 340.00	wtpcc
386182	3/11/2026	260146747-00	TACOMA SCREW PRODUCTS, INC.	SUPPLIES FOR SHOP STOCK	$ 204.00	shopcc
386235	3/11/2026	282669865	SURETY PEST CONTROL	CEMETERY PEST CONTROL	$ 91.14	parkscc1
386191	3/11/2026	3986-439436	O'REILLY AUTO PARTS	PARTS FOR EQUIP #13964	$ 36.82	shopcc
386194	3/11/2026	3986-439459	O'REILLY AUTO PARTS	PART FOR VEHICLE #186	$ 205.41	shopcc

Invoice Doc #	Invoice Date	Invoice #	Vendor Full Name	Description	Total Amount	Approval Queue
386192	3/11/2026	3986-439476	O'REILLY AUTO PARTS	PARTS FOR VEHICLE #014	$ 96.42	shopcc
386193	3/11/2026	3986-439478	O'REILLY AUTO PARTS	SUPPLIES FOR SHOP STOCK	$ 146.49	shopcc
386190	3/11/2026	3986-439607	O'REILLY AUTO PARTS	PART FOR EQUIP #13964	$ 18.41	shopcc
386205	3/11/2026	540376	SKAGIT VALLEY FOOD CO-OP	LUNCH PER DIEM FOR TRAINING	$ 16.22	shopcc
386178	3/11/2026	F48206/1	ACE HARDWARE	MAINTENANCE SUPPLIES	$ 188.49	wwtpcc
386203	3/11/2026	G93153	SEBO'S DO-IT CENTER	PART FOR EQUIP #9917	$ 13.70	pwfaccc
386208	3/11/2026	MR-2026-0224	WASHINGTON FIRE CHIEFS	2026 MEMBERSHIP DUES	$ 2,971.38	afdcc
386202	3/11/2026	T02685	SEBO'S DO-IT CENTER	PARTS FOR EQUIP #9917	$ 50.86	pwfaccc
386200	3/11/2026	T02747	SEBO'S DO-IT CENTER	SUPPLIES FOR FACILITIES	$ 53.85	pwfaccc
386197	3/11/2026	US4861447	UBIQUITI INC	PROTECT VIEWPORT QTY 2	$ 479.65	infosyscc
386230	3/12/2026	10016	US BANK	LUNCH PER DIEM FOR TRAINING	$ 15.90	shopcc
386244	3/12/2026	10017	US BANK	LUNCH PER DIEM FOR TRAINING	$ 15.66	shopcc
386246	3/12/2026	10018	US BANK	LUNCH PER DIEM FOR TRAINING	$ 20.15	shopcc
386199	3/12/2026	114-1635464-7447437	AMAZON.COM SERVICES, INC	GPS CABLE EXTENDER	$ 10.87	infosyscc
386198	3/12/2026	114-4938050-5728225	AMAZON.COM SERVICES, INC	MOUNT FOR PD NORTH DOOR CAMERA MONITOR	$ 20.66	infosyscc
386243	3/12/2026	114-7415599-6447402	AMAZON.COM SERVICES, INC	BLACKMAGIC STREAMING ENCODER 4K	$ 810.56	infosyscc
386233	3/12/2026	15266	NW COMMUNICATIONS, INC	SERVICE FOR VEHICLE #2009	$ 1,023.75	shopcc
386232	3/12/2026	15267	NW COMMUNICATIONS, INC	SERVICE FOR VEHICLE #2008	$ 898.63	shopcc
386345	3/12/2026	24282909	PURCELL TIRE AND SERVICE CENTE	TIRES FOR SHOP STOCK	$ 3,310.55	shopcc
386346	3/12/2026	24282911	PURCELL TIRE AND SERVICE CENTE	TIRE SERVICE FOR VEHICLE #152	$ 279.40	shopcc
386379	3/12/2026	282669265	SURETY PEST CONTROL	LIBRARY PEST CONTROL	$ 138.56	publib
386237	3/12/2026	37001095943	LES SCHWAB TIRE CENTERS	CHAINS FOR DRIVING OVER PASS	$ 195.83	apdcc
386240	3/12/2026	3986-438587	O'REILLY AUTO PARTS	PART FOR VEHICLE #1014	$ 4.80	shopcc
386238	3/12/2026	3986-439575	O'REILLY AUTO PARTS	PART FOR VEHICLE #028	$ 129.86	shopcc
386239	3/12/2026	3986-439576	O'REILLY AUTO PARTS	PART FOR VEHICLE #028	$ 129.86	shopcc
386241	3/12/2026	3986-439607	O'REILLY AUTO PARTS	PART FOR EQUIP #13964	$ 18.41	shopcc
386231	3/12/2026	3986-439611	O'REILLY AUTO PARTS	SUPPLIES FOR VEHICLES #1018 & #189	$ 9.78	shopcc
386242	3/12/2026	3986-439730	O'REILLY AUTO PARTS	PART FOR EQUIP #13964	$ 27.61	shopcc
386210	3/12/2026	7132	PETSTOP	K9 ZEKE FOOD	$ 76.36	apdcc
386245	3/12/2026	T02782	SEBO'S DO-IT CENTER	SUPPLIES FOR FACILITIES	$ 4.30	pwfaccc
386234	3/12/2026	T02792	SEBO'S DO-IT CENTER	SUPPLIES FOR STREET DEPT	$ 25.44	shopcc

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386350	3/13/2026	00034182	WESTERN WASHINGTON	REC EVENT PARKING	$ 14.00	pkreccc
386351	3/13/2026	00034183	WESTERN WASHINGTON	REC EVENT PARKING	$ 14.00	pkreccc
386368	3/13/2026	031326	WASHINGTON MUSEUM	MEMBERSHIP DUES	$ 75.00	museumcc
386367	3/13/2026	1082736/1082699	BAYSHORE OFFICE PRODUCTS INC	OFFICE PRODUCTS	$ 32.86	courtcc
386354	3/13/2026	1083822	BAYSHORE OFFICE PRODUCTS INC	OFFICE SUPPLIES	$ 70.34	wwtpcc
386366	3/13/2026	114-3691566-2100252	AMAZON.COM SERVICES, INC	OFFICE SUPPLIES	$ 50.47	wtpcc
386352	3/13/2026	380598	NAPA AUTO PARTS	COOLANT	$ 11.20	afdcc
386365	3/13/2026	3986-439829	O'REILLY AUTO PARTS	PARTS FOR VEHICLE #176	$ 72.33	shopcc
386357	3/13/2026	3986-439830	O'REILLY AUTO PARTS	WATER MAINTENANCE: CAR WASH SOAP TO WASH UTILITY TRUCKS	$ 10.87	wdistcc
386364	3/13/2026	3986-439911	O'REILLY AUTO PARTS	PART FOR VEHICLE #1000	$ 17.78	shopcc
386348	3/13/2026	5939358893	SAFEWAY INC	REC DEPT SUPPLIES	$ 29.88	pkreccc
386349	3/13/2026	5939368893	SAFEWAY INC	REC DEPT SUPPLIES	$ 60.00	pkreccc
386356	3/13/2026	65936417	WASHINGTON STATE UNIVERSITY	2026 POLLINATION AND PROTECTING POLLINATORS RECERTIFICATION - MIKE HENSON	$ 15.00	wdistcc
386370	3/13/2026	76030	SPRINGHILL SUITES KENNEWICK	LODGING FOR 1ST RESPONDER PEER SUPPORT; DOTZAUER AND MICHAEL	$ 626.55	apdcc
386358	3/13/2026	8255 9094 8736 4397	DISH NETWORK CORP	STA 3: MARCH SERVICE	$ 122.91	afdcc
386236	3/13/2026	e667798c-f2bd-4657-b	SPOTIFY	REC & ASAC MUSIC SUBSCRIPTION	$ 20.66	pkreccc
386344	3/13/2026	F49004/1	ACE HARDWARE	MAINTENANCE SUPPLIES - INCINERATOR	$ 196.76	wwtpcc
386347	3/13/2026	INV00991010	USA BLUE BOOK	LAB SUPPLIES	$ 433.53	wwtpcc
386353	3/14/2026	113-9776950-9207410	AMAZON.COM SERVICES, INC	COFFEE SUPPLIES FOR BREAKROOM: SUGAR	$ 27.00	apdcc
386369	3/14/2026	2226790	SAFEWAY INC	FUEL	$ 4.42	museumcc
386371	3/14/2026	30306	SPRINGHILL SUITES KENNEWICK	LODGING FOR 1ST RESPONDER PEER SUPPORT; DOTZAUER AND MICHAEL	$ 182.09	apdcc
386373	3/15/2026	1025166039	PET PLACE MARKET	K9 ZEKE GROOMING	$ 16.32	apdcc
386372	3/15/2026	1025166241	PET PLACE MARKET	K9 ZEKE SUPPLIES	$ 36.98	apdcc
387139	3/15/2026	95195889	INGRAM LIBRARY SERVICES, LLC	INGRAM ADULT BOOKS	$ 284.53	libcc
386355	3/15/2026	F49902/1	ACE HARDWARE	SAFETY SUPPLIES	$ 184.04	wwtpcc
386359	3/15/2026	T03429	SEBO'S DO-IT CENTER	PREMIX FUEL, BROOM	$ 86.35	afdcc
386437	3/16/2026	064146	SWINOMISH MARKET CASINO	SMALL EQUIPMENT FUEL	$ 21.07	wdistcc

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386441	3/16/2026	113-1596124-0152241	AMAZON.COM SERVICES, INC	REPLACEMENT CONFERENCE ROOM CHAIRS	$ 977.39	wtpcc
386434	3/16/2026	113-6111887-7329063	AMAZON.COM SERVICES, INC	PLASTIC HANGERS FOR DRYING LOCKER	$ 20.63	apdcc
386433	3/16/2026	114-0087599-9165076	AMAZON.COM SERVICES, INC	REC PROGRAM SUPPLIES	$ 42.41	pkreccc
386430	3/16/2026	2501693	T-SHIRTS BY DESIGN	EMBROIDERY ON JACKETS FOR 2 NEW CREW MEMBERS	$ 87.64	wdistcc
386247	3/16/2026	282669302	SURETY PEST CONTROL	CITY HALL PEST CONTROL ACCT 34800891	$ 88.72	finance
386389	3/16/2026	282669917	SURETY PEST CONTROL	PEST CONTROL ACCT # 34803357 FIDALGO BOOSTER 6996 SAN JUAN HILL LN	$ 74.13	dwtp
386438	3/16/2026	3986-440367	O'REILLY AUTO PARTS	PARTS FOR VEHICLE #023	$ 39.19	shopcc
386439	3/16/2026	3986-440368	O'REILLY AUTO PARTS	PARTS FOR VEHICLE #023	$ 1.46	shopcc
386440	3/16/2026	3986-440435	O'REILLY AUTO PARTS	SUPPLIES FOR VEHICLE #186	$ 13.93	shopcc
386432	3/16/2026	41600592782	LES SCHWAB TIRE CENTERS	SERVICE FOR VEHICLE #1000	$ 87.00	shopcc
386429	3/16/2026	574549	HARBOR FREIGHT TOOLS	SHOP TOWELS FOR HSPS	$ 15.19	wtpcc
386435	3/16/2026	7WV152051V8163407	FBI NCCA	NCCA ANNUAL RENEWAL; CHIEF FLOYD	$ 50.00	apdcc
386444	3/16/2026	G94894	SEBO'S DO-IT CENTER	PARKS MAINTENANCE SUPPLIES	$ 9.16	parkscc1
386443	3/16/2026	MB5133	MAIL BOSS	SUPPLIES FOR FACILITIES	$ 13.06	pwfaccc
386431	3/16/2026	T03605	SEBO'S DO-IT CENTER	PARTS FOR EQUIP #715	$ 32.63	shopcc
386442	3/16/2026	WAANA166903	FASTENAL COMPANY	MAINTENANCE SUPPLIES - INCINERATOR	$ 243.09	wwtpcc
386477	3/17/2026	112-2022438-5122659	AMAZON.COM SERVICES, INC	MAINTENANCE SUPPLIES	$ 93.64	wwtpcc
386428	3/17/2026	112-5551765-2559401	AMAZON.COM SERVICES, INC	PHONE CASE FOR NEW CREW MEMBER MOBILE PHONE - JOHNNY EVANS	$ 10.87	wdistcc
386474	3/17/2026	113-4313232-6173812	AMAZON.COM SERVICES, INC	DELL 32" PLUS 4K MONITORS - QTY 2	$ 652.78	infosyscc
386436	3/17/2026	113-9073802-7681000	AMAZON.COM SERVICES, INC	EXECUTIVE OFFICE SUPPLIES	$ 55.29	execc
386466	3/17/2026	114-3488735-0305809	AMAZON.COM SERVICES, INC	REC PROGRAM SUPPLIES	$ 20.24	pkreccc
386469	3/17/2026	114-6965482-0994641	AMAZON.COM SERVICES, INC	MINOR EQUIPMENT - HIGH PRESSURE REGULATOR	$ 45.29	wtpcc
386445	3/17/2026	1482	WASHINGTON FIRE CHIEFS	ADVERTISING FOR FF POSITIONS	$ 575.00	afdcc
386468	3/17/2026	1997-1832	EVT CERTIFICATION COMMISSION	EVT CERTIFICATION	$ 67.50	shopcc
386473	3/17/2026	220000197590	SKAGIT CYCLE CENTER	BIKE PATROL HELMETS	$ 571.12	apdcc

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386499	3/17/2026	282670105	SURETY PEST CONTROL	PEST CONTROL - WWTP ACCT 34798456	$ 244.58	dwwtp
386574	3/17/2026	282670108	SURETY PEST CONTROL	HERITAGE CENTER ACCT 3479846	$ 88.72	museum
386470	3/17/2026	2US1033116	MALVERN PANALYTICAL, INC.	TYGON INDUSTRIAL TUBING	$ 368.97	wtpcc
386475	3/17/2026	50022174	INTERSTATE BATTERIES	PARTS FOR VEHICLES #189, #1000, #194	$ 779.93	shopcc
386471	3/17/2026	574673	HARBOR FREIGHT TOOLS	BLAST MEDIA + PLUG	$ 46.22	wtpcc
386465	3/17/2026	A99278/44	COASTAL FARM &	PANT ALLOWANCE: NEW WD CREW MEMBER - JOHNNY EVANS	$ 60.92	wdistcc
386462	3/17/2026	T03703	SEBO'S DO-IT CENTER	PARKS MAINTENANCE SUPPLIES	$ 10.61	parkscc1
386463	3/17/2026	T03747	SEBO'S DO-IT CENTER	PARKS MAINTENANCE SUPPLIES	$ 24.51	parkscc1
386543	3/17/2026	T63441FPTE4CTKJM	TRACTOR SUPPLY CO	WD: RAINBOOTS FOR JOHNNY EVANS	$ 184.95	wdistcc
386282	3/17/2026	WAANA166813	FASTENAL COMPANY	MAINTENANCE SUPPLIES	$ 317.98	dwwtp
386799	3/17/2026	WAANA166929	FASTENAL COMPANY	MAINTENANCE SUPPLIES - INCINERATOR	$ 41.95	dwwtp
386558	3/18/2026	007P5222	HARRINGTON INDUSTRIAL	PLANT MAINTENANCE SUPPLY	$ 417.02	wtpcc
386559	3/18/2026	007P5222-FREIGHT	HARRINGTON INDUSTRIAL	PLANT MAINTENANCE SUPPLY SHIPPING CHARGES	$ 31.50	wtpcc
386566	3/18/2026	112-8182488-4598642	AMAZON.COM SERVICES, INC	BOLT CUTTERS (2)	$ 56.56	afdcc
386560	3/18/2026	113-2348587-6137019	AMAZON.COM SERVICES, INC	OFFICE SUPPLIES	$ 31.58	wtpcc
386472	3/18/2026	113-7337669-4081864	AMAZON.COM SERVICES, INC	OFFICE SUPPLY	$ 16.47	wtpcc
386542	3/18/2026	113-8791220-2632211	AMAZON.COM SERVICES, INC	SAFETY SUPPLIES	$ 31.43	wwtpcc
386564	3/18/2026	1420672	FRONTIER BUILDING SUPPLY	WA PARK MAINTENANCE SUPPLIES	$ 55.03	parkscc1
386464	3/18/2026	14657	MICRO-BLAZE	SUPPLIES FOR STORM DEPT	$ 538.88	shopcc
386541	3/18/2026	260147311-00	TACOMA SCREW PRODUCTS, INC.	SUPPLIES FOR STREET DEPT	$ 103.57	shopcc
386569	3/18/2026	282669920	SURETY PEST CONTROL	PEST CONTROL ACCT 34803360 POINT PUMPHOUSE 4155 SAN JUAN BLVD	$ 71.57	dwtp
386548	3/18/2026	284949	U.S. MOWER	PART FOR EQUIP #4001	$ 116.81	shopcc
386544	3/18/2026	30414	EQUIPMENT SALES COMPANY INC	PARTS FOR EQUIP #9906	$ 432.57	shopcc
386554	3/18/2026	3986-440741	O'REILLY AUTO PARTS	PART FOR VEHICLE #037	$ 21.48	shopcc
386552	3/18/2026	3986-440792	O'REILLY AUTO PARTS	SUPPLIES FOR VEHICLE #222	$ 11.96	shopcc
386553	3/18/2026	3986-440819	O'REILLY AUTO PARTS	PART FOR VEHICLE #037	$ 18.33	shopcc
386555	3/18/2026	3986-440857	O'REILLY AUTO PARTS	PART FOR EQUIP #13964	$ 27.61	shopcc
386557	3/18/2026	3986-440871	O'REILLY AUTO PARTS	SUPPLIES FOR WWTP	$ 101.34	shopcc

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386556	3/18/2026	3986-440875	O'REILLY AUTO PARTS	PART FOR VEHICLE #206	$ 40.65	shopcc
386604	3/18/2026	407442	US BANK	MAYOR AWARD (GIFT CARD)	$ 75.00	execc
386546	3/18/2026	6418	CONTERRA, INC	ROPE RESCUE DEVICES	$ 300.03	afdcc
386539	3/18/2026	F509174/1	ACE HARDWARE	PARKS MAINTENANCE SUPPLIES	$ 58.71	parkscc1
386540	3/18/2026	F50989/1	ACE HARDWARE	PARKS MAINTENANCE SUPPLIES	$ 7.03	parkscc1
386565	3/18/2026	F51029/1	ACE HARDWARE	MAINTENANCE SUPPLIES - INCINERATOR	$ 42.07	wwtpcc
386562	3/18/2026	G95844	SEBO'S DO-IT CENTER	SUPPLIES FOR FACILITIES	$ 25.45	pwfaccc
386563	3/18/2026	T03937	SEBO'S DO-IT CENTER	PARKS MAINTENANCE SUPPLIES	$ 40.07	parkscc1
386561	3/18/2026	T04040	SEBO'S DO-IT CENTER	SUPPLIES FOR FACILITIES	$ 23.49	pwfaccc
386547	3/18/2026	T0932	SEBO'S DO-IT CENTER	SUPPLIES FOR VEHICLE #037	$ 21.74	shopcc
386600	3/19/2026	069745	SWINOMISH MARKET CASINO	FUEL FOR #90011	$ 125.00	parkscc1
386601	3/19/2026	069755	SWINOMISH MARKET CASINO	FUEL	$ 125.00	parkscc1
386622	3/19/2026	112-6796462-2675452	AMAZON.COM SERVICES, INC	COFFEE: ALL STATIONS	$ 368.82	afdcc
386545	3/19/2026	113-0136498-2561047	AMAZON.COM SERVICES, INC	DELL 32" PLUS 4K MONITORS - QTY 2	$ 652.78	infosyscc
386602	3/19/2026	14832	TROPHY DEPOT	ADDITIONAL NAME TAGS	$ 24.42	afdcc
386670	3/19/2026	24282980	PURCELL TIRE AND SERVICE CENTE	TIRES FOR SHOP STOCK	$ 821.64	shopcc
386669	3/19/2026	24283019	PURCELL TIRE AND SERVICE CENTE	SERVICE FOR EQUIP #410	$ 324.44	shopcc
386609	3/19/2026	3986-440930	O'REILLY AUTO PARTS	PART FOR VEHICLE #3010	$ 14.63	shopcc
386610	3/19/2026	3986-440978	O'REILLY AUTO PARTS	PART FOR VEHICLE #714	$ 19.11	shopcc
386608	3/19/2026	3986-440979	O'REILLY AUTO PARTS	PART FOR EQUIP #13964	$ 4.79	shopcc
386614	3/19/2026	5017	NIGP	MEMBERSHIP RENEWAL TO WA STATE CHAPTER OF NIGP	$ 45.00	legalcc
386688	3/19/2026	61784879	MCMASTER-CARR SUPPLY CO.	MAINTENANCE SUPPLIES	$ 111.84	wwtpcc
386616	3/19/2026	632000	DARA HOLSTERS & GEAR INC	DUTY HOLSTERS	$ 347.93	apdcc
386607	3/19/2026	67608701321309	WALGREENS	PRINTED COLOR DEPARTMENT PHOTOS 5X7	$ 68.32	apdcc
386618	3/19/2026	F51290/1	ACE HARDWARE	PARKS MAINTENANCE SUPPLIES	$ 49.41	parkscc1
386620	3/19/2026	F51473/1	ACE HARDWARE	MAINTENANCE SUPPLIES - INCINERATOR	$ 31.90	wwtpcc
386617	3/19/2026	INV12857287	REV.COM	TRANSCRIPT	$ 20.00	museumcc
386615	3/19/2026	T04157	SEBO'S DO-IT CENTER	PARKS MAINTENANCE SUPPLIES	$ 12.09	parkscc1
386606	3/19/2026	T04204	SEBO'S DO-IT CENTER	SUPPLIES FOR EQUIP #5556	$ 8.43	shopcc
386603	3/19/2026	T04213	SEBO'S DO-IT CENTER	SUPPLIES FOR VEHICLE #207	$ 4.49	pwfaccc
386619	3/19/2026	T05274	SEBO'S DO-IT CENTER	PARKS MAINTENANCE SUPPLIES	$ 8.09	parkscc1
386800	3/19/2026	WAANA166971	FASTENAL COMPANY	MAINTENANCE SUPPLIES - INCINERATOR	$ 53.79	dwwtp

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386605	3/20/2026	111-0231620-4095421	AMAZON.COM SERVICES, INC	EXECUTIVE OFFICE SUPPLIES	$ 32.63	execc
386676	3/20/2026	111-0231620-4095421	AMAZON.COM SERVICES, INC	EXECUTIVE OFFICE SUPPLIES	$ 28.28	execc
386752	46101	112-5550051-171066	AMAZON.COM SERVICES, INC	MAINTENANCE SUPPLIES	$ 685.95	wwtpcc
386691	3/20/2026	112-7975179-0883427	AMAZON.COM SERVICES, INC	CHARGING CABLES	$ 10.86	afdcc
386612	3/20/2026	113-6172280-7784246	AMAZON.COM SERVICES, INC	OFFICE SUPPLY	$ 35.83	wtpcc
386679	3/20/2026	114-8609387-1442639	AMAZON.COM SERVICES, INC	SKAT MINI MAGNETIC LED BLAST CABINET LIGHT	$ 64.02	wtpcc
386673	3/20/2026	11999	WASHINGTON RECREATION	PARKS STAFF WRPA MEMBERSHIP	$ 172.00	parkscc1
386687	3/20/2026	1421500	FRONTIER BUILDING SUPPLY	PARKS MAINTENANCE SUPPLIES	$ 124.36	parkscc1
386674	3/20/2026	16735675	PAPE MACHINERY INC.	PART FOR EQUIP #714	$ 76.16	shopcc
386636	3/20/2026	282669919	SURETY PEST CONTROL	PEST CONTROL - ACCT# 34803359 ROCKRIDGE BOOSTER 2102 PENNSYLVANIA AVE	$ 72.92	dwtp
386681	3/20/2026	3986-441143	O'REILLY AUTO PARTS	PARTS FOR VEHICLE #185	$ 49.92	shopcc
386671	3/20/2026	4421782581	MICROSOFT CORPORATION	SURFACE LAPTOP & EXTENDED SERVICE	$ 2,120.50	infosyscc
386689	3/20/2026	61858787	MCMASTER-CARR SUPPLY CO.	MAINTENANCE SUPPLIES	$ 41.09	wwtpcc
386684	3/20/2026	SHU10788725	SHURE	SHURE 18 INCH GOOSENECK MICROPHONE	$ 243.71	infosyscc
386667	3/20/2026	T04308	SEBO'S DO-IT CENTER	PARKS MAINTENANCE SUPPLIES	$ 90.90	parkscc1
386685	3/20/2026	T04310	SEBO'S DO-IT CENTER	SUPPLIES FOR FACILITIES	$ 13.02	pwfaccc
386690	3/20/2026	T04340	SEBO'S DO-IT CENTER	MAINTENANCE SUPPLIES - INCINERATOR	$ 17.17	wwtpcc
386680	3/20/2026	W427214	TP TOOLS & EQUIPMENT	SKAT BLAST MINI BENCH TOP CABINET LEG KIT	$ 87.92	wtpcc
386675	3/21/2026	02189807	TRACTOR SUPPLY CO	WORK UNIFORM	$ 32.63	shopcc
386683	3/21/2026	111-0180671-4605061	AMAZON.COM SERVICES, INC	OFFICE SUPPLY	$ 8.96	wtpcc
386682	3/21/2026	3986-441349	O'REILLY AUTO PARTS	PART FOR EQUIP #714	$ 32.77	shopcc
386678	3/21/2026	T04572	SEBO'S DO-IT CENTER	AA BATTERIES	$ 43.50	afdcc
386668	3/22/2026	114-7281452-9536212	AMAZON.COM SERVICES, INC	SUPPLIES FOR FACILITIES	$ 913.31	pwfaccc
387137	3/22/2026	95359599	INGRAM LIBRARY SERVICES, LLC	INGRAM ADULT BOOKS	$ 1,752.05	libcc
387136	3/22/2026	95359600	INGRAM LIBRARY SERVICES, LLC	INGRAM CHILDREN'S BOOKS	$ 112.24	libcc
386988	3/23/2026	1-592165-76	DIAMOND RENTALS, INC.	CEMETERY PORTABLE RESTROOMS 2/23-3/23/26	$ 180.00	parks1

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386987	3/23/2026	1-592167-76	DIAMOND RENTALS, INC.	TTP PORTABLE RESTROOMS 2/23-3/23/26	$ 365.00	parks1
386753	3/23/2026	112-1975259-7827434	AMAZON.COM SERVICES, INC	MAINTENANCE SUPPLIES	$ 80.55	wwtpcc
386787	3/23/2026	3	FIDALGO DRIVE INN	REC PROGRAM SUPPLIES	$ 55.00	pkreccc
386738	3/23/2026	3768	WALMART	STORAGE BINS FOR NEW HIRE UNIFORMS	$ 65.48	afdcc
386791	3/23/2026	377990	US BANK	LODGING: ANNUAL WOW WORKSHOP - MARIO GONZALEZ	$ 369.93	wtpcc
386742	3/23/2026	3986-441651	O'REILLY AUTO PARTS	SUPPLIES FOR VEHICLE #220	$ 13.05	shopcc
386744	3/23/2026	3986-441694	O'REILLY AUTO PARTS	PARTS FOR VEHICLE #177	$ 230.50	shopcc
386750	3/23/2026	3986-441719	O'REILLY AUTO PARTS	TOWING KIT FOR ENGINEERING WORK TRUCK - SABEN WILLIAMSON	$ 48.95	pwfaccc
386745	3/23/2026	3986-441755	O'REILLY AUTO PARTS	PARTS FOR VEHICLE #220	$ 314.12	shopcc
386743	3/23/2026	3986-441757	O'REILLY AUTO PARTS	PARTS FOR EQUIP #714	$ 107.39	shopcc
386827	3/23/2026	4001600144	EPPENDORF NORTH AMERICA	LAB SUPPLIES	$ 217.80	wwtpcc
386786	3/23/2026	50	NAUNG MAI THAI KITCHEN	REC PROGRAM SUPPLIES	$ 75.00	pkreccc
386748	3/23/2026	M0006192	IRWIN SEATING COMPANY	PARKS MAINTENANCE SUPPLIES	$ 271.70	parkscc1
386739	3/23/2026	rx8f	PENGUIN COFFEE	REC EVENT SUPPLIES	$ 35.00	pkreccc
386736	3/23/2026	T04948	SEBO'S DO-IT CENTER	WORK GLOVES & CUSTOMER INSTALLATION SUPPLIES	$ 55.17	fibercc
386746	3/23/2026	T04951	SEBO'S DO-IT CENTER	SUPPLIES FOR FACILITIES	$ 3.70	pwfaccc
386747	3/23/2026	T04988	SEBO'S DO-IT CENTER	SUPPLIES FOR FACILITIES	$ 17.61	pwfaccc
387951	3/23/2026	1-131	QCC QUALITY CONTROLS CORP.	WWTP 2026 ON-CALL TECHNICAL SUPPORT & INTEGRATION SERVICES - FEB 2026	$ 3,622.50	dwwtp
387952	3/23/2026	1-132	QCC QUALITY CONTROLS CORP.	WWTP 2026 ON-CALL TECHNICAL SUPPORT & INTEGRATION SERVICES - FEB 2026	$ 1,726.50	dwwtp
386749	3/24/2026	1031906427	DELL MARKETING LP	DELL AC ADAPTER & CORD	$ 76.14	afdcc
386754	3/24/2026	112-9005350-4062619	AMAZON.COM SERVICES, INC	IPAD CASE	$ 17.40	afdcc
386751	3/24/2026	113-7393883-9737806	AMAZON.COM SERVICES, INC	OFFICE SUPPLIES PCED DEPT	$ 10.89	plancc
386832	3/24/2026	14928997	HACH COMPANY	ALUMINUM, TNT+, 0.02-0.5MG/L, PK25	$ 161.71	wtpcc
386794	3/24/2026	205290	CAP SANTE MARINA	MARINE 29 (#2003) FUEL	$ 39.55	afdcc
386825	3/24/2026	24283089	PURCELL TIRE AND SERVICE CENTE	SERVICE FOR EQUIP #410	$ 110.60	shopcc

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386835	3/24/2026	3/24/26 chk#21	JIMMY JOHNS	LUNCH PROVIDED FOR VOLUNTEERS FOR ACTIVE SHOOTER TRAINING	$ 142.45	apdcc
386790	3/24/2026	3986-441962	O'REILLY AUTO PARTS	PART FOR VEHICLE #191	$ 14.63	shopcc
386831	3/24/2026	51223192	US BANK	LODGING: ANNUAL WOW WORKSHOP - ISAAC BRUNK	$ 359.86	wtpcc
386789	3/24/2026	9534	UNITED STATES POSTAL SERVICE	POSTAGE	$ 17.55	hrcc
386788	3/24/2026	F53532/1	ACE HARDWARE	WD: PUMP COOLING TUBES AT BLUE HERON	$ 52.70	wdistcc
386792	3/24/2026	F53653/1	ACE HARDWARE	SUPPLIES FOR FACILITIES	$ 20.14	pwfaccc
386783	3/24/2026	i25797	A-1 MOBILE LOCK AND KEY, INC.	SUPPLIES FOR FACILITIES	$ 2,176.00	pwfaccc
386793	3/24/2026	T05274	SEBO'S DO-IT CENTER	PARKS MAINTENANCE SUPPLIES	$ 8.09	parkscc1
386784	3/24/2026	T05308	SEBO'S DO-IT CENTER	FASTENERS	$ 3.46	afdcc
386785	3/24/2026	T05313	SEBO'S DO-IT CENTER	FASTENERS	$ 7.03	afdcc
386838	3/25/2026	034419189	GALLS, LLC.	UNIFORMS: PAGGAO	$ 1,869.36	afdcc
386837	3/25/2026	034432037	GALLS, LLC.	UNIFORMS: FERRELL	$ 1,263.50	afdcc
386828	3/25/2026	04831-47128756	CANVA US INC	CANVA SUBSCRIPTION 2026	$ 264.99	parkscc1
386830	3/25/2026	113-4781110-5349821	AMAZON.COM SERVICES, INC	OPERATING SUPPLIES	$ 258.86	wwtpcc
386962	3/25/2026	114-2235761-8517052	AMAZON.COM SERVICES, INC	WHITE RUBBER COATED BRASS SWIVER SNAP HOOK FOR FLAGPOLE REPAIR PARTS	$ 28.12	wtpcc
386883	3/25/2026	114-2826992-8372247	AMAZON.COM SERVICES, INC	ROPE AND CORD SOLID BRAID NYLON GALVANIZED CABLE 3/16"X100' SILVER	$ 36.86	wtpcc
386823	3/25/2026	114-6463809-5557830	AMAZON.COM SERVICES, INC	SUPPLIES FOR FACILITIES	$ 134.78	pwfaccc
386836	3/25/2026	1423139	FRONTIER BUILDING SUPPLY	SUPPLIES FOR STREET DEPT	$ 23.24	shopcc
386803	3/25/2026	282669918	SURETY PEST CONTROL	PEST CONTROL ACCT# 34803358 CASTILLEJA BLUFF 3802 MARINE HEIGHTS WAY	$ 72.92	dwtp
386824	3/25/2026	3036901079	SIGMA-ALDRICH, INC.	FILTERS FOR SAMPLING HYPO DELIVERIES	$ 253.54	wtpcc
386833	3/25/2026	3986-442093	O'REILLY AUTO PARTS	PART FOR EQUIP #714	$ 74.79	shopcc
386868	3/25/2026	593176948822	SAFEWAY INC	REC PROGRAM SUPPLIES	$ 21.61	pkreccc
386839	3/25/2026	79044	LOWE'S BUSINESS ACCOUNT/GEMB	FLAGPOLE REPAIR PARTS	$ 19.93	wtpcc
386829	3/25/2026	I05443	SEBO'S DO-IT CENTER	OPERATING SUPPLIES	$ 35.23	wwtpcc
386834	3/25/2026	T05463	SEBO'S DO-IT CENTER	PARKS MAINTENANCE SUPPLIES	$ 15.21	parkscc1
386840	3/25/2026	X46877/1	KAPTEIN'S ACE HARDWARE	FLAGPOLE REPAIR PARTS	$ 20.75	wtpcc
386949	3/26/2026	018744	HOME DEPOT	SUPPLIES FOR TRAINING PROP	$ 104.49	afdcc

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386878	3/26/2026	112-6615558-6000207	AMAZON.COM SERVICES, INC	SMOKE/FOG FLUID FOR TRAINING PROP	$ 161.04	afdcc
386880	3/26/2026	112-7646385-5197039	AMAZON.COM SERVICES, INC	SMOKE/FOG FLUID FOR TRAINING PROP	$ 80.50	afdcc
386881	3/26/2026	113-3230817-0887435	AMAZON.COM SERVICES, INC	OFFICE SUPPLIES	$ 64.90	libcc
386882	3/26/2026	113-4113670-9814668	AMAZON.COM SERVICES, INC	OFFICE SUPPLIES	$ 4.34	libcc
386884	3/26/2026	114-1285854-2765849	AMAZON.COM SERVICES, INC	FLAGPOLE REPAIR MATERIALS	$ 35.28	wtpcc
386869	3/26/2026	114-3845912-8271402	AMAZON.COM SERVICES, INC	REC PROGRAM SUPPLIES	$ 70.70	pkreccc
386879	3/26/2026	1272659622	COSTCO WHOLESALE CORPORATION	BLACKSTONE GRIDDLE (REMODEL)	$ 576.63	afdcc
386876	3/26/2026	1423752	FRONTIER BUILDING SUPPLY	SUPPLIES FOR STREET DEPT	$ 81.28	shopcc
386873	3/26/2026	3986-442289	O'REILLY AUTO PARTS	PART FOR VEHICLE #164	$ 102.28	shopcc
386968	3/26/2026	5010026988	FERRELLGAS, LP	MARCH PROPANE INVOICE - AUTO	$ 45.59	finance
386877	3/26/2026	CIN0031632	SPRAYING SYSTEMS CO	MAINTENANCE SUPPLIES	$ 863.07	wwtpcc
386870	3/26/2026	CS42560	JIT TRUCK PARTS, LLC	PART FOR VEHICLE #516	$ 159.00	shopcc
386871	3/26/2026	F54686	ACE HARDWARE	ACCESSORIES FOR BLACKSTONE (REMODEL)	$ 106.60	afdcc
386874	3/26/2026	INV138626	CRANETECH INC	CRANE REPAIR & MAINTENANCE	$ 1,107.68	wtpcc
386951	3/26/2026	32626	SHELL	FUEL FOR UTILITY TRUCK FOR TRAINING TRAVEL TO WOW WORKSHOP	$ 80.62	wdistcc
386963	3/26/2026	S7672	US BANK	LODGING: ANNUAL WOW WORKSHOP - TRYSTAN LOWRY	$ 399.84	wdistcc
386950	3/26/2026	S7673	US BANK	LODGING: ANNUAL WOW WORKSHOP - CAMERON PAGE	$ 399.84	wdistcc
386875	3/26/2026	T05743	SEBO'S DO-IT CENTER	PARKS MAINTENANCE SUPPLIES	$ 36.98	parkscc1
387967	3/26/2026	25.191	BAKERVIEW VALUATION GROUP, LLC	MAI APPRAISAL FOR ACFL PARCELS	$ 9,000.00	parks1
386960	3/27/2026	1085164	BAYSHORE OFFICE PRODUCTS INC	LAMINATION	$ 3.59	museumcc
386954	3/27/2026	112-5172296-5536215	AMAZON.COM SERVICES, INC	EXECUTIVE OFFICE SUPPLIES	$ 113.01	execc
386958	3/27/2026	113-4234616-2309065	AMAZON.COM SERVICES, INC	OFFICE SUPPLIES	$ 13.43	libcc
386955	3/27/2026	49578	RC MOWERS	PART FOR EQUIP #715	$ 1,404.34	shopcc
386952	3/27/2026	77486	DRIVE LINE SERVICE	PARTS FOR VEHICLE #515	$ 490.56	shopcc
386957	3/27/2026	9505	UNITED STATES POSTAL SERVICE	POSTAGE	$ 12.45	hrcc
386959	3/27/2026	F54954/1	ACE HARDWARE	PARKS MAINTENANCE SUPPLIES	$ 19.02	parkscc1

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386961	3/27/2026	T05810	SEBO'S DO-IT CENTER	SUPPLIES FOR STREET DEPT	$ 68.51	shopcc
386947	3/27/2026	T05825	SEBO'S DO-IT CENTER	PARKS MAINTENANCE SUPPLIES	$ 36.98	parkscc1
387948	3/27/2026	43746	COMMERCIAL ALARM & DETECTION	LIBRARY ELEVATOR FIRE ALARM TESTING	$ 560.00	pw1
386953	3/28/2026	33780906357	WORK OUTFITTERS	BOOT ALLOWANCE: GILBERT QUEVEDO	$ 221.95	wtpcc
386948	3/29/2026	112-4732023-1642643	AMAZON.COM SERVICES, INC	M2 CLONER	$ 75.38	infosyscc
386956	3/29/2026	113-8147989-6221020	AMAZON.COM SERVICES, INC	ZIP TIES & ELECTRICAL TAPE	$ 209.28	fibercc
387018	3/29/2026	171230	AWC EMPLOYEE BENEFIT TRUST	LABOR RELATIONS INSTITUTE; CHIEF FLOYD	$ 489.60	apdcc
387090	3/30/2026	112-0853963-8764217	AMAZON.COM SERVICES, INC	MAINTENANCE SUPPLIES - PUMP STATIONS	$ 147.71	wwtpcc
387094	3/30/2026	112-1658224-0826617	AMAZON.COM SERVICES, INC	MAINTENANCE SUPPLIES	$ 27.23	wwtpcc
387027	3/30/2026	112-6002834-7646639	AMAZON.COM SERVICES, INC	MAINTENANCE SUPPLIES	$ 92.90	wwtpcc
387023	3/30/2026	3986-443085	O'REILLY AUTO PARTS	PART #2009	$ 15.22	shopcc
387024	3/30/2026	7197478	DAKTRONICS, INC	BALLFIELD SCOREBOARD MAINTENANCE SUPPLIES	$ 908.49	parkscc1
387080	3/30/2026	9361468940	BRADY WORLDWIDE, INC.	LABEL REFILLS FOR INDUSTRIAL BRADY WIRE LABEL MAKER	$ 490.60	wtpcc
387021	3/30/2026	F56652/1	ACE HARDWARE	FIBER OPTIC BACKBONE SUPPLIES	$ 48.92	fibercc
387022	3/30/2026	F56719/1	ACE HARDWARE	FIBER OPTIC BACKBONE SUPPLIES	$ 17.60	fibercc
387025	3/30/2026	H00236	SEBO'S DO-IT CENTER	WA PARK MAINTENANCE SUPPLIES	$ 40.92	parkscc1
387019	3/30/2026	T06452	SEBO'S DO-IT CENTER	PARKS MAINTENANCE SUPPLIES	$ 110.03	parkscc1
387026	3/30/2026	T06620	SEBO'S DO-IT CENTER	WA PARK MAINTENANCE SUPPLIES	$ 13.43	parkscc1
387079	3/31/2026	034533958	GALLS, LLC.	JUMPSUIT; OFC MONAGHAN AND OFC CARTER	$ 1,253.98	apdcc
387089	3/31/2026	111-5240290-1950642	AMAZON.COM SERVICES, INC	OFFICE SUPPLIES	$ 31.49	pwfaccc
387146	3/31/2026	112-1861336-5495451	AMAZON.COM SERVICES, INC	MAINTENANCE SUPPLIES	$ 29.04	wwtpcc
387325	3/31/2026	112-2002676-4782623	AMAZON.COM SERVICES, INC	LUNCHROOM SUPPLIES	$ 27.09	wwtpcc
387093	3/31/2026	112-9307986-3535419	AMAZON.COM SERVICES, INC	MAINTENANCE SUPPLIES	$ 41.46	wwtpcc

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387074	3/31/2026	113-0100940-3660217	AMAZON.COM SERVICES, INC	COMPRESSED AIR	$ 50.02	apdcc
387020	3/31/2026	113-0995060-1618659	AMAZON.COM SERVICES, INC	EXECUTIVE OFFICE SUPPLIES	$ 29.14	execc
387083	3/31/2026	113-4748184-0118618	AMAZON.COM SERVICES, INC	PARKS MAINTENANCE SUPPLIES	$ 183.59	parkscc1
387076	3/31/2026	114-6521612-2572234	AMAZON.COM SERVICES, INC	BATTERY #865	$ 200.18	shopcc
387088	3/31/2026	172180	THE HOSE SHOP, INC	HOSE PARTS #7003	$ 300.85	shopcc
387092	3/31/2026	1Z3Y592X0317442354	UNITED PARCEL SERVICE, INC	SHIPMENT TO EMERALD BATTERY LABS - TESTING	$ 15.16	wwtpcc
387085	3/31/2026	2230380	BLACKSTONE PUBLISHING	DVDS FOR LIBRARY	$ 68.88	libcc
387148	3/31/2026	282668744	SURETY PEST CONTROL	STA 1 SERVICE	$ 110.58	afdcc
387147	3/31/2026	282670106	SURETY PEST CONTROL	STA 2 SERVICE: MARCH	$ 122.29	afdcc
387084	3/31/2026	4145	DISCOUNT FENCE	CLEARIDGE FENCING	$ 1,355.67	parkscc1
387087	3/31/2026	50022319	ALL BATTERY SALES & SERVICE	BATTERIES #177, #191, #037, #3004	$ 1,061.67	shopcc
387071	3/31/2026	73409411283402	EXPEDIA.COM	LODGING FOR TRAINING	$ 287.56	shopcc
387145	3/31/2026	9100250229042609003	WEST MARINE PRODUCTS, INC	LINE- #609	$ 40.45	shopcc
387081	3/31/2026	F56903/1	ACE HARDWARE	PART- ASC	$ 13.70	pwfaccc
387095	3/31/2026	F56943/1	ACE HARDWARE	FLAGPOLE REPAIR PARTS	$ 6.07	wtpcc
387072	3/31/2026	F57177/1	ACE HARDWARE	WD: HAND TOOLS	$ 30.33	wdistcc
387086	3/31/2026	H00842	SEBO'S DO-IT CENTER	FASTENERS	$ 1.33	afdcc
387082	3/31/2026	T06737	SEBO'S DO-IT CENTER	FASTENERS -ASC	$ 3.41	pwfaccc
387077	3/31/2026	T06868	SEBO'S DO-IT CENTER	PART #609	$ 12.61	shopcc
387073	3/31/2026	T06925	SEBO'S DO-IT CENTER	SUPPLIES FOR STREET DEPT	$ 77.34	shopcc
387070	3/31/2026	T06934	SEBO'S DO-IT CENTER	PARKS MAINTENANCE SUPPLIES	$ 35.98	parkscc1
387947	3/31/2026	14972	MACKAY SPOSITO	BEN ROOT SKATE PARK RESTROOM/PARKING LOT PROJECT: DESIGN - THROUGH 3/28/26	$ 1,642.50	parks1
387150	4/1/2026	00019015	BPH PUMP & EQUIPMENT, INC.	REPLACEMENT HEADS FOR THE SAMPLE PUMPS AROUND WTP	$ 1,787.04	wtpcc
387323	4/1/2026	010692	CITY OF ANACORTES	WA PARK PAYSTATION TESTING	$ 8.00	parkscc1
387202	4/1/2026	035019	SHELL	FUEL FOR VEHICLE #194	$ 132.41	wdistcc
387151	4/1/2026	1001387586	SKAGIT CANINE CLUB	K9 ZEKE KENNEL (3/26/26-4/1/2026)	$ 360.00	apdcc
387075	4/1/2026	111-6820092-6135408	AMAZON.COM SERVICES, INC	TACTICAL FACE MASKS AND DUMMY ROUNDS FOR TRAINING	$ 95.23	apdcc

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387149	4/1/2026	112-8964669-9276204	AMAZON.COM SERVICES, INC	SCBA BATTERIES	$ 69.63	afdcc
387129	4/1/2026	113-2579813-5512202	AMAZON.COM SERVICES, INC	SAFETY SUPPLIES FOR STREET DEPT	$ 72.89	shopcc
387128	4/1/2026	113-3823885-6888235	AMAZON.COM SERVICES, INC	SAFETY SUPPLIES FOR STREET DEPT	$ 64.38	shopcc
387143	4/1/2026	113-8857345-1448239	AMAZON.COM SERVICES, INC	PARKS MAINTENANCE SUPPLIES	$ 281.80	parkscc1
387078	4/1/2026	114-2939859-7260243	AMAZON.COM SERVICES, INC	OPERATING SUPPLIES #865	$ 75.12	shopcc
387217	4/1/2026	2238610	SAFEWAY INC	FUEL	$ 4.91	museumcc
387133	4/1/2026	3986-443608	O'REILLY AUTO PARTS	PART FOR VEHICLE #516	$ 12.52	shopcc
387140	4/1/2026	3986-443649	O'REILLY AUTO PARTS	OPERATING SUPPLIES #1000	$ 33.51	pwfaccc
387134	4/1/2026	41600594578	LES SCHWAB TIRE CENTERS	SERVICE #713	$ 38.06	parkscc1
387153	4/1/2026	4927291S185	LEMAY MOBILE SHREDDING	CONTAINER SHREDDING - CITY HALL MARCH	$ 35.00	finance
387219	4/1/2026	8561 51 59579	HOME DEPOT	SUPPLIES FOR STREET DEPT	$ 92.47	shopcc
387142	4/1/2026	CR029206	FERGUSON ENTERPRISES, INC	PLUMBING PARTS -STOCK	$ 72.36	pwfaccc
387141	4/1/2026	F57436/1	ACE HARDWARE	PARTS #IDS	$ 4.89	pwfaccc
387132	4/1/2026	Google-260331	GOOGLE ANALYTICS	GOOGLE ADVERTISING, MAR 2026	$ 231.49	fibercc
387130	4/1/2026	SO35314	CORE & MAIN LP	LAB SUPPLIES	$ 1,668.04	wtpcc
387218	4/1/2026	U2616010853	ICONIX WATERWORKS INC	6 CONCRETE X CI CAULDER COUPLING	$ 64.79	pwfaccc
387138	4/1/2026	USA Today Lib 4-2026	USA TODAY SUBSCRIPTIONS, SUBSCRIBER SERVICES	USA TODAY LIBRARY SUBSCRIPTION	$ 34.00	libcc
387215	4/1/2026	WN53508446	HOME DEPOT	PARKS MAINTENANCE SUPPLIES	$ 215.21	parkscc1
387144	4/1/2026	WR26015853	BLAUER	UNIFORM PANTS FOR BIKE PATROL	$ 165.36	apdcc
387821	4/1/2026	126	SKAGIT COUNTY OFFICE OF	PUB DEFENSE CONFLICT MARCH 2026	$ 1,146.60	pubdef
387945	4/1/2026	44309	COMMERCIAL ALARM & DETECTION	LIBRARY FIRE ALARM MONITORING AGREEMENT	$ 98.01	pw1
387946	4/1/2026	44310	COMMERCIAL ALARM & DETECTION	FIRE STATION 3 FIRE ALARM MONITORING	$ 98.01	pw1
387820	4/1/2026	6139932329	VERIZON WIRELESS	SCADA COMMUNICATION - PUMP STATIONS	$ 1,256.88	dwwtp
387762	4/1/2026	MARCH 2026	THE HUMANE SOCIETY OF	STRAY/ABANDON INTAKES; MARCH 2026	$ 250.00	apd
387211	4/2/2026	034177	CAP SANTE MARINA	FUEL FOR MARINE 29 (#2003)	$ 29.12	afdcc
387222	4/2/2026	10609756	ADVANCED OCCMED	NEW HIRE PHYSICAL (SHERMAN)	$ 450.00	afdcc
387035	4/2/2026	112-8587973-937940	AMAZON.COM SERVICES, INC	AP BLANK CHECK STOCK 500	$ 34.55	finance

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387131	4/2/2026	15627625-1	THERMO FISHER SCIENTIFIC	LAB SUPPLIES	$ 695.03	wtpcc
387221	4/2/2026	17643	THRIFTY CLEANERS	MARCH LAUNDRY	$ 18.65	afdcc
387203	4/2/2026	3197758875	IDEXX DISTRIBUTION, INC	LAB SUPPLIES	$ 334.19	wtpcc
387214	4/2/2026	3986-443740	O'REILLY AUTO PARTS	PARTS FOR EQUIP #200	$ 76.81	shopcc
387212	4/2/2026	3986-443741	O'REILLY AUTO PARTS	PARTs FOR EQUIP #200	$ 9.91	shopcc
387213	4/2/2026	3986-443761	O'REILLY AUTO PARTS	PARTS FOR EQUIP #200	$ 10.30	shopcc
387216	4/2/2026	4145a	DISCOUNT FENCE	PARKS MAINTENANCE SUPPLIES-PICKLEBALL	$ 1,355.67	parkscc1
387206	4/2/2026	5997718	UNITED SITE SERVICES, INC	WA PARK PORTABLE RESTROOM SERVICE	$ 354.00	parkscc1
387207	4/2/2026	5997719	UNITED SITE SERVICES, INC	PARKS PORTABLE RESTROOM SERVICE	$ 931.15	parkscc1
387210	4/2/2026	694112	HARBOR FREIGHT TOOLS	FULL MOTION TV MOUNT FOR WTP	$ 38.10	wdistcc
387208	4/2/2026	B05765/44	COASTAL ELECTRIC SUPPLY	WORK BOOTS	$ 144.00	shopcc
387209	4/2/2026	B05766/44	COASTAL FARM &	WORK UNIFORM	$ 205.00	shopcc
387201	4/2/2026	H01530	SEBO'S DO-IT CENTER	SUPPLIES FOR FACILITIES	$ 7.44	pwfaccc
387205	4/2/2026	MC23275299	MAILCHIMP	REC DEPT EMAIL NEWSLETTER SUBSCRIPTION	$ 28.86	parkscc1
387220	4/2/2026	T07269	SEBO'S DO-IT CENTER	PARKS MAINTENANCE SUPPLIES	$ 217.18	parkscc1
387661	4/2/2026	091	LEMIEUX, RICHARD A	BOAT DISPOSAL	$ 4,585.00	dshop
387326	4/3/2026	111-0614018-121541(	AMAZON.COM SERVICES, INC	OFFICE SUPPLIES	$ 27.21	wwtpcc
387324	4/3/2026	111-8391899-690585	AMAZON.COM SERVICES, INC	OFFICE SUPPLIES	$ 29.13	wwtpcc
387313	4/3/2026	113-2079412-873222	AMAZON.COM SERVICES, INC	CONDUIT CUTTING TOOL	$ 189.74	fibercc
387314	4/3/2026	113-4764403-112025	AMAZON.COM SERVICES, INC	FIBER CUSTOMER INSTALLATION MATERIAL	$ 296.80	fibercc
387260	4/3/2026	1133536938	FERRELLGAS, LP	PROPANE FOR SHOP	$ 263.84	dshop
387261	4/3/2026	1133536941	FERRELLGAS, LP	WA PARK PROPANE 6300 SUNSET	$ 17.90	dshop
387204	4/3/2026	15627625-2	THERMO FISHER SCIENTIFIC	LAB SUPPLIES	$ 238.82	wtpcc
387321	4/3/2026	250447	GREEN RIVER COMMUNITY COLLEGE	CONSTRUCTION INSPECTION FOR WATER UTILITIES CLASS - SABEN WILLIAMSON	$ 240.00	pwfaccc
387322	4/3/2026	391373	SMOKEY POINT CONCRETE INC	SUPPLIES FOR STREET DEPT	$ 142.49	shopcc
387318	4/3/2026	3986-444017	O'REILLY AUTO PARTS	PARTS FOR SHOP STOCK	$ 48.38	shopcc
387317	4/3/2026	3986-444026	O'REILLY AUTO PARTS	PART FOR VEHICLE #192	$ 14.65	shopcc
387319	4/3/2026	3986-444103	O'REILLY AUTO PARTS	PARTS FOR EQUIP #7002	$ 128.02	shopcc
387303	4/3/2026	4055611661	GODADDY.COM LLC	SSL CERT RENEWAL	$ 1,088.98	infosyscc
387308	4/3/2026	593511758851	SAFEWAY INC	REC PROGRAM SUPPLIES	$ 28.87	pkreccc
387309	4/3/2026	F58810/1	ACE HARDWARE	REC EVENT SUPPLIES	$ 15.00	pkreccc

Invoice Doc #	Invoice Date	Invoice #	Vendor Full Name	Description	Total Amount	Approval Queue
387312	4/3/2026	INV348444500	ZOOM VIDEO COMMUNICATIONS INC.	EXECUTIVE 04/03-05/02/26	$ 69.68	execc
387307	4/3/2026	T07657	SEBO'S DO-IT CENTER	REC EVENT SUPPLIES	$ 28.29	pkreccc
387320	4/3/2026	USPS-MH-ILL-4-3-2026	UNITED STATES POSTAL SERVICE	ILL POSTAGE	$ 12.72	libcc
387316	4/3/2026	VP_WBJC5FBR	VISTAPRINT	BUSINESS CARDS; MONAGHAN AND HARRIS	$ 50.07	apdcc
387940	4/3/2026	136036REV	VECA ELECTRIC & TECHNOLOGIES	VOLUNTEER PARK BALL FIELDS LIGHTING REPLACEMENTS	$ 10,787.20	parks1
387310	4/4/2026	040426	COSTCO WHOLESALE CORPORATION	APD BOX TISSUE	$ 21.77	apdcc
387305	4/4/2026	41600594930	LES SCHWAB TIRE CENTERS	REPAIR STEM VALVE ON 2911 (#222)	$ 45.69	afdcc
387311	4/4/2026	P7438629235989692416	FOOT LOCKER	UNIFORM BOOTS; OFC KELLINGTON	$ 117.61	apdcc
387306	4/5/2026	260559781	DREAMHOST	INTERNET DOMAIN REGISTRATION, MAY 2026-27	$ 19.99	fibercc
387304	4/5/2026	INV01007006	USA BLUE BOOK	LAB SUPPLIES	$ 127.42	wtpcc
387315	4/6/2026	113-3626121-8484225	AMAZON.COM SERVICES, INC	OUTSIDE PLANT MEASURING WHEEL	$ 65.25	fibercc
387384	4/6/2026	1427917	FRONTIER BUILDING SUPPLY	FURRING STRIPS FOR DOOR PROP/TRAINING	$ 126.50	afdcc
387434	4/6/2026	147531	MILES SAND & GRAVEL CO.	BALLFIELD MAINTENANCE SUPPLIES	$ 783.36	parkscc1
387380	4/6/2026	16749486/16749232	PAPE MACHINERY INC.	PARTS FOR EQUIP #714	$ 601.94	shopcc
387382	4/6/2026	16774343	PAPE MACHINERY INC.	PARTS FOR EQUIP #867	$ 104.76	shopcc
387383	4/6/2026	1Z3Y592X0351023886	THE UPS STORE	UPS SHIPPING FOR BACKFLOW TEST RECALIBRATION	$ 22.20	wdistcc
387379	4/6/2026	200832	A-1 MOBILE LOCK AND KEY, INC.	SUPPLIES FOR FACILITIES	$ 156.67	pwfaccc
387385	4/6/2026	27977452	ELITE K-9	K9 ZEKE TRAINING ARM AND LEATHER GAUNTLET	$ 328.30	apdcc
387381	4/6/2026	43400187636	LES SCHWAB TIRE CENTERS	SERVICE FOR VEHICLE #2008	$ 130.55	shopcc
387467	4/7/2026	05580040229504072 67	HOBBY LOBBY	AGING MASTERY SUPPLIES	$ 4.33	parkscc1
387466	4/7/2026	111-8646299-0620201	AMAZON.COM SERVICES, INC	MAINTENANCE SUPPLIES	$ 29.94	wwtpcc
387426	4/7/2026	112-4226634-0325038	AMAZON.COM SERVICES, INC	PARKS MAINTENANCE SUPPLIES	$ 82.89	parkscc1
387424	4/7/2026	113-7524479-0510664	AMAZON.COM SERVICES, INC	SUPPLIES FOR STREET DEPT	$ 130.65	shopcc
387430	4/7/2026	114-3441830-472235-2	AMAZON.COM SERVICES, INC	WD: SMALL TOOLS	$ 14.47	wdistcc
387439	4/7/2026	26-0897	IMS ALLIANCE	PASSPORT NAMETAGS	$ 336.56	afdcc

Invoice Doc #	Invoice Date	Invoice #	Vendor Full Name	Description	Total Amount	Approval Queue
387437	4/7/2026	3630	SHIELD ASSESSMENTS	PSYCH EXAMS: AF, KP, AF, BS	$ 1,860.00	afdcc
387433	4/7/2026	3986-444801	O'REILLY AUTO PARTS	PART FOR VEHICLE #024	$ 9.37	shopcc
387429	4/7/2026	43400187721	LES SCHWAB TIRE CENTERS	SERVICE FOR VEHICLE #2009	$ 130.55	shopcc
387475	4/7/2026	7133394	CAMPBELL'S	WTPA CONFERENCE - CAMPBELL'S RESORT	$ 562.98	financecc
387378	4/7/2026	73263	VOSS SIGNS	ACFL DOG ON LEASH SIGNS	$ 399.25	parkscc1
387425	4/7/2026	77839	LOWE'S BUSINESS ACCOUNT/GEMB	PARTS FOR HYPO REPAIRS	$ 69.46	wtpcc
387432	4/7/2026	82850519004003273489	DOLLAR TREE STORES	AGING MASTERY SUPPLIES	$ 40.57	parkscc1
387438	4/7/2026	ER-2026-546	WASHINGTON FIRE CHIEFS	ANNUAL CHIEFS' CONFERENCE	$ 680.00	afdcc
387423	4/7/2026	H03334	SEBO'S DO-IT CENTER	PARKS MAINTENANCE SUPPLIES	$ 32.33	parkscc1
387427	4/7/2026	H03365	SEBO'S DO-IT CENTER	PARTS FOR EQUIP #714	$ 2.06	shopcc
387428	4/7/2026	INV349026651	ZOOM VIDEO COMMUNICATIONS INC.	EXECUTIVE 4/07-05/02/2026	$ 16.98	execc
387435	4/7/2026	T08281	SEBO'S DO-IT CENTER	PARKS MAINTENANCE SUPPLIES	$ 153.33	parkscc1
387436	4/7/2026	T08435	SEBO'S DO-IT CENTER	SUPPLIES FOR FACILITIES	$ 4.89	pwfaccc
387663	4/7/2026	220013286525	PUGET SOUND ENERGY INC	HEART OF ANACORTES 3/5-4/6/26	$ 55.82	parks1
387664	4/7/2026	300000000343	PUGET SOUND ENERGY INC	PARKS/CEM/WASH. PARK/FAC/DEPOT 3/5-4/6/26	$ 10,994.56	parks1
387942	4/7/2026	6337	KREIDER CONSTRUCTION INC.	DEPOT BUILDING FASCIA & GUTTER REPAIRS	$ 11,494.50	pw1
387960	4/7/2026	CA22	AIRSTRIKE BIRD CONTROL INC	CITY HALL BIRD ABATEMENT - 4/1/26-4/15/26	$ 1,625.00	pw1
387652	4/7/2026	INV01012606	USA BLUE BOOK	FLUORIDE ANALYZER MAINTENANCE KIT PO 26-142	$ 924.25	dwtp
387472	4/8/2026	050802918	THE SEATTLE TIMES	SEATTLE TIMES NEWSPAPER SUBSCRIPTION	$ 884.00	libcc
387521	4/8/2026	1086084	BAYSHORE OFFICE PRODUCTS INC	OFFICE SUPPLIES: NAMEPLATE FOR NEW PLANNING COMMISSIONER	$ 39.72	plancc
387530	4/8/2026	1086229	BAYSHORE OFFICE PRODUCTS INC	BUTCHER PAPER (OFFICE SUPPLIES)	$ 80.76	libcc
387470	4/8/2026	112-0570191-9033865	AMAZON.COM SERVICES, INC	OFFICE SUPPLIES	$ 21.99	wtpcc
387431	4/8/2026	114-3441830-4072235-	AMAZON.COM SERVICES, INC	WD: SMALL TOOLS	$ 270.81	wdistcc
387468	4/8/2026	121070	ELECTRONIC DISTRIBUTING	ELECTRONIC CABLES FOR EQUIPMENT	$ 101.02	wtpcc
387474	4/8/2026	28563	IMAGE360	ASAC CITY LOGO SIGN	$ 171.19	parkscc1
387469	4/8/2026	3986-445044	O'REILLY AUTO PARTS	PART FOR EQUIP #422	$ 17.16	shopcc
387527	4/8/2026	8561 20 48916	HOME DEPOT	SUPPLIES FOR FACILITIES	$ 263.70	pwfaccc

Invoice Doc #	Invoice Date	Invoice #	Vendor Full Name	Description	Total Amount	Approval Queue
387473	4/8/2026	F61209/1	ACE HARDWARE	SUPPLIES FOR STREET DEPT	$ 35.26	shopcc
387471	4/8/2026	F61406/1	ACE HARDWARE	OPERATING SUPPLIES	$ 55.84	wwtpcc
387476	4/8/2026	H03923	SEBO'S DO-IT CENTER	WA PARK MAINTENANCE SUPPLIES	$ 84.80	parkscc1
387463	4/8/2026	T06627	SEBO'S DO-IT CENTER	PARKS MAINTENANCE SUPPLIES	$ 51.83	parkscc1
387477	4/8/2026	T08670	SEBO'S DO-IT CENTER	PARKS MAINTENANCE SUPPLIES	$ 1.91	parkscc1
387651	4/8/2026	INV/2026/03312	BRANOM INSTRUMENT CO .INC	WD: ANNUAL BACKFLOW CALIBRATION	$ 300.44	wdist
387520	4/9/2026	112-0337727-0105000	AMAZON.COM SERVICES, INC	EXECUTIVE OFFICE SUPPLIES	$ 109.26	execc
387518	4/9/2026	1832-3066	ASPHALT SEALCOATING DIRECT	PART FOR EQUIP #8008	$ 7,874.00	shopcc
387522	4/9/2026	39816	RC MOWERS	PARTS FOR EQUIP #715	$ 255.98	shopcc
387525	4/9/2026	3986-445323	O'REILLY AUTO PARTS	PARTS FOR VEHICLE #028	$ 211.40	shopcc
387523	4/9/2026	3986-445331	O'REILLY AUTO PARTS	PART FOR VEHICLE #610	$ 14.35	shopcc
387524	4/9/2026	3986-445351	O'REILLY AUTO PARTS	PARTS FOR VEHICLE #608	$ 15.17	shopcc
387517	4/9/2026	4470507	ZOLL MEDICAL CORPORATION	CABLES	$ 829.95	afdcc
387465	4/9/2026	E0600Z2JNM	MICROSOFT CORPORATION	AZURE PAY-AS-YOU-GO 3/1-3/31/26	$ 1,076.63	infosyscc
387464	4/9/2026	G150791919	MICROSOFT CORPORATION	AZURE: DEVELOPER SUPPORT 3/1-3/31/26	$ 31.56	infosyscc
387519	4/9/2026	G151168824	MICROSOFT CORPORATION	AZURE: PAY-AS-YOU-GO 3/1-3/31/26	$ 25.91	infosyscc
387528	4/9/2026	T08856	SEBO'S DO-IT CENTER	SUPPLIES FOR FACILITIES	$ 9.19	pwfaccc
387529	4/9/2026	T08881	SEBO'S DO-IT CENTER	SUPPLIES FOR FACILITIES	$ 10.77	pwfaccc
387653	4/9/2026	300000290027	PUGET SOUND ENERGY INC	WTP BOOSTERS 3/5-4/6/26	$ 8,156.99	dwtp
387672	4/9/2026	492026	NORTHWEST PARKING EQUIPMENT	WA PARK PAYSTATION SUPPLIES	$ 317.91	parks1
387941	4/9/2026	77454	UNDERWOOD & ASSOCIATES, LLC	LIBRARY CIRCULATION DESK AND CHILDREN'S DESK - DESIGN & CONSTRUCTION ADMIN	$ 4,500.00	publib
387526	4/10/2026	112-6808068-2063427	AMAZON.COM SERVICES, INC	PEST CONTROL	$ 55.50	shopcc
387764	4/10/2026	038 200 0000 2	CASCADE NATURAL GAS CORP.	APD 3/11-4/9/26	$ 1,834.66	apd
387654	4/10/2026	1100007321	EUROFINS ENVIRONMENT TESTING	WATER ANALYSIS - BACT FINISHED 2026-03-30	$ 22.00	dwtp
387655	4/10/2026	1100007323	EUROFINS ENVIRONMENT TESTING	WATER ANALYSIS - TCR NORTH 2026-03-30	$ 154.00	dwtp
387656	4/10/2026	1100007338	EUROFINS ENVIRONMENT TESTING	WATER ANALYSIS - BACT RAW 2026-03-23	$ 70.00	dwtp
387957	4/10/2026	1200817960	HDR ENGINEERING, INC	WTP NORTH LINE REPAIR & FLOWMETER UPGRADES - DESIGN - 2/22/26-3/28/26	$ 1,260.42	pw1

Invoice Doc #	Invoice Date	Invoice #	Vendor Full Name	Description	Total Amount	Approval Queue
387818	4/10/2026	19980000004	CASCADE NATURAL GAS CORP.	703 R AVE: 3/11-4/9/26	$ 121.72	museum
387666	4/10/2026	260 037 3822 1	CASCADE NATURAL GAS CORP.	611 R AVENUE 3/11-4/9/26	$ 435.10	parks1
387665	4/10/2026	304 713 4234 2	CASCADE NATURAL GAS CORP.	607 R AVE SERVICE DATES 3/11-4/9/26	$ 27.13	parks1
387669	4/10/2026	440 400 0000 0	CASCADE NATURAL GAS CORP.	FIDALGO CENTER 3/11-4/9/26	$ 419.48	parks1
387670	4/10/2026	538 000 0000 1	CASCADE NATURAL GAS CORP.	411 HILLCREST DR. 3/11-4/9/26	$ 24.52	parks1
387667	4/10/2026	638 000 0000 0	CASCADE NATURAL GAS CORP.	411 HILLCREST DR. #B, 3/11-4/9/26	$ 69.79	parks1
387819	4/10/2026	91280000000	CASCADE NATURAL GAS CORP.	MUSEUM: 3/11-4/9/26	$ 323.37	museum
387668	4/10/2026	917 600 0000 9	CASCADE NATURAL GAS CORP.	1915 13TH ST. 3/11-4/9/26	$ 134.37	parks1
387673	4/11/2026	355942	LAKESIDE INDUSTRIES, INC.	SUPPLIES FOR STREET DEPT	$ 78.32	dshop
387717	4/11/2026	355985	LAKESIDE INDUSTRIES, INC.	WD: GRAVEL RESTOCK BINS	$ 702.29	wdist
387874	4/11/2026	8498300170464628	COMCAST	WA PARK INTERNET SERVICE	$ 113.18	parks1
387956	4/13/2026	1200818420	HDR ENGINEERING, INC	WASTEWATER TREATMENT PLANT OUTFALL - CONSTRUCTION MANAGEMENT - 2/22/26-3/31/26	$ 488.80	pw1
387958	4/13/2026	1200818426	HDR ENGINEERING, INC	COMBINED SEWER OVERFLOW PUMP STATION DESIGN - 2/22/26-3/28/26	$ 5,869.64	pw1
387718	4/13/2026	2026-006	BILL BENHAM CONSULTING LLC	WD: TRENCHING AND EXCAVATION REFRESHER TRAINING	$ 320.00	wdist
387658	4/13/2026	90381843	CHEMTRADE CHEMICALS US LLC	ALUMINUM SULFATE PO 26-141	$ 7,584.34	dwtp
387950	4/14/2026	00188862	OMEGA MEDICAL MECHTRONICS	WWTP AUTOCLAVE REPAIR	$ 933.38	dwwtp
387659	4/14/2026	1100007489	EUROFINS ENVIRONMENT TESTING	WATER ANALYSIS - BACT RAW 2026-03-30	$ 59.00	dwtp
387756	4/14/2026	1100007503	EUROFINS ENVIRONMENT TESTING	WATER ANALYSIS - TCR SOUTH 2026-04-06	$ 154.00	dwtp
387671	4/14/2026	148327	TURF STAR WESTERN	PARKS MAINTENANCE SUPPLIES	$ 1,155.85	parks1
387870	4/14/2026	6560749384	VESTIS SERVICES LLC	STA 2 MAT/MOP SERVICE: 4/14	$ 16.33	medic
387660	4/14/2026	XA116029089:01	RWC INTERNATIONAL	PART FOR VEHICLE #608	$ 90.21	dshop
387817	4/15/2026	15616	LYNDEN PRECAST LLC	CEMETERY LINERS	$ 2,938.00	parks1
387766	4/15/2026	201142816	CRIMINAL JUSTICE TRAINING	BASIC LAW ENFORCEMENT ACADEMY; KENELLER	$ 8,156.69	apd
387767	4/15/2026	2026Q1ANACORTESPD	SKAGIT COUNTY INFORMATION	SPILLMAN; QUARTER 1 2026	$ 14,962.24	apd
387954	4/15/2026	40415	ANCHOR QEA, INC	A AVENUE LANDFILL MATTER NO. 200	$ 3,593.75	parks1
387955	4/15/2026	40419	ANCHOR QEA, INC	A AVENUE LANDFILL MATTER NO. 200	$ 1,260.00	parks1
387814	4/15/2026	832632	BLADE CHEVROLET, INC	PART FOR VEHICLE #175	$ 24.63	dshop

Invoice Doc #	Invoice Date	Invoice #	Vendor Full Name	Description	Total Amount	Approval Queue
387963	4/15/2026	9352790578	GRAYBAR ELECTRIC COMPANY, INC	FIBER OPTIC INSIDE WALLBOX	$ 2,293.43	fiber
387765	4/15/2026	INV3171391	COPIERS NORTHWEST, INC	APD CANNON COPIES 03/14-04/13/26	$ 53.83	apd
387650	4/15/2026	VB007	MAMEA, SHERRI	ADULT VBALL GYM SUPERVISOR FROM JANUARY	$ 555.00	pkrec
387961	4/16/2026	138158	MCCULLOUGH HILL PLLC	A AVENUE LANDFILL MATTER NO. 200	$ 120.00	legal
387754	4/16/2026	4596	BOYS & GIRLS CLUBS	FUNDING AGREEMENT - LUNCH PROGRAM - 1ST QTR 2026	$ 320.00	finance
387865	4/16/2026	5140	SKAGIT 911	FIRE MOBIILE/SPILLMAN	$ 3,487.00	medic
387816	4/16/2026	53822696	UNIVAR USA INC	SODIUM HYDROXIDE (CAUSTIC) PO 26-143	$ 6,311.85	dwtp
387763	4/16/2026	6560750734	VESTIS SERVICES LLC	APD NYLON MATS CLEANED	$ 16.34	apd
387812	4/16/2026	6560750739	VESTIS SERVICES LLC	OPS & PARKS LAUNDRY SERVICE	$ 80.53	dshop
387755	4/16/2026	INV72072	COPIERS NORTHWEST, INC	CANON COPIERS CITY WIDE 3/15-4/14/26	$ 149.97	finance
387868	4/17/2026	1100007700	EUROFINS ENVIRONMENT TESTING	WATER ANALYSIS - BACT FINISHED 2026-04-06	$ 22.00	dwtp
387867	4/17/2026	1100007715	EUROFINS ENVIRONMENT TESTING	INVESTIGATIVE WATER ANALYSIS - A AVENUE 2026-04-10	$ 22.00	dwtp
387866	4/17/2026	1100007716	EUROFINS ENVIRONMENT TESTING	WATER ANALYSIS - BACT FINISHED 2026-04-13	$ 22.00	dwtp
387861	4/17/2026	1947	FIDALGO CLEANING	APD CLEANING & SUPPLIES 4/6-4/19/26	$ 905.00	apd
387959	4/17/2026	4/17/2026	ANACORTES FAMILY CENTER	SOCIAL WORKER AGREEMENT - APRIL 2026	$ 2,500.00	apd
387871	4/17/2026	6560751464	VESTIS SERVICES LLC	STA 3 MAT/MOP SERVICE: 4/17	$ 16.34	medic
387815	4/17/2026	A-19	WASHINGTON STATE PARKS	MARINE LAW ENF TRAINING; LEETZ AND WILSON	$ 3,071.60	apd
387759	4/17/2026	INV3172788	COPIERS NORTHWEST, INC	COURT & ASC COPIES 3/16-4/15/26	$ 678.48	finance
387860	4/18/2026	00005W5A83166	UNITED PARCEL SERVICE, INC	UPS SHIPPING CHARGES; WEEK ENDING 4/18/26	$ 47.29	apd
387869	4/18/2026	1100007796	EUROFINS ENVIRONMENT TESTING	INVESTIGATIVE WATER ANALYSIS - KING & M AVE 2026-04-07	$ 22.00	dwtp
387873	4/20/2026	6560752187	VESTIS SERVICES LLC	LAUNDRY SERVICE FOR WWTP	$ 41.94	dwwtp
387862	4/20/2026	B21072461	SHI INTERNATIONAL CORP.	MICROSOFT SELECT (QTY 8)	$ 641.73	infosys
387964	4/21/2026	1891404	WALTON BEVERAGE COMPANY, INC	CITY HALL BREAK ROOM SUPPLIES	$ 957.00	finance

Invoice Doc #	Invoice Date	Invoice #	Vendor Full Name	Description	Total Amount	Approval Queue
387966	4/21/2026	24-079-WTR-0041	VECA ELECTRIC & TECHNOLOGIES	RETAINAGE RELEASE	$ 1,729.90	pw1
387944	4/21/2026	26-014-FAC-0011	VECA ELECTRIC & TECHNOLOGIES	RETAINAGE RELEASE - CONTRACTOR PROVIDED RETAINAGE BOND	$ 483.02	pw1
387937	4/21/2026	INV3173915	COPIERS NORTHWEST, INC	S/N 2YJ30356 LIBRARY FL1 TECH SERVICES COPIER 3/18-4/17/26	$ 134.65	finance
387968	4/22/2026	507818	LANGUAGE NETWORK INC	SPANISH INTERPRETER 4/9/2026	$ 576.00	court
	Total				**$ 259,589.94**	

City Council Agenda Bill

April 27, 2026

Action Type: Contract Award **Item:** 6.c.

Title: Contract Award: 2026 ADA Improvement Project #26-146-TRN-001

Staff Contact(s): Logan Lee

Approved for Submittal to Council by:
Tiffany Matson
Logan Lee

Summary: City staff seeks City Council consent to award a contract in the amount of $79,810.16 to Fisher Construction Group, Inc. to perform the 2026 ADA Improvement Project. This project consists of the installation of eight (8) new ADA-compliant curb ramps, along with associated sidewalk improvements, at the intersection of 22nd Street and H Avenue. Work will include grading, concrete placement, and ensuring compliance with current accessibility standards. In addition, the project includes the repair and reconstruction of an existing concrete alley entrance near 22nd Street and M Avenue. The existing alley approach has deteriorated and settled below the roadway grade; improvements will restore proper elevation, drainage, and structural integrity.

Background:
1. History: This project is part of an ongoing effort to improve ADA compliance and enhance pedestrian safety along the 22nd Street corridor, which serves key community facilities including the middle school, high school, public pool, and senior center. This area experiences consistent pedestrian activity from students, families, and elderly residents, making safe and accessible infrastructure essential.

2. Key Terms:

- Contract is for a firm fixed price of $79,810.16.
- The Contractor shall complete the work within 30 calendar days of the Notice to Proceed date.

3. Competitive Bidding: In accordance with competitive bid requirements set forth

under RCW 35.23.352 the project cost is under the competitive requirements and thus the Project Manager evaluated contractors and chose to contract with Fisher Construction Group, Inc.

Budget Impact:

Contractor	Fisher Construction Group, Inc.
Contract Amount	$79,810.16
In CFP?	Yes
Funding Source	REET
Earmarked Funds	$100,000
BARS #	105.720.595.61.63
Budget Amendment Required?	No
Start Date	Notice to Proceed
End Date	30 days

Previous Action: N/A

Recommended Motion: I move that City Council authorize the Mayor to sign contract 26-146-TRN-001 with Fisher Construction Group, Inc. in the amount of $79,810.16 to perform the 2026 ADA Improvement Project.

Alternative Actions: Not award the contract.

Attachments (listed in order presented):

1. Vicinity Map
2. 26-146-TRN -001


PW-126-TRN 2026 ADA Improvement Project
alleyway
20TH STREET
I AVENUE
K AVENUE
L AVENUE
M AVENUE
H AVENUE
J AVENUE
22ND STREET
parking lot
24TH STREET
Street Segments
Project Locations

CONTRACT #26-146-TRN-001
AGREEMENT WITH
FISHER CONSTRUCTION GROUP, INC.

This Contract is between the City of Anacortes, Washington, a Municipal Corporation (herein after referred to as "City") and Fisher Construction Group, Inc., a private contractor at 625 Fisher Ln, Burlington, WA 98233 (herein after referred to as "Contractor").

PROJECT

2026 ADA IMPROVEMENT PROJECT

1. **Scope of Work:** Contractor shall furnish all materials, equipment and labor to install eight (8) new ADA-compliant curb ramps, along with associated sidewalk improvements, at the intersection of 22nd Street and H Avenue. Work will include grading, concrete placement, and ensuring compliance with current accessibility standards. In addition, Contractor will repair and reconstruct an existing concrete alley entrance near 22nd Street and M Avenue. Work is subject to the City of Anacortes Engineering Standards which are hereby incorporated by reference and made a part hereof.

2. **Contract Price:** The Contractor will perform the scope of work above for a firm fixed price of **Seventy-Nine Thousand Eight Hundred Ten Dollars and Sixteen Cents ($79,810.16)**, as detailed in Exhibit A which is hereby incorporated by reference and made a part hereof. Rule 171 applies. This includes all labor, materials, and standard freight for the project. Before any payment is made by the City of Anacortes of sums under this contract, the contractor must provide a copy of the statement of *Intent to Pay Prevailing Wage* approved by the Department of Labor and Industries. Pursuant to RCW Chapter 60.28, a sum of five percent (5%) of the monies earned by the contractor will be retained.

3. **Bonds:** Pursuant to RCW 39.08.010, the Contractor shall provide the City a performance bond and payment bond for the full contract amount to be in effect as detailed in the incorporated General Provisions. The City may at its option release the bonds once all the conditions of RCW 39.08.010-1a have been discharged.

4. **Time of Completion:** The Contractor shall complete the work within thirty (30) calendar days from the Notice to Proceed date.

5. **Project Management**. Coordination and scheduling of the work, materials, and equipment shall be made with the Project Manager Lance Jordan, (360) 588-8118.

6. **Contract Requirements:** As detailed in the General Provisions, Contractor must have a valid contractor license number, insurance, and City of Anacortes business license. **Prevailing Wage Law Applies**. Forms Needed: 1) Proof of Insurance with Additional Insured Endorsements; 2) Intent to Pay Prevailing Wage; 3) Affidavit of Wages Paid; 4) Performance Bond; 5) Payment Bond; 6) Certification of Compliance with Wage Payment Statutes.

7. **Contract Documents:** The attached General Provisions, Exhibit A, and the City of Anacortes Engineering Standards are included in this Contract Agreement.

The parties acknowledge that there has been an opportunity to negotiate the terms and conditions of this Agreement and agree to each bind itself, its partners, successors, assigns, and legal representatives to the other party hereto, in respect of all covenants, agreements, and obligations contained in the Contract Documents. Each of the persons signing below on behalf of any party hereby represents and warrants that they are signing with full and complete authority to bind the party on whose behalf of whom they are signing, to each and every term of this Agreement.

Owner:	**Contractor:**
City of Anacortes	Fisher Construction Group, Inc.
_____	_____
_____	_____
Title	Title
_____	_____
Date	Date
	_____
	Contractor License #

CONTRACT #26-146-TRN-001
EXHIBIT A

Contact: **Dalton Berg**
Phone: **360-422-3367**
Email: **dbb@fishercgi.com**

Quote To: Lance Jordan
Phone: 360-855-5795
Fax:

Job Name: Anacortes ADA and Sidewalk Repairs
Date of Plans: 3/26/26
Revision Date:

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
	Anacortes ADA Repairs				
1	Mobilization	1.00	LS	1,500.00	1,500.00
2	Saw Cutting	181.00	LF	10.74	1,943.94
3	Concrete Demo	786.00	SF	6.85	5,384.10
4	Roadway Excavation Inc Haul	36.00	CY	92.02	3,312.72
5	Crush Rock Top Course	25.00	TN	47.78	1,194.50
6	Concrete Curb and Gutter	137.00	LF	74.02	10,140.74
7	Concrete Ped Curb	102.00	LF	67.54	6,889.08
8	4" Concrete Sidewalk	634.00	SF	14.36	9,104.24
9	ADA Ramps With Truncaded Dombs	8.00	EA	1,699.58	13,596.64
10	Asphalt Patching	137.00	SF	27.04	3,704.48
	22nd and H Ave				**56,770.44**
11	Saw Cutting	52.00	LF	15.54	808.08
12	Asphalt/Concrete Demo	454.00	SF	9.60	4,358.40
13	Roadway Excavation Inc Haul	15.00	CY	111.78	1,676.70
14	Crushed Rock Top Course	15.00	TN	51.92	778.80
15	Curb and Gutter	30.00	LF	70.17	2,105.10
16	Concrete Sidewalk	60.00	SF	19.75	1,185.00
17	Concrete Driveway	414.00	SF	13.70	5,671.80
18	Asphalt Patching	30.00	SF	28.02	840.60
	Orthodontist Driveway				**17,424.48**
19	Trim and Clean Up	1.00	LS	3,384.43	3,384.43
20	Traffic Sign / Pedestrian Control	1.00	LS	1,130.81	1,130.81
21	Force Account	1.00	EST	1,100.00	1,100.00

GRAND TOTAL **$79,810.16**

NOTES:

General Exclusions / Assumptions:
Excludes Sales Tax
1 Mobilization is included
Excludes Survey
Excludes any Dewatering

Excludes Permits of any kind
All Grade to be left at +/- .10'
Excludes Special Inspection / Testing
Excludes Compaction Testing
Excludes Landscaping
Price based on Today's Fuel/Oil Price
Subject to Material Escalation at time of material order
Excludes Any items not specifically listed above
Price is based on normal working hours M-F / 8 to 5
Weekend or Night work is excluded
Storm water Inspection / Monitoring / and Reporting is excluded
Excludes Pavement Markings
Excludes structure adjustments
Storm water Mitigation / Treatment is excluded
Prevailing Wage is included
Bond (can be added @ 2%)Sample Miscellaneous Note Item

1. WASHINGTON STATE PREVAILING WAGES. Washington State Prevailing Wages apply to all Work. The Contractor and any of its subcontractors are required to pay their laborers and mechanics minimum wage in compliance with Washington State Prevailing Wage Laws. Before any payment is made by the City of Anacortes of any sums under this contract, the contractor and each subcontractor must provide the City with a copy of the statement of *Intent to Pay Prevailing Wages* approved by the Washington State Department of Labor and Industries (L&I). Following contract completion the City will not release any funds retained, according to the provisions of RCW 60.28.010, until the contractor and each subcontractor has provided the City a copy of the *Affidavit of Wages Paid* approved by L&I. L&I provides the wage forms. All costs associated with such fees shall be included in the Contract price as part of the fixed costs of overhead for this Contract, including any anticipated subcontractor filing fees. Any change in the fee by L&I will not be grounds for revision in the Contract Price.

At least once a month Contractor must file weekly certified payroll reports online with the Washington Department of Labor and Industries as required by RCW 39.12.120. For contracts in excess of $10,000, the contractor must post in a conspicuous place at the job site, a copy of the statement of *Intent to Pay Prevailing Wages* approved by L&I and the address and phone number of the Industrial Statistician where complaints or inquires may be made. The City will refer any dispute regarding the prevailing rate of wage to L&I for arbitration.

The State of Washington prevailing wage rates applicable for this public works project, which is located in Skagit County, may be found at the following website address of the Department of Labor and Industries: https://lni.wa.gov/licensing-permits/public-works-projects/prevailing-wage-rates/. The prevailing wage schedule in effect for the work under the contract will be the one in effect upon the date of execution of the contract. A copy of the applicable prevailing wage rates are also available for viewing at the office of the City, located at 904 6th Street, Anacortes, WA. Upon request, the City will mail a hard copy of the applicable prevailing wages for this project.

2. Performance and Payment Bonds. The City is required by RCW 39.08.010, with limited exceptions, to obtain both a Performance and a Payment bond for each public works project. The City requires separate Performance and Payment bonds for 100% of the contract amount furnished on bond forms standardized by the City Attorney's office. The bonds must meet the following provisions:

- Be for the full amount of the project, including tax.
- Name City of Anacortes as the obligee.
- List the correct Project Name and Project Number.
- Be signed by both the surety (the Attorney in Fact) and the Contractor.
- Be issued by a surety authorized to do business in the State of Washington (listed on the Insurance Commissioners website) and which meets the AM Best Rating required in the Contract Documents. If no requirement exists, a minimum of AM Best Rating A-7 or better will be required.

Release of Bonds - Bonds will not be released until the project has been completed and finally accepted.

Performance Bonds – Performance Bonds will be released at the end of the warranty period or twelve months after the date of final acceptance, whichever is later. The City may at its option release the bond once all the conditions of RCW 39.08.010-1a have been discharged.

Payment Bonds – Payment Bonds will be released either 45 days after final acceptance of the project or upon receipt of releases from the Washington Department of Revenue, Washington Employment Security Department, and the Washington Department of Labor and Industries, whichever is later. Release is contingent on the fact that no claims against the bond have been filed prior to the 45 day mark. If claims have been filed against the bond, it will not be released until the claims have been resolved.

Exceptions – On projects $150,000 and under, the Contractor can, in lieu of providing a performance and payment bond, request to have the City withhold 10% of monies earned on the project for a period of 30 days after final acceptance of the completed work or until receipt of all necessary releases from the Washington Department of Revenue, Washington Employment Security Department, and the Washington Department of Labor and Industries and settlement of any liens filed under Chapter 60.28 RCW, whichever is later. This exception is dependent on pre-approval by the City Attorney, and the City reserves the right to reject requests to waive the bond requirements.

3. Retainage. Pursuant to RCW Chapter 60.28, a sum of five percent (5%) of the monies earned by the Contractor will be retained. The Contractor may elect to execute a Retainage Bond. The bond must be furnished on a bond form standardized by the City Attorney's office and issued by a surety currently authorized by the State Insurance Commissioner to do business in Washington State. Retainage will be released 45 days after Final Acceptance, provided that the following has occurred:

a. Statements of Intent to Pay Prevailing Wages and Affidavits of Wages paid for the final correct contract amount are approved and on file with L&I for the Contractor and any subcontractors.
b. All liens placed against the project have been released.
c. For projects over $35,000, releases from the Washington Department of Revenue, Washington Employment Security Department, and the Washington Department of Labor and Industries have been received.

Note: If the City has approved the Contractor's request to waive the bond requirements, the City will withhold a total of 10% of the monies earned for a period of 30 days after Final Acceptance of the completed work, or until receipt of all necessary

releases from the Washington Department of Revenue, Washington Employment Securities Department, and the Washington Department of Labor and Industries, and settlement of any liens filed under Chapter 60.28 RCW, whichever is later.

4. Final Acceptance. Final Acceptance is defined as the date on which the City accepts the Work as complete, as indicated by notice issued by the City. For the purposes of the retainage statute (RCW 60.28.011), "completion of all contract work" is the same as the date of Final Acceptance. The following events must occur before the City will issue Final Acceptance:

a. The physical Work on the project must be complete and accepted by the Project Manager; and
b. The Contractor must submit to the City, and secure City approval of, all documentation required by the Contract and required by law, including but not limited to:
    i. Invoices for all Work;
    ii. Copies of the Statements of Intent to Pay Prevailing Wages and Affidavits of Prevailing Wages Paid as approved by L&I for the Contractor and all Subcontractors; and
    iii. Any additional documentation required by the Contract.

5. Penalties for Noncompliance. If Contractor does not provide Statements of Intent to Pay Prevailing Wages and Affidavits of Prevailing Wages Paid to the City, the City may withhold any or all payments until required documentation is received. In addition, failure to provide Statements of Intent to Pay Prevailing Wage or Affidavit of Wages Paid may result in other sanctions as provided by State laws (RCW 39.12.050) and/or Federal regulations (29 CFR 5.12).

6. Taxes. The City will pay sales and use taxes imposed on goods or services acquired hereunder as required by law. The Contractor must pay all other taxes including, but not limited to: Business and Occupation Tax, taxes based on the Contractor's gross or net income, or personal property to which the City does not hold title. The City is exempt from Federal Excise Tax. Where applicable the City shall furnish a Federal Excise Tax Exemption certificate.

7. Invoicing. All invoices shall at a minimum include: Company Name, **Agreement Number**, Invoice Date, Due Date (30 days), Invoice Number, description of charges, and invoiced amount. The Contractor must allow 30 calendar days from receipt of the invoice for payment. If requested by the City the Contractor shall provide a cost breakdown of charges. Invoices may be sent by US mail to City of Anacortes, Accounts Payable, PO Box 547, Anacortes, WA 98221, or by email to accountspayable@anacorteswa.gov. Contractors may complete a City furnished ACH/EFT form to receive electronic payments directly to their financial institution. The City shall notify the Contractor within fifteen (15) calendar days from receipt of invoice if there are any objections or disputes with the invoice. The Contractor shall then resubmit a new invoice less the disputed amount and payment shall be made within 30 calendar days. Any disputed amounts may be submitted under the Disputes clause contained herein.

8. Subcontracts. The Contractor shall not subcontract the Scope of Work ("Work") unless the Project Manager approves in writing. If the Project Manager requests, the Contractor shall provide proof that the Subcontractor has the experience, ability, and equipment the Work requires. "Subcontractor" means an individual, partnership, firm, corporation, or joint venture who is sublet part of the Contract by the Contractor. Each request to subcontract shall include the following information (i) a description of the supplies or services to be subcontracted, (ii) identification of the type of subcontract to be used (iii) identification of the proposed subcontractor, (iv) proposed subcontract price, (v) identification of the percentage of work to be performed by subcontract. Approval of subcontract shall not:

a. Relieve the Contractor of any responsibility to carry out the Contract,
b. Relieve the Contractor of any obligations or liability under the Contract and the Contractor's bond,
c. Create any contract between the City and the Subcontractor, or
d. Convey to the Subcontractor any rights against the City.

As required by RCW 39.06.020, the Contractor must verify responsibility criteria for each first tier subcontractor, and a subcontractor of any tier that hires other subcontractors must verify responsibility criteria for each of its subcontractors. Verification is to include that, at the time of subcontract execution, each subcontractor meets the responsibility criteria listed in RCW 39.04.350(1) and additionally - if applicable - possesses an electrical contractor license or an elevator contractor license. This verification requirement, as well as the responsibility criteria, must be included in every public works contract and subcontract of every tier. Contractor remains fully responsible for obligations, services, and functions performed by its subcontractors to the same extent as if such obligations, services, and functions were performed by Contractor's employees, and for purposes of the Agreement such work will be deemed work performed by Contractor. The Contractor shall give immediate written notice of any action or suit filed and prompt notice of any claim made against the Contractor by any subcontractor or vendor that, in the opinion of the Contractor, may result in litigation related in any way to this contract, with respect to which the Contractor may be entitled to reimbursement from the City.

If dissatisfied with any part of the subcontracted Work, the Project Manager may request in writing that the Subcontractor be removed. The Contractor shall comply with this request at once and shall not employ the Subcontractor for any further Work under the Contract.

9. Job Safety Requirements Compliance. The Contractor, and its subcontractors of any tier, shall comply with all applicable federal, State, local laws, ordinances, and regulations, as may be amended, for the safety of persons or property while performing any work under the Contract and for the handling and disposal of all hazardous wastes. Industry standards and applicable laws and regulations of authorities having jurisdiction include, but are not limited to: the Washington Industrial Safety and Health Act of 1973 (WISHA); the federal Occupational Safety and Health Acts of 1970 (OSHA); the Resource

Conservation and Recovery Act; the Washington Hazardous Waste Management Act; the Department of Labor & Industries; Washington Administrative Code (WAC); the Environmental Protection Agency; and the Department of Ecology governing the generation, storage, treatment, transportation or disposal of hazardous wastes, The Contractor and its subcontractors of any tier shall also comply with all current and future executive proclamations, regulations, requirements and/or related guidance issued by the Office of the Governor of Washington State and Office of the Mayor of the City of Anacortes as it may relate to City of Anacortes projects. Contractor further agrees to indemnify and hold harmless City from damages assessed against City because of Contractor's failure to comply with the Acts and the standards issued thereunder.

10. Chemical Hazard Safety

A. Employer Chemical Hazard Communication Rule**:** WAC 296-800-170 requires all employers in Washington State to inform and train their employees on the hazards of chemicals in the workplace or in foreseeable emergencies. For purposes of performance under this Contract, any toxic substance that may be harmful to the end user while being used or stored on City property must:
   i. Be properly labeled with the: (1) identity of the hazardous material; (2) appropriate hazardous warnings; and (3) name and address of the chemical manufacturer, importer or responsible party.
   ii. Be accompanied by a Safety Data Sheet (SDS) which shall be provided to the City Project Manager, or designee. Copies of the Contractor's SDS inventory shall also be located where chemicals are stored.

B. Contractor shall not introduce or use any new product without the express written permission of the City Project Manager. Contractor shall request permission to use new substances by providing an SDS sheet or label data for all proposed chemicals, and an explanation as to the purpose of the chemical application, method of application, and intended schedule of application. If new products are approved for use, then they shall be:
   i. Restricted in their applications so as to meet current and local law;
   ii. Mixed and otherwise handled where an accidental spill will not enter surface or ground water and will not contaminate the soil.

C. In any emergency affecting the safety of persons or property, Contractor shall act, at their discretion, to prevent threatened injury, damage, or loss. The City's Project Manager has full authority to stop work they deem a safety risk.

11. Delivery/Shipping. If shipping or delivering any items to the City, the Contractor shall ship items as Freight-On-Board (FOB) Destination Freight Prepaid, and Delivered Duties Paid (DDP) Delivery Point if applicable; ensure all deliveries are made on a business day, during business hours (Monday through Friday, except City Council designated holidays, from 8:00 am, to 5:00 pm); and provide, at no additional charge, any goods, labor, packaging, crating or padding necessary to load, tie down and unload the item(s) to be delivered, so that they may be transported in a normal, safe manner without damage.

12. Withholding Payment. In the event the City determines that the Contractor has failed to perform any obligation under this Contract within the times set forth in this Contract, then the City may withhold from amounts otherwise due and payable to Contractor the amount determined by the City as necessary to cure the default, until the Contracting Officer determines that such failure to perform has been cured. Withholding under this clause shall not be deemed a breach entitling Contractor to terminate or damages, provided that the City promptly gives notice in writing to the Contractor of the nature of the default or failure to perform, and in no case more than 8 days after it determines to withhold amounts otherwise due. A determination of the City Attorney set forth in such notice to the Contractor of the action required and/or the amount required to cure any alleged failure to perform shall be deemed conclusive, except to the extent that the Contractor acts within the times and in strict accord with the provisions of the Disputes clause of this Contract. The City may act in accordance with any determination of the City Attorney which has become conclusive under this clause, without prejudice to any other remedy under the Contract, to take all or any of the following actions: (1) cure any failure or default, (2) to pay any amount so required to be paid and to charge the same to the account of the Contractor, (3) to set off any amount so paid or incurred from amounts due to become due the Contractor. In the event the Contractor obtains relief upon a claim under the Disputes clause, no penalty or damages shall accrue to Contractor by reason of good faith withholding by the City under this clause.

13. Final Payment: Waiver of Claim. The contractor's acceptance of final payment (excluding withheld retainage) shall constitute a waiver of claims, except those previously and properly made and identified by the contractor as unsettled at the time request for final payment is made.

14. Required Use of Finished Compost Product. If the project includes the use of a product created with "composted material" as defined in RCW 70A.205.015(3) the Contractor must purchase finished compost products from entities that: 1) produce compost locally within Skagit County; 2) are certified by a nationally recognized organization; 3) are permitted by the local health jurisdiction; and 4) produce finished compost products derived from municipal solid waste compost programs while meeting quality standards adopted by the Department of Transportation or adopted by rule by the Department of Ecology. The Contractor will obtain pre-approval from the PM of the proposed compost material vendor and will submit receipts with their invoice(s).

15. Inspection.

A. **Of the Work:** All materials furnished and work done shall be subject to inspection. The City Project Manager administering the Contract shall at all times have access to the work wherever it is in progress or being performed, and the Contractor shall provide proper facilities for such access and inspection. Such inspection shall not relieve the Contractor of the responsibility of performing the work correctly, utilizing the best labor and materials in strict accordance with the

Specifications of the Contract. All material or work approved and later found to be defective shall be replaced without cost to the City.

B. **Project Manager's Authority**: The Project Manager shall have power to reject materials or workmanship which do not fulfill the requirements of these Specifications, but in case of dispute the Contractor may appeal to the City Attorney whose decision shall be final. The Contract shall be carried out under the general control of the representative of the City administering the Contract, who may exercise such control over the conduct of the work as may be necessary, in their opinion, to safeguard the interest of the City. The Contractor shall comply with any and all orders and instructions given by the representative of the particular Department administering the Contract in accordance with the terms of the Contract. Nothing herein contained, however, shall be taken to relieve the Contractor of their obligations or responsibilities under the Contract.

16. New and Unused. All units, equipment, parts and material shall be new, unused, manufacturer's current model year and in current production and shall meet any current applicable regulations and/or codes. All materials shall have physical and chemical properties to withstand the intended purpose. Equipment design shall have sufficient excess capacity for durability and safety.

17. Warranty. The Contractor shall return to the project and repair or replace all defects in workmanship and material discovered within one year after Final Acceptance of the Work, including any necessary labor and materials. The Contractor shall start work to remedy any such defects within 7 calendar days of receiving City's written notice of a defect, and shall complete such work within the time stated in the City's notice. In case of an emergency, where damage may result from delay or where loss of services may result, such corrections may be made by the City's own forces or another contractor, in which case the cost of corrections shall be paid by the Contractor. In the event the Contractor does not accomplish corrections within the time specified, the work will be otherwise accomplished and the cost of same shall be paid by the Contractor. For one year after acceptance of any corrections by the City the Contractor shall be responsible for correcting all defects in workmanship and materials in the corrected work. In addition, the Contractor shall obtain and submit to the City any necessary documentation to secure any extended manufacturer's warranty and warranty terms. This guarantee is supplemental to and does not limit or affect the requirements that the Contractor's work comply with the requirements of the Contract or impact any other legal rights or remedies of the City.

18. Indemnification / Hold Harmless. The Contractor shall defend, indemnify and hold the City, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or in connection with the performance of this Agreement, except for injuries and damages caused by the sole negligence of the City. However, should a court of competent jurisdiction determine that this Agreement is subject to RCW 4.24.115, then, in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Contractor and the City, its officers, officials, employees, and volunteers, the Contractor's liability hereunder shall be only to the extent of the Contractor's negligence. It is further specifically and expressly understood that the indemnification provided herein constitutes the Contractor's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Agreement.

19. Insurance.

A.**Insurance Term:** The Contractor shall procure and maintain insurance, as required in this Section, without interruption from commencement of the Contractor's work through the term of the contract and for thirty (30) days after the Physical Completion date, unless otherwise indicated herein.

B. **No Limitation:** The Contractor's maintenance of insurance, its scope of coverage and limits as required herein shall not be construed to limit the liability of the Contractor to the coverage provided by such insurance, or otherwise limit the City's recourse to any remedy available at law or in equity.

C. **Minimum Scope of Insurance:** The Contactor's required insurance shall be of the types and coverage as stated below:

1. Automobile Liability insurance covering all owned, non-owned, hired and leased vehicles when any motor vehicles are used in connection with work to be performed. Coverage shall be at least as broad as Insurance Services Office (ISO) form CA 00 01.
2. Commercial General Liability insurance shall be as least as broad as ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, independent contractors, products-completed operations, stop gap liability, personal injury and advertising injury, and liability assumed under an insured contract. The Commercial General Liability insurance shall be endorsed to provide a per project general aggregate limit using ISO form CG 25 03 05 09 or an equivalent endorsement. There shall be no exclusion for liability arising from explosion, collapse or underground property damage. **The City of Anacortes and its officers, elected officials, employees, agents, and volunteers shall be named as an additional insured** under the Contractor's Commercial General Liability insurance policy with respect to the work performed for the City using ISO Additional Insured endorsement CG 20 10 10 01 and Additional Insured-Completed Operations endorsement CG 20 37 10 01 or substitute endorsements providing at least as broad coverage.
3. Worker's Compensation coverage as required by the Industrial Insurance laws of the State of Washington.

D. **Minimum Amounts of Insurance:** The Contractor shall maintain the following insurance limits:

1. Automobile Liability insurance with a minimum combined single limit for bodily injury and property damage of

$1,000,000 per accident when any motor vehicles (owned, non-owned and hired) are used in connection with work to be performed.

2. Commercial General Liability insurance shall be written with limits no less than $2,000,000 each occurrence, $2,000,000 general aggregate and $2,000,000 products-completed operations aggregate limit.

E. **City Full Availability of Contractor Limits:** If the Contractor maintains higher insurance limits than the minimums shown above, the City shall be insured for the full available limits of Commercial General and Excess or Umbrella liability maintained by the Contractor, irrespective of whether such limits maintained by the Contractor are greater than those required by this contract or whether any certificate of insurance furnished to the City evidences limits of liability lower than those maintained by the Contractor.

F. **Other Insurance Provision:** The Contractor's Automobile Liability and Commercial General Liability insurance policies are to contain, or be endorsed to contain, that they shall be primary insurance as respect the City. Any insurance, self-insurance, or self-insured pool coverage maintained by the City shall be excess of the Contractor's insurance and shall not contribute with it.

G. **Acceptability of Insurers:** Insurance is to be placed with insurers with a current A.M. Best rating of not less than A:VII.

H. **Verification of Coverage:** The Contractor shall furnish the City with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to the additional insured endorsements, evidencing the insurance requirements of the Contractor **within 10 days of contract execution and before scheduling of the work**. Upon request by the City, the Contractor shall furnish certified copies of all required insurance policies, including endorsements, required in this contract and evidence of all subcontractors' coverage. Failure of the City to demand such verification of coverage with these insurance requirements or failure of the City to identify a deficiency from the insurance documentation provided shall not be construed as a waiver of Contractor's obligation to maintain such insurance.

Verification of coverage shall include:

1. An ACORD certificate or a form determined by the City to be equivalent.
2. Copies of all endorsements naming the City as additional insured, showing the policy number. The Contractor may submit a copy of any blanket additional insured clause from its policies instead of a separate endorsement.
3. Any other amendatory endorsements to show the coverage required herein.
4. **A notation of coverage enhancements on the Certificate of Insurance shall not satisfy these requirements – actual endorsements must be submitted.**

I. **Subcontractors' Insurance:** The Contractor shall cause each and every Subcontractor to provide insurance coverage that complies with all applicable requirements of the Contractor-provided insurance as set forth herein, except the Contractor shall have sole responsibility for determining the limits of coverage required to be obtained by Subcontractors. The Contractor shall ensure that the City is an additional insured on each and every Subcontractor's Commercial General liability insurance policy using an endorsement at least as broad as ISO CG 20 10 10 01 for ongoing operations and CG 20 37 10 01 for completed operations.

J. **Notice of Cancellation:** The Contractor shall provide the City and all Additional Insureds for this work with written notice of any policy cancellation within two (2) business days of their receipt of such notice.

K. **Failure to Maintain Insurance:** Failure on the part of the Contractor to maintain the insurance as required shall constitute a material breach of contract, upon which the City may, after giving five business days notice to the Contractor to correct the breach, immediately terminate the contract or, at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, with any sums so expended to be repaid to the City on demand, or at the sole discretion of the City, offset against funds due the Contractor from the City.

20. Acceptance. Contractor acknowledges and agrees that these General Provisions are incorporated in, and are a part of, each purchase order or other agreement relating to the provision of goods and/or related services by Contractor. These General Provisions supersede all conflicting or additional terms on any purchase order, quote, invoice, Contractor's website, or otherwise set forth on any release, acknowledgement, confirmation, requisition, work order, shipping instruction, specification and similar document or communication.

21. Certification Regarding Suspension, Debarment, Ineligibility or Voluntary Exclusion. The Contractor, by signing this agreement, certifies that they are not suspended, debarred, proposed for debarment, declared ineligible or otherwise excluded from contracting with the federal government, or from receiving contracts paid for with federal funds.

22. Registered or Licensed Contractor. The City is prohibited by RCW 39.06.010 from executing an Agreement with a Contractor who is not registered or licensed as required by the laws of the state. In addition, Anacortes Municipal Code requires that every person engaging in business within the city limits of Anacortes register their business with the state and include a City of Anacortes Endorsement. Businesses from outside city limits with a gross annual income of $4,000 or more in Anacortes are also required to obtain a city endorsement. Business licenses and city endorsements can be obtained through the State of Washington Department of Revenue (DOR) Business Licensing Service (BLS) at bls.dor.wa.gov.

23. Standard Title VI / Non-Discrimination Assurances. During the performance of this contract, the Contractor, for itself, its assignees, and successors in interest agrees to the clauses in "Appendix A" and "Appendix E" of the Standard Title VI Assurances (USDOT1050.2A), which are hereby incorporated by reference and made a part hereof.

24. Contractor is an Independent Contractor. The parties intend that an independent Contractor relationship will be created by this Agreement. No agent, employee or representative of the Contractor shall be deemed to be an agent, employee or representative of the City for any purpose. Contractor shall be solely responsible for all acts of its agents, employees, representatives and Subcontractors during the performance of this Agreement.

25. No Third-Party Beneficiary Rights. This Agreement is not intended to and shall not be construed to give any Third Party any interest or rights (including, without limitation, any Third-Party beneficiary rights) with respect to or in connection with any agreement or provision contained herein or contemplated hereby, except as otherwise expressly provided for in this Agreement.

26. The City's Right to Terminate Agreement.

A. **Termination for Default:** If the Contractor defaults by failing to perform any of the obligations of the Agreement or becomes insolvent or is declared bankrupt or commits any act of bankruptcy or insolvency or makes an assignment for the benefit of creditors, the City may, by depositing written notice to the Contractor in the U.S. mail, postage prepaid, terminate the Agreement, and at the City's option, obtain performance of the work elsewhere. If the Agreement is terminated for default, the Contractor shall not be entitled to receive any further payments under the Agreement until the Scope of Services under this Agreement has been fully performed. Any extra cost or damage to the City resulting from such default(s) shall be deducted from any money due or coming due to the Contractor. The Contractor shall bear any extra expenses incurred by the City in completing the work, including all increased costs for completing the work, and all damage sustained, or which may be sustained by the City by reason of such default. If a notice of termination for default has been issued and it is later determined for any reason that the Contractor was not in default, the rights and obligations of the parties shall be the same as if the notice of termination had been issued pursuant to the Termination for Public Convenience paragraph hereof.

B. **Termination for Public Convenience:** The City may terminate the Agreement in whole or in part whenever the City determines, in its sole discretion that such termination is in the best interests of the City. Whenever the Agreement is terminated in accordance with this paragraph, the Contractor shall be entitled to payment for actual work performed at unit Agreement prices for completed items of work through the date of termination. If the City exercises its option under this Paragraph, the City shall not be responsible for payment for loss of anticipated profit on deleted or uncompleted work. Termination of this Agreement by the City at any time during the term, whether for default or convenience, shall not constitute a breach of Agreement by the City.

27. Changes/Additional Work. The City may engage Contractor to perform services in addition to those listed in this Agreement, and Contractor will be entitled to additional compensation for authorized additional services or materials. The City shall not be liable for additional compensation until and unless any and all additional work and compensation is approved in advance in writing and signed by both parties to this Agreement. If conditions are encountered which are not anticipated in the Scope of Services, the City understands that a revision to the Work and fees may be required. Provided, however, that nothing in this paragraph shall be interpreted to obligate the Contractor to render or the City to pay for services rendered in excess of the Work unless or until a modification to this Agreement is approved in writing by both parties.

28. Non-waiver. Waiver by the City of any provision of this Agreement or any time limitation provided for in this Agreement shall not constitute a waiver of any other provision.

29. Non-assignable. The services or work to be provided by the Contractor shall not be assigned or subcontracted without the express written consent of the City.

30. Covenant Against Contingent Fees. The Contractor warrants that they have not employed or retained any company or person, other than a bona fide employee working solely for the Contractor, to solicit or secure this Agreement, and that they have not paid or agreed to pay any company or person, other than a bona fide employee working solely for the Contractor, any fee, commission, percentage, brokerage fee, gifts, or any other consideration contingent upon or resulting from the award of making of this Agreement. For breach or violation of this warranty, the City shall have the right to annul this Agreement without liability or, in its discretion to deduct from the Agreement price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift, or contingent fee.

31. Disputes

A. **General:** Differences between the Contractor and the City, arising under and by virtue of this Agreement shall be brought to the attention of the City at the earliest possible time in order that such matters may be settled or other appropriate action promptly taken. The provisions of this Clause shall survive the expiration or termination of this Agreement.

B. **Notice of Potential Claims:** The Contractor shall not be entitled to additional compensation which otherwise may be payable, or to extension of time for (1) any act or failure to act by the City, or (2) the happening of any event or occurrence, unless the Contractor has given the City a written Notice of Potential Claim within 10 days of the commencement of the act, failure, or event giving rise to the claim, and before final payment by the City. The written Notice of Potential Claim shall set forth the reasons for which the Contractor believes additional compensation or extension of time is due, the nature of the cost involved, and insofar as possible, the amount of the potential claim. Contractor shall keep full and complete daily records of the Work performed, labor and all costs and additional time claimed to be additional.

C. **Detailed Claim:** The Contractor shall not be entitled to claim any such additional compensation, or extension of time, unless within 30 days of the accomplishment of the portion of the work from which the claim arose, and before final payment by the City, the Contractor has given the City a detailed written statement of each element of cost or other compensation requested and of all elements of additional time required, and copies of any supporting documents evidencing the amount or the extension of time claimed to be due.

D. **Dispute Resolution:** In the event of a dispute between the City and the Contractor arising out of this Agreement, or any obligation hereunder the dispute shall first be referred to the representatives designated by the City and the Contractor to have oversight over the administration of this Agreement. Said representatives shall meet within thirty (30) calendar days of receipt of detailed claim, and the parties shall make a good faith effort to achieve a resolution of the dispute. In the event the parties are unable to resolve the dispute under the procedure set forth above, then the parties hereby agree that the matter shall be referred to mediation. The parties shall mutually agree upon a mediator to assist them in resolving their differences. Any expenses incidental to mediation shall be borne equally by the parties. If either party is dissatisfied with the outcome of the mediation, that party may then pursue any available judicial remedies.

32. Force Majeure. Neither party shall be liable to the other or deemed in breach or default for any failure or delay in performance under this Agreement during the time and to the extent its performance is prevented by reasons of Force Majeure. For the purposes of this Agreement, Force Majeure means an occurrence that is beyond the reasonable control of and without fault or negligence of the party claiming force majeure and which, by exercise of due diligence of such party, could not have been prevented or overcome. Force Majeure shall include natural disasters, including fire, flood, earthquake, windstorm, avalanche, mudslide, and other similar events; acts of war or civil unrest when an emergency has been declared by appropriate governmental officials; acts of civil or military authority; freight embargoes; epidemics; pandemics; quarantine restrictions; labor strikes; boycotts; terrorist acts; riots; insurrections; explosions; and nuclear accidents. A party claiming suspension or termination of its obligations due to force majeure shall give the other party prompt written notice of the impediment and its effect on the ability to perform, with such notice to be provided no more than two (2) working days after the force majeure event or reasonable discovery of the event's impact on performance. Failure to provide such notice shall preclude recovery under this provision. Such delay shall cease as soon as practicable and written notification of same shall be provided. The time of completion shall be extended by Agreement modification for a period of time equal to the time that the results or effects of such delay prevented the delayed party from performing in accordance with this Agreement. Rights Reserved: The City reserves the right to cancel the Agreement and/or purchase materials, equipment or services from the best available source during the time of force majeure, and Contractor shall have no recourse against the City.

33. Governing Law. This Agreement shall be governed by and construed under the laws of the State of Washington. Any action brought under the Agreement or relating to the Project shall be brought in the Superior Court of the State of Washington in Skagit County Washington.

34. Compliance with Laws. The Contractor in the performance of this Agreement shall comply with all applicable Federal, State or local laws and ordinances, including regulations for licensing, certification and operation of facilities, programs and accreditation, and licensing of individuals, and any other standards or criteria as described in the Agreement to assure quality of services. Contractor will follow all applicable laws and requirements for excavation and disposal of material.

35. Severability. If any term or condition of this Agreement or the application thereof to any person(s) or circumstances is held invalid, such invalidity shall not affect other terms, conditions or applications which can be given effect without the invalid term, condition or application. To this end, the terms and conditions of this Agreement are declared severable.

36. Survival of Contract Termination. The provisions of the following paragraphs, the provisions of the non collusion affidavit, and the liability of the Contractor for default during the term of the Contract shall survive, notwithstanding the termination or invalidity of this Contract for any reason: Taxes; Warranty; The City's Right to Terminate Contract; Governing Law; Indemnification / Hold Harmless; Disputes.

37. Notices. All notices required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been given and received (a) when personally delivered, or delivered by same-day courier; or (b) on the third business day after mailing by registered or certified mail, postage prepaid, return receipt requested; or (c) upon delivery when sent by prepaid overnight express delivery service (e.g., FedEx, UPS); or (d) when sent by email and upon the receipt by the sending party of written confirmation by the receiving party; provided, however, that an automated email confirmation of delivery or read receipt shall not constitute such confirmation. Notices shall be sent to the following addresses:

CITY:	CONTRACTOR:
City of Anacortes Tiffany Matson 904 6th Street PO Box 547 Anacortes, WA 98221 contracts@anacorteswa.gov	Fisher Construction Group, Inc. Dalton Berg 625 Fisher Ln Burlington, WA 98233 dbb@fishercgi.com

APPENDIX A

During the performance of this contract, the contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the "contractor") agrees as follows:

1. **Compliance with Regulations:** The contractor (hereinafter includes consultants) will comply with the Acts and the Regulations relative to Non-discrimination in Federally-assisted programs of the U.S. Department of Transportation, Washington State Department of Transportation, as they may be amended from time to time, which are herein incorporated by reference and made a part of this contract.

2. **Non-discrimination:** The contractor, with regard to the work performed by it during the contract, will not discriminate on the grounds of race, color, or national origin in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The contractor will not participate directly or indirectly in the discrimination prohibited by the Acts and the Regulations, including employment practices when the contract covers any activity, project, or program set forth in Appendix B of 49 CFR Part 21.

3. **Solicitations for Subcontracts, Including Procurements of Materials and Equipment:** In all solicitations, either by competitive bidding, or negotiation made by the contractor for work to be performed under a subcontract, including procurements of materials, or leases of equipment, each potential subcontractor or supplier will be notified by the contractor of the contractor's obligations under this contract and the Acts and the Regulations relative to Non-discrimination on the grounds of race, color, or national origin.

4. **Information and Reports:** The contractor will provide all information and reports required by the Acts, the Regulations, and directives issued pursuant thereto and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Recipient or the Washington State Department of Transportation to be pertinent to ascertain compliance with such Acts, Regulations, and instructions. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish the information, the contractor will so certify to the Recipient or the Washington State Department of Transportation, as appropriate, and will set forth what efforts it has made to obtain the information.

5. **Sanctions for Noncompliance:** In the event of a contractor's noncompliance with the Non-discrimination provisions of this contract, the Recipient will impose such contract sanctions as it or the Washington State Department of Transportation may determine to be appropriate, including, but not limited to:

    a. withholding payments to the contractor under the contract until the contractor complies; and/or
    b. cancelling, terminating, or suspending a contract, in whole or in part.

6. **Incorporation of Provisions:** The contractor will include the provisions of paragraphs one through six in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Acts, the Regulations and directives issued pursuant thereto. The contractor will take action with respect to any subcontract or procurement as the Recipient or the Washington State Department of Transportation may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, that if the contractor becomes involved in, or is threatened with litigation by a subcontractor, or supplier because of such direction, the contractor may request the Recipient to enter into any litigation to protect the interests of the Recipient. In addition, the contractor may request the United States to enter into the litigation to protect the interests of the United States.

APPENDIX E

During the performance of this contract, the contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the "contractor") agrees to comply with the following non-discrimination statutes and authorities; including but not limited to:

Pertinent Non-Discrimination Authorities:

- Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin); and 49 CFR Part 21.
- The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
- Federal-Aid Highway Act of 1973, (23 U.S.C. § 324 et seq.), (prohibits discrimination on the basis of sex);
- Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 et seq.), as amended, (prohibits discrimination on the basis of disability); and 49 CFR Part 27;
- The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 et seq.), (prohibits discrimination on the basis of age);
- Airport and Airway Improvement Act of 1982, (49 USC§ 471, Section 47123), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex);
- The Civil Rights Restoration Act of 1987, (PL 100-209), (Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms "programs or activities" to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not);
- Titles II and III of the Americans with Disabilities Act, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131-12189) as implemented by Department of Transportation regulations at 49 C.F.R. parts 37 and 38;
- The Federal Aviation Administration's Non-discrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);
- Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures Non-discrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations;
- Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of Limited English proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs (70 Fed. Reg. at 74087 to 74100);
- Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 U.S.C. 1681 et seq).

City Council Agenda Bill

April 27, 2026

Action Type: Contract Award **Item:** 6.d.

Title: Contract Award: Pressure Reducing Valves Cleaning, Rebuilding, & Installation Project #26-047-WTR-001

Staff Contact(s): Logan Lee, Terry Nemeth

Approved for Submittal to Council by:
Tiffany Matson
Logan Lee

Summary: City staff seeks City Council consent to award a contract in the amount of $68,683.98 to Prestige Worldwide Technologies, LLC to perform the Water Pressure Reducing Valve Cleaning, Rebuilding, & Installation Project. The project includes all materials, equipment and labor to perform the cleaning, rebuilding, and installation of pressure reducing valves and liberty pumps for the City's water distribution system.

Background:
1. History: The City of Anacortes has 62 pressure reducing valves that need to be cleaned and rebuilt throughout our system. Prestige Worldwide Technologies will replace and old or worn parts, clean as needed as well as install four new prv systems.

2. Key Terms:
• Contract is for a firm fixed price of $68,683.98.
• The Contractor shall complete the work by July 10, 2026.

3. Competitive Bidding: In accordance with competitive bid requirements set forth under RCW 35.23.352 the project cost is under the competitive requirements and thus the Project Manager evaluated contractors and chose to contract with Prestige Worldwide Technologies, LLC

Budget Impact:

Contractor	Prestige Worldwide Technologies, LLC
Contract Amount	$68,683.98
In CFP?	Yes
Funding Source	Rates/User Fees
Earmarked Funds	$120,000
BARS #	401.740.594.34.63
Budget Amendment Required?	No
Start Date	Contract Execution
End Date	July 10, 2026

Previous Action: N/A

Recommended Motion: I move that City Council authorize the Mayor to sign contract 26-047-WTR-001 with Prestige Worldwide Technologies, LLC in the amount of $68,683.98 to perform the Water Pressure Reducing Valve Cleaning, Rebuilding, & Installation Project.

Alternative Actions: Not award the contract.

Attachments (listed in order presented):
1. 26-047-WTR-001

CONTRACT #26-047-WTR-001
AGREEMENT WITH
PRESTIGE WORLDWIDE TECHNOLOGIES, LLC

This Contract is between the City of Anacortes, Washington, a Municipal Corporation (herein after referred to as "City") and Prestige Worldwide Technologies, LLC, a private contractor at 205 E 14th St., Mount Pleasant TX, 75455 (herein after referred to as "Contractor").

PROJECT

WATER PRESSURE REDUCING VALVE CLEANING, REBUILDING, & INSTALLATION PROJECT

1. **Scope of Work:** Contractor shall furnish all materials, equipment and labor to perform the cleaning, rebuilding, and installation of pressure reducing valves and liberty pumps for the City's water distribution system as detailed Exhibit A, which is attached hereto and incorporated by reference.

2. **Contract Price:** The Contractor will perform the scope of work above for a firm fixed price of **Sixty-Eight Thousand Six Hundred Eighty-Three Dollars and Ninety-Eight Cents ($68,683.98)**, as detailed in Exhibit A. This includes all mobilization, demobilization, labor, materials, standard freight, administrative overhead, and sales tax for the project. The sales tax will be billed at the rates based on location of work. The breakdown is as follows:

Locations with 8.7% sales tax:	
$18,145.00	materials
$7,031.25	labor
$2,109.38	travel
$1,476.56	hotel
$28,762.19	subtotal
$2,502.31	8.7% sales tax
$31,264.50	

Locations with 8.9% sales tax	
$21,478.50	materials
$7,968.75	labor
$2,390.63	travel
$1,673.44	hotel
$850.00	Liberty Pumps
$34,361.32	subtotal
$3,058.16	sales tax
$37,419.48	

Before any payment is made by the City of Anacortes of sums under this contract, the contractor must provide a copy of the statement of *Intent to Pay Prevailing Wage* approved by the Department of Labor and Industries. Pursuant to RCW Chapter 60.28, a sum of five percent (5%) of the monies earned by the contractor will be retained.

3. **Bonds:** Pursuant to RCW 39.08.010, the Contractor shall provide the City a performance bond and payment bond for the full contract amount to be in effect as detailed in the incorporated General Provisions. The City may at its option release the bonds once all the conditions of RCW 39.08.010-1a have been discharged.

4. **Time of Completion:** The Contractor shall complete the work by July 10, 2026.

5. **Project Management**: Coordination and scheduling of the work, materials, and equipment shall be made with the Project Manager Brent Christensen (360) 293-5147.

6. **Contract Requirements:** As detailed in the General Provisions, Contractor must have a valid contractor license number, insurance, and City of Anacortes business license. **Prevailing Wage Law Applies**. Forms Needed: 1) Proof of Insurance with Additional Insured Endorsements; 2) Intent to Pay Prevailing Wage; 3) Affidavit of Wages Paid; 4) Performance Bond; 5) Payment Bond; 6) Certification of Compliance with Wage Payment Statutes.

7. **Contract Documents:** The attached General Provisions and Exhibit A are included in this Contract Agreement.

The parties acknowledge that there has been an opportunity to negotiate the terms and conditions of this Agreement and agree to each bind itself, its partners, successors, assigns, and legal representatives to the other party hereto, in respect of all covenants, agreements, and obligations contained in the Contract Documents. Each of the persons signing below on behalf of any party hereby represents and warrants that they are signing with full and complete authority to bind the party on whose behalf of whom they are signing, to each and every term of this Agreement.

Owner:	**Contractor:**
City of Anacortes	Prestige Worldwide Technologies, LLC
_____	_____
_____	_____
Title	Title
_____	_____
Date	Date
	_____
	Contractor License #

CONTRACT 26-074-WTR-001
EXHIBIT A

Prestige Worldwide Technologies
P.O.BOX 1738
Mount Pleasant, TX 75456
+18002839432
brianna@prestigewwt.com
www.prestigewwt.com

Estimate

ADDRESS
Brent Christensen
City of Anacortes

SHIP TO
Brent Christensen
City of Anacortes

ESTIMATE #
2375

DATE
07/15/2025

EXPIRATION DATE
08/15/2025

SALES REP
Justin Drake, Brianna McClain

ITEM	QTY	RATE	AMOUNT
Materials/MISC BLUE HERON BOOSTER PUMP STATION	1	2,437.50	2,437.50T
Materials/MISC 29TH ST RESERVOIR	1	1,310.00	1,310.00T
Materials/MISC 38TH & N PRV STATION	1	1,290.00	1,290.00T
Materials/MISC 33RD & R PRESSURE RELIEF STATION	1	1,340.00	1,340.00T
Materials/MISC 29TH & L PRV STATION	1	670.00	670.00T
Materials/MISC 22ND & J PRV STATION	1	760.00	760.00T
Materials/MISC 15TH & D PRV STATION	1	1,300.00	1,300.00T
Materials/MISC 35TH & U	1	1,870.00	1,870.00T
Materials/MISC LA CONNER PRV STATION	1	1,150.00	1,150.00T
Materials/MISC WEST 2ND & GEORGIA PRV STATION	1	1,300.00	1,300.00T
Materials/MISC KINGSWAY & SKYLINE WAY PRV STATION	1	1,440.00	1,440.00T
Materials/MISC LONGVIEW & R PRV STATION	1	1,300.00	1,300.00T
Materials/MISC SKYLINE RESERVOIR	1	1,345.00	1,345.00T
Materials/MISC GLASGOW & OAKS PRV STATION	1	1,300.00	1,300.00T

Materials/MISC SUNSET & ANACO BEACH RD PRV STATION	1	1,300.00	1,300.00T
Materials/MISC HIGHLINE AND KINGSWAY PRV STATION	1	1,100.00	1,100.00T
Materials/MISC 37TH AND "A" PUMP STATION	1	600.00	600.00T
Materials/MISC THE POINT BOOSTER PUMP STATION	1	1,460.00	1,460.00T
Materials/MISC FIDALGO BAY PUMP STATION	1	960.00	960.00T
Materials/MISC TYLER WAY PRV STATION	1	1,056.00	1,056.00T
Materials/MISC GOLF COURSE STATION	1	1,300.00	1,300.00T
Materials/MISC HWY 20 & RESERVATION RD STATION	1	1,060.00	1,060.00T
Materials/MISC SOUTH FIDALGO - THOMPSON RD ESTIMATED DUE TO LACK OF INFORMATION	1	1,700.00	1,700.00T
Materials/MISC SOUTH FIDALGO -THOMSPSON BEACH RD ESTIMATED DUE TO LACK OF INFORMATION	1	2,200.00	2,200.00T
Materials/MISC SOUTH FIDALGO - SATTERLEE RD	1	930.00	930.00T
Materials/MISC SOUTH FIDALGO - SATTERLEE /MASHIE RD	1	600.00	600.00T
Materials/MISC SOUTH FIDALGO - JURA DR (Removed)	1	0.00	0.00T
Materials/MISC SOUTH FIDALGO - JURA WAY ESTIMATED DUE TO LACK OF INFORMATION	1	425.00	425.00T
Materials/MISC SOUTH FIDALGO -GIBRALTER RD	1	1,500.00	1,500.00T
Materials/MISC SOUTH FIDALGO -CAROLINA ST	1	1,060.00	1,060.00T
Materials/MISC SOUTH FIDALGO -WASHINGTON ST	1	1,000.00	1,000.00T
Materials/MISC SOUTH FIDALGO -DECEPTION AND CENTRAL RD	1	1,060.00	1,060.00T
Materials/MISC SOUTH FIDALGO -DECEPTION RD	1	1,500.00	1,500.00T
Labor 2 Labor to Rebuild 59 Valves Averaging 11 a day	5	3,000.00	15,000.00T
TRAVEL AND MILEAGE Travel & Mileage (6.5 Hours each direction)	1	4,500.00	4,500.00T
Hotel & Perdiem Hotel & Perdiem	7	450.00	3,150.00T
NOTES Please note, this is for rubber repair kits only for main valves and pilots. Other than the Thompson 1.5" Replacement.	1	0.00	0.00T

btotal: 62,273.5

Prestige Worldwide Technologies
P.O.BOX 1738
Mount Pleasant, TX 75456
+18002839432
brianna@prestigewwt.com
www.prestigewwt.com

Estimate

ADDRESS
Brent Christensen
City of Anacortes
2201 37th St
Anacortes, WA 98221-2647

SHIP TO
Brent Christensen
City of Anacortes
2201 37th St
Anacortes, WA 98221-2647

ESTIMATE #
2472

DATE
10/14/2025

EXPIRATION DATE
11/14/2025

SALES REP
Justin Drake

ITEM	QTY	RATE	AMOUNT
Liberty Pumps SJ10 SumpJet - Water Powered, w/o Alarm, Installation and Materials included	1	850.00	850.00T

Please review for accuracy. If you see an error please contact us immediately.

SUBTOTAL 850.00

btotal: 63,123.51

NOTE: Items highlighted yellow will have 8.7% sales tax applied. Non-highlighted items will have 8.9% sales tax applied, except for Labor, Travel, and Hotel will be split based on 15 locations at 8.7% and 17 locations at 8.9%.

1. WASHINGTON STATE PREVAILING WAGES. Washington State Prevailing Wages apply to all Work. The Contractor and any of its subcontractors are required to pay their laborers and mechanics minimum wage in compliance with Washington State Prevailing Wage Laws. Before any payment is made by the City of Anacortes of any sums under this contract, the contractor and each subcontractor must provide the City with a copy of the statement of *Intent to Pay Prevailing Wages* approved by the Washington State Department of Labor and Industries (L&I). Following contract completion the City will not release any funds retained, according to the provisions of RCW 60.28.010, until the contractor and each subcontractor has provided the City a copy of the *Affidavit of Wages Paid* approved by L&I. L&I provides the wage forms. All costs associated with such fees shall be included in the Contract price as part of the fixed costs of overhead for this Contract, including any anticipated subcontractor filing fees. Any change in the fee by L&I will not be grounds for revision in the Contract Price.

At least once a month Contractor must file weekly certified payroll reports online with the Washington Department of Labor and Industries as required by RCW 39.12.120. For contracts in excess of $10,000, the contractor must post in a conspicuous place at the job site, a copy of the statement of *Intent to Pay Prevailing Wages* approved by L&I and the address and phone number of the Industrial Statistician where complaints or inquires may be made. The City will refer any dispute regarding the prevailing rate of wage to L&I for arbitration.

The State of Washington prevailing wage rates applicable for this public works project, which is located in Skagit County, may be found at the following website address of the Department of Labor and Industries: https://lni.wa.gov/licensing-permits/public-works-projects/prevailing-wage-rates/. The prevailing wage schedule in effect for the work under the contract will be the one in effect upon the date of execution of the contract. A copy of the applicable prevailing wage rates are also available for viewing at the office of the City, located at 904 6th Street, Anacortes, WA. Upon request, the City will mail a hard copy of the applicable prevailing wages for this project.

2. Performance and Payment Bonds. The City is required by RCW 39.08.010, with limited exceptions, to obtain both a Performance and a Payment bond for each public works project. The City requires separate Performance and Payment bonds for 100% of the contract amount furnished on bond forms standardized by the City Attorney's office. The bonds must meet the following provisions:

- Be for the full amount of the project, including tax.
- Name City of Anacortes as the obligee.
- List the correct Project Name and Project Number.
- Be signed by both the surety (the Attorney in Fact) and the Contractor.
- Be issued by a surety authorized to do business in the State of Washington (listed on the Insurance Commissioners website) and which meets the AM Best Rating required in the Contract Documents. If no requirement exists, a minimum of AM Best Rating A-7 or better will be required.

Release of Bonds - Bonds will not be released until the project has been completed and finally accepted.

Performance Bonds – Performance Bonds will be released at the end of the warranty period or twelve months after the date of final acceptance, whichever is later. The City may at its option release the bond once all the conditions of RCW 39.08.010-1a have been discharged.

Payment Bonds – Payment Bonds will be released either 45 days after final acceptance of the project or upon receipt of releases from the Washington Department of Revenue, Washington Employment Security Department, and the Washington Department of Labor and Industries, whichever is later. Release is contingent on the fact that no claims against the bond have been filed prior to the 45 day mark. If claims have been filed against the bond, it will not be released until the claims have been resolved.

Exceptions – On projects $150,000 and under, the Contractor can, in lieu of providing a performance and payment bond, request to have the City withhold 10% of monies earned on the project for a period of 30 days after final acceptance of the completed work or until receipt of all necessary releases from the Washington Department of Revenue, Washington Employment Security Department, and the Washington Department of Labor and Industries and settlement of any liens filed under Chapter 60.28 RCW, whichever is later. This exception is dependent on pre-approval by the City Attorney, and the City reserves the right to reject requests to waive the bond requirements.

3. Retainage. Pursuant to RCW Chapter 60.28, a sum of five percent (5%) of the monies earned by the Contractor will be retained. The Contractor may elect to execute a Retainage Bond. The bond must be furnished on a bond form standardized by the City Attorney's office and issued by a surety currently authorized by the State Insurance Commissioner to do business in Washington State. Retainage will be released 45 days after Final Acceptance, provided that the following has occurred:

a. Statements of Intent to Pay Prevailing Wages and Affidavits of Wages paid for the final correct contract amount are approved and on file with L&I for the Contractor and any subcontractors.
b. All liens placed against the project have been released.
c. For projects over $35,000, releases from the Washington Department of Revenue, Washington Employment Security Department, and the Washington Department of Labor and Industries have been received.

Note: If the City has approved the Contractor's request to waive the bond requirements, the City will withhold a total of 10% of the monies earned for a period of 30 days after Final Acceptance of the completed work, or until receipt of all necessary

releases from the Washington Department of Revenue, Washington Employment Securities Department, and the Washington Department of Labor and Industries, and settlement of any liens filed under Chapter 60.28 RCW, whichever is later.

4. Final Acceptance. Final Acceptance is defined as the date on which the City accepts the Work as complete, as indicated by notice issued by the City. For the purposes of the retainage statute (RCW 60.28.011), "completion of all contract work" is the same as the date of Final Acceptance. The following events must occur before the City will issue Final Acceptance:

a. The physical Work on the project must be complete and accepted by the Project Manager; and
b. The Contractor must submit to the City, and secure City approval of, all documentation required by the Contract and required by law, including but not limited to:
    i. Invoices for all Work;
    ii. Copies of the Statements of Intent to Pay Prevailing Wages and Affidavits of Prevailing Wages Paid as approved by L&I for the Contractor and all Subcontractors; and
    iii. Any additional documentation required by the Contract.

5. Penalties for Noncompliance. If Contractor does not provide Statements of Intent to Pay Prevailing Wages and Affidavits of Prevailing Wages Paid to the City, the City may withhold any or all payments until required documentation is received. In addition, failure to provide Statements of Intent to Pay Prevailing Wage or Affidavit of Wages Paid may result in other sanctions as provided by State laws (RCW 39.12.050) and/or Federal regulations (29 CFR 5.12).

6. Taxes. The City will pay sales and use taxes imposed on goods or services acquired hereunder as required by law. The Contractor must pay all other taxes including, but not limited to: Business and Occupation Tax, taxes based on the Contractor's gross or net income, or personal property to which the City does not hold title. The City is exempt from Federal Excise Tax. Where applicable the City shall furnish a Federal Excise Tax Exemption certificate.

7. Invoicing. All invoices shall at a minimum include: Company Name, **Agreement Number**, Invoice Date, Due Date (30 days), Invoice Number, description of charges, and invoiced amount. The Contractor must allow 30 calendar days from receipt of the invoice for payment. If requested by the City the Contractor shall provide a cost breakdown of charges. Invoices may be sent by US mail to City of Anacortes, Accounts Payable, PO Box 547, Anacortes, WA 98221, or by email to accountspayable@anacorteswa.gov. Contractors may complete a City furnished ACH/EFT form to receive electronic payments directly to their financial institution. The City shall notify the Contractor within fifteen (15) calendar days from receipt of invoice if there are any objections or disputes with the invoice. The Contractor shall then resubmit a new invoice less the disputed amount and payment shall be made within 30 calendar days. Any disputed amounts may be submitted under the Disputes clause contained herein.

8. Subcontracts. The Contractor shall not subcontract the Scope of Work ("Work") unless the Project Manager approves in writing. If the Project Manager requests, the Contractor shall provide proof that the Subcontractor has the experience, ability, and equipment the Work requires. "Subcontractor" means an individual, partnership, firm, corporation, or joint venture who is sublet part of the Contract by the Contractor. Each request to subcontract shall include the following information (i) a description of the supplies or services to be subcontracted, (ii) identification of the type of subcontract to be used (iii) identification of the proposed subcontractor, (iv) proposed subcontract price, (v) identification of the percentage of work to be performed by subcontract. Approval of subcontract shall not:

a. Relieve the Contractor of any responsibility to carry out the Contract,
b. Relieve the Contractor of any obligations or liability under the Contract and the Contractor's bond,
c. Create any contract between the City and the Subcontractor, or
d. Convey to the Subcontractor any rights against the City.

As required by RCW 39.06.020, the Contractor must verify responsibility criteria for each first tier subcontractor, and a subcontractor of any tier that hires other subcontractors must verify responsibility criteria for each of its subcontractors. Verification is to include that, at the time of subcontract execution, each subcontractor meets the responsibility criteria listed in RCW 39.04.350(1) and additionally - if applicable - possesses an electrical contractor license or an elevator contractor license. This verification requirement, as well as the responsibility criteria, must be included in every public works contract and subcontract of every tier. Contractor remains fully responsible for obligations, services, and functions performed by its subcontractors to the same extent as if such obligations, services, and functions were performed by Contractor's employees, and for purposes of the Agreement such work will be deemed work performed by Contractor. The Contractor shall give immediate written notice of any action or suit filed and prompt notice of any claim made against the Contractor by any subcontractor or vendor that, in the opinion of the Contractor, may result in litigation related in any way to this contract, with respect to which the Contractor may be entitled to reimbursement from the City.

If dissatisfied with any part of the subcontracted Work, the Project Manager may request in writing that the Subcontractor be removed. The Contractor shall comply with this request at once and shall not employ the Subcontractor for any further Work under the Contract.

9. Job Safety Requirements Compliance. The Contractor, and its subcontractors of any tier, shall comply with all applicable federal, State, local laws, ordinances, and regulations, as may be amended, for the safety of persons or property while performing any work under the Contract and for the handling and disposal of all hazardous wastes. Industry standards and applicable laws and regulations of authorities having jurisdiction include, but are not limited to: the Washington Industrial Safety and Health Act of 1973 (WISHA); the federal Occupational Safety and Health Acts of 1970 (OSHA); the Resource

Conservation and Recovery Act; the Washington Hazardous Waste Management Act; the Department of Labor & Industries; Washington Administrative Code (WAC); the Environmental Protection Agency; and the Department of Ecology governing the generation, storage, treatment, transportation or disposal of hazardous wastes, The Contractor and its subcontractors of any tier shall also comply with all current and future executive proclamations, regulations, requirements and/or related guidance issued by the Office of the Governor of Washington State and Office of the Mayor of the City of Anacortes as it may relate to City of Anacortes projects. Contractor further agrees to indemnify and hold harmless City from damages assessed against City because of Contractor's failure to comply with the Acts and the standards issued thereunder.

10. Chemical Hazard Safety

A. Employer Chemical Hazard Communication Rule**:** WAC 296-800-170 requires all employers in Washington State to inform and train their employees on the hazards of chemicals in the workplace or in foreseeable emergencies. For purposes of performance under this Contract, any toxic substance that may be harmful to the end user while being used or stored on City property must:
   i. Be properly labeled with the: (1) identity of the hazardous material; (2) appropriate hazardous warnings; and (3) name and address of the chemical manufacturer, importer or responsible party.
   ii. Be accompanied by a Safety Data Sheet (SDS) which shall be provided to the City Project Manager, or designee. Copies of the Contractor's SDS inventory shall also be located where chemicals are stored.

B. Contractor shall not introduce or use any new product without the express written permission of the City Project Manager. Contractor shall request permission to use new substances by providing an SDS sheet or label data for all proposed chemicals, and an explanation as to the purpose of the chemical application, method of application, and intended schedule of application. If new products are approved for use, then they shall be:
   i. Restricted in their applications so as to meet current and local law;
   ii. Mixed and otherwise handled where an accidental spill will not enter surface or ground water and will not contaminate the soil.

C. In any emergency affecting the safety of persons or property, Contractor shall act, at their discretion, to prevent threatened injury, damage, or loss. The City's Project Manager has full authority to stop work they deem a safety risk.

11. Delivery/Shipping. If shipping or delivering any items to the City, the Contractor shall ship items as Freight-On-Board (FOB) Destination Freight Prepaid, and Delivered Duties Paid (DDP) Delivery Point if applicable; ensure all deliveries are made on a business day, during business hours (Monday through Friday, except City Council designated holidays, from 8:00 am, to 5:00 pm); and provide, at no additional charge, any goods, labor, packaging, crating or padding necessary to load, tie down and unload the item(s) to be delivered, so that they may be transported in a normal, safe manner without damage.

12. Withholding Payment. In the event the City determines that the Contractor has failed to perform any obligation under this Contract within the times set forth in this Contract, then the City may withhold from amounts otherwise due and payable to Contractor the amount determined by the City as necessary to cure the default, until the Contracting Officer determines that such failure to perform has been cured. Withholding under this clause shall not be deemed a breach entitling Contractor to terminate or damages, provided that the City promptly gives notice in writing to the Contractor of the nature of the default or failure to perform, and in no case more than 8 days after it determines to withhold amounts otherwise due. A determination of the City Attorney set forth in such notice to the Contractor of the action required and/or the amount required to cure any alleged failure to perform shall be deemed conclusive, except to the extent that the Contractor acts within the times and in strict accord with the provisions of the Disputes clause of this Contract. The City may act in accordance with any determination of the City Attorney which has become conclusive under this clause, without prejudice to any other remedy under the Contract, to take all or any of the following actions: (1) cure any failure or default, (2) to pay any amount so required to be paid and to charge the same to the account of the Contractor, (3) to set off any amount so paid or incurred from amounts due to become due the Contractor. In the event the Contractor obtains relief upon a claim under the Disputes clause, no penalty or damages shall accrue to Contractor by reason of good faith withholding by the City under this clause.

13. Final Payment: Waiver of Claim. The contractor's acceptance of final payment (excluding withheld retainage) shall constitute a waiver of claims, except those previously and properly made and identified by the contractor as unsettled at the time request for final payment is made.

14. Required Use of Finished Compost Product. If the project includes the use of a product created with "composted material" as defined in RCW 70A.205.015(3) the Contractor must purchase finished compost products from entities that: 1) produce compost locally within Skagit County; 2) are certified by a nationally recognized organization; 3) are permitted by the local health jurisdiction; and 4) produce finished compost products derived from municipal solid waste compost programs while meeting quality standards adopted by the Department of Transportation or adopted by rule by the Department of Ecology. The Contractor will obtain pre-approval from the PM of the proposed compost material vendor and will submit receipts with their invoice(s).

15. Inspection.

A. **Of the Work:** All materials furnished and work done shall be subject to inspection. The City Project Manager administering the Contract shall at all times have access to the work wherever it is in progress or being performed, and the Contractor shall provide proper facilities for such access and inspection. Such inspection shall not relieve the Contractor of the responsibility of performing the work correctly, utilizing the best labor and materials in strict accordance with the

Specifications of the Contract. All material or work approved and later found to be defective shall be replaced without cost to the City.

B. **Project Manager's Authority**: The Project Manager shall have power to reject materials or workmanship which do not fulfill the requirements of these Specifications, but in case of dispute the Contractor may appeal to the City Attorney whose decision shall be final. The Contract shall be carried out under the general control of the representative of the City administering the Contract, who may exercise such control over the conduct of the work as may be necessary, in their opinion, to safeguard the interest of the City. The Contractor shall comply with any and all orders and instructions given by the representative of the particular Department administering the Contract in accordance with the terms of the Contract. Nothing herein contained, however, shall be taken to relieve the Contractor of their obligations or responsibilities under the Contract.

16. New and Unused. All units, equipment, parts and material shall be new, unused, manufacturer's current model year and in current production and shall meet any current applicable regulations and/or codes. All materials shall have physical and chemical properties to withstand the intended purpose. Equipment design shall have sufficient excess capacity for durability and safety.

17. Warranty. The Contractor shall return to the project and repair or replace all defects in workmanship and material discovered within one year after Final Acceptance of the Work, including any necessary labor and materials. The Contractor shall start work to remedy any such defects within 7 calendar days of receiving City's written notice of a defect, and shall complete such work within the time stated in the City's notice. In case of an emergency, where damage may result from delay or where loss of services may result, such corrections may be made by the City's own forces or another contractor, in which case the cost of corrections shall be paid by the Contractor. In the event the Contractor does not accomplish corrections within the time specified, the work will be otherwise accomplished and the cost of same shall be paid by the Contractor. For one year after acceptance of any corrections by the City the Contractor shall be responsible for correcting all defects in workmanship and materials in the corrected work. In addition, the Contractor shall obtain and submit to the City any necessary documentation to secure any extended manufacturer's warranty and warranty terms. This guarantee is supplemental to and does not limit or affect the requirements that the Contractor's work comply with the requirements of the Contract or impact any other legal rights or remedies of the City.

18. Indemnification / Hold Harmless. The Contractor shall defend, indemnify and hold the City, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or in connection with the performance of this Agreement, except for injuries and damages caused by the sole negligence of the City. However, should a court of competent jurisdiction determine that this Agreement is subject to RCW 4.24.115, then, in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Contractor and the City, its officers, officials, employees, and volunteers, the Contractor's liability hereunder shall be only to the extent of the Contractor's negligence. It is further specifically and expressly understood that the indemnification provided herein constitutes the Contractor's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Agreement.

19. Insurance.

A.**Insurance Term:** The Contractor shall procure and maintain insurance, as required in this Section, without interruption from commencement of the Contractor's work through the term of the contract and for thirty (30) days after the Physical Completion date, unless otherwise indicated herein.

B. **No Limitation:** The Contractor's maintenance of insurance, its scope of coverage and limits as required herein shall not be construed to limit the liability of the Contractor to the coverage provided by such insurance, or otherwise limit the City's recourse to any remedy available at law or in equity.

C. **Minimum Scope of Insurance:** The Contactor's required insurance shall be of the types and coverage as stated below:

1. Automobile Liability insurance covering all owned, non-owned, hired and leased vehicles when any motor vehicles are used in connection with work to be performed. Coverage shall be at least as broad as Insurance Services Office (ISO) form CA 00 01.
2. Commercial General Liability insurance shall be as least as broad as ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, independent contractors, products-completed operations, stop gap liability, personal injury and advertising injury, and liability assumed under an insured contract. The Commercial General Liability insurance shall be endorsed to provide a per project general aggregate limit using ISO form CG 25 03 05 09 or an equivalent endorsement. There shall be no exclusion for liability arising from explosion, collapse or underground property damage. **The City of Anacortes and its officers, elected officials, employees, agents, and volunteers shall be named as an additional insured** under the Contractor's Commercial General Liability insurance policy with respect to the work performed for the City using ISO Additional Insured endorsement CG 20 10 10 01 and Additional Insured-Completed Operations endorsement CG 20 37 10 01 or substitute endorsements providing at least as broad coverage.
3. Worker's Compensation coverage as required by the Industrial Insurance laws of the State of Washington.

D. **Minimum Amounts of Insurance:** The Contractor shall maintain the following insurance limits:

1. Automobile Liability insurance with a minimum combined single limit for bodily injury and property damage of

$1,000,000 per accident when any motor vehicles (owned, non-owned and hired) are used in connection with work to be performed.

2. Commercial General Liability insurance shall be written with limits no less than $2,000,000 each occurrence, $2,000,000 general aggregate and $2,000,000 products-completed operations aggregate limit.

E. **City Full Availability of Contractor Limits:** If the Contractor maintains higher insurance limits than the minimums shown above, the City shall be insured for the full available limits of Commercial General and Excess or Umbrella liability maintained by the Contractor, irrespective of whether such limits maintained by the Contractor are greater than those required by this contract or whether any certificate of insurance furnished to the City evidences limits of liability lower than those maintained by the Contractor.

F. **Other Insurance Provision:** The Contractor's Automobile Liability and Commercial General Liability insurance policies are to contain, or be endorsed to contain, that they shall be primary insurance as respect the City. Any insurance, self-insurance, or self-insured pool coverage maintained by the City shall be excess of the Contractor's insurance and shall not contribute with it.

G. **Acceptability of Insurers:** Insurance is to be placed with insurers with a current A.M. Best rating of not less than A:VII.

H. **Verification of Coverage:** The Contractor shall furnish the City with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to the additional insured endorsements, evidencing the insurance requirements of the Contractor **within 10 days of contract execution and before scheduling of the work**. Upon request by the City, the Contractor shall furnish certified copies of all required insurance policies, including endorsements, required in this contract and evidence of all subcontractors' coverage. Failure of the City to demand such verification of coverage with these insurance requirements or failure of the City to identify a deficiency from the insurance documentation provided shall not be construed as a waiver of Contractor's obligation to maintain such insurance.

Verification of coverage shall include:

1. An ACORD certificate or a form determined by the City to be equivalent.
2. Copies of all endorsements naming the City as additional insured, showing the policy number. The Contractor may submit a copy of any blanket additional insured clause from its policies instead of a separate endorsement.
3. Any other amendatory endorsements to show the coverage required herein.
4. **A notation of coverage enhancements on the Certificate of Insurance shall not satisfy these requirements – actual endorsements must be submitted.**

I. **Subcontractors' Insurance:** The Contractor shall cause each and every Subcontractor to provide insurance coverage that complies with all applicable requirements of the Contractor-provided insurance as set forth herein, except the Contractor shall have sole responsibility for determining the limits of coverage required to be obtained by Subcontractors. The Contractor shall ensure that the City is an additional insured on each and every Subcontractor's Commercial General liability insurance policy using an endorsement at least as broad as ISO CG 20 10 10 01 for ongoing operations and CG 20 37 10 01 for completed operations.

J. **Notice of Cancellation:** The Contractor shall provide the City and all Additional Insureds for this work with written notice of any policy cancellation within two (2) business days of their receipt of such notice.

K. **Failure to Maintain Insurance:** Failure on the part of the Contractor to maintain the insurance as required shall constitute a material breach of contract, upon which the City may, after giving five business days notice to the Contractor to correct the breach, immediately terminate the contract or, at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, with any sums so expended to be repaid to the City on demand, or at the sole discretion of the City, offset against funds due the Contractor from the City.

20. Acceptance. Contractor acknowledges and agrees that these General Provisions are incorporated in, and are a part of, each purchase order or other agreement relating to the provision of goods and/or related services by Contractor. These General Provisions supersede all conflicting or additional terms on any purchase order, quote, invoice, Contractor's website, or otherwise set forth on any release, acknowledgement, confirmation, requisition, work order, shipping instruction, specification and similar document or communication.

21. Certification Regarding Suspension, Debarment, Ineligibility or Voluntary Exclusion. The Contractor, by signing this agreement, certifies that they are not suspended, debarred, proposed for debarment, declared ineligible or otherwise excluded from contracting with the federal government, or from receiving contracts paid for with federal funds.

22. Registered or Licensed Contractor. The City is prohibited by RCW 39.06.010 from executing an Agreement with a Contractor who is not registered or licensed as required by the laws of the state. In addition, Anacortes Municipal Code requires that every person engaging in business within the city limits of Anacortes register their business with the state and include a City of Anacortes Endorsement. Businesses from outside city limits with a gross annual income of $4,000 or more in Anacortes are also required to obtain a city endorsement. Business licenses and city endorsements can be obtained through the State of Washington Department of Revenue (DOR) Business Licensing Service (BLS) at bls.dor.wa.gov.

23. Standard Title VI / Non-Discrimination Assurances. During the performance of this contract, the Contractor, for itself, its assignees, and successors in interest agrees to the clauses in "Appendix A" and "Appendix E" of the Standard Title VI Assurances (USDOT1050.2A), which are hereby incorporated by reference and made a part hereof.

24. Contractor is an Independent Contractor. The parties intend that an independent Contractor relationship will be created by this Agreement. No agent, employee or representative of the Contractor shall be deemed to be an agent, employee or representative of the City for any purpose. Contractor shall be solely responsible for all acts of its agents, employees, representatives and Subcontractors during the performance of this Agreement.

25. No Third-Party Beneficiary Rights. This Agreement is not intended to and shall not be construed to give any Third Party any interest or rights (including, without limitation, any Third-Party beneficiary rights) with respect to or in connection with any agreement or provision contained herein or contemplated hereby, except as otherwise expressly provided for in this Agreement.

26. The City's Right to Terminate Agreement.

A. **Termination for Default:** If the Contractor defaults by failing to perform any of the obligations of the Agreement or becomes insolvent or is declared bankrupt or commits any act of bankruptcy or insolvency or makes an assignment for the benefit of creditors, the City may, by depositing written notice to the Contractor in the U.S. mail, postage prepaid, terminate the Agreement, and at the City's option, obtain performance of the work elsewhere. If the Agreement is terminated for default, the Contractor shall not be entitled to receive any further payments under the Agreement until the Scope of Services under this Agreement has been fully performed. Any extra cost or damage to the City resulting from such default(s) shall be deducted from any money due or coming due to the Contractor. The Contractor shall bear any extra expenses incurred by the City in completing the work, including all increased costs for completing the work, and all damage sustained, or which may be sustained by the City by reason of such default. If a notice of termination for default has been issued and it is later determined for any reason that the Contractor was not in default, the rights and obligations of the parties shall be the same as if the notice of termination had been issued pursuant to the Termination for Public Convenience paragraph hereof.

B. **Termination for Public Convenience:** The City may terminate the Agreement in whole or in part whenever the City determines, in its sole discretion that such termination is in the best interests of the City. Whenever the Agreement is terminated in accordance with this paragraph, the Contractor shall be entitled to payment for actual work performed at unit Agreement prices for completed items of work through the date of termination. If the City exercises its option under this Paragraph, the City shall not be responsible for payment for loss of anticipated profit on deleted or uncompleted work. Termination of this Agreement by the City at any time during the term, whether for default or convenience, shall not constitute a breach of Agreement by the City.

27. Changes/Additional Work. The City may engage Contractor to perform services in addition to those listed in this Agreement, and Contractor will be entitled to additional compensation for authorized additional services or materials. The City shall not be liable for additional compensation until and unless any and all additional work and compensation is approved in advance in writing and signed by both parties to this Agreement. If conditions are encountered which are not anticipated in the Scope of Services, the City understands that a revision to the Work and fees may be required. Provided, however, that nothing in this paragraph shall be interpreted to obligate the Contractor to render or the City to pay for services rendered in excess of the Work unless or until a modification to this Agreement is approved in writing by both parties.

28. Non-waiver. Waiver by the City of any provision of this Agreement or any time limitation provided for in this Agreement shall not constitute a waiver of any other provision.

29. Non-assignable. The services or work to be provided by the Contractor shall not be assigned or subcontracted without the express written consent of the City.

30. Covenant Against Contingent Fees. The Contractor warrants that they have not employed or retained any company or person, other than a bona fide employee working solely for the Contractor, to solicit or secure this Agreement, and that they have not paid or agreed to pay any company or person, other than a bona fide employee working solely for the Contractor, any fee, commission, percentage, brokerage fee, gifts, or any other consideration contingent upon or resulting from the award of making of this Agreement. For breach or violation of this warranty, the City shall have the right to annul this Agreement without liability or, in its discretion to deduct from the Agreement price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift, or contingent fee.

31. Disputes

A. **General:** Differences between the Contractor and the City, arising under and by virtue of this Agreement shall be brought to the attention of the City at the earliest possible time in order that such matters may be settled or other appropriate action promptly taken. The provisions of this Clause shall survive the expiration or termination of this Agreement.

B. **Notice of Potential Claims:** The Contractor shall not be entitled to additional compensation which otherwise may be payable, or to extension of time for (1) any act or failure to act by the City, or (2) the happening of any event or occurrence, unless the Contractor has given the City a written Notice of Potential Claim within 10 days of the commencement of the act, failure, or event giving rise to the claim, and before final payment by the City. The written Notice of Potential Claim shall set forth the reasons for which the Contractor believes additional compensation or extension of time is due, the nature of the cost involved, and insofar as possible, the amount of the potential claim. Contractor shall keep full and complete daily records of the Work performed, labor and all costs and additional time claimed to be additional.

C. **Detailed Claim:** The Contractor shall not be entitled to claim any such additional compensation, or extension of time, unless within 30 days of the accomplishment of the portion of the work from which the claim arose, and before final payment by the City, the Contractor has given the City a detailed written statement of each element of cost or other compensation requested and of all elements of additional time required, and copies of any supporting documents evidencing the amount or the extension of time claimed to be due.

D. **Dispute Resolution:** In the event of a dispute between the City and the Contractor arising out of this Agreement, or any obligation hereunder the dispute shall first be referred to the representatives designated by the City and the Contractor to have oversight over the administration of this Agreement. Said representatives shall meet within thirty (30) calendar days of receipt of detailed claim, and the parties shall make a good faith effort to achieve a resolution of the dispute. In the event the parties are unable to resolve the dispute under the procedure set forth above, then the parties hereby agree that the matter shall be referred to mediation. The parties shall mutually agree upon a mediator to assist them in resolving their differences. Any expenses incidental to mediation shall be borne equally by the parties. If either party is dissatisfied with the outcome of the mediation, that party may then pursue any available judicial remedies.

32. Force Majeure. Neither party shall be liable to the other or deemed in breach or default for any failure or delay in performance under this Agreement during the time and to the extent its performance is prevented by reasons of Force Majeure. For the purposes of this Agreement, Force Majeure means an occurrence that is beyond the reasonable control of and without fault or negligence of the party claiming force majeure and which, by exercise of due diligence of such party, could not have been prevented or overcome. Force Majeure shall include natural disasters, including fire, flood, earthquake, windstorm, avalanche, mudslide, and other similar events; acts of war or civil unrest when an emergency has been declared by appropriate governmental officials; acts of civil or military authority; freight embargoes; epidemics; pandemics; quarantine restrictions; labor strikes; boycotts; terrorist acts; riots; insurrections; explosions; and nuclear accidents. A party claiming suspension or termination of its obligations due to force majeure shall give the other party prompt written notice of the impediment and its effect on the ability to perform, with such notice to be provided no more than two (2) working days after the force majeure event or reasonable discovery of the event's impact on performance. Failure to provide such notice shall preclude recovery under this provision. Such delay shall cease as soon as practicable and written notification of same shall be provided. The time of completion shall be extended by Agreement modification for a period of time equal to the time that the results or effects of such delay prevented the delayed party from performing in accordance with this Agreement. Rights Reserved: The City reserves the right to cancel the Agreement and/or purchase materials, equipment or services from the best available source during the time of force majeure, and Contractor shall have no recourse against the City.

33. Governing Law. This Agreement shall be governed by and construed under the laws of the State of Washington. Any action brought under the Agreement or relating to the Project shall be brought in the Superior Court of the State of Washington in Skagit County Washington.

34. Compliance with Laws. The Contractor in the performance of this Agreement shall comply with all applicable Federal, State or local laws and ordinances, including regulations for licensing, certification and operation of facilities, programs and accreditation, and licensing of individuals, and any other standards or criteria as described in the Agreement to assure quality of services. Contractor will follow all applicable laws and requirements for excavation and disposal of material.

35. Severability. If any term or condition of this Agreement or the application thereof to any person(s) or circumstances is held invalid, such invalidity shall not affect other terms, conditions or applications which can be given effect without the invalid term, condition or application. To this end, the terms and conditions of this Agreement are declared severable.

36. Survival of Contract Termination. The provisions of the following paragraphs, the provisions of the non collusion affidavit, and the liability of the Contractor for default during the term of the Contract shall survive, notwithstanding the termination or invalidity of this Contract for any reason: Taxes; Warranty; The City's Right to Terminate Contract; Governing Law; Indemnification / Hold Harmless; Disputes.

37. Notices. All notices required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been given and received (a) when personally delivered, or delivered by same-day courier; or (b) on the third business day after mailing by registered or certified mail, postage prepaid, return receipt requested; or (c) upon delivery when sent by prepaid overnight express delivery service (e.g., FedEx, UPS); or (d) when sent by email and upon the receipt by the sending party of written confirmation by the receiving party; provided, however, that an automated email confirmation of delivery or read receipt shall not constitute such confirmation. Notices shall be sent to the following addresses:

CITY:	CONTRACTOR:
City of Anacortes Tiffany Matson 904 6th Street PO Box 547 Anacortes, WA 98221 contracts@anacorteswa.gov	Prestige Worldwide Technologies, LLC Justin Drake 205 E 14th St. Mount Pleasant TX, 75455 justin@prestigewwt.com

APPENDIX A

During the performance of this contract, the contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the "contractor") agrees as follows:

1. **Compliance with Regulations:** The contractor (hereinafter includes consultants) will comply with the Acts and the Regulations relative to Non-discrimination in Federally-assisted programs of the U.S. Department of Transportation, Washington State Department of Transportation, as they may be amended from time to time, which are herein incorporated by reference and made a part of this contract.

2. **Non-discrimination:** The contractor, with regard to the work performed by it during the contract, will not discriminate on the grounds of race, color, or national origin in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The contractor will not participate directly or indirectly in the discrimination prohibited by the Acts and the Regulations, including employment practices when the contract covers any activity, project, or program set forth in Appendix B of 49 CFR Part 21.

3. **Solicitations for Subcontracts, Including Procurements of Materials and Equipment:** In all solicitations, either by competitive bidding, or negotiation made by the contractor for work to be performed under a subcontract, including procurements of materials, or leases of equipment, each potential subcontractor or supplier will be notified by the contractor of the contractor's obligations under this contract and the Acts and the Regulations relative to Non-discrimination on the grounds of race, color, or national origin.

4. **Information and Reports:** The contractor will provide all information and reports required by the Acts, the Regulations, and directives issued pursuant thereto and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Recipient or the Washington State Department of Transportation to be pertinent to ascertain compliance with such Acts, Regulations, and instructions. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish the information, the contractor will so certify to the Recipient or the Washington State Department of Transportation, as appropriate, and will set forth what efforts it has made to obtain the information.

5. **Sanctions for Noncompliance:** In the event of a contractor's noncompliance with the Non-discrimination provisions of this contract, the Recipient will impose such contract sanctions as it or the Washington State Department of Transportation may determine to be appropriate, including, but not limited to:

    a. withholding payments to the contractor under the contract until the contractor complies; and/or
    b. cancelling, terminating, or suspending a contract, in whole or in part.

6. **Incorporation of Provisions:** The contractor will include the provisions of paragraphs one through six in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Acts, the Regulations and directives issued pursuant thereto. The contractor will take action with respect to any subcontract or procurement as the Recipient or the Washington State Department of Transportation may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, that if the contractor becomes involved in, or is threatened with litigation by a subcontractor, or supplier because of such direction, the contractor may request the Recipient to enter into any litigation to protect the interests of the Recipient. In addition, the contractor may request the United States to enter into the litigation to protect the interests of the United States.

APPENDIX E

During the performance of this contract, the contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the "contractor") agrees to comply with the following non-discrimination statutes and authorities; including but not limited to:

Pertinent Non-Discrimination Authorities:

- Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin); and 49 CFR Part 21.
- The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
- Federal-Aid Highway Act of 1973, (23 U.S.C. § 324 et seq.), (prohibits discrimination on the basis of sex);
- Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 et seq.), as amended, (prohibits discrimination on the basis of disability); and 49 CFR Part 27;
- The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 et seq.), (prohibits discrimination on the basis of age);
- Airport and Airway Improvement Act of 1982, (49 USC§ 471, Section 47123), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex);
- The Civil Rights Restoration Act of 1987, (PL 100-209), (Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms "programs or activities" to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not);
- Titles II and III of the Americans with Disabilities Act, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131-12189) as implemented by Department of Transportation regulations at 49 C.F.R. parts 37 and 38;
- The Federal Aviation Administration's Non-discrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);
- Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures Non-discrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations;
- Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of Limited English proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs (70 Fed. Reg. at 74087 to 74100);
- Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 U.S.C. 1681 et seq).

City Council Agenda Bill

April 27, 2026

Action Type: Ordinance **Item:** 6.e.

Title: Ordinance 4081: Creating AMC 8.14 Grand View Cemetery

Staff Contact(s): Jonn Lunsford, Darcy Swetnam

Approved for Submittal to Council by:
Greg Francioch
Steve Hoglund
Darcy Swetnam

Summary: The city Legal staff and Parks and Recreation worked on this new ordinance to update existing regulations and add the use of columbariums and green burials at Grand View Cemetery.

Budget Impact:
Costs associated with the addition of columbariums and green burial will be covered by user fees.

Previous Action: Elements of this ordinance were discussed at City Council updates, Parks and Recreation Council sub-committees and at Parks and Recreation Commission meetings. First read and discussion at the April 20, 2026, regular meeting.

Recommended Motion:

Alternative Actions:

Attachments (listed in order presented):
1. 260420 Ord 4081
2. Grand View Presentation

Ordinance 4081

An Ordinance adopting a new AMC Chapter 8.14 Regarding Cemetery Operations

Whereas the City has the authority to own, improve, or maintain a cemetery pursuant to RCW 68.52.040;

Whereas Grand View Cemetery was transferred to the City in 1945 and is currently maintained and operated by the Parks and Recreation Department;

Whereas the operation and maintenance of Grand View Cemetery must ensure that it remains a dignified and serene place for memorials, reflection, and remembrance, while providing for the safe and respectful use of the space by the public;

Whereas it is necessary to create regulations in the Anacortes Municipal Code governing the operation, maintenance, and use of Grand View Cemetery and ensure compliance with applicable state and local regulations;

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

Section 1. The Anacortes Municipal Code is amended as shown in Exhibit A.

Section 2. Authority to Make Necessary Corrections. The City Clerk and the codifier of this Ordinance are authorized to make necessary corrections to this ordinance including, but not limited to, the correction of scrivener's clerical errors, references, ordinance numbers, section/subsection numbers and any references thereto.

Section 3. Severability. The various parts, sections, and clauses of this ordinance are hereby declared to be severable. If any section, subsection, paragraph, sentence, clause, or phrase of this ordinance is declared unconstitutional or invalid for any reason, such decision must not affect the validity of the remaining parts of this ordinance.

Section 4. Consistent with RCW 35A.12.130, this ordinance takes effect five days after passage, approval, and publication.

ADOPTED by the City Council of the City of Anacortes this ___ day of _____, 2026.

CITY OF ANACORTES:

_____
Ryan Walters, Mayor

Attest:

_____

Steve Hoglund, City Clerk-Treasurer

Approved as to Form:

_____

Darcy Swetnam, City Attorney

Exhibit A

Chapter 8.14 Cemetery Operations....3
8.14.010 Applicability....3
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Chapter 8.14 Cemetery Operations

8.14.010 Applicability

A. This chapter governs city operations of the cemetery.

B. The operation of the cemetery is managed by the Anacortes Parks and Recreation Department.

C. The city council may by resolution adopt policies and procedures for operation of the cemetery.

8.14.020 Definitions

A. "Burial" means placement of human remains in a Grave.

B. "Cemetery" means the Grand View Cemetery or any portion thereof.

C. "Collar" means the concrete edging around a Memorial to protect the Memorial from damage from regular cemetery maintenance and operations.

D. "Columbarium" means a structure or other space containing Niches for permanent Interment of Cremated Remains.

E. "Cremated Remains" means a human body after cremation in a crematory.

F. "Crypt" means a space in a mausoleum of sufficient size, used or intended to be used, to entomb human remains.

G. "Director" means the Director of the Parks and Recreation Department or his or her designee.

H. "Disinterment" means the removal of human remains from the Cemetery.

I. "Extended Property Use" means the placement of Cremated Remains in a lot which was created for the placement of a casket burial or in a Niche designated for single use by extending additional burial rights to the lot.

J. "Endowment Care" means care or maintenance of the Cemetery. Endowment Care does not cover repair or replacement of markers, monumental structures, borders or flower vases or leveling of markers.

K. "Foundation" means a granite or concrete slab placed in the ground to level, support and stabilize a Memorial.

L. "Graves" means a space of ground in the Cemetery, used or intended to be used, for Burial.

M. "Green Burial" means the Burial of human remains in a compostable casket or shroud that is approved by the Director and can be lowered into a bottomless concrete liner necessary to reinforce plot structure.

N. "Interment" means the disposition of human remains by cremation and inurnment, entombment or burial in a place used or intended to be used and dedicated for cemetery purposes.

O. "Liner" means any concrete material which is buried in the ground to provide outer protection, ground stabilization and into which human remains are placed in the burial process.

P. "Memorial" means any grave marker, headstone or monument that is intended to permanently mark a Grave.

Q. "Mausoleum" means a structure or building for the entombment of human remains in Crypts in a place used or intended to be used for cemetery purposes.

R. "Niche" means a space in a Columbarium intended to be used for inurnment of Cremated Remains.

S. "Relocation" means the removal of human remains from one site in the Cemetery and reinterment in a different site within the Cemetery.

T. "Service" means an Interment attended by witnesses.

U. "Urn Liner" is a concrete container whose purpose is to provide outer protection for ground Burial and/or retrieval at a later date of the Cremated Remains.

V. "Vault" means any container which is buried in the ground and sealed to provide outer protection and in which human remains are placed for Burial.

8.14.030 Fees and costs

The city council may by resolution adopt in the unified fee schedule fees and charges for cemetery services, including but not limited to costs for Collars, opening and closing sites, Extended Property Use, Green Burials, Interment, Liners and Urn Liners, Memorial setting, Niches, Disinterment and Relocation, Services, and Vaults.

8.14.040 Maintenance

The city will maintain the Cemetery in a reasonable and tidy condition, which includes all buildings, fences, drives, water lines, and other improvements. It will also maintain all landscaping including regular cutting, trimming, thatching, and watering of turf. The city will maintain the surface of Graves, including raising sunken Foundations or Graves, and all other work deemed necessary by the Director.

8.14.050 Lot Ownership

A. All lots in the Cemetery are conveyed to the purchaser by a Certificate of Ownership after receipt of final payment. The rights of the owner are subject to the policies and procedures made from time to time by the city council or the Director.

B. All lots are for Burial purposes only and may not be used for any other purpose.

8.14.060 Endowment Care

All lots in Grand View Cemetery will receive Endowment Care.

8.14.070 Grave opening and closing

It is unlawful for anyone other than city employees or city contractors to open and close Graves.

8.14.080 Cemetery equipment

A. The city will provide standard equipment for all Burials, including but not limited to a lowering device, grass carpet, benches, and any equipment to open or close Graves.

B. It is unlawful for anyone other than city employees or city contractors to bring equipment for Burials to the Cemetery.

8.14.090 Permit and identification requirements

A. No Interment will be allowed without first obtaining a proper burial transit permit or similar permit as required by State law. The city will not be responsible for securing any such permit.

B. Cremated Remains must be properly labeled and accompanied by acceptable documentation to certify identification of the Cremated Remains.

8.14.100 Burial restrictions

A. Only human remains may be interred in the Cemetery.

B. No Cremated Remains may be placed in an above ground Monument or bench other than within the city-approved Mausoleum or Columbarium.

C. All Memorials must be authorized by the city and comply with rules and policies adopted by the city council or the Director.

8.14.110 Disinterments and Relocations

A. Only city staff may perform Disinterments or Relocations. It is unlawful for anyone other than city employees to perform Disinterments or Relocations.

B. Disinterment or Relocation of a Green Burial site is prohibited except as ordered by a court of competent jurisdiction.

C. The city will not perform Disinterment or Relocation until payment for services has been received.

8.14.120 Green burials

A. Green Burials will follow the restrictions in sections 8.14.100 and 8.14.110.

B. Green Burials will be allowed in any section of the Cemetery using a bottomless concrete Liner to reinforce the plot structure.

8.14.130 Grounds management by city

A. It is unlawful for anyone other than city employees or contractors to plant, trim, prune, or remove any part of the trees or shrubs in the Cemetery.

B. It is unlawful for any person other than a city employee to remove a Memorial without prior written approval by the Director.

8.14.140 Dogs and horses

A. It is unlawful for the owner or keeper to permit a dog within the boundaries of the Cemetery whether or not such dog is on a leash. This prohibition does not apply to dogs kept within any vehicle.

B. It is unlawful for the owner or keeper to permit a horse within the boundaries of the Cemetery.

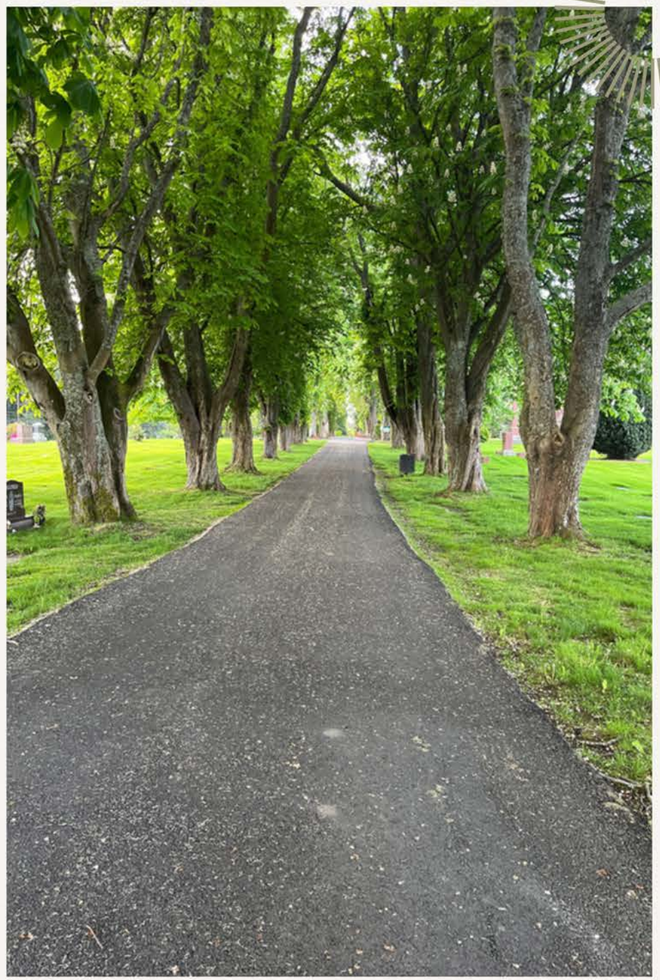
C. A violation of this section is a class 2 civil infraction.

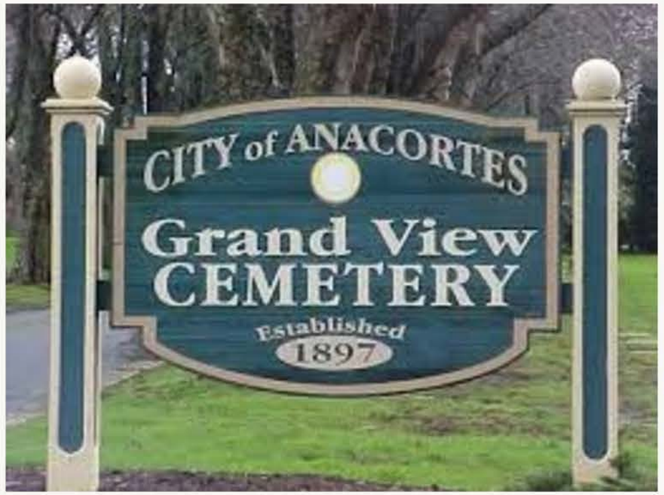
8.14.150 Penalty

A violation of this chapter is a misdemeanor unless otherwise provided.

GRAND VIEW CEMETERY

ORDINANCE 4081 PRESENTATION




CITY of ANACORTES
Grand View
CEMETERY
Established
1897




612
518
504
420
412
HILLCREST DR
HILLCREST DR
HILLCREST DR
TERRACE DR
419
411
611
519
517
503
501
3915
3917
MITCHELL DR PRIV
4009
WHISTLE LAKE RD
4119
300
BLUE HERON CIR PRIV

ADDING COLUMBARIUMS

COLUMBARIUM

A structure containing niches, or small compartments, where urns with cremated human ashes are stored.
These above-ground structures are a burial alternative to a cemetery plot.

Installation of these were completed in April, allowing for 160 new niches, each can hold up to two cremated remains.





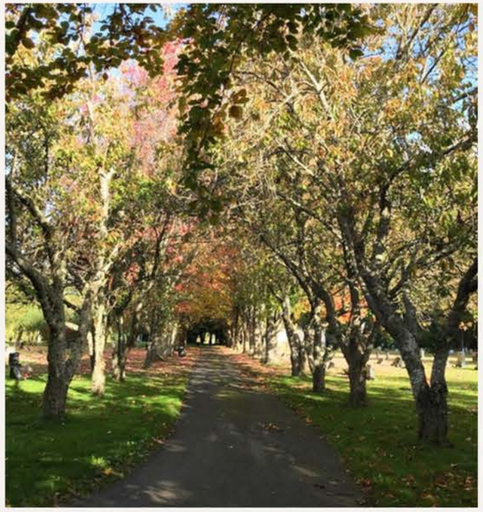


OFFERING GREEN BURIALS

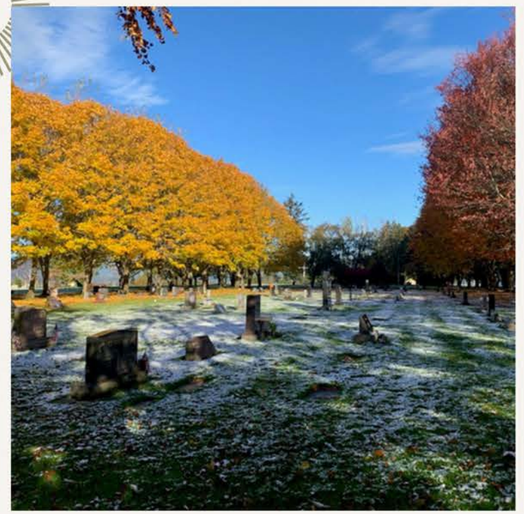
GREEN BURIAL

The burial of human remains in a compostable casket or shroud and can be lowered into a bottomless concrete liner necessary to reinforce plot structure while still allowing the decedent to touch the earth.

We will offer a modified green burial as these will be throughout the cemetery and maintained in a uniform way.









CLARIFYING DEFINITIONS

DEFINITIONS

This ordinance clearly states the definitions for common cemetery terms, as well as adding in columbariums and green burials.

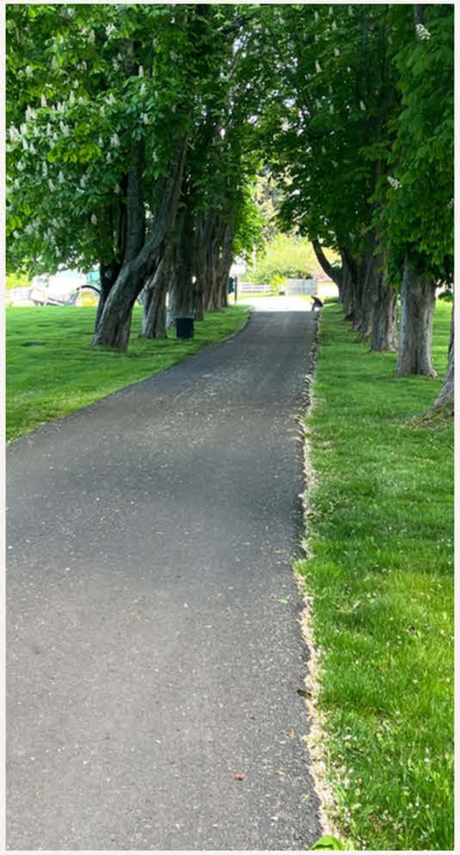




ANIMALS

DOGS & HORSES

Ordinance will codify the prohibition of dogs and horses within the cemetery, as has been the rule since the early 1990's.



UNIFIED FEE SCHEDULE

Staff will be returning with the addition of green burials and columbariums to be added to the Unified Fee Schedule.









QUESTIONS?

City Council Agenda Bill

April 27, 2026

Action Type: Public Hearing **Item:** 7.a.

Title: 2026 Community Development Block Grant Annual Action Plan

Staff Contact(s): Stephanie Snyder, John Coleman

Approved for Submittal to Council by:
Greg Francioch
Stephanie Snyder
John Coleman
Ryan Walters

Summary: This item is the second of two public hearings on the City's CDBG Annual Action Plan. The Council held the first public hearing after the staff presentation of the budget proposal for the 2026 Action Plan on March 9, 2026. One week following the budget presentation, the official draft version of the 2026 Anacortes CDBG Annual Action Plan as presented was published for the 30-day public comment period. The City will receive $107,190 from HUD for its 2026 CDBG allocation. The proposed plan retains 20% for administration fees and then distributes the remaining balance for community projects. The total funding amount available for 2026 projects is $87,112.

The Anacortes CDBG 2026 Annual Action Plan was drafted, posted and published on March 16, 2026, for its mandatory 30-day public comment period. The public comment period was open from March 16th until April 23rd, 2026. No public comments were received by the city during the open comment period.

The 2026 CDBG allocations were published as follows:

Anacortes Family Center	$44,297 for Emergency Shelter HVAC Replacement
Community Action of Skagit County	$16,078 for Economic Development/Public Services
The Salvation Army	$26,000 for installation of 3 ADA-compliant doors

The 2026 CDBG program year begins July 1, 2026, and all the projects must be completed by June 30, 2027.

The City of Anacortes is part of a consortium of three jurisdictions that must submit their annual action plans collectively to the Department of Housing and Urban Development (HUD). The other two members of the consortium are Skagit County and Mount Vernon. The consortium's Annual Action Plan submittal must be received by HUD 45 days prior to the start of the program year. Because Anacortes participates in a consortium aligned with Skagit County and the City of Mount Vernon, the City must approve its Annual Action Plan and have it ready to be submitted by May 15, 2026, to avoid delays to the consortium's joint submission to HUD.

Budget Impact:
The 2026 CDBG allocation to Anacortes as determined by HUD on April 6th, 2026, is $107,190.

Previous Action: The first public hearing was held at the March 9, 2026, regular meeting, following the Annual Action Plan draft proposal.

Recommended Motion: Move to approve the 2026 CDBG Annual Action Plan.

Alternative Actions: Make a motion to approve the 2026 CDBG Annual Action Plan with minor amendments.

Major changes to the Action Plan goals, priorities, or amounts over $50,000 will require another 30-day comment period.

Attachments (listed in order presented):
1. 2026 Draft Annual Action Plan
2. Anacortes Family Center 2026 HVAC
3. Anacortes Family Center 2026 PS
4. Anacortes Housing Authority 2026
5. Community Action of Skagit County 2026
6. Salvation Army 2026
7. 2026 CDBG Annual Action Planning Presentation

Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The City of Anacortes is entering the fourth year of its 2023–2027 Consolidated Plan and continues to implement activities that align with the goals and priorities established within that plan. During the past program year, the city successfully completed all projects identified in the previous Annual Action Plan, demonstrating continued progress toward meeting community development objectives and addressing local needs.

For the year 2026 CDBG program, the city will continue to focus its CDBG resources on activities that benefit low- and moderate-income residents and support community stability, access to services, and economic opportunities. Because the City receives a relatively small annual CDBG allocation, funding decisions prioritize high-impact projects that maintain critical community facilities and expand services for low- and moderate-income residents through partnerships with local nonprofit organizations. All activities funded through the City's CDBG allocation will meet one of the program's national objectives, primarily benefiting low- and moderate-income residents.

2. Summarize the objectives and outcomes identified in the Plan

The City of Anacortes continues implementing the goals identified in its 2023–2027 Consolidated Plan, which prioritize housing stability, assistance for homeless and special needs populations, improved access to community services, and economic opportunity for low- and moderate-income residents. The projects selected for the 2026 program year advance these objectives through targeted investments in public facilities, public services, and workforce development programs. The City received five applications requesting a total of $223,473 in CDBG funding. After review and evaluation of the proposals, three projects were selected for funding based on their alignment with Consolidated Plan priorities, community impact, and readiness to proceed. The selected projects will support critical community needs in the areas of housing stability, economic opportunity, and accessibility. The largest activity will fund the replacement of an aging HVAC system at the community's emergency shelter facility, improving safety, operational reliability, and the overall environment for vulnerable residents utilizing the shelter. In addition, CDBG funds will support the expansion of a local employment services program, strengthen workforce development efforts and advancing the City's economic development objectives by assisting residents in accessing and maintaining employment. Finally, accessibility improvements will be made through the installation of new ADA-compliant entry doors at our local food bank and service provider facility, improving safe and equitable access for community members seeking essential services. In addition to these program activities, a portion of the City's CDBG allocation will be

used to cover eligible administrative costs necessary for the effective management and oversight of the program. Through these investments, the City of Anacortes will continue to leverage its CDBG resources to address priority needs identified in the Consolidated Plan while supporting community partners who provide essential services to low- and moderate-income residents.

3. Evaluation of past performance

During the 2025 program year, the City of Anacortes successfully completed all four activities identified in the previous Annual Action Plan. These projects addressed housing preservation, public services for low- and moderate-income households, and critical facility improvements that support the community's most vulnerable residents. CDBG funding supported the replacement of a roof on a large multi-family affordable housing complex, preserving safe and stable housing for residents. The city also invested the maximum allowable 15 percent of its allocation in public service programs that assisted low- and moderate-income individuals and families, producing strong outcomes in the number of residents served. In addition, CDBG funds were used to replace aging fire safety equipment at the community's emergency shelter, improving life-safety conditions and ensuring continued operation of a critical community resource. One of the most significant outcomes of the program year involved a strategic investment in a newly formed local organization. A modest CDBG investment helped position the organization to secure additional state funding. The small CDBG allotment provided the organization with the qualifying funds needed to pursue a larger state funding opportunity. With this support, the organization successfully secured approximately $4.5 million from the Washington State Department of Commerce to develop housing for adults with disabilities within the community. This outcome illustrates the powerful role that even modest CDBG investments can play in leveraging additional funding and catalyzing long-term community development projects. The funding model used by this organization has since been recognized as a replicable framework, with other jurisdictions beginning to explore similar approaches. Despite receiving a relatively small CDBG allocation compared to larger entitlement communities, the City prioritizes investments that leverage additional local, state, and private resources to maximize the impact of limited CDBG funds. The City of Anacortes continues to focus on strategic partnerships and investments that maximize the impact of federal resources and generate meaningful benefits for low- and moderate-income residents.

4. Summary of Citizen Participation Process and consultation process

The City of Anacortes values community input and encourages public participation in the planning and implementation of its Community Development Block Grant (CDBG) program. Public engagement activities are conducted in accordance with the City's adopted Citizen Participation Plan and the requirements of the U.S. Department of Housing and Urban Development.

To solicit community feedback on the 2026 Annual Action Plan, the city conducted a public outreach process that included public notice, availability of draft documents for review, and an opportunity for residents and stakeholders to provide comments. In planning the upcoming draft 2026 Annual Action

Plan, all applications and suggested allocations were outlined for public preview and comment beginning on March 9, 2026, during a public hearing. The written draft action plan was published and opened the 30-day public comment on March 16th, 2026. The public comment period remained open until April 23rd, a total of 38 days, exceeding the minimum citizen participation requirement.

Public notices were distributed through the City's website, announced at 3 City Council meetings, and other standard communication channels, such as the newspaper and postings in our local municipal buildings, to ensure community members had the opportunity to review and comment on the proposed use of 2026 CDBG funds. The notice included information about the proposed projects, the total amount of funding available, and instructions for submitting comments.

A 2nd public hearing was held before the City Council to present the proposed 2026 Annual Action Plan and allow members of the public to provide comments or feedback regarding the proposed activities. The hearing provided an opportunity for residents, community organizations, and other stakeholders to express their views on community needs and the proposed allocation of CDBG resources.

Any comments received during the public comment period were documented and considered prior to final adoption of the plan by the City Council on April 27th, 2026.

Through this process, the city continues to support transparent decision-making and encourages community participation in identifying and addressing local needs through the CDBG program.

5. Summary of public comments

No comments were received during the 30-day open public comment period.

6. Summary of comments or views not accepted and the reasons for not accepting them:

7. Summary

As a smaller community, the City of Anacortes benefits from strong civic engagement and a community culture that actively supports programs serving vulnerable residents. Local stakeholders, service providers, and community members regularly participate in discussions regarding housing stability, social services, and access to resources for low- and moderate-income residents. Community members frequently provide feedback, ask questions about available programs, and submit letters of support for organizations seeking funding. The City maintains an active public forum through the Housing, Affordability, and Community Services Committee, which is regularly well attended by community members and local service providers. During these meetings, announcements regarding the CDBG application cycle are shared publicly and discussed with stakeholders. In addition to public meetings, the

City notifies community partners and stakeholders directly through email announcements when the CDBG application period opens. To further support community participation and strengthen applicant readiness, the city hosted a CDBG workshop approximately two weeks prior to the application deadline. The workshop was well attended by local organizations and service providers interested in applying for funding. Participants provided positive feedback regarding the workshop, noting that it helped increase their understanding of the Community Development Block Grant program and the range of eligible activities. The City continues to prioritize education and outreach related to the CDBG program to ensure that community partners, staff, and elected officials have a clear understanding of how these federal funds can be used to address local needs. These outreach and education efforts are intended to build local capacity among nonprofit organizations and service providers while ensuring equitable access to funding opportunities for organizations serving low- and moderate-income residents. Through these ongoing efforts, the City works to foster informed participation and strengthen partnerships that support effective use of CDBG resources within the community.

DRAFT

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	ANACORTES	Planning, Community & Economic Development

Table 1 – Responsible Agencies

Narrative

The preparation and responsibility of following the Consolidated Plan and all other administration of CDBG activities, reports and funding are done in-house by Anacortes city staff. This program is operated by the city's PCED Department. (Planning, Community, Economic Development.) None of this work is outsourced.

Consolidated Plan Public Contact Information

Stephanie Snyder, Community Development & Housing Coordinator

Phone-360.293.1907 Email- stephanies@anacorteswa.gov

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AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Anacortes maintains active engagement with its residents and community care partners. Each month, the city convenes the Housing Affordability and Community Services (HACS) Committee meeting. This committee includes three elected City Council Members, the PCED Director, and is administered by the Community Development Coordinator, who also serves as the City's Housing Division Coordinator. The meeting is open to the public and is consistently well attended by community care partners. Through this regular collaboration, the city ensures consistent communication, identifies emerging community needs, and highlights shared accomplishments across departments and organizations.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The City of Anacortes maintains a strong, collaborative relationship with local residents and community care partners. The HACS monthly meetings provide a shared space for transparent communication, ensuring that information remains consistent across departments and community organizations. They also foster a collective understanding of emerging needs, highlight ongoing efforts, and celebrate accomplishments throughout the community. Additionally, several members of our council, as well as our mayor, are on the board of NorthStar. NorthStar is our county-wide public-private partnership launched in 2022. It addresses chronic homelessness and behavioral health challenges in Skagit County, including cities such as Anacortes, streamlining regional coordination, expanding housing, and improving crisis and care systems. The work done in NorthStar is collaborative and informative. We intend the time invested and information received from all these collaborations to keep our jurisdiction selecting the right activities to utilize CDBG each year to keep up with current needs while following our consolidated plan pathway.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City's monthly Housing Affordability and Community Services (HACS) Committee meeting is open to the public and accessible both in person and virtually. Community Development Block Grant (CDBG) items are routinely discussed during these meetings.

Regular attendees include representatives from key community care organizations such as Community Action, the Salvation Army, Anacortes Family Center, Anacortes Health Council and leaders from the local Housing Authority. We have guest speakers from larger organizations not located in our city, such

as United Way and get updates from Volunteers of America, who hosts our coordinated entry program for the county we are in. The City's Fire Chief and Police Chief also participate, ensuring strong coordination between public safety and community services. In addition to hosting HACS Committee meetings, City Council members, as well as staff, actively attend external partner meetings throughout the community. This cross-engagement helps bring timely information back to the HACS Committee and the City Council, strengthening communication across agencies and supporting a comprehensive, community-wide response to local needs.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Anacortes does not receive ESG funds. If those are needed in our jurisdiction, we would apply for ESG Funds with our regional consortium lead, Skagit County.

2. Agencies, groups, organizations and others who participated in the process and consultations

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Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	Anacortes Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Anacortes Housing Authority is a vital participant in our monthly updates. Regularly attended meetings by Housing Authority staff and board members keep us up to date on affordable housing matters. This organization holds the largest amount of affordable housing in the city with 195 units, that are full. They have a long waiting list of tenants hoping to access a unit as a long-term affordable housing solution.
2	**Agency/Group/Organization**	SKAGIT COUNTY COMMUNITY ACTION AGENCY
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development

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	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Action of Skagit County came to the CDBG Workshop and understood our objective to strive to meet economic development goals per our consolidated plan. They plan to expand services in their office of city of Anacortes by enhancing a program they have in other parts of the county that is to expand employment services for our community.
3	**Agency/Group/Organization**	The Salvation Army
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	We work with the Salvation Army directly to fund motel vouchers with a city funded Cold Weather Shelter contract. We also support their work by assisting with CDBG sometimes doing work on their facility which houses program work featuring education, resources, community gatherings and a food pantry. (Food Bank)

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4	**Agency/Group/Organization**	Anacortes Family Center
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Anacortes Family Center provides the lion's share of services in our city. They have the only emergency housing shelter in Anacortes, as well as transitional housing on their campus. The number of citizens served by this agency is tremendous and is a primary source of assistance for important needs to assist very low- and low-income vulnerable citizens in our city. Many units in their housing campus are occupied by families with children.

Identify any Agency Types not consulted and provide rationale for not consulting

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Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		

Table 3 - Other local / regional / federal planning efforts

Narrative

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AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

To broaden our citizen participation efforts this year, the mayor announced the opening date of our CDBG application (NOFA) period at a City Council meeting. Additionally, this year staff of the PCED Dept reached out repeatedly to all possible applicants of CDBG funding to let them know the NOFA period was open, and that the city hosted a CDBG Workshop at City Hall a couple of weeks prior to the end of the NOFA period. In another expansion effort, we held a presentation at the City Council with a slideshow all about CDBG, what it does, and what we did last year with this funding. We wrapped up the presentation with the intended funding and plan for 2026, and announced that the plan would be drafted and ready the following week and that would kick off the 30-day citizen participation period. We announced that the 30-day period would be 38 days, and provided the next dates to be aware of. We published the draft plan on the city's website, newspaper as well as physically displayed the draft plan. We announced CDBG dates to all the stakeholder meetings we attend on a regular basis and had a large discussion around CDBG at the well-attended March HACS Committee meeting held the day after the intended draft plan presentation.

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Citizen Participation Outreach

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)

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1	Public Meeting	Non-targeted/broad community	Full City Council	Councilmember concerned about public services dollars not going to the Anacortes Family Center, our largest city care coordinator, but allocation leaning toward Skagit County Community Action this year. Concerned about duplicated services. Anacortes Family Center also	Community Action indicated an expansion of Employment Services training. The "expansion" of this service checks the eligibility box for Public Service requirements, while also targeting Anacortes need to address the Economic Development objective in Anacortes 5-year Consolidated Plan for CDBG. Community Action of Skagit County has a location in	https://anacorteswa.portal.civicclerk.com/event/1426/files/agenda/3905

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				has Employment Services in their care.	Anacortes and has not had any funding from our CDBG Grant during this Con-Plan cycle.	
2	Public Hearing	Non-targeted/broad community				https://anacorteswa.portal.civicclerk.com/event/1426/files/agenda/3905
3	Newspaper Ad	Non-targeted/broad community				
4	Internet Outreach	Non-targeted/broad community				
6	Email HACS meeting attendees	Non-targeted/broad community				

Table 4 – Citizen Participation Outreach

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Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

For CDBG Grant Year 2026, the City of Anacortes anticipates receiving an allocation similar to last year's award of $108,427. To ensure a full 30-day public comment period and to comply with HUD's timeliness requirements for Action Plan submission, we are publishing the 2026 Action Plan prior to receiving the official 2026 CDBG allocation.

Because the final allocation amount may differ from this draft Action Plan estimate, any funding recommendations included in this plan will be adjusted proportionally based on the final award. Funding adjustments will be applied by percentage allocations from this plan to the final plan, possibly altering actual sums of 2026 activities and recipients identified in this plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	107,190.00	0.00	1,360.00	108,550.00	215,740.00	Expected amount available; remainder of Con Plan: summing 2026, 2027 anticipated CDBG allocation together with remainder of prior year resources: 107,190 + 107,190 + 1,360 = $215,740

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Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Federal CDBG funds will supplement, but not duplicate, resources already provided by the City of Anacortes to the three nonprofit organizations selected for the 2026 CDBG grant year. Each organization is a long-standing nonprofit agency and a critical partner in the City's efforts to prevent poverty and homelessness. All three maintain separate contracts for services with the City, and the CDBG-funded activities described below are distinct from and non-duplicative of those agreements.

1. The Salvation Army – ADA Door Installation

The Salvation Army operates a cold weather shelter for the City under a contract funded by general fund dollars. The CDBG-funded project will install ADA-compliant doors at their office building and food bank, improving accessibility for clients with disabilities. No portion of the CDBG funding is related to, nor does it duplicate, the City's cold weather shelter contract.

2. Community Action of Skagit County – Employment Services Expansion

Community Action holds a separate contract with the City to fund the 2026 Anacortes Community Action Office and Care Specialist. The CDBG allocation will support an expansion of employment-related services specifically at the Anacortes office. This activity addresses a City CDBG Consolidated Plan objective for Economic Development using the Public Service category. The city anticipates a measurable increase in the number of Anacortes residents receiving employment assistance because of this expanded service.

3. Anacortes Family Center – Emergency Shelter HVAC Replacement

Anacortes Family Center is the City's largest care provider, operating a campus that includes an emergency shelter for families, transitional shelter units, and comprehensive case management. The emergency shelter, built in 2009, requires a full replacement of its HVAC system. CDBG funds will be used solely for this capital improvement. AFC also maintains separate, non-duplicative contracts with the Anacortes Police Department for crisis management services; these contracts are unrelated to the HVAC replacement project.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

There will not be any utilization of publicly owned land or property in the 2026 CDBG Action Plan for the City of Anacortes.

Discussion

In Anacortes 2026 Grant Year, we anticipate the following expenditures:

Capital Improvements: $70,297

Public Services: $16,078

Administration Costs: $21,438

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeless/Assist Special Needs Populations	2023	2027	Homeless Non-Homeless Special Needs Non-Housing Community Development		Homelessness/Assist Special Needs population	CDBG: $70,297.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1700 Persons Assisted Homelessness Prevention: 101 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

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1	**Goal Name**	Homeless/Assist Special Needs Populations
	Goal Description	Under this goal, Homeless/Assist Special Needs Populations, we have several activities to point to for 2026. These would likely be best described as Community Facility Improvements: 1)The Salvation Army Anacortes is requesting $26,000 in CDBG funds to install 3 ADA-compliant, handicapped-accessible doors at the most heavily used access points of their facility. Main Office entrance, Food Pantry entrance, Food Pantry exit. Everyday their building serves a diverse population of low- and moderate-income individuals who must use wheelchairs or mobility aids. Senior citizens and others living with physical or cognitive disabilities. Many of the individuals they serve face significant barriers to accessing essential services, and the current manual doors create challenges related to safety, independence and dignity. The installation of ADA-compliant automatic door systems will significantly improve accessibility, safety, and ease of entry and exit for all participants. These upgrades will ensure compliance with ADA accessibility standards, increase independent access for individuals with mobility limitations, improve safety during high-traffic service hours as well as enhance emergency egress from the Food Pantry. 2) Originally built in 2009, The Anacortes Family Center's Emergency Shelter has had issues with the HVAC system for several years. This year, the contractor who keeps the system operational has clarified that it is time to replace the system. This will consist of replacing the furnaces, blowers, heat and cooling pumps. This is a substantial project which will help our community maintain the availability of emergency shelter for homeless families. The cost of this project is $44,297

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AP-35 Projects - 91.420, 91.220(d)

Introduction

Because the City receives a limited annual allocation, funding decisions prioritize projects that address critical facility needs or expand access to services for vulnerable residents. The City of Anacortes has 3 projects slated to utilize the entirety of the CDBG allocation for 2026. The city received 5 applications for sums totaling $224,473. The city receives just over $100,000 per year and must prioritize the most urgent needs while remaining aligned with the 5-year Consolidated Plan.

Applications received were as follows:

1. Anacortes Housing Authority: $100,000 for preservation of affordable housing to replace roofs on scattered sites (triplexes) across 4 addresses.
2. Anacortes Family Center: $44,297 for replacement of the HVAC system in the city's only crisis housing for families
3. Salvation Army $26,000 for installation of 3 ADA-compliant doors at the local facility in Anacortes
4. 15% Public Service dollars for Anacortes Family Center
5. 15% Public Service dollars for Community Action of Skagit County

#	Project Name

Table 7 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

1. The urgent priority was the HVAC System for the Anacortes Family Center's Emergency Shelter for families.
2. Next priority was the Salvation Army's ADA-Compliance doors for their office and food bank facility.
3. 15% Public Service allocation will be assigned to Community Action of Skagit County for expanding Employment Services Training in Anacortes.

Community Action of Skagit County does have an office location in Anacortes and has not received any CDBG fund benefits so far in this Consolidated Plan Cycle. We are looking forward to seeing an expansion of Employment Services to benefit the Economic Development objective on our Consolidated Plan.

The two applications which would not be funded with Anacortes CDBG Allocations in 2026 are as

follows:

Anacortes Housing Authority, $100,000.

Reason: We have funded Anacortes Housing Authority the last 4 grant cycles for roofs and have accomplished the long-term maintenance goals for 4 of their largest sites since 2022. *Anacortes Housing Authority was more than receptive and understanding of the other pressing financial needs in our community when announced we could not fund them for the 2026 CDBG Grant Cycle.*

15% Public Service dollars for Anacortes Family Center.

Reason: We intend to fund Anacortes Family Center on a different, more expensive capital project this 2026 grant year. We have continued to fund Anacortes Family Center with Public Service dollars for the duration of the Consolidated Plan so far, along with 2 other capital projects which are completed.

Anacortes Family Center is open the most hours to the public and has the largest campus in Anacortes to help our vulnerable citizens with emergency and transitional shelters. They provide a very detailed data report to the city very timely for CDBG benefits and have done a lot of good work in programs for our city with many success stories. The city does hope and intend to provide this organization in the future with Public Service funds again due to Anacortes Family Center very high success rate of their care and educational programs for vulnerable citizens to become independent.

OBSTACLE: Because we are capped at 15% of the annual allocation for Public Service dollars, we are unable to fund both Community Action of Skagit County, and Anacortes Family Center both. Both agencies need public service funding. Even if the funds were divided in half, approximately $8,000 each, it wouldn't be as useful to either organization.

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AP-38 Project Summary

Project Summary Information

Project Name	Target Area	Goals Supported	Needs Addressed	Funding	Description	Target Date	Esti and tha fro act

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AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

CDBG-funded activities occur within the City of Anacortes and serve low- and moderate-income residents throughout the community.

Geographic Distribution

Target Area	Percentage of Funds
Tracts 940600 & 940500	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Keeping the funding local in our small town with multiple care organizations with offices geographically located in Anacortes. All the applications received for the 2026 grant year were from local Anacortes care partners.

Discussion

The City of Anacortes receives a relatively small annual CDBG allocation compared with larger entitlement communities.

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AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

The City of Anacortes is highly proactive in addressing affordable housing needs within the community. City Council members regularly participate in countywide meetings—such as NorthStar—as well as local meetings held by housing and care partners throughout the city. In 2023, Anacortes adopted its Housing Action Plan, which was honored with the 2024 Governor's Smart Housing Strategies Award for the State of Washington. This plan guided the city in implementing key code amendments to reduce development barriers and prioritize long-term housing solutions. Anacortes began acting on the plan's strategies as soon as it was completed, aligning these efforts with the current CDBG Consolidated Plan cycle.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

In December 2025, the City Council approved the Anacortes 2025–2045 Comprehensive Plan. This plan sets the framework for zoning and development regulations and is designed to accommodate an anticipated population increase of approximately 5,000 residents over the upcoming 20 years. Updates were incorporated to align the plan with new Washington State requirements as well as the City's objectives for expanding affordable housing. As a result, Anacortes expects to see additional affordable housing projects move forward in the coming years. Increasing overall housing supply is essential to improving local market competition and helping moderate, or slow rising housing costs.

Discussion

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AP-85 Other Actions - 91.420, 91.220(k)

Introduction

The City will undertake the following actions during Program Year 2026 to address housing and community development needs, reduce barriers, and further the goals of the Consolidated Plan. The City will monitor all subrecipients to ensure compliance with federal requirements, including performance reporting, national objective documentation, and financial management standards. The City conducts periodic monitoring of subrecipients to review program performance, financial management, and compliance with federal requirements.

Actions planned to address obstacles to meeting underserved needs

The City will continue implementing strategies identified in the Analysis of Impediments to Fair Housing Choice. This includes ongoing review of zoning and land use standards adopted under the 2023 Housing Action Plan which and our 2025 Comprehensive Plan to support a wider range of housing types and increase development capacity. Staff will continue providing fair housing information to residents, monitoring complaints, providing helpful resources, and coordinating with regional fair housing partners to ensure compliance with federal and state requirements.

Actions planned to foster and maintain affordable housing

The Housing, Affordable Community Services Committee, aka HACS, is comprised of three Councilmembers with subject matter expertise and is administered by the Director of Planning, Community & Economic Development. All housing developments and challenges are discussed at these committee meetings which are very well attended by community partners. The HACS Committee provides these updates to all of City Council and the Mayor once a month as is the committee schedule, in our public City Council meetings. The topic of housing has continued to remain an active topic in our community.

Actions planned to reduce lead-based paint hazards

All CDBG funded housing rehabilitation activities will continue to comply with HUD's Lead Safe Housing Rule. The city will ensure that qualified personnel conduct inspections, risk assessments, and abatement as required, and will provide educational materials to tenants and homeowners regarding lead hazards and healthy housing practices.

Actions planned to reduce the number of poverty-level families

The City will support activities that stabilize households and reduce housing cost burden for low- and moderate-income residents. Coordination with local service providers will help connect residents to

rental assistance, housing counseling, and supportive services.

Actions planned to develop institutional structure

The city will continue improving coordination between public agencies, nonprofit partners, regional housing organizations, and internal departments. Regular interdepartmental staff meetings, Housing Committee oversight, and Council reporting will ensure that CDBG funded activities align with community needs and strengthen the overall delivery system.

Actions planned to enhance coordination between public and private housing and social service agencies

The City will maintain regular public meetings focused on housing issues, affordability, and access to services. These meetings, facilitated by Planning and Community Development staff, ensure ongoing dialogue with residents, service providers, and community partners. Housing Committee updates will continue to be reported at each City Council meeting to support transparency and interdepartmental coordination.

Discussion

We will continue to do the best work we can by maintaining dialogue with our elected officials, staff, our care partners, the public, and bring forth examples of successful projects in other communities as examples our city might like to copy. The City of Anacortes has fee waivers in place to accommodate affordability for builders that will build long-term affordable housing in our community.

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Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(l)(1,2,4)

Introduction

The city does not anticipate receiving program income during the 2026 program year. The amount identified as prior year resources reflects unobligated funds carried forward from the previous program year The City of Anacortes does not receive HOME Funds or ESG Funds. In this 2026 Annual Action plan, the planning and development strategies are entirely for the CDBG Entitlement Program.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**0**

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

Discussion

While the HVAC replacement at the emergency family shelter represents a critical facility improvement serving vulnerable households, the activity is categorized under the Low- and Moderate-Income Clientele national objective rather than the Urgent Need national objective.

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2026 CDBG Proposed Allocations

Program	Grant Year	Grant #	Current Authorized Amount	Grant Status	Net Drawn Amount	IDIS Grant Balance	
CDBG	2025	B-25-MC-53-0018	$108,427.00	Active	$41,554.48	$1,360.00	
CDBG	2024	B-24-MC-53-0018	$106,279.00	Active	$106,279.00	$0.00	
CDBG	2023	B-23-MC-53-0018	$104,537.00	Active	$104,537.00	$0.00	
CDBG	2022	B-22-MC-53-0018	$105,260.00	Active	$105,260.00	$0.00	
CDBG	2021	B-21-MC-53-0018	$116,081.00	Active	$116,081.00	$0.00	
CDBG	2020	B-20-MC-53-0018	$115,889.00	Active	$115,889.00	$0.00	
		City Contract ID	PAID	Grant Year Draw 1	Grant Year Draw 2		Completed Projects 2025
AFC Fire Equipment	2025	CDBG-2025-PLN-3-124	$8,972.00	**2024** -$5366.52	**2025** -$3605.48	$0.00	✓
Able Housing	2025	CDBG-2025-PLN-002-121	$5,412.00	**2023** - $143.00	**2024** -$5269.00	$0.00	✓
AFC Public Services 15%	2025	CDBG-2025-PLN-004-122	$16,264.00	**2025** - $16264.00		$0.00	✓
AHA Site 3 Roof	2025	CDBG-2025-PLN-001-120	$65,512.00	**2025** -$65,512.00		$0.00	✓
COA Admin Costs 20%	2025		$21,685.00	**2025** -$21,685.00		$0.00	✓
						$1,360.00	
New applications	2026		$108,427.00				
AHA	New roofs		$ 100,000.00				
AFC 15%	Public Services		$ 16,264.05				
CASC 15%	Public Services		$ 16,264.05				
AFC	HVAC for Shelter		$ 44,297.00				
COA Admin 20%	City Costs		$ 21,648.40				
Salvation Army	New ADA doors (3)		$ 25,000.00				
			$223,473.50				
2026 Proposed Allocations	$107,190.00					$108,550.00	
COA Admin Costs 20%	$21,438.00					$87,112.00	
Ancortes Family Center	$44,297.00					$42,815.00	
Community Action of SC	$16,078.00					$26,737.00	
Salvation Army	$26,000.00					$737.00	

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CDBG FUNDING APPLICATION

Project Information

Program Year

2026

Funding Type *

○ Public Service ○ Planning Capital ◉ Improvement

CDBG Fund Request *

○ % ◉ $ Amount

Amount *

$ 44,297.00

Project Title *

HVAC Repair in Emergency Shelter

Project Description *

Originally built in 2009, the Anacortes Family Center's Emergency Shelter has had issues with our HVAC system for a number of years. This year, our subcontractor, Ronk Brothers, informed us that it is finally time to replace the furnaces, blowers, heat and cooling pumps, etc. This project is a substantial project

Please attach additional page if necessary, outlining project with specific numbers/goals:

Upload Description

Project Location (physical address) *

1011 27th Street

City, State ZIP *

Anacortes, WA 98221

Number of Individuals Directly Benefitting from this Project *

102

Applicant Information

Organization Name *

Anacortes Family Center

Organization Mailing Address *

Street Address

2702 Commercial Avenue

Address Line 2

City

Anacortes

State

Washington

Zip Code

98221

Agency Director Name *

Dustin Johnson

Phone Number *

3602932993

Email *

dustin@anacortesfamily.org

Other Approved Staff Contact: Name and Title

Staff Contact Phone Number

Staff Contact Email

Federal Tax ID Number *

20-0775618

DUNS Number *

200775618

Organization Type *

- ○ Public Agency
- ◉ Private Nonprofit
- ○ Other

Are you a Certified Housing Development Organization (CHDO) or Certified Community Based Development Organization (CBDO)? *

- ○ Yes
- ◉ No

Are you planning on becoming a Certified CHDO or CBDO? *

- ○ Yes
- ◉ No

Acknowledgements

My signature affirms that all information contained herein is true to the best of my knowledge, and I understand that any misstatement of fact or misrepresentation of credentials may result in this application being disqualified from further consideration.

Signature

Dustin Johnson

Date *

2/20/2026

Comments *2000 characters left*

Appointed | File Application

Originally built in 2009, the Anacortes Family Center's Emergency Shelter has had issues with our HVAC system for a number of years. This year, our subcontractor, Ronk Brothers, informed us that it is finally time to replace the furnaces, blowers, heat and cooling pumps, etc. This project is a substantial project and our current estimate from RONK is for $44,297.

CDBG FUNDING APPLICATION

Project Information

Program Year

2026

Funding Type *

◉ Public Service ○ Planning Capital ○ Improvement

CDBG Fund Request *

◉ % ○ $ Amount

% *

15.00

Project Title *

Anacortes Family Center - Emergency Shelter Support

Project Description *

The Anacortes Family Center provides critically needed shelter and intensive individualized support for single women and families with children. With a success rate of 77% last year, AFC operated one of the most successful shelters despite serving the most vulnerable populations in our community. This is

Please attach additional page if necessary, outlining project with specific numbers/goals:

Upload Description

2025 AFC Program Review DRAFT.docx 3.11MB ✕

Project Location (physical address) *

1011 27th Street Anacortes, WA 98221

City, State ZIP *

Anacortes, WA 98221

Number of Individuals Directly Benefitting from this Project *

102

Applicant Information

Organization Name *

Anacortes Family Center

Organization Mailing Address *

Street Address

2702 Commerical Avenue

Address Line 2

City

Anacortes

State

Washington

Zip Code

98221

Agency Director Name *

Dustin Johnson

Phone Number *

3602932993

Email *

dustin@anacortesfamily.org

Other Approved Staff Contact: Name and Title

Svenja Marshall, Associate Development Director

Staff Contact Phone Number

3606821613

Staff Contact Email

svenja@anacortesfamily.org

Federal Tax ID Number *

20-0775618

DUNS Number *

200775618

Organization Type *

- ○ Public Agency
- ◉ Private Nonprofit
- ○ Other

Are you a Certified Housing Development Organization (CHDO) or Certified Community Based Development Organization (CBDO)? *

- ○ Yes
- ◉ No

Are you planning on becoming a Certified CHDO or CBDO? *

- ○ Yes
- ◉ No

Acknowledgements

My signature affirms that all information contained herein is true to the best of my knowledge, and I understand that any misstatement of fact or misrepresentation of credentials may result in this application being disqualified from further consideration.

Signature

Dustin Johnson

Date *

2/20/2026

Comments *2000 characters left*

Appointed | File Application

The Anacortes Family Center provides critically needed shelter and intensive individualized support for single women and families with children. With a success rate of 77% last year, AFC operated one of the most successful shelters despite serving the most vulnerable populations in our community. This is possible thanks to a critical infrastructure of support from local businesses that support living wage jobs, landlords that have worked with our families for over 15 years and understand that AFC clients are solid bets, and countless community volunteers who support our weekly life skills program, help tutor children in the ASD, and support clients in many ways. AFC is nearly exclusively supported by private contributions, making our CDBG grant a well leveraged investment that generates tremendous return. With local government budgets being cut, AFC relies on this grant to provide much needed support for our emergency shelter program. Please see our annual 2025 white paper attached to this application.

The Anacortes Family Center

Year-End Evaluation Report 2025

I. Purpose

This evaluation report provides a summary of the programs, services, and partnerships linking the Anacortes Family Center (AFC) to clients and the community.

Initially focused on our Emergency Shelter Program, our report now covers all AFC housing, programs, and services. It includes activities from the Family Transformation Center, The Launch Affordable Apartments, The Landing Affordable Apartments (featuring our Early Learning Center partnership), and our Emergency Shelter that collectively form our Anacortes Campus.

II. Methodology for The Emergency Shelter Program Analysis

The program's effectiveness is measured by how well it fulfills AFC's mission and goals. The Anacortes Family Center Emergency Shelter seeks to support homeless women, children, and families experiencing crisis by providing both shelter and transformative services that promote lasting personal success and independence. The shelter's main objective is to help clients achieve self-sufficiency by the end of their stay.

Heather Rudolph collaborated with the Anacortes Family Center staff to compile this report, drawing data from confidential case files about clients served in 2025. This information was used specifically for review and analysis. Each household's file included additional detailed case management notes that were not considered in this evaluation.

This review covers records of clients who left the Emergency Shelter program during the calendar year 2025. It includes individuals who started services in 2024 but exited in 2025; however, it does not include those who began services in 2025 without exiting by December 31, 2025.

A wide range of data was collected: client demographics; history of homelessness; experience with domestic violence; disabilities and health concerns; criminal background; employment status and income; challenges faced; services received; reasons for leaving; and places clients went after leaving the program.

We also monitored housing outcomes locally in Skagit County and nearby counties. Clients who successfully completed the program sometimes moved into AFC's Family Transformation Center, The Landing Apartments, or The Launch Apartments. Additionally, one family was placed in one of our single-family residences on 31st Street.

These houses were a gift to AFC from **Nancy Chapman**, a generous and community-minded Anacortes resident who passed away in 2020. Deeply aware that many working people struggle to make ends meet, Nancy dedicated herself to helping others. She had a knack for spotting potential in local properties, fixing them up (often with her own hands!), and renting them below market rate. Over the years, these two homes served as safe, affordable places for caregivers and working families.

While AFC continues to rent the homes at affordable rates, we're also developing plans for a future village-style housing project to create more affordable homes while staying in harmony with the neighborhood.

AFC's Emergency Shelter Program Summary

- 39 families comprised of 51 adults and 56 children for a total of 107 clients served.
- 8,836 safe bed nights were provided for our families.
- 77% of all households successfully completed the program.
- 75 days was the Average Length of Stay
- 79% of families remained in Skagit County after exiting AFC's Emergency Shelter
- 57% of families exiting the AFC's Emergency Shelter with a successful outcome received permanent housing at one of AFC's four housing facilities.
- 74% of clients reported being diagnosed with a mental health condition.
- 28% of families were actively fleeing domestic violence, including 27.5% of all children.
- 15% of families had five or more household members. Three single Mom's each had four kids, two two-adult households with three kids, and one two-adult household with four kids.
- 41% of households utilized Emergency Room or ambulance services in the last six months.
- No Veterans or Seniors were served in 2025.

III. Emergency Shelter Program - Summary and Highlights

IV. Detailed Findings

A. Demographics

In 2025, the Anacortes Family center served 102 individual clients from 39 total households.

- 51 adults and 51 children were served.
- Adult clients were made up of 38 women (74.5%) and 13 men (25.5%).
- 50% of all clients were children under 18 years old.
- The average age of all adult clients was 36 years old.
- The average age of children was 6.8 years old.
- Five households had children one 1 year old or younger, 3 women were pregnant during their time at AFC, one woman was pregnant with her first child with a partner who left the program before completion.

- We began collecting sexual identity status in 2024 and this year collected this data on all adults.
    - 78% Heterosexual
    - 8% Bi-Sexual
    - 6% Prefer not to Answer
    - 6% Did not Answer
    - 2% Questioning/Unsure

The head of households for the 38 families identified the family race/ethnicity and one family reported they did not know their race/ethnicity.

Race/Ethnicity	
65% White	2.5% Black
15% Hispanic	2.5% Pacific Islander
10% Native American	2.5% Norwegian

The households were comprised of the following family units. Single female clients without children comprised 31% of all households, representing a significant increase in this client population and overall decrease in total clients and safe bed nights.

- Single parent households - 46%
    - Single females with children – 16 families
    - Single males with children – 2 families
- Two partner households – 23%
    - 9 families
- Single adults – 31%
    - Single females – 12 households
    - Single male – 0

Seven families, or 18% had contact with Child Protective Services within six months of starting their stay at the Emergency Shelter.

When clients complete the coordinated entry paperwork, a vulnerability score is assigned. This score helps housing programs identify and prioritize those who need help most. In 2025, clients entering the Emergency Shelter program had an average vulnerability score of 14, with scores ranging from two up to 27.

B. Homelessness

All client households were classified as homeless when they applied to the Emergency Shelter program. Of these, 31 families representing 79.5% of our clients were unsheltered at entry, either living outdoors without any shelter or staying in unsuitable places like tents or cars. Families who weren't unsheltered

were in temporary arrangements, such as participating in a motel voucher program and in urgent need of stable, long-term housing.

A significant number of our families have experienced chronic homelessness, defined as being homeless continuously for at least one year or having four or more episodes of homelessness within three years that total over one year. Twenty-six percent of households fit this description, and 38.5% experienced homelessness before turning 18. Additionally, one-third of those who were homeless as minors also report chronic homelessness as adults.

Past evictions present a major hurdle to finding permanent homes, with 13% of our households having gone through eviction. Addressing this and other obstacles is a key focus of our mandatory Rent Ready program.

AFC's Rent Ready program helps clients overcome housing barriers by equipping them with skills and resources needed to secure a home after finishing the program. The curriculum covers budgeting, identifying challenges, completing and tracking applications, understanding lease agreements, moving procedures, and neighborly conduct.

Ninety-two percent of families completed the Rent Ready program. Upon completion, clients receive a housing portfolio containing a rental resume, written explanations for rental issues (such as credit or criminal history), proof of income, reference letters, details about roommates and pets, proof of renter's insurance, and a rent ready certificate. Many are proud to earn their completion certificate!

C. Domestic Violence

Domestic violence affected 63% of our households at some point in their lives, and 27% were fleeing abuse when they entered the program. Fourteen children from 11 families, along with four single women, entered AFC while escaping domestic violence.

D. Mental, Physical, and Substance Use Conditions

Many clients struggle with housing instability due to mental health, disabilities, and substance abuse.

- 80% of families have used or need mental health services and half report an official diagnosis.
- 46% have physical or developmental disabilities, with 67% saying this impacts their housing.
- 33% are recovering from substance use and 30% report they are in treatment.

Below are the reported physical and mental disabilities:

Mental Health Conditions	Physical Conditions
ADD	Arthritis
ADHD	Asthma
Bi-Polar	CAD
Dyslexia	COPD
PTSD	Diabetes Type II
	Heart Attack
	Hypertension
	Partial Deafness
	Sleep Apnea
	Torn Meniscus/Rotator Cuff

Clients reported they were active in these community treatment programs:

Community Treatment Programs	
Didgwalic Wellness Center	LIST
Alcoholics Anonymous	D&A Classes
Methadone Clinic	Suboxone
Cocaine Anonymous	MAT Program

E. Criminal Behavior

Clients with criminal backgrounds often face extra challenges when trying to secure long-term housing, largely because subsidized housing applications require background checks. Certain felonies can make someone ineligible for assistance.

In 2025, the Coordinated Entry Intake forms changed how they ask about criminal history compared to previous years. The new data shows that 18% of families reported having police interaction three or more times within six months, while 5% said they had convictions or warrants that restrict their housing options.

In earlier years, the questions focused on whether anyone in the family had felonies or misdemeanors; for example, in 2024, 47% of families reported having such convictions.

F. Employment, Income, and Budgeting

Clients in the Emergency Shelter receive intensive case management and support to help them find and keep jobs and improve their finances. Weekly Life Skills classes reinforce this assistance.

The AFC program prioritizes employment, as it leads to stable income and secure housing. The table below shows adult employment status and average earnings at enrollment and exit.

	Adult Employment Status	
Contributor	**Enrollment**	**Exit**
Primary Head of Household	80%	90%
Partner/Other Adult	58%	50%
Average Weekly Income from all sources	$1,669	$2,866
Average Weekly Hours	29 hours/week	35 hours/week

In 2025, families reported income sources beyond earnings: SSDI (4), TANF (4), SSDI and Child Support (3 each), and Social Security (1). Five families had no income at enrollment; three had none at exit.

G. Client Identified Barriers and Learning Opportunities

Upon enrollment in the program, clients were given a list of barriers and topics they would like to learn more about. The following table identifies the options and percentage of families that selected each item. *Note that responses here may vary from those collected on the Vulnerability Survey since the documents are done separately and may lend to different responses.*

Barriers We Face	% of Families	Things to Learn More About	% of Families
Poor or no Credit History	85%	Setting Boundaries	51%
Debts	54%	Stress Management	49%
Insufficient Savings	54%	Confidence Building	44%
Single Parent Household	51%	Decision Making	41%
History of Abuse/Battery	49%	Communication	38%
Sporadic Employment History	36%	Organization	36%
Insufficient/No Income	36%	Emotional Regulation	33%
No Rental History	33%	Parenting	33%
Repeated/Chronic Homelessness	33%	Self-Care	33%
Large Family (3+ Children)	28%	Grief & Loss	31%

No High School Diploma or GED	23%	Relationships	28%
Recent History of Substance Abuse (past 2 years)	23%	Conflict Resolution	26%
Recent/Current Abuse/Battery (currently fleeing)	23%	Problem Solving	26%
Adult/Child w/Mild/Severe Behavioral Health Problems	21%	Anger Management	13%
Evictions	18%	Sobriety	10%
Wage Garnishments	18%	Did Not Answer	18%
Recent (past 7 years) Criminal History	10%		
Head of Household Under 18	2.6%		
Did Not Answer	2.6%		

Upon exit from the Emergency Shelter, clients were asked which services and Life Skills classes best assisted them while participating in the program.

Services Provided to You that were Helpful	% of Families	Life Skills Classes Most Helpful	% of Families
Savings Plan	100%	Rent Ready Curriculum	56%
Budgeting	97%	Health Relationships, Boundaries & Confidence Building	54%
Rent Ready Program	95%	Anacortes Housing Authority	51%
Case Management	95%	Stress Reduction & Management	49%
Letters of Explanation	90%	Overcoming Negative Self Talk	38%
Community Resources	87%	Organizing, Prioritizing, and Time Management	38%
Other	74%	Making Healthy Decisions	33%

Rental Reference	59%	Healthy Cooking on a Budget	28%
Employment Seeking Skills	54%	Employment Related Life Skills	26%
		ACES Affects on your Health	26%
		Parenting with Positive Discipline	26%
		Grief	23%
		Property Management	18%
		Family Health & Wellness (RN)	15%
		Did Not Answer	15%

H. Service Providers

The Emergency Shelter program offers referrals to local service providers. Seventeen households reported using these partner referrals in the following categories:

Chemical Dependency & Mental Health	Housing Resources	Social Services
Didgwalic (7)	Community Action (1)	CPS (8)
Catholic Community Services (5)	Samish Nation (1)	Salvation Army (7)
Tommi Stewart Therapy (2)		DVSAS (3)
Skagit Crisis Center (1)		Work Source (1)
Charlie Health (1)		SCCAA: Community Jobs (1)
Whatcom Detox (1)		Samish Nation (1)
Anacortes Psych & Wellness (1)		Skagit Co Probation (1)
		Brigid Collins (1)

I. Reasons for Leaving Program

When households exit the Emergency Shelter program, case managers record their reason for leaving: completion, non-compliance, unmet needs, disagreement with rules, criminal activity/property destruction, unknown/disappeared, or other. This year, 77% of households completed the program, while 23% left due to non-compliance or unmet needs.

J. Destinations by Outcome

The case manager noted each household's exit destination and reason for leaving. Two families who left early still achieved a positive housing outcome by staying with family or friends.

Positive Outcomes (32 Families)	%	#	Negative Outcomes (7 Families)	%	#
Rental by Client	74%	29	Emergency Shelter, Hotel, or RHY	13%	5
Staying/Living with Friends Permanently	6%	2	Hospital, Crisis Center, or Detox	2.5%	1
Staying/Living with Family Permanently	2.5%	1	Unknown	2.5%	1

K. Destinations for Families

We also tracked the geographic and physical locations of our families' destinations upon exit.

80% of all clients remained in Skagit County while 12.5% departed to other counties in Washington, one family moved out of state and two families left to unknown destinations.

Destination	%	Destination	%
Skagit County	80.0%	Unknown	5.0%
Snohomish County	5.0%	Grays Harbor	2.5%
Whatcom County	5.0%	California	2.5%

With the growth of our AFC housing facilities, we were able to house 42% of the families who successfully completed the Emergency Shelter Program in an AFC facility:

- Family Transformational Center – 17 families
- The Landing Apartments – 4 families
- The Launch Apartments – 1 family
- 31st Street House – 1 family

IV. In Their Own Words…Accolades and Gratitude from our Clients!

1. Rachel & Karen, I just want to say "Thank you" from the bottom of my heart. The support, encouragement and care you both brought to my life in the last month…just thank you. I'm obviously going to keep in touch, stay clean, and without anyone to distract me.
2. Really enjoyed the resilience classes and Cheyenne's class.

3. Can't think of any! Any need I had was resolved in one way or another. Very Supportive!
4. AFC offered me every resource available to me.
5. No AFC staff was very helpful with resources or pointing us I the right direction to find them.
6. I was provided all I needed while here between AFC and Samish (love emoji)
7. No, there were so many great resources that we utilized and that have helped my family tremendously!
8. Great program, very helpful
9. Um, nope, I'd say you guys covered it! I wish you had more TB-2 buildings for more families.
10. I can't thank of any. Thank you for everything! I'm so thankful for everything!
11. The program offered all the resources we needed.
12. I was in shock at how many things AFC could help with. It's an amazing program.
13. So many services were offered to us, we can't mention any that weren't
14. Honestly, everything offered were helpful and if I had questions, I had about things needed asking case management was the biggest help on finding answers and or solutions/suggestions.
15. All resources were very helpful. My full appreciation for AFC and staff!
16. Thank you for being here and thank you for everything!
17. AFC is a wonderful program and have truly helped me at my lowest time in my life.
18. Helpful program, super strict rules that there are pros and cons to.
19. The AFC program helped me get ahead when I most needed the programs and assistance they provided helped me believe in myself and I accomplish what I alone couldn't
20. While I was not able to meet AFC standards, I accomplished many things necessary to my financial and working life due to the space and accommodations provided to me.
21. This program has helped in so many ways with out Rachel's help, I don't think we would have accomplished as much.
22. AFC is amazing and I'm so thankful for Rachel for all the support!
23. The program is wonderful, very helpful, and gives lots of resources for different things. Great at helping to get out of homelessness providing a budget and helping you save!! Big thank you to AFC for helping me and getting on my feet. Thank you, Rachel, for supporting me through everything!
24. I am so grateful for my time here. My daughter has benefited so much from her time here so far. Thank you for everything.
25. There were all very kind, they tried to help me as best as they could and there wasn't anything I needed that wasn't provided.
26. AFC was the best decision we made without it I don't think we would have overcome barriers holding us back from suitable/steady housing.
27. I'll see you guys in 6 months! Ya'll are wonderful. Karen and Rachel, you are both angels and I love ya. Thank you for caring for me. It felt really good.
28. Love AFC, sad to say goodbye, will come back to visit :)

APPENDIX A
Community Partnerships

Community Health Plan of Washington (CHPW)

In 2024, AFC in partnership with CHPW launched a pilot program to attempt to ensure those families that need care the most, but who are least likely to engage with insurance benefits are enrolled and understand the benefits. The last link in this triad was Island Health, who agreed to keep reserved space on their primary care schedule for AFC direct referrals.

As a not-for-profit health plan founded by Washington's Community Health Centers, CHPW believes health care goes far beyond the clinic. It's about housing, education, language access, transportation, and all the essential supports that help people thrive. AFC's work embodies this broader vision of health, and CHPW is proud to support the meaningful impact made by AFC every day.

In 2025, all 22 referrals made to the AFC/CHPW program resulted in successful enrollment, reflecting the strength of the partnership and the effectiveness of the referral process. Many clients are forming a relationship with a trusted medical provider for the first time, and CHPW plays a central role in supporting that connection by serving as a direct liaison to simplify both referral and enrollment.

We are grateful for this extend this partnership into 2026 and are honored to learn we received CHPW's Community Investment Fund grant which donates unrestricted funds to organizations like AFC to help improve the health of communities in Washington.

Skagit Valley College (SVC)

Since 2022, AFC has partnered with SVC to help adult clients consider school as an option. Key benefits include:

- Adults who attend at least 12 AFC life skills classes earn two credits toward an associate's degree at SVC, with credits funded by AFC's Scholarship Program.
- Those without a diploma or GED also get two extra credits for SVC's High School Equivalency Program.

AFC and Anacortes School District (ASD)

A "first-of-its-kind" partnership! In 2024, AFC partnered with our School District to serve as its McKinney-Vento Coordinator, addressing the limited federal funding available for districts of our size. M-V Coordinators support homeless and foster care youth in the district. This unique arrangement allows AFC, a non-ASD entity, to take on these responsibilities.

In 2025, AFC continued this partnership led by **Pat Carlson** supporting all homeless and foster care youth in our district. There are currently 73 students in those categories. These students are ensured immediate and appropriate access to education and transportation, plus any other resources needed to support a successful education experience.

The level of support for these students is far greater than what it could be under ASD alone and has created a very consistent and supportive partnership between the two organizations. The Associate Director for Youth Services meets regularly with school and district administration to review student progress and create support connections with AFC and its volunteers. Due to the strong partnership between AFC and ASD, the Associate Director for Youth Services has been called upon to support the schools during times of crisis.

Street Outreach & The City of Anacortes

In 2025, AFC partnered with Anacortes' Police, Fire, and Parks Departments to continue community outreach. Led by **Peter Strong**, Community Paramedic **Steve Monrad**, and APD representatives, the team focuses on building trust with resource-averse clients. This collaboration has helped many people move off the streets, access food, medical insurance, transportation support, and other essential resources.

A key part of this program is AFC's Motel Voucher Program. Our team fielded over 260 calls and housed 60 households consisting of 66 adults and 53 children.

A Simple Gesture (ASG)

AFC is supported by our dedicated partner ASG, which offers essential services:

- ASG stocks all pantries across 59 apartments and 2 homes on AFC's campus.
- Provides ready-to-eat food boxes for community members without access to a microwave or stove.
- Established Elementary School Snack Closets to meet teachers' requests for student snacks during breaks.

AFC's Community Shower Program

In 2025, AFC provided 144 free showers, representing a 42% increase from 2024. We remain the only local organization offering no-cost shower access for individuals without running water or reliable facilities. Appointments can be scheduled at AFC's Hub located at 27th Street and Commercial.

The Children's Museum of Skagit County

The Children's Museum donated 33 birthday parties in 2025, benefiting 21 children in the Emergency Shelter, nine children in in the Family Transformation Center, and one each in the Motel Voucher program, McKinney Vento, and Post-Care programs.

Each party included cake, ice cream, decorations, gifts, and diapers if needed.

Thanks to **Cate Anderson** and **Emily Vander Haak** for assembling the birthday packages!

Other Partnerships

In 2025, AFC used its new Administrative HUB on 27th Street to support partnerships such as **Skagit Legal Aid**, which held client meetings, mediation conferences, and intakes in AFC's conference rooms.

Anacortes Starbucks donates unsold inventory to AFC for distribution to those in need.

APPENDIX B
2025 Outreach Report

- 126 outreach service days
- 490 meetings with clients
- 197 distinct clients served.
- 13 Client Graduations to better living situations
- Female (January 6)
- Male (January 16)
- Female (January 16)
- Male (January 16)
- Female (January 16)
- Female (January 29)
- Female (February 19)
- Male (February 19)
- Female (March 13)
- Male (March 31)
- Female (March 31)
- Male (March 31)
- Female (November 18)

Client Demographics

The statistics below reflect clients' living situations as of our last outreach meeting.

- 1 living in AFC shelter.
- 13 living in a car
- 3 living in Cap Sante Inn
- 9 living in the Fidalgo Inn
- 4 living in Holiday Motel
- 2 living in an RV.
- 4 living on the street
- 1 living in a tent.
- 1 client is a Veteran.

Services Provided

- 3 client resumes prepared.
- 11 job applications prepared.
- 14 clients entered HMIS
- 5 provided a birth certificate.
- 2 COPES application prepared.
- 9 clients supported by Salvation Army
- 18 Client received shower at AFC.
- 9 housing paid under motel voucher

- 4 Client is enrolled in health insurance.
- 2 Client counted for Point in Time Count
- 1 client transported by taxi service
- 1 client is receiving services at Didgwalic clinic.
- 1 Spin Cafe

Supplies Provided

- 7 clients received supplies from the AFC Hub
- 94 provided with a Bus Pass
- 6 laundry voucher(s)
- 4 food boxes given to client.
- 1 Utilized Skagit Animals in Need resources
- 4 Client applied for a free cell phone

Referrals Provided

- 1 referral to professional for mental health treatment
- 1 referral to NW regional
- 4 referred to the ER
- 1 referred to Washington Park
- 24 referred to Anacortes Family Center
- 4 referred to DVSAS
- 1 Referred to Skagit Valley College
- 1 Referred to First Steps
- 22 Referred for Motel Voucher
- 1 Referred to DSHS
- 2 Referred to Rent Ready
- 17 Referred to HMIS
- 1 Referred to Skagit County Court Facilitator
- 3 Client referred to Island Hospital
- 3 Anacortes Family Center Intake
- 3 Client is referred to Family Promise
- 2 St. Vincent de Paul referral made.
- 6 referrals from the School District
- 1 client was referred to North Sound ACH
- 1 Anacortes Fire Department

Other

- 2 have exited the motel voucher program.
- 1 Filed a CPS report.
- 1 Arrested
- 7 Client has a job.
- 2 Client overdosed

APPENDIX C
Emergency Shelter Statistics and Outcome Slides





Families We Serve

107 Humans

39 Households

51 Adults

51 Children



16 Single Females with Children

12 Single Females without Children

9 Couples with Children

2 Single Males







Not actual clients
Stock internet photos

Geographic Destinations



5.0%

80%

5.0%

Other Destinations:

Unknown 5%
2 families

California 2.5%
1 family

Grays Harbor, WA – 2.5%
1 family

AFC Housing

AFC facilities housed 42% of families who successfully completed the program



Family Transformation Center – 17 Families



31st Street House- One Large Family

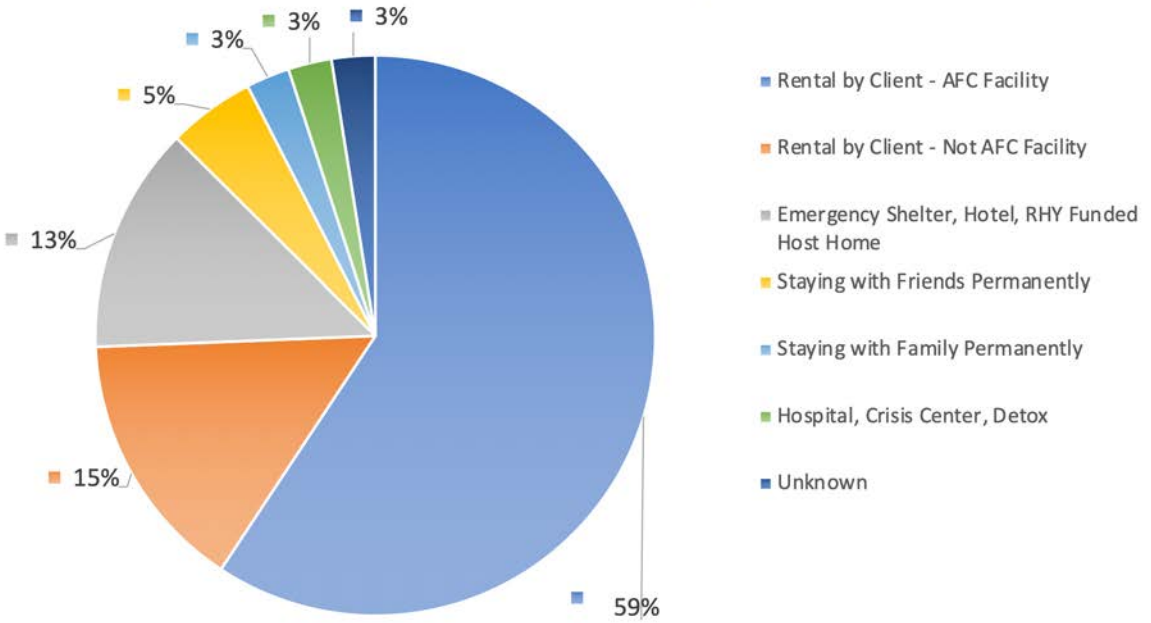


Launch Apartments – 1 Family



The Landing Apartments - 4 Families

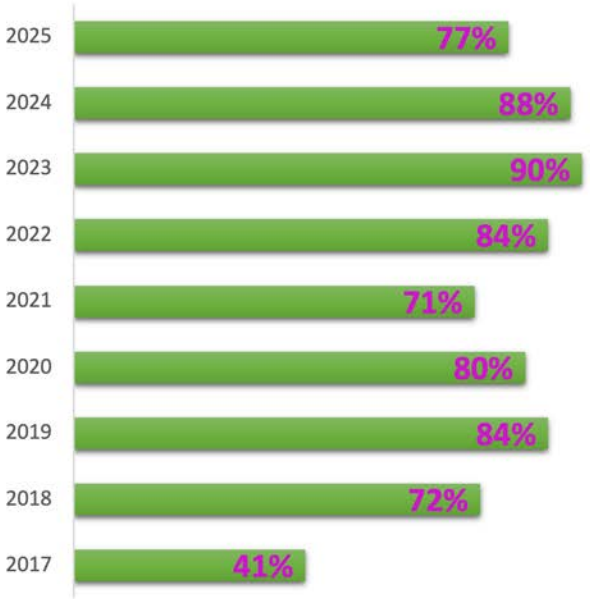
Destination at Program Exit



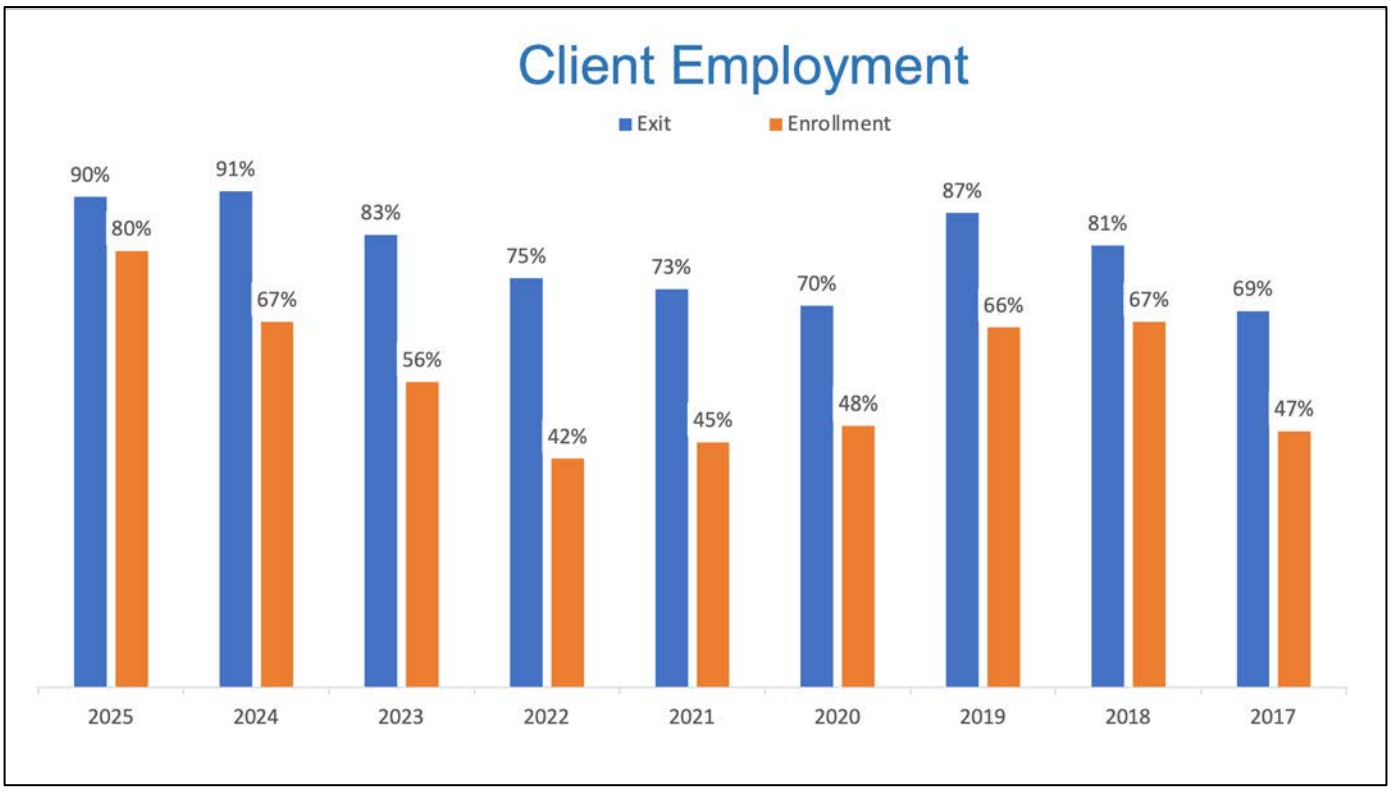
2017 – 2025

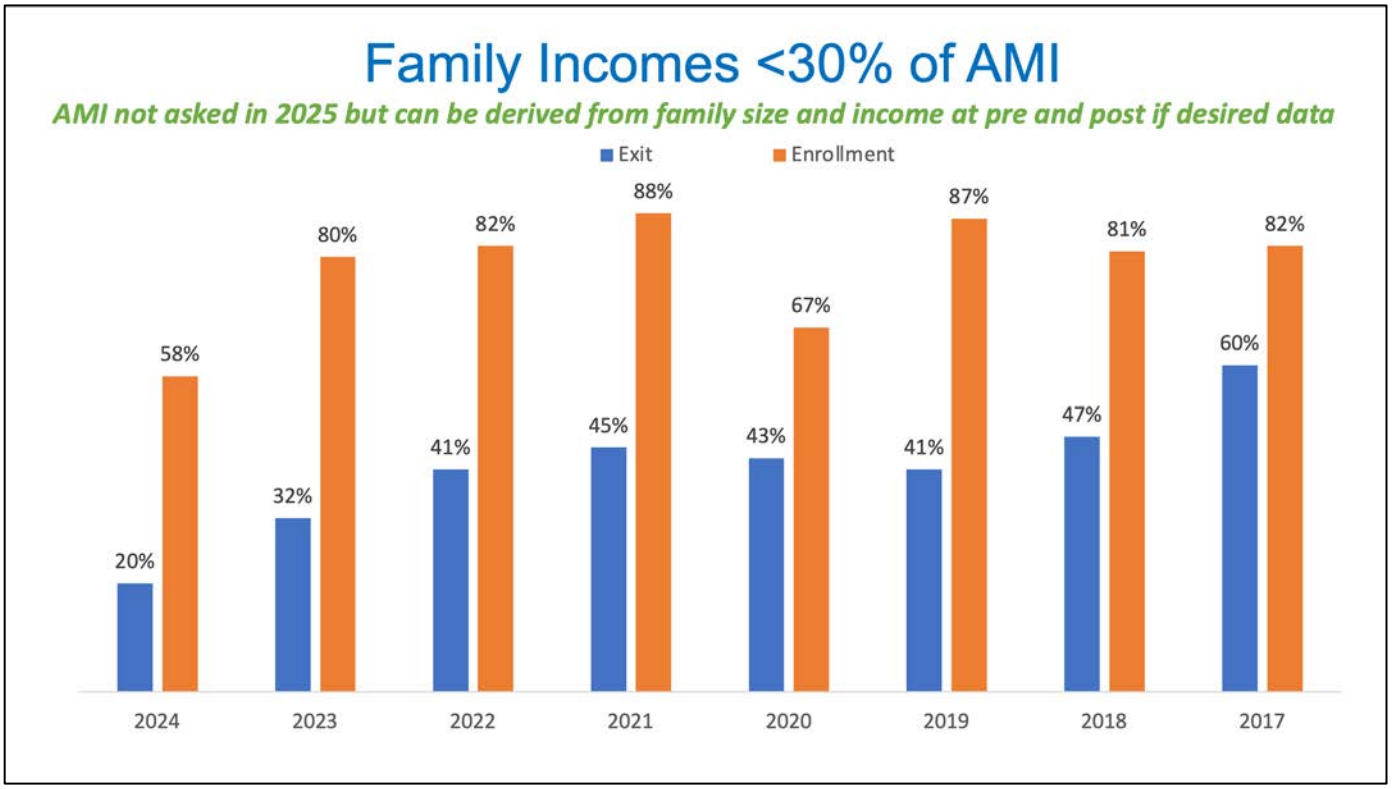
Family Statitstics

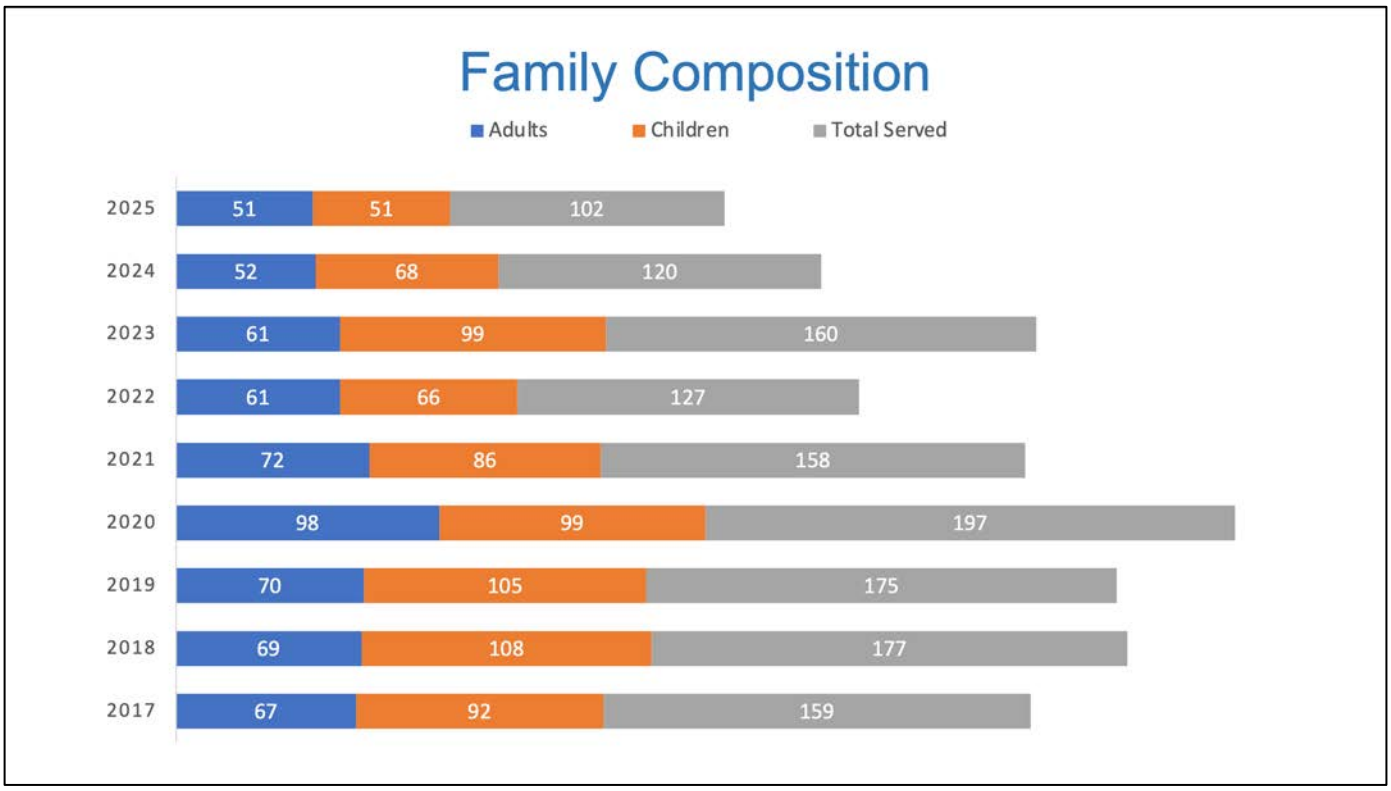
Successful Program Completion

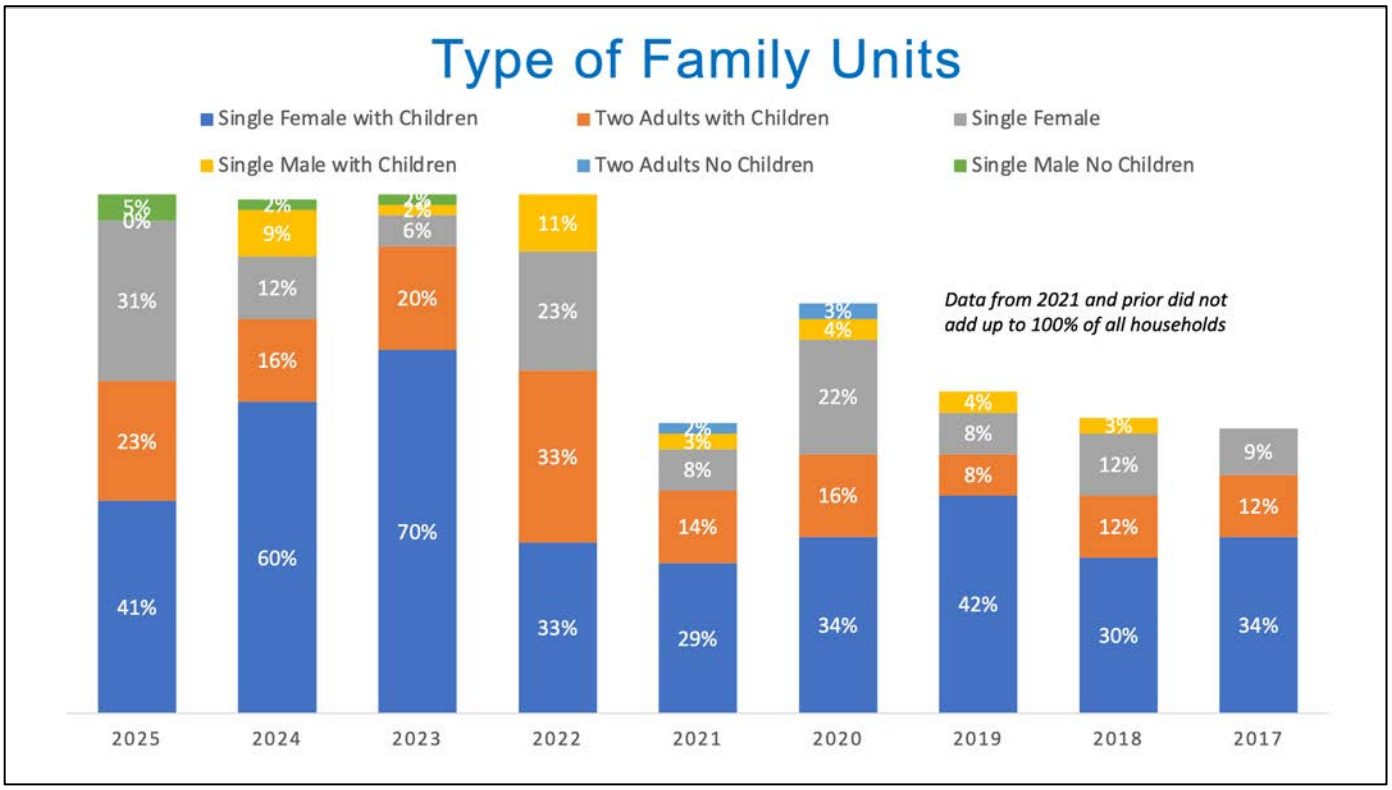





Client Employment
Exit
Enrollment
90%
80%
91%
67%
83%
56%
75%
42%
73%
45%
70%
48%
87%
66%
81%
67%
69%
47%
2025
2024
2023
2022
2021
2020
2019
2018
2017


Family Incomes <30% of AMI
AMI not asked in 2025 but can be derived from family size and income at pre and post if desired data
Exit
Enrollment
20%
58%
32%
80%
41%
82%
45%
88%
43%
67%
41%
87%
47%
81%
60%
82%
2024
2023
2022
2021
2020
2019
2018
2017

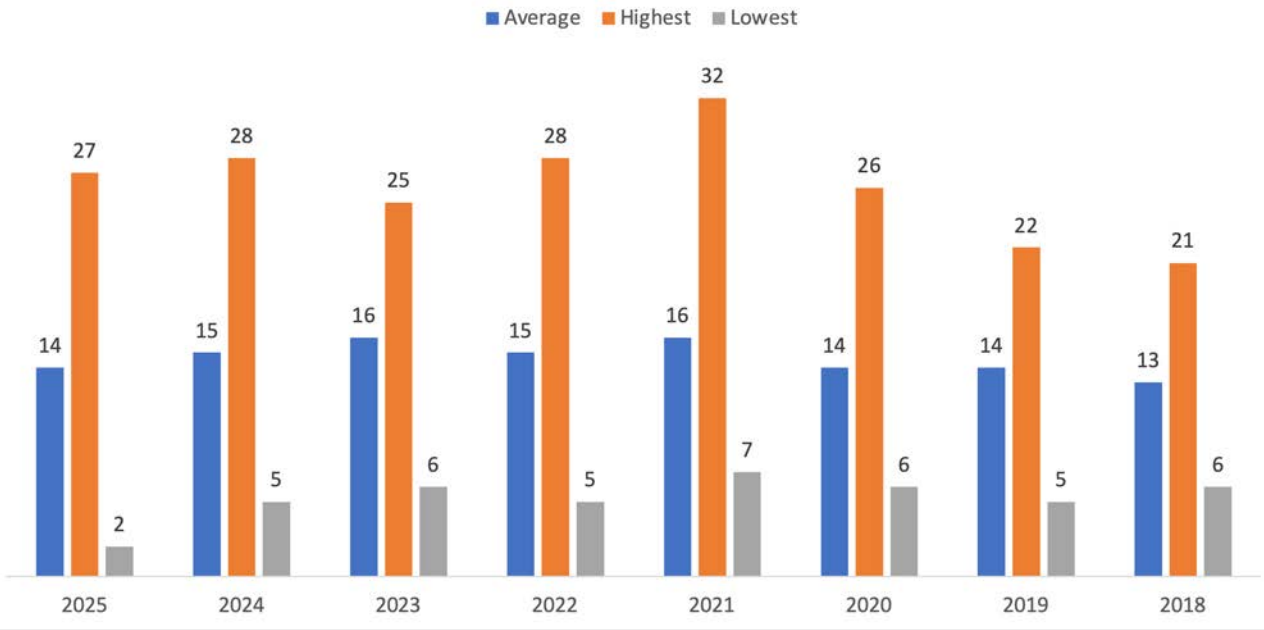

Family Composition
Adults
Children
Total Served
2025
51
51
102
2024
52
68
120
2023
61
99
160
2022
61
66
127
2021
72
86
158
2020
98
99
197
2019
70
105
175
2018
69
108
177
2017
67
92
159

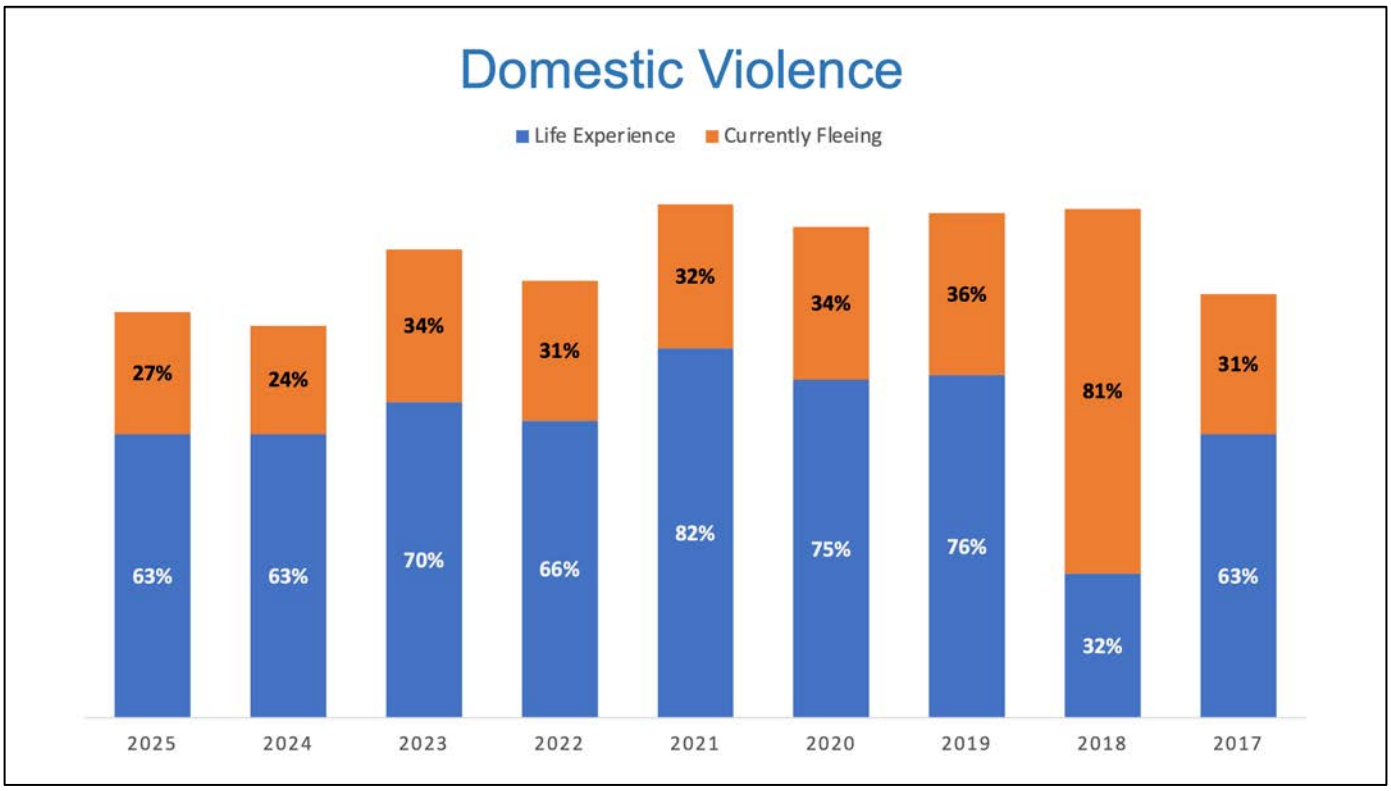

Type of Family Units
Single Female with Children
Two Adults with Children
Single Female
Single Male with Children
Two Adults No Children
Single Male No Children
Data from 2021 and prior did not add up to 100% of all households
2025
5%
0%
31%
23%
41%
2024
2%
9%
12%
16%
60%
2023
2%
2%
6%
20%
70%
2022
11%
23%
33%
33%
2021
2%
3%
8%
14%
29%
2020
3%
4%
22%
16%
34%
2019
4%
8%
8%
42%
2018
3%
12%
12%
30%
2017
9%
12%
34%

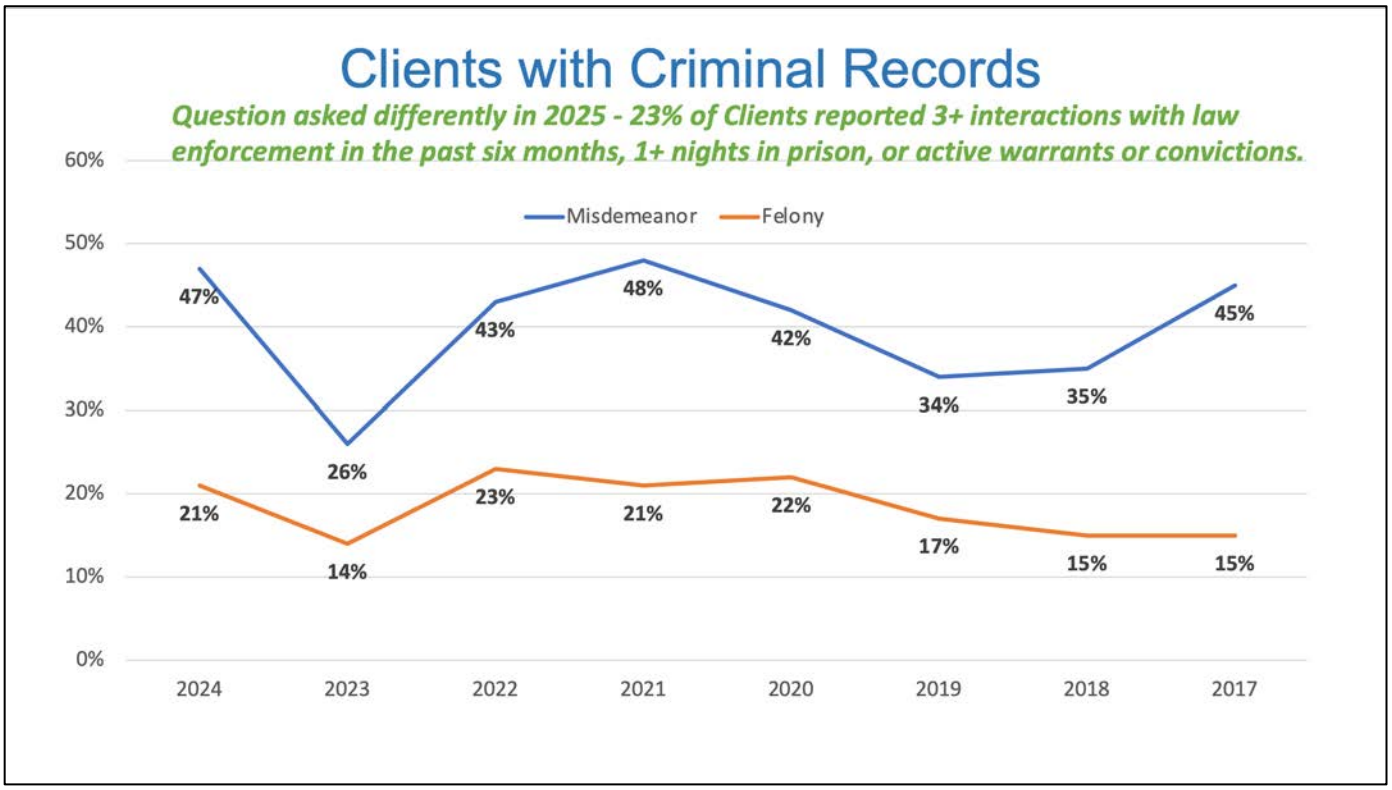
Barriers at Program Entry

Vulnerability Scores

Added score to Post Survey in 2025, resulting in one increase reported




Domestic Violence
Life Experience
Currently Fleeing
27%
24%
34%
31%
32%
34%
36%
81%
31%
63%
63%
70%
66%
82%
75%
76%
32%
63%
2025
2024
2023
2022
2021
2020
2019
2018
2017


Clients with Criminal Records
Question asked differently in 2025 - 23% of Clients reported 3+ interactions with law enforcement in the past six months, 1+ nights in prison, or active warrants or convictions.
Misdemeanor
Felony
60%
50%
40%
30%
20%
10%
0%
47%
26%
43%
48%
42%
34%
35%
45%
21%
14%
23%
21%
22%
17%
15%
15%
2024
2023
2022
2021
2020
2019
2018
2017

Our Clients' Gratitude

In Their Own Words

- Rachel & Karen, I just want to say "**Thank you**" from the bottom of my heart. The **support**, **encouragement** and **care** you both brought to my life in the last month…just thank you. I'm obviously going to keep in touch, stay clean, without anyone to distract me.
- Really enjoyed the **resilience** classes and Cheyenne's class.
- Can't think of any! Any need I had was resolved in one way or another. Very **supportive**!
- AFC offered me every **resource** available to me.
- No AFC staff was very **helpful** with resources or pointing us I the right direction to find them.
- I was provided **all I needed** while here between AFC and Samish.

In Their Own Words

- There were so many **great resources** that we utilized and that have helped my family **tremendously!**
- I'm so **thankful** for everything!
- I was in shock at how many things AFC could help with. It's an **amazing** program.
- So many **services** were offered to us, we can't mention any that weren't.
- Honestly, everything offered were helpful and if I had questions, I had about things needed asking **case management** was the biggest help on finding answers and or solutions/suggestions.
- My full **appreciation** for AFC and staff!
- Thank you for being here and **thank you** for everything!
- AFC is a **wonderful** program and have truly helped me at my lowest time in my life.

In Their Own Words

- **Helpful** program, super **strict rules** that there are pros and cons to.
- The AFC program helped me **get ahead** when I most needed the programs and assistance they provided helped me believe in myself and I **accomplish** what I alone couldn't
- This program has helped in so many ways with out **Rachel's help**, I don't think we would have accomplished as much.
- AFC is amazing and I'm so thankful for **Rachel's support**!
- The program is **wonderful**, very helpful, and gives lots of resources for different things. Great at helping to get out of homelessness providing a **budget** and helping you save!! Big thank you to AFC for helping me and getting on my feet. Thank you, Rachel, for supporting me through everything!

In Their Own Words

- I am so **grateful** for my time here. My daughter has **benefited** so much from her time here so far. Thank you for everything.
- AFC was the **best decision** we made without it I don't think we would have **overcome barriers** holding us back from suitable/steady housing.
- **Karen and Rachel**, you are both **angels** and I love ya. Thank you for caring for me. It felt really good.
- **Love** AFC, **sad to say goodbye**, will come back to visit


AFC Team!
The Anacortes
Family Center

CDBG FUNDING APPLICATION

Project Information

Program Year

2026

Funding Type *

○ Public Service ○ Planning Capital ◉ Improvement

CDBG Fund Request *

○ % ◉ $ Amount

Amount *

$ 100,000.00

Project Title *

Public Housing Scattered Sites Renovation

Project Description *

Remove and replace all roofing materials, gutters, facia and capping.

Please attach additional page if necessary, outlining project with specific numbers/goals:

Upload Description

Project Location (physical address) *

1008 24th St, 1110 34th St, 3415 Q Avenue, 1705 24th Court

City, State ZIP *

Anacortes, WA 98221

Number of Individuals Directly Benefitting from this Project *

31

Applicant Information

Organization Name *

Anacortes Housing Authority

Organization Mailing Address *

Street Address

719 Q Avenue

Address Line 2

Office Building

City

Anacortes

State

Washington

Zip Code

98221

Agency Director Name *

Sandy Cox Executive Director

Phone Number *

360-293-7831 ext. 205

Email *

sandy@anacorteshousing.com

Other Approved Staff Contact: Name and Title

Staff Contact Phone Number

Staff Contact Email

Federal Tax ID Number *

91-0863090

DUNS Number *

609135769

Organization Type *

- (●) Public Agency
- ( ) Private Nonprofit
- ( ) Other

Are you a Certified Housing Development Organization (CHDO) or Certified Community Based Development Organization (CBDO)? *

- ( ) Yes
- (●) No

Are you planning on becoming a Certified CHDO or CBDO? *

- ○ Yes
- ◉ No

Acknowledgements

My signature affirms that all information contained herein is true to the best of my knowledge, and I understand that any misstatement of fact or misrepresentation of credentials may result in this application being disqualified from further consideration.

Signature



Date *

2/5/2026

Comments *2000 characters left*

Appointed | File Application

CDBG FUNDING APPLICATION

Project Information

Program Year

2026-27

Funding Type *

◉ Public Service ○ Planning Capital ○ Improvement

CDBG Fund Request *

◉ % ○ $ Amount

% *

15.00

Project Title *

Anacortes Resource Center Employment Services

Project Description *

Community Action is looking to expand our Employment Services at our Resource Center in Anacortes. Program participants get help with one-on-one job coaching/career planning, job readiness training, job search assistance including resume, cover letter, job application, and interviewing skills, and support with

Please attach additional page if necessary, outlining project with specific numbers/goals:

Upload Description

3015140 City of Anacortes.pdf 241.66KB ✕

Project Location (physical address) *

819 Commercial Ave, Anacortes, WA 98221

City, State ZIP *

Anacortes, WA 98221

Number of Individuals Directly Benefitting from this Project *

100

Applicant Information

Organization Name *

Community Action of Skagit County

Organization Mailing Address *

Street Address

330 Pacific Place

Address Line 2

City

Mount Vernon

State

Washington

Zip Code

98273

Agency Director Name *

William Henkel

Phone Number *

3604167585

Email *

BillH@communityactionskagit.org

Other Approved Staff Contact: Name and Title

Dulce Vazquez, Resource Center Manager

Staff Contact Phone Number

3605885722

Staff Contact Email

dulcevc@communityactionskagit.org

Federal Tax ID Number *

91-1140086

DUNS Number *

157877564

Organization Type *

- ○ Public Agency
- ◉ Private Nonprofit
- ○ Other

Are you a Certified Housing Development Organization (CHDO) or Certified Community Based Development Organization (CBDO)? *

- ○ Yes
- ◉ No

Are you planning on becoming a Certified CHDO or CBDO? *

- ○ Yes
- ◉ No

Acknowledgements

My signature affirms that all information contained herein is true to the best of my knowledge, and I understand that any misstatement of fact or misrepresentation of credentials may result in this application being disqualified from further consideration.

Signature



Date *

2/19/2026

Comments *2000 characters left*

Appointed | File Application

Community Action is looking to expand our Employment Services at our Resource Center in Anacortes. Program participants get help with one-on-one job coaching/career planning, job readiness training, job search assistance including resume, cover letter, job application, and interviewing skills, and support with job placement and self-advocacy. This is not a duplicated service per our contract with the City of Anacortes as CDBG funds will be allocated to providing and expanding our Employment services in Anacortes, which we currently offer a half day every week. Uploaded you'll find our current contract with the City of Anacortes for your review.

AGREEMENT 26-096-PLN-001
Between
CITY OF ANACORTES
And
COMMUNITY ACTION OF SKAGIT COUNTY

2026 Anacortes Community Action Office & Care Specialist

This Agreement, hereinafter referred to as "Agreement", made and entered into between the City of Anacortes, hereinafter referred to as the "City", and the Community Action of Skagit County, hereinafter referred to as the "Community Action", together referred to as "Parties".

WHEREAS the City and Community Action see value in Community Action services and accessibility in Anacortes community with a Community Action office in Anacortes that is staffed with a Care Specialist; and

WHEREAS Community Action has the capacity to include a care specialist with case management experience in its current services at a facility in Anacortes; and

WHEREAS Community Action has built a strong working relationship with the Anacortes Family Center and Anacortes Housing Authority and seeks way to fill gaps and augment the services available to provide additional services to the community; and

WHEREAS the Parties began a pilot program in 2023 and after evaluating its success in the community the Parties would like to continue the program.

NOW, THEREFORE, the Parties agree as follows:

1. **Satellite Office.**
    a. Community Action will continue to maintain the Anacortes satellite office to assist people with basic resources, information, and referrals. ("Satellite Office"). Community Action will continue to employ a Care Specialist at the Satellite Office, who will provide information and resources, screen for program and service eligibility, provide care coordination (case management) services, and facilitate online or in-person meetings with other agency programs and other service providers.
    b. The Satellite Office must be open to the public.
    c. Community Action Staff and consultants will be available at least Monday through Friday, 9:00 am - 3:00 pm during the Term of this Agreement, except during observed holidays and staff training days. There will be no after-hours emergency service. However, referrals to the Recovery Navigator Program can be made 24 hours a day to a voicemail or answering service. The management of the satellite office staff and facility will be provided by Community Action's Resource Center Manager, Dulce Vazquez-Cruz, DulceVC@communityactionskagit.org.
    d. Community Action will respond to City requests for assistance with individuals. Community Action staff will provide basic resources, information, and referrals to individuals about ways to extend income,

acquire food support, acquire energy assistance, and acquire transportation assistance ("Services").

e. Community Action will collaborate with other local agencies to identify and clarify roles and responsibilities in engaging with individuals who are unhoused and/or experiencing substance use disorders.
f. Community Action will install a sign at the Satellite Office in a conspicuous location that identifies that the Satellite Office staff are funded by the City.
g. Community Action will engage in marketing its services via the City's A-Town is Our Town publication, the Anacortes American, and other media to ensure city residents know about the location and the agency's available services.

2. **Payment.**
   a. The City will pay Community Action the sum of $60,000.00 to maintain and staff the Satellite Office and provide Services.
   b. The City will make equal monthly payments, divided evenly with the months left in the year.

3. **Reporting.**
   a. City will identify and prescribe metrics for data collection pursuant to this Agreement and will review and update those metrics throughout the Term of this Agreement based on what data best informs the Parties' assessment of the efficacy of the pilot program.
   b. Community Action will provide the City the data requested in the format prescribed by the City on a quarterly basis and will work cooperatively with the City to prepare quarterly reports to City Council described herein.
   c. The metrics must include at least:
      i. The number of unduplicated individuals and households served in Anacortes and specifically by the Anacortes office;
      ii. A breakdown of duplicated and unduplicated services;
      iii. Demographic breakdown of individuals served.
      iv. A data-based assessment of the expanded outreach under the pilot program; and
      v. Pre-pilot program data to allow evaluation of pilot program success.
   d. Community Action will present quarterly reports at regular City Council meetings. Such reports will include spreadsheets of the full sets of data collected pursuant to this Agreement and definitions of services.

4. **Term.** The term of this Agreement will be one calendar year commencing on January 1, 2026 through December 31, 2026.

5. **Indemnification:** The Parties shall defend, indemnify and hold each other and the indemnified party's officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, solely arising out of or solely resulting from the acts, errors or omissions of the indemnifying party in performance of this Agreement.

6. **Insurance:** Community Action shall procure and maintain a comprehensive general liability policy covering all claims for personal injury (including death) and property damage (including all real and personal property) arising out of this Agreement. The limits of liability shall not be less than Two Million Dollars ($2,000,000) for each occurrence and Two Million Dollars ($2,000,000) in the aggregate. The City shall be named as an additional insured under the Commercial General Liability insurance policy with respect to the work performed for the City using an additional insured endorsement at least as broad as ISO CG 20 26. Community Action shall provide the City with certificates of insurance. The policy of insurance required herein shall (i) be written as a primary policy; (ii) contain an express waiver of any right of subrogation by the insurance company against the City and the City's elected officials, employees or agents; and (iii) expressly provide that the insurance proceeds of any loss will be payable notwithstanding any act or negligence of the contractor which might otherwise result in a forfeiture of said insurance.

7. **No Joint Ventures:** The Parties acknowledge that no joint venture or partnership is created by this Agreement. No agent, employee or representative of Community Action shall be deemed to be an agent, employee or representative of the City for any purpose. Community Action shall be solely responsible for all acts of its agents, employees, representatives and subcontractors.

8. **Notices:** All notices required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been given and received (a) when personally delivered, or delivered by same-day courier; or (b) on the third business day after mailing by registered or certified mail, postage prepaid, return receipt requested; or (c) upon delivery when sent by prepaid overnight express delivery service (e.g., FedEx, UPS); or (d) when sent by email and upon the receipt by the sending party of written confirmation by the receiving party; provided, however, that an automated email confirmation of delivery or read receipt shall not constitute such confirmation. Notices shall be sent to the following addresses:

    a. To the City:
    City of Anacortes
    Attn: Darcy Swetnam, City Attorney
    PO Box 547, Anacortes, WA 98221
    contracts@anacorteswa.gov

    b. To Community Action:
    Community Action of Skagit County
    Attn. Bill Henkel, Executive Director
    330 Pacific Pl, Mount Vernon, WA 98273
    BillH@communityactionskagit.org

9. **Governing Law; Binding Effect:** This Agreement shall be governed by and construed in accordance with the laws of the State of Washington applicable to contracts made and performed in such state without giving

effect to the choice of law principles of such state that would require or permit the application of the laws of another jurisdiction.

10. **Severability:** If any term or condition of this Agreement or the application thereof to any person(s) or circumstances is held invalid, such invalidity shall not affect other terms, conditions or applications which can be given effect without the invalid term, condition or application. To this end, the terms and conditions of this Agreement are declared severable.

11. **Counterparts:** This Agreement may be executed in one or more counterparts, including electronically through DocuSign, each of which shall be deemed to be an original copy of this Agreement, and all of which, when taken together, shall be deemed to constitute one and the same agreement.

IN WITNESS WHEREOF, the City and Community Action have executed this Agreement as of _____.

CITY OF ANACORTES:

By: _____
Ryan Walters, Mayor

Dated: _____

Attest: _____
Steven D. Hoglund, Finance Director

Approved as to form and legality:

_____
Darcy Swetnam, City Attorney

COMMUNITY ACTION OF SKAGIT COUNTY:

By: _____
Bill Henkel, Executive Director

Dated: _____

CDBG FUNDING APPLICATION

Project Information

Program Year

2026

Funding Type *

○ Public Service ◉ Planning Capital ○ Improvement

CDBG Fund Request *

○ % ◉ $ Amount

Amount *

$ 26,000.00

Project Title *

ADA/Handicap Doors for Food Pantry and Main Office

Project Description *

The Salvation Army Anacortes is requesting $26,000 in Community Development Block Grant (CDBG) funding to install three ADA-compliant, handicap-accessible doors at the most heavily used access points of our facility:

Please attach additional page if necessary, outlining project with specific numbers/goals:

Upload Description

Project Location (physical address) *

3001 R. Ave.

City, State ZIP *

Anacortes, WA 98221

Number of Individuals Directly Benefitting from this Project *

17,000

Applicant Information

Organization Name *

The Salvation Army Anacortes

Organization Mailing Address *

Street Address

3001 R. Ave #100

Address Line 2

City

Anacortes

State

Washington

Zip Code

98221

Agency Director Name *

Brett Marie Harrison

Phone Number *

3604882374

Email *

brett.harrison@usw.salvationarmy.org

Other Approved Staff Contact: Name and Title

LaShan Harrison- Director & Pastor

Staff Contact Phone Number

3604882375

Staff Contact Email

lashan.harrison@usw.salvationarmy.org

Federal Tax ID Number *

94-1156347

DUNS Number *

626874572

Organization Type *

- ○ Public Agency
- ◉ Private Nonprofit
- ○ Other

Are you a Certified Housing Development Organization (CHDO) or Certified Community Based Development Organization (CBDO)? *

- ○ Yes
- ◉ No

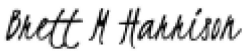
Are you planning on becoming a Certified CHDO or CBDO? *

- ○ Yes
- ◉ No

Acknowledgements

My signature affirms that all information contained herein is true to the best of my knowledge, and I understand that any misstatement of fact or misrepresentation of credentials may result in this application being disqualified from further consideration.

Signature



Date *

2/26/2026

Comments *2000 characters left*

Appointed | File Application

The Salvation Army Anacortes is requesting $26,000 in Community Development Block Grant (CDBG) funding to install three ADA-compliant, handicap-accessible doors at the most heavily used access points of our facility:

Main Office Entrance

Food Pantry Entrance

Food Pantry Exit

Every day, our building serves a diverse population of low- and moderate-income individuals and families, including adults and children with intellectual and developmental disabilities, individuals who use wheelchairs or mobility aids, senior citizens, and others living with physical or cognitive disabilities. Many of the individuals we serve face significant barriers to accessing essential services, and our current manual doors create challenges related to safety, independence, and dignity.

The installation of ADA-compliant automatic door systems will significantly improve accessibility, safety, and ease of entry and exit for all participants. These upgrades will:

Ensure compliance with ADA accessibility standards

Increase independent access for individuals with mobility limitations

Improve safety during high-traffic service hours

Enhance emergency egress from the food pantry

Create a more welcoming and inclusive environment

The food pantry entrance and exit are especially critical, as clients often carry food boxes and bags while navigating mobility challenges. Automatic doors will reduce physical strain and remove barriers that currently limit full and independent participation in our programs.

This project directly aligns with CDBG priorities by improving public facility accessibility and removing barriers for low- and moderate-income individuals, including those with disabilities. By investing in these infrastructure improvements, we will ensure equitable access to essential services and uphold the dignity of every individual who enters our doors.

CDBG funding will allow us to complete this project efficiently and responsibly, creating lasting improvements that will serve our community for years to come.

CDBG 2026 Update: Annual Action Planning

City of Anacortes

Consolidated Plan 2023-2027 / Action Plan Year 2026

CDBG 2026

Presented by: Stephanie Snyder, Community Development Coordinator

March 9, 2026

Contents:

- What is CDBG?
- Allocations in the USA
- Calendar Timelines
- National Objectives
- Anacortes Goals & Objectives of the 5-Year Consolidated Plan
- Consolidated Plan Halfway Point Update~
- Financial Update/Grant Balances/Projects Completed

Planning the 2026 Program Year

- ✓ Goal Setting from Anacortes Consolidated Plan
- ✓ Applications Received for the 2026 Grant Year
- ✓ Allocation Proposal for the Upcoming 2026 Action Plan
- ✓ Citizen Participation Timeline
- ✓ Next Public Hearing/Council Action
- ✓ Submission to HUD Follows Council Action

What is CDBG?

- The Community Development Block Grant is a federal program administered by the U.S. Department of Housing and Urban Development. (HUD)
- The objectives (goals) of our CDBG program is to support local community development efforts, especially benefiting low- and moderate- income households.
- CDBG was authorized under Title I of the Housing and Community Development Act of 1974; consolidating 8 programs into one.
- The first CDBG Grants were allocated in 1975.

Happy 50th Birthday to CDBG!

National Allocations

- 70% of CDBG funds are distributed to entitlement communities
- 30% of funds are allocated to states for non-entitlement areas

- Entitlement communities must have a population greater than 50,000

- **Anacortes participates in a regional consortium with Skagit County and the City of Mt. Vernon**, allowing our combined populations to qualify for this grant.
- Community Development staff from all three jurisdictions coordinate their CDBG timelines, HUD reporting, and submissions while planning projects independently for their local communities

Fun Fact!

Did you know?

Anacortes WA receives the 6th smallest CDBG grant in the United States of America…

Paradise, CA	CDBG	52474
Marco Island, FL	CDBG	54770
Colonial Heights, VA	CDBG	91001
Moss Point, MS	CDBG	103001
Sebastian, FL	CDBG	105116
Anacortes, WA	CDBG	106279
Vienna, WV	CDBG	107826
Cocoa, FL	CDBG	119567
Norton Shores, MI	CDBG	124988
Yarmouth, MA	CDBG	128173

Calendar Timelines

July 1 - Beginning of the CDBG Grant Year

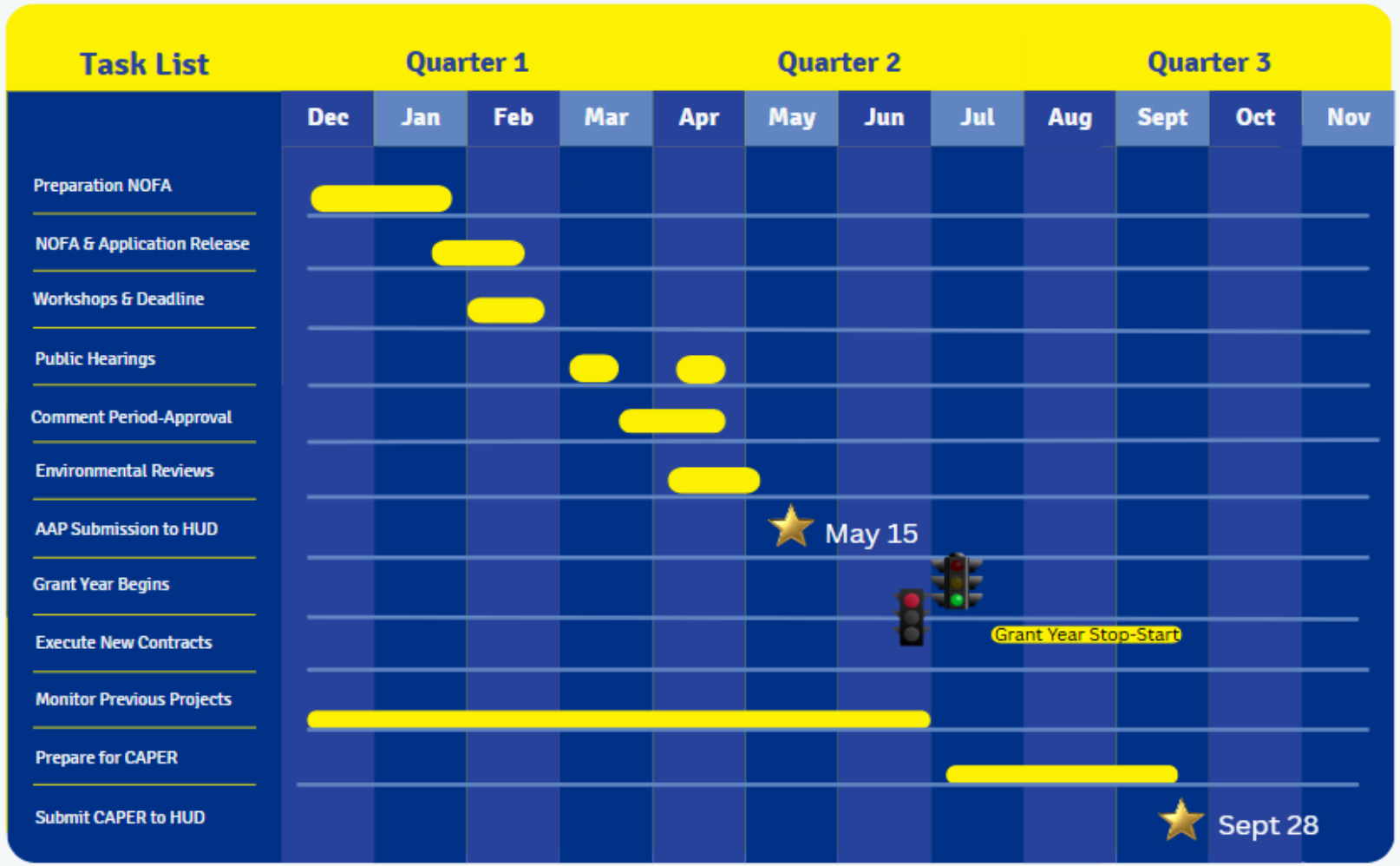
June 30 - End of the CDBG Grant Year

Six other reporting dates to HUD include:

Finance Reporting	Action Plan Due	Finance Reporting	CAPER Due	Finance Reporting	Finance Reporting
Mar 30	May 15	June 30	Sept 30	Sept 30	Dec 30

Did you know...??

HUD's *favorite* training word is:



“Timeliness”



§ 570.902 Review to determine if CDBG-funded activities are being carried out in a timely manner.

HUD will review the performance of each entitlement, HUD-administered small cities, and Insular Areas recipient to determine whether each recipient is carrying out its CDBG-assisted activities in a timely manner.

CDBG Provides Local Flexibility

- One of the key features of CDBG is the **flexibility** to specialize in different areas as needed. Quite specific to each community's local objectives and priorities.
- Community Participation is built into the program via public hearings, published plans and comment periods are included with this program. Each comment is indexed and submitted to HUD annually with the Annual Action Plan Submission.
- **LEVERAGE!** CDBG funding can act as a catalyst to attract additional investment from public and private sources. We will see this in action on an upcoming slide – exactly how leverage with CDBG was used. In 2025, Anacortes funded a project with CDBG funds used specifically as a key to unlock bigger state funding.

National Objectives by HUD

EACH ACTIVITY MUST MEET ONE OF THESE 3 OBJECTIVES:

1. Benefit low-and moderate-income (LMI) people.
2. Prevent or eliminate Slums or blight.
3. Respond to urgent community needs posing serious health or safety threats where no other funding is available.

Eligible Activities

- *Acquisition/rehab real property*
- *Public Infrastructure*
- *Community Facilities*
- *Public Services*
- *Economic Development (job creation)*
- *Housing rehabilitation and energy conservation programs*

HUD Preference

- HUD encourages **long-range projects with lasting community impact**
- CDBG funds may be **layered into large, multi-million-dollar projects**

Local Implementation Approach – Anacortes

- The City uses caution when combining CDBG with other funding sources
- Mixing funds can trigger **significant additional federal compliance requirements**
  - Procurement
  - Reporting
  - Monitoring

Why This Matters

- As project size and funding complexity increase, **regulatory burden increases significantly**
- This can create **administrative strain for both the City and project partners**

Anacortes Strategy

- Prioritize **targeted, stand-alone eligible costs**
- Helps **maximize impact while minimizing regulatory complexity**

Example

- Able Housing Initiative:
  - CDBG funded **new appliances**, rather than blending funds into the construction budget.

Able Housing used the small allocation of the awarded 2025 Anacortes CDBG Grant toward their next grant step, as “leverage” to unlock the ability to apply for much larger state funding.

Anacortes CDBG grant is small, but it can be used in mighty ways, as we saw done by Able Housing.



A standing ovation to Able Housing!

‘We want them to thrive’: Anacortes nonprofit awarded $4.5M to house adults with disabilities

NICHOLAS JOHNSON Anacortes American Jan 27, 2026 0

What a powerful way to utilize CDBG!

Anacortes:
The 2023-2027 Consolidated Plan

Anacortes objectives in our current con plan:

1. Increase and preserve affordable housing
2. Provide supportive services to prevent homelessness
3. Support efforts to reduce poverty
4. Support low-income individuals and families with accessible services
5. Support efforts to expand economic opportunities for low-income citizens.
6. Support efforts to expand opportunities for persons with disabilities.

Consolidated Plan 2023-2027 Mid Point Update:

Projects Completed with CDBG

2023	2024	2025
Public Service Funds	Public Service Funds	Public Service Funds
Roof Replacement Site 1 Housing Authority	Exterior Repairs Emergency Housing Shelter	Roof Replacement Site 3 Housing Authority
	Resurfacing floors, added shelving to the Food Pantry	Fire Safety Equipment Updated and Replaced Homeless Shelter
	Curb Cuts & Ramps	Able Housing Rental Repair
	Roof Replacement Site 2 Housing Authority	City Administration

CDBG Financial Update

CDBG Grant	2020 (Covid)	2021	2022	Begin Con Plan 2023	2023	2024	2025	Action Plans Funded	2026 Grant Balance
Annual Allocation	$178,507.00	$116,081.00	$105,260.00	★	$104,537.00	$106,279.00	$108,427.00		(TBD)
Balances	*$35,081.17*	*$33,819.00*	*$17,649.58*	**$86,549.75**				**$469,861.98**	**$1,360.52**
Funded	→	→	→	$86,549.75	$22,766.66	$242,700.57	$117,845.00	$468,501.46	

Funds must be fully drawn down within 3 years of allocation. If funds are not depleted, we risk losing the funds to be taken back by the Federal Government. The City has been moving funds as quickly and efficiently as possible, together in partnership and alignment with the organizations we have funded.

***Anacortes has completed all the 2025 projects and have a balance in CDBG funds of $1,360.**



2026 Planning

- For the 2026 Grant Year, The City of Anacortes received 5 applications for funding:

Organization	Activity	Amount Requested
Anacortes Housing Authority	New Roofs	$100,000
Anacortes Family Center	Public Services	15% of Grant
Community Action of Skagit County	Public Services	15% of Grant
Anacortes Family Center	HVAC for Emergency Shelter	$44,297
Salvation Army	3 New ADA doors	$25,000

Financial Summary/Staff Recommended Allocations for 2026

Program	Grant Year	Grant #	Current Authorized Amount	Grant Status	Net Drawn Amount	IDIS Grant Balance
CDBG	2025	B-25-MC-53-0018	$108,427.00	Active	$107,066.48	$1,360.52
CDBG	2024	B-24-MC-53-0018	$106,279.00	Active	$106,279.00	$0.00
CDBG	2023	B-23-MC-53-0018	$104,537.00	Active	$104,537.00	$0.00
CDBG	2022	B-22-MC-53-0018	$105,260.00	Active	$105,260.00	$0.00
CDBG	2021	B-21-MC-53-0018	$116,081.00	Active	$116,081.00	$0.00
CDBG	2020	B-20-MC-53-0018	$115,889.00	Active	$115,889.00	$0.00
		City Contract ID	PAID	Grant Year Draw 1	Grant Year Draw 2	
AFC Fire Equipment	2025	CDBG-2025-PLN-3-124	$8,972.00	**2024** -$5366.52	**2025** -$3605.48	$0.00
Able Housing	2025	CDBG-2025-PLN-002-121	$5,412.00	**2023** - $143.00	**2024** -$5269.00	$0.00
AFC Public Services 15%	2025	CDBG-2025-PLN-004-122	$16,264.00	**2025** - $16264.00		$0.00
AHA Site 3 Roof	2025	CDBG-2025-PLN-001-120	$65,512.00	**2025** - $65,512		$0.00
COA Admin Costs 20%	2025		$21,685.00	**2025** -$21,685.00		$0.00
						$1,360.52
New applications	2026		$108,427.00			
AHA	New roofs		$ 100,000.00	$ -		
AFC 15%	Public Services		$ 16,264.05	$ -		
CASC 15%	Public Services		$ 16,264.05	$ 16,264.05		
AFC	HVAC for Shelter		$ 44,297.00	$ 44,297.00		
COA Admin 20%	City Costs		$ 21,648.40	$ 21,648.40		
Salvation Army	New ADA doors (3)		$ 26,000.00	$ 26,000.00		
			$224,473.50	$ 108,209.45		
				$109,787.52		
				$1,578.07	bal	

Staff recommends:

- **Funding:**

1. 15% to Community Action of Skagit County

- **Activity**

1. To expand Employment Services in the Anacortes Location

- **Considerations:**

1. Aligns with Economic Development Goals in Con Plan
2. Does not conflict with Anacortes City Contract. Is Eligible
3. Meets new or expanded req. by HUD to use15% of grant for Public Service activities

Staff recommends:

- **Funding:**

1. Anacortes Family Center
2. $44,297

- **Activity**

1. To replace HVAC System in Emergency Shelter

(built in 2009)

- **Considerations:**

1. Urgent need
2. Does not conflict with Anacortes City Contract with Police Dept - Is Eligible
3. Meets req. by HUD

Staff recommends:

- **Funding:**

1. Salvation Army
2. $26,000

- **Activity**
- To add 3 ADA accesses to their Anacortes location.

- **Considerations:**

1. Meets an objective in the Con Plan for assistance to the disabled.
2. Does not conflict with Anacortes City Contract for Cold Weather Shelter. Is Eligible.

Upcoming Steps/Key Dates

- Followed by tonight's public hearing, any recommended changes from this presentation may be updated.
- Revisions will be incorporated into the Draft 2026 Annual Action Plan for submission to HUD.
- The Draft 2026 Anacortes Annual Action Plan will be available for public review beginning **March 16th, 2026.**
- The open public comment period opens on **March 16th, 2026**
- The public comment period closes on **April 23rd, 2026.**
- The second Public Hearing will be held on **April 27th, 2026**
- The Annual Action Plan is scheduled for Council action on **April 27th, 2026.**
- **Once approved by Council, the Anacortes CDBG 2026 Annual Action Plan will be submitted to HUD no later than May 15th, 2026.**

Thank You For Attending This Presentation.

All CDBG Activities, Plans and Reports may be found on our city website:

www.anacorteswa.gov

Government>Planning>CDBG>Plans and Reports

Please contact the Community Development Coordinator to submit comments or ask questions.

Stephanies@anacorteswa.gov

anacorteswa.gov
904 6th Street
Anacortes WA 98221
360-293-1900

City Council Agenda Bill

April 27, 2026

Action Type: Motion **Item:** 8.a.

Title: Settlement Agreement for Growth Management Hearings Board Case 26-2-0008 with William Turner

Staff Contact(s): Darcy Swetnam

Approved for Submittal to Council by:
Greg Francioch
Darcy Swetnam

Summary: William Turner, represented by Ian Munce, brought a case against the City before the Growth Management Hearings Board under case number 26-2-0008 claiming that the City failed to complete its periodic Shoreline Master Plan update by the statutory deadline. The City does not dispute that it missed the deadline, but the City was already planning to complete the SMP update by the end of 2026, alongside the update to the City's critical areas ordinance that is an integral part of the SMP and that is statutorily required by the end of 2026. The Parties engaged in mediation on April 2, 2026, and the attached agreement memorializes the agreement reached by the Parties during mediation. Staff recommends approval. This agreement would fully and finally resolve the case.

Budget Impact:
N/A

Previous Action: N/A

Recommended Motion: I move we authorize the Mayor to sign the Settlement Agreement with William Turner to resolve Growth Management Hearings Board case 26-2-0008 as presented and authorize the City Attorney to execute any legal pleadings consistent with the settlement agreement on the City's behalf.

Alternative Actions:

Attachments (listed in order presented):

1. 260414 Turner v. City - Proposed Settlement Agreement

CR 2A SETTLEMENT AGREEMENT
William Turner v. City of Anacortes
Growth Management Hearings Board Case No. 26-2-0008

THIS CR 2A SETTLEMENT AGREEMENT (hereinafter, "Agreement") is made between William Turner, an individual (hereinafter "Turner"), and the City of Anacortes, a Washington municipal corporation (hereinafter "City"), (collectively referred to as the "Parties") this _____ day of April, 2026.

I. RECITALS

A. The Parties are involved in litigation initiated by Mr. Turner against the City which is pending before the Growth Management Hearings Board for the Western Washington Region, Case No. 26-2-0008. The appeal alleged that the City failed to adopt its Shoreline Master Program ("SMP") by the required statutory deadline. ("the Dispute").

B. Mr. Turner agrees to resolve all his claims against the City related to the Dispute, based on certain terms as outlined below, subject to necessary approvals by the Anacortes City Council.

C. Resolution of the Dispute includes dismissal of the pending appeal, which benefits the Parties.

D. This Agreement was approved by the Anacortes City Council at its regular City Council meeting on April _____, 2026.

THEREFORE, in consideration for and as a condition of the following covenants, the Parties agree, as follows:

II. AGREEMENT

1. Timeline: The City will complete its updates to the Shoreline Master Program no later than December 31, 2027.

2. Public Hearing and Public Participation: The City agrees to provide the following opportunities for public participation in the SMP update process:
    a. Open House: The City will host an open house regarding the draft SMP at the Planning Commission with each commentor having five minutes (rather than the usual three minutes) to speak.

b. Comment Period: The City will host a public comment period to solicit comments on the draft SMP with no less than 30 days to comment.
c. Staff Report: In advance of the public hearing, the City will provide a staff report on the draft SMP that will include and address the following elements:
    i. An Introduction summarizing the status of the SMP update process
    ii. An overview of the findings of the GAP Analysis prepared as part of the SMP update process.
    iii. A summary of the restoration plan.

3. Information and Webpage: The City will cause the following updates to available information on the City's website regarding the SMP to be accomplished.

    a. Shoreline Master Program webpage: The City will ensure that all relevant documents related to the Shoreline Master Program update will be located on one page on the City's website ("SMP Page").
    b. Baseline Information: The parties agree that per WAC 173-26-090(2)(d)(iii), there is no minimum requirement to comprehensively revise shoreline inventory and characterization reports or restoration plans in a periodic update. The City will ensure the March 2010 "Shoreline Analysis Report" prepared by the Watershed Company will be hosted on the SMP Page.
    c. Grant-Funded Study: The City will ensure that the grant-funded "Shoreline Master Program Compliance Assessment" study prepared by Facet in 2024 will be placed on the SMP Page.
    d. Additional Documents: Any requests for additional information to be added to the SMP Page can be made to the City, and the City will add the information provided it is reasonably related to the SMP update.

4. 2010 SMP Inventory: The City will accept comments about the 2010 SMP Inventory and will update the Shoreline Analysis Report where appropriate in response to specific comments about site-specific requested edits.

5. Within 10 days of this Agreement, the Parties will execute and file a Joint Motion to Dismiss with prejudice Mr. Turner's appeal in GMHB Case Number 26-2-0008 and Mr. Turner hereby releases the City from any further claims related to the Dispute.

6. The Parties shall each be responsible for their own costs and attorney's fees.

7. It is acknowledged that all of the terms of this Agreement are in settlement of a disputed claim and nothing in this Agreement or the performance thereof will be construed as an admission of liability by any Party.

8. A copy of this Agreement and any subsequent amendments hereto may be introduced into evidence in any proceeding to enforce the terms of this Agreement pursuant to CR 2A and RCW 2.44.010.

9. Notices pursuant to this Agreement shall be sent to the Parties at their current addresses as set forth in the pleadings.

10. No waiver or estoppel on any other issues is to be inferred.

11. The Parties' signatures below bind them to the above terms pursuant to CR 2A.

12. This Agreement is governed by and shall be construed in accordance with the laws of the State of Washington. In the event that any dispute arises concerning this Agreement, the substantially prevailing party shall be entitled to its reasonable attorney fees and costs.

13. Any suit brought concerning this Agreement shall be brought in Skagit County, Washington.

14. This Agreement (and Turner's obligations and releases hereunder) are subject to approval of this Agreement by the Anacortes City Council.

DATED THIS _____ day of April, 2026.

_____	_____
William Turner	City of Anacortes
	By: _____
	Ryan Walters, Mayor

City Council Agenda Bill

April 27, 2026

Action Type: Motion **Item:** 8.b.

Title: SEPA DNS Appeal of Stormwater Plan

Staff Contact(s): Darcy Swetnam, John Coleman

Approved for Submittal to Council by:
Greg Francioch
Darcy Swetnam

Summary: The City issued a Determination of Non-Significance ("DNS") pursuant to its review under the State Environmental Policy Act ("SEPA") of the Stormwater Master Plan on October 8, 2025 because the Planning Director determined that the plan will not have a probable significant adverse impact on the environment. The City received two appeals of the DNS: one from Ian Munce and one from William Turner represented by Ian Munce.

Pursuant to AMC 18.04.250(B), SEPA appeals of threshold determinations for nonproject actions (which includes the Stormwater Master Plan), are heard by the City Council, with guidance that the appeal can be consolidated with the decision on the underlying proposal. The procedures for the appeal are described in Resolution 3189. Key procedural guidance includes:

1. The original decision is presumptively correct, the appellant has the burden of proof, and the appellant must show the threshold determination was clearly erroneous.
2. Appeals are limited to consideration of only the issues on appeal.
3. Council will decide the appeal based on written submission unless they determine additional information is necessary.
4. Council must adopt written findings and conclusions to support its decision.

The City has prepared an Answer to the appeals. The appellants have prepared briefs making their arguments in support of their appeals. The City prepared a Reply to the appellants' briefs. Pursuant to AMC 18.04.250(B) and Resolution 3189, Council should

consider the written materials and make a decision at the April 27, 2026, Council meeting and direct staff to prepare written findings and conclusions supporting their decision.

Budget Impact:

Previous Action:

Recommended Motion: I move we (grant or deny) the appeals of Ian Munce and William Turner of the City's SEPA Determination of Nonsignifiance regarding the Stormwater Master Plan update and direct staff to prepare Findings of Fact, Conclusions of Law, and Decision consistent with this decision and bring it back on the consent agenda for adoption at the next meeting.

Alternative Actions:

Attachments (listed in order presented):
1. Signed-DNS Stormwater Plan
2. Signed 2025 SEPA_Checklist_Completed_07.30.25-PCED_review
3. 2025.10.16 - Appeal
4. 2025.10.20 Appeal
5. 260408 Turner Munce SEPA DNS Appeal - City's Answer to Appeal
6. 260413 - Munce Stormwater SEPA Appeal Brief
7. 260413 - Turner Stormwater SEPA Appeal Brief
8. 260422 Turner Munce SEPA DNS Appeal - City's Reply
9. 260427 - SEPA appeal of storm plan procedures presentation

SEPA

Determination of Non-Significance

(DNS)

DESCRIPTION OF PROPOSAL: Adoption of the Anacortes 2025 Stormwater Master Plan

The 2025 Stormwater Master Plan provides a comprehensive framework to manage stormwater runoff throughout the City of Anacortes and its Urban Growth Area. It includes a system inventory, hydraulic modeling, habitat analysis, and a list of capital improvements. The plan will guide future investments and policy decisions related to water quality, flooding, climate resilience, and regulatory compliance with the Western Washington Phase II Municipal Stormwater 24Permit.

Associated documents are available at https://www.anacorteswa.gov/1904/Public-Works-Planning.

LOCATION: Anacortes city limits & UGA

PROPONENT: Aaron Esterholt, Stormwater Program Manager, City of Anacortes Public Works Department.

LEAD AGENCY: City of Anacortes

CONTACT PERSON: Libby Grage, Planning Manager; libbyb@anacorteswa.gov; 360-299-1986; PO Box 547, Anacortes, WA 98221

THRESHOLD DETERMINATION: The City of Anacortes has determined that this non-project proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of completed environmental checklists and other information on file with the City. This information is available to the public upon request.

This Determination of Non-Significance (DNS) is issued under WAC **197-11-340**(2); the City of Anacortes will not act on this proposal for at least 14 days from the date of this notice.

COMMENTS: Written comments on this threshold determination must be submitted to the Contact Person listed above by **5:00 PM, October 22, 2025.**

Appeals: This threshold determination may be appealed to the City Council in accordance with AMC 18.04.250. Appeals must be delivered, accompanied by the required appeal fee, to the City Clerk's Office at 904 6th St., Anacortes, WA, by mail or personal delivery no later than **5:00 pm, October 29, 2025**. Full appeal procedures can be reviewed in AMC Ch. 18.04.

Responsible Official: John Coleman, AICP
Position and Title: Director of Planning, Community & Economic Development
Address: City of Anacortes, P.O. Box 547, Anacortes, WA 98221

Signed: _____ **Date Issued:** October 8, 2025

Anacortes 2025 Stormwater Master Plan – SEPA Distribution List

WA State Department of Archaeology and Historic Preservation
Stephanie Jolivette, stephanie.jolivette@dahp.wa.gov; SEPA@dahp.wa.gov

WA State Department of Commerce
Lexine Long, Lexine.long@commerce.wa.gov
Reviewteam@commerce.wa.gov

WA State Department of Ecology, NW Region Office
Leah Shamilian, Municipal Stormwater Permit Planner, Shamlian@ecy.wa.gov

WA State Department of Fish & Wildlife
Morgan Kreuger, morgan.krueger@dfw.wa.gov
Jessica.Pyle@dfw.wa.gov
r4nplanning@dfw.wa.gov

WA State Department of Natural Resources
SEPA Center, sepacenter@dnr.wa.gov
Brenda Werden, Brenda.werden@dnr.wa.gov
Tricia Sears, tricia.sears@dnr.wa.gov

SEPA Unit, WA State Department of Transportation, Burlington
Roland Storme, stormer@wsdot.wa.gov
David Strich, david.strich@wsdot.wa.gov

WA State Department of Health
Deborah Johnson, Deborah.johnson@doh.wa.gov

SEPA.reviewteam@doh.wa.gov

WA Parks and Recreation Commission
Randy Kline, randy.kline@parks.wa.gov

Samish Indian Nation
Nick Dorr, ndorr@samishtribe.nsn.us

Sauk-Suiattle Indian Tribe
tgrs@sauk-suiattle.com

Stillaguamish Tribe of Indians
Kerry Lyste, klyste@stillaguamish.com

Swinomish Tribe of Indians
Heather Spore, hspore@swinomish.nsn.us
Debra Bray, dbray@swinomish.nsn.us

Upper Skagit Tribal Council
Jennifer Washington, jenniferw@upperskagit.com

Skagit River Systems Cooperative
Nora Kammer, nkammer@skagitcoop.org

Skagit Transit
Crystle Stidham, cstidham@skagittransit.org

Puget Sound Energy
Jacquelyn Styrna, Jacquelyn.styrna@pse.com

Northwest Clean Air Agency
Agata McIntyre, agatam@nwcleanairwa.gov

Skagit County
Brandonb@co.skagit.wa.us

Port of Anacortes
John Dumas, john.dumas@portofanacortes.com

Anacortes School District
Nicole Tesch, ntesch@asd103.org

SEPA[1] Environmental Checklist

Purpose of checklist

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

Instructions for applicants

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

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

Instructions for lead agencies

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

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-

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

projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

A.Background

Find help answering background questions[2]

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

   City of Anacortes Stormwater Master Plan

2. **Name of applicant:**

   City of Anacortes Public Works Department (Aaron Esterholt, Stormwater Program Manager)

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

   904 6th Street, Anacortes, WA 98221
   360.630.1037

4. **Date checklist prepared:**

   May 8, 2025

5. **Agency requesting checklist:**

   City of Anacortes PCED Department

6. **Proposed timing of schedule (including phasing, if applicable):**
   Plan adoption anticipated in 2025. Implementation will occur over a 20-year horizon.

7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**
   Yes. The Stormwater Master Plan guides future capital improvements, maintenance strategies, and policy updates. Specific projects identified in the plan will undergo individual environmental review as required. The Stormwater Master Plan will be reviewed and updated periodically, likely aligned with Comprehensive Plan and Capital Facilities Plan update cycles.

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

   Stream and habitat assessment & fish passage barrier inventory. LBG - 10/6/25

9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**
   No.

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

    - SEPA Determination of Nonsignificance (DNS)
    - Adoption of the plan by City Council

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

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

This is a non-project, citywide policy proposal. The 2025 Stormwater Master Plan provides a comprehensive framework to manage stormwater runoff throughout the City of Anacortes and its Urban Growth Area. It includes system inventory, hydraulic modeling, habitat analysis, and a list of capital improvements. The plan will guide future investments and policy decisions related to water quality, flooding, climate resilience, and regulatory compliance with the Western Washington Phase II Municipal Stormwater Permit.

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

City of Anacortes city limits and surrounding UGA areas on Fidalgo Island, Skagit County, WA. **Reference map:** City of Anacortes Interactive Map

B.Environmental Elements

Since the *Stormwater Master Plan* is a citywide policy document and not tied to any single construction site, the responses in **Section B: Environmental Elements** reflect the general intent and potential effects of the plan. Detailed analysis and site-specific environmental impacts will be evaluated on a **project-by-project basis** as individual capital improvements are designed and permitted.

1. Earth

Find help answering earth questions[3]

The City of Anacortes and UGA include a mix of flat, rolling, and hilly terrain with coastal bluffs and steep slopes near shoreline areas.

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

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

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

Slopes range from flat to over 40% in bluff areas.

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

Soils in Anacortes include glacial till, sandy loam, and areas of clay and peat. The USDA Web Soil Survey identifies some prime agricultural soils, though none will be disturbed directly by this proposal.

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

Yes. Some shoreline and bluff areas are prone to erosion and landslides. Future projects will assess geotechnical conditions individually

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

None as part of this plan. Specific projects may involve earthwork and will be evaluated separately.

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

Not applicable. No construction proposed.

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

Not applicable.

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

Best Management Practices (BMPs) will be incorporated into future site-specific projects.

2. Air

Find help answering air questions[4]

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

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

Wood smoke, marine exhaust, and vehicle emissions are typical regional sources.

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

Yes — vehicle traffic and industrial activities, such as marine terminals, shipyards, and refineries.

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

Future projects may include green infrastructure and emission-reducing construction practices.

3. Water

Find help answering water questions[5]

Fidalgo Bay, Burrows Bay, Flounder Bay, Guemes Channel, Lake Campbell, Heart Lake, Whistle Lake, Little Cranberry Lake, Padilla Bay and various small streams and wetlands

a. Surface:

Find help answering surface water questions[6]

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

   Yes — proposal encompasses all city surface waters and shoreline areas.

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

   No direct work proposed. Future projects may include culvert replacements, outfall retrofits, and stream restoration.

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

   Not applicable at this stage.

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

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

   No

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

   Some areas lie within FEMA-designated floodplains. Site-specific reviews will determine project impacts.

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

   The plan recommends improving stormwater collection and treatment citywide to reduce runoff impacts.

b. Ground:

Find help answering ground water questions[7]

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

   N/A

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

   N/A

c. Water Runoff (including stormwater):

1. **Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. 1.**
   The source of runoff considered in this proposal is primarily stormwater from impervious surfaces within the City of Anacortes, including roads, rooftops, and other developed areas. The method of collection and disposal varies by basin and includes stormwater conveyance systems (pipes, ditches, catch basins), infiltration facilities, and outfalls to surface waters such as Fidalgo Bay, Guemes Channel, and Puget Sound. The 2025 Stormwater Master Plan evaluates these flows using hydraulic modeling to identify system capacity and receiving water impacts.

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

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

   This nonproject proposal does not directly result in ground disturbance or discharge. However, it addresses potential water quality concerns by recommending measures and capital projects to reduce the risk of pollutants entering surface or groundwater. Waste materials could enter surface waters from urban runoff if untreated, which the plan aims to address through system improvements and source control.

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

   The proposal itself does not directly alter drainage patterns but includes planning and guidance for future improvements that may modify local drainage patterns through stormwater retrofits, green infrastructure, and conveyance upgrades. These changes will be subject to individual project review.

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

   The 2025 Stormwater Master Plan includes the following proposed measures:

   - Identification and prioritization of retrofit opportunities to manage flow and improve water quality.
   - Use of Low Impact Development (LID) and green infrastructure where feasible.
   - Planning for detention, retention, infiltration, and water quality treatment in future capital projects.
   - Integration of BMPs consistent with the 2019 Stormwater Management Manual for Western Washington.
   - Coordination with the NPDES Phase II Permit to improve pollutant source control and stormwater maintenance.

4. Plants

Find help answering plants questions

Mixed coniferous/deciduous forests (e.g., alder, fir), wetlands, grasslands, landscaped areas.

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

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

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

   ☒ **shrubs**

   ☒ **grass**

   ☒ **pasture**

   ☒ **crop or grain**

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

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

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

☒ **other types of vegetation**

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

Not applicable. No site disturbance proposed.

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

Yes — listed plant species may exist in wetland or shoreline areas. No impacts anticipated from this proposal.

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

Future projects will include habitat-sensitive design and native plant use.

e. List all noxious weeds and invasive species known to be on or near the site.
Himalayan blackberry, reed canary grass, Scotch broom are present in many locations.

5. Animals

Find help answering animal questions[8]

Deer, raccoons, otters, herons, eagles, salmon, shellfish.

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

Examples include:

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

b. List any threatened and endangered species known to be on or near the site.
Yes — includes Chinook salmon, bull trout, and marbled murrelet. Future projects will evaluate impact

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

Yes — the city lies within the Pacific Flyway and includes fish passage corridors.

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

Fish barrier removal, habitat restoration, and flow control are planned in future efforts.

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

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

European starlings, nutria, and domestic feral animals may be present.

6. Energy and natural resources

Find help answering energy and natural resource questions[9]

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

This nonproject proposal does not directly result in construction or operation of facilities that use energy. Future capital projects identified in the plan may use electricity, natural gas, or other forms of energy during construction.

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

No. The Stormwater Master Plan will not impact adjacent property access to solar energy.

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

Energy conservation features are not directly applicable at this planning stage. Future project designs may incorporate low-impact development (LID) features and energy-efficient technologies.

7. Environmental health

Health Find help with answering environmental health questions[10]

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

Yes. The plan addresses stormwater runoff and pollutant loading, which are environmental health concerns for water bodies and aquatic life.

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

This is a nonproject proposal and does not apply to a specific site or authorize construction or hazardous material use.

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

[9] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou
[10] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health

N/A

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

   N/A

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

   N/A

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

   Future projects will include applicable spill control BMPs and follow environmental regulations

b. Noise

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

   The plan itself does not create noise. Future construction may produce temporary construction noise.

2. **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?**

   N/A

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

   N/A

8. Land and shoreline use

Find help answering land and shoreline use questions[11]

Land uses in Anacortes include residential, commercial, industrial, public, and recreational. Shoreline uses include port operations, recreation, natural habitat, and marine-related industries.

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

   N/A

There are various land uses throughout the city. Because the proposal is non-project in nature, it will not directly affect current land uses on property in the city or UGA. (LBG - 10/6/25)

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

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

will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

There are no known working farmlands or working forest lands in the City (LBG - 10/6/25)

N/A

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

   N/A

c. Describe any structures on the site.

There are various structures throughout the city. (LBG - 10/6/25)

N/A

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

This non-project action does not propose demolition of any structures. (LBG - 10/6/25)

N/A

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

Various zoning areas may be impacted as this is a citywide project. Future projects will comply with the zoning requirements.

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

Various zoning areas may be impacted as this is a citywide project. Future projects will comply with the zoning requirements.

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

The non-project action does not directly impact a specific site; however, some of the stormwater capital improvement projects listed in the plan would involve areas that are classified as critical areas by the city, including wetlands and designated fish & wildlife habitat conservation areas (such as streams and shoreline areas.) (LBG - 10/6/25)

Future projects will comply with the City's Shoreline Master Program designations and requirements.

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

This will be determined later for site-specific projects.

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

To be determined later for site-specific projects.

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

The non-project action would not result in displacement of any people. (LBG - 10/6/25)

N/A

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

None.

N/A

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

Capital projects identified within the plan will each be required to comply with the applicable zoning, development regulations, critical areas regulations and Shoreline Master Program regulations, as applicable. Project-specific SEPA review would also occur, as applicable. (LBG - 10/6/25)

N/A

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

N/A

None.

9. Housing

Find help answering housing questions[12]

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

None

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

None

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

N/A

10. Aesthetics

Find help answering aesthetics questions[13]

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

Does not apply to this proposal

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

N/A

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

N/A

This non-project action will not directly result in construction of any structures. Future construction of the capital improvements identified in the plan will require individual project-level review for compliance with zoning, development regulations, critical areas regulations and shoreline regulations. Project level SEPA review may also be required, as applicable. (LBG - 10/6/25)

11. Light and glare

Find help answering light and glare questions[14]

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

N/A

This is a non-project proposal that will not directly produce any light or glare. (LBG - 10/6/25)

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

This is a non-project proposal that would not result in light or glare that could be a safety hazard or interfere with views. (LBG - 10/6/25)

[12] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing
[13] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics
[14] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare

N/A

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

This is a non-project proposal and would not be affected by off-site sources of light or glare. (LBG - 10/6/25)

N/A

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

Future construction associated with projects identified within the plan would be required to follow performance standards for light and glare outlined in the AMC and SMP, where applicable. (LBG - 10/6/25)

N/A

12. Recreation

Find help answering recreation questions

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

Anacortes contains many designated and informal recreational opportunities. (LBG - 10/6/25)

N/A

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

This is a non-project action that will not result in displacement of recreational uses. (LBG - 10/6/25)

N/A

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

Future development associated with the projects listed in the plan will be required to comply with applicable development regulations addressing recreation. (LBG - 10/6/25)

N/A

13. Historic and cultural preservation

Find help answering historic and cultural preservation questions[15]

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

Historic properties may exist within the city; no direct impact is expected from this planning document.

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

Yes. The City has documented cultural resources and will consult with appropriate tribes and DAHP as needed during future project planning.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and

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

the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

GIS data, DAHP records, and tribal consultation will be used to evaluate future projects.

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

Site-specific planning will include avoidance and mitigation per applicable federal, state, and tribal requirements

14. Transportation

Find help with answering transportation questions[16]

The city is served by local streets, state highways (SR 20), sidewalks, trails, and Skagit Transit bus service.

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

Future capital stormwater projects will access existing public roads during construction. No new access points are proposed in this planning document.

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

Yes. The affected area is served by Skagit Transit. Stops are located within walking distance of most neighborhoods.

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

Some stormwater infrastructure upgrades may require pavement cuts or road restoration. Improvements will be coordinated with Public Works.

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

No

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

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

This is a nonproject plan and does not generate traffic.

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

No

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

Future projects will be designed to minimize impacts to roads and include traffic control plans during construction.

15. Public services

Find help answering public service questions[17]

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

No direct increase in service needs. Future construction projects may require coordination with fire, police, and public works.

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

Impacts will be addressed through project-level planning and coordination with service providers.

16. Utilities

Find help answering utilities questions[18]

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

Electricity, water, sewer, stormwater, telephone, refuse service are generally available citywide.

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

Utility coordination and infrastructure extension will be included as needed in future capital projects identified in the plan.

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

C.Signature

Find help about who should sign[19]

Sign finalized document

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

X 

Aaron Esterholt:

Stormwater Program Manager/Public works:

10/3/2025:

D.Supplemental sheet for nonproject actions

Find help for the nonproject actions worksheet[20]

Do not use this section for project actions.

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

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

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

   This is a nonproject planning document. It will not directly result in any discharges, emissions, or hazardous waste.

   - **Proposed measures to avoid or reduce such increases are:**
     The plan includes BMPs, capital project planning, and policy recommendations to reduce environmental impacts.

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

[19] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature
[20] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions

The proposal is expected to improve habitat and water quality through future stream restoration and runoff management.

- **Proposed measures to protect or conserve plants, animals, fish, or marine life are:** Recommended projects include fish barrier removal and restoration of riparian corridors.

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

   No direct energy consumption occurs under this proposal.

   - **Proposed measures to protect or conserve energy and natural resources are:** Future projects may incorporate low-impact development (LID) and energy-efficient design.

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

   Some future projects may occur near sensitive areas, but this proposal does not authorize direct disturbance.

   - **Proposed measures to protect such resources or to avoid or reduce impacts are:** BMPs, buffers, and site-specific environmental review will be used where applicable.

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

   The proposal is consistent with the City's Comprehensive Plan and Shoreline Master Program.

   - **Proposed measures to avoid or reduce shoreline and land use impacts are:** Coordination with local plans and permitting requirements will ensure consistency.

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

   No direct demand will occur from this proposal, though future projects may require coordination with service providers.

   - **Proposed measures to reduce or respond to such demand(s) are:** Capital projects will be coordinated through the City's Comprehensive Plan and Capital Facilities Plan.

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

   No conflicts are anticipated. The proposal supports compliance with the NPDES Phase II Permit and other regulations.

The City of Anacortes 2025 Stormwater Master Plan includes measurable goals and performance metrics to track implementation and effectiveness. These may include:

- Number of capital improvement projects completed
- Reduction in peak stormwater flows or flooding frequency (modeled outcomes)
- Increases in stormwater treatment capacity
- Water quality monitoring results (e.g., E. coli, turbidity, metals)
- Progress on NPDES Phase II Permit compliance actions
- Number of illicit discharges identified and resolved
- Maintenance frequency and condition ratings of stormwater facilities

The plan also incorporates a system-wide hydraulic model that allows the City to evaluate infrastructure performance under current and future conditions, providing a quantitative basis for tracking improvements over time. Progress reports and updates to the plan will help ensure continued alignment with environmental objectives.

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

APPEAL OF ADMINISTRATIVE DECISION

An appeal of a Type 1 or Type 2 decision must be filed using this form. Attach any additional pages that are needed.

CITY OF ANACORTES
Received this 16 day of October, 2025 at 1:46 AM / PM
Megan Angier
City Clerk

DECISION BEING APPEALED	
CITY FILE NUMBER:	**PERMIT/ACTION TYPE:** DNS
SITE ADDRESS: Citywide	
DECISION/DETERMINATION: DNS on Draft Stormwater Plan 2025	**DATE OF DECISION/ACTION:** October 8, 2025

APPELLANT INFORMATION	
NAME: Ian Munce	**MAILING ADDRESS:** 1711 Quail Drive
CITY, STATE, ZIP: Anacortes, WA 98221	**PHONE #:** 360-333-1646

Describe your STANDING to appeal:

Munce is a property owner and long-time resident of the City of Anacortes, located in a neighborhood that is almost entirely comprised of protected wetlands and streams and their buffers and aquifer recharge areas. Attachment A. The City's proposed order in Superior Court Case #24-2-00221-29 asked the Court to rule that Munce lacked standing to seek to have the Court order the City to comply with the plain terms of its Critical Area Ordinance (CAO). However, the judge determined otherwise and struck the following sentence from the Court Order that the City proposed to the Court: "Petitioner lacks standing, has failed to show he lacks an adequate remedy at law, that he has a beneficial interest, and fails to identify a clear duty to act as defined by case law". Attachment B. In this final order, though, the Court concluded that Munce had not made a sufficient case for the Court to resort to the extraordinary remedy of issuing a Writ of Mandamus. Neither the City or **Munce** appealed the court order, leading Appellant to conclude that he **does not only have standing and a beneficial interest in working to ensure that the City Critical Area Ordinance is applied in a reasonable and good faith manner, but also that the City has a clear duty to act to not just to protect but to restore critical areas.**

Munce has also established participation standing under SEPA and the Growth Management Act.

APPEAL INFORMATION

A. Appellant's statement of grounds for appeal and the facts upon which the appeal is based, with specific references to the facts in the record.

Appellant Munce asserts that the SEPA Checklist and Declaration of Non-Significance in this case (Attachment C) must be overturned, and an Environmental Impact Statement be required.

As will be detailed in this appeal and appeal proceedings, the City has:

1. Failed to comply with the substantive requirements for a DNS, requirements that are clearly set forth in a recent State Supreme Court Case: *King County v. Friends of Sammamish Valley*
2. Failed to use the baseline population numbers in the associated Draft Comprehensive Plan
3. Failed to add Middle Housing estimates to these baseline population numbers
4. Forgone the right to rely on reasonable and good faith administration and enforcement of its critical area ordinance as mitigation for new initiatives. To elaborate:

The City has recently asserted in Skagit County Superior Court, Case #24-2-00221-29 (Case) that it has unbridled discretion to simply waive its critical area regulations and to make political choices as to enforcement. Attachment D. This radical proposition places new initiatives such as this in SEPA limbo and posits that negative environmental impacts will most likely and probably follow if the City does not revert to diligently administering and enforcing its critical area regulations.

For the record, I attach the entirety of the City's Response to Munce's Motion for Summary Judgement (Response). Attachment D. In this Response, the City asserts that it has unbridled discretion to simply waive items critical area regulations and make political choices as to enforcement or not. The Court did not agree. Attachment B.

The City asserted in its Case briefing that it should not be held to have a 'duty' to correctly administer and enforce its critical area regulations. Attachment D. This assertion stands in stark contrast to Anacortes Municipal Code (AMC)

19.10.030: "The Director has the duty to administer and enforce Titles 16, 17, 18, and 19". There is no equivocation or qualifying language.

The City's outright denial of such a duty prevents it from multiple assertions in the proposal's Non-Project SEPA Checklist (Checklist), e.g. A.7 "Specific projects identified in the plan will undergo environmental review **as required".** Emphasis added. The City's demonstrated failure to monitor and enforce critical area protections is a fact of life and is supported by treating the Draft Plan as some sort of advisory document, e.g. B(3)a)6 "The Plan **recommends** improving stormwater collection and treatment citywide to reduce runoff impacts". Emphasis Added.

B. Describe the specific relief sought.

Appellant Munce asserts that the SEPA Checklist and Declaration of Non-Significance in this case (Attachment C) must be overturned, and an Environmental Impact Statement be required. The proposed Draft Stormwater will have probable negative significant environmental impacts. The plan models the systemwide stormwater system deficiencies but presents no viable program to address these, yet alone to protect and restore critical areas (as mandated in the Comprehensive Plan).

SIGNATURE

I have read the appeal and believe the contents to be true.

Signature: Ian S Munce Date 10/16/2025

Printed Name: Ian S. Munce, J.D., AICP

FACET

Formerly DCG/Watershed

Online Reconnaissance

ANACORTES, WA

NOVEMBER 2024

Prepared for:
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ACRONYMS AND ABBREVIATIONS

AMC	Anacortes Municipal Code
BMP	Best Management Practices
City	Anacortes
DNR	Washington Department of Natural Resources
ESA	Endangered Species Act
FWHCA	Fish and Wildlife Habitat Conservation Area
NHP	Natural Heritage Program
NMFS	National Marine Fisheries Service
NRCS	Natural Resources Conservation Service
NWI	National Wetlands Inventory
OHWM	Ordinary High Water Mark
PHS	Priority Habitats and Species
PS	Puget Sound
RMZ	Riparian Management Zone
SMP	Shoreline Master Program
SWIFD	Statewide Washington Integrated Fish Distribution
USFWS	U.S. Fish and Wildlife Service
WAC	Washington Administrative Code
WDFW	Washington Department of Fish and Wildlife

1. INTRODUCTION

The purpose of this report is to present the best available science and findings of an online reconnaissance conducted for a study area located in Anacortes, Washington. The study area is located in the southern portion of the city and is approximately 297 acres (Figure 1). The investigation, performed by Facet, was limited to the study area in question and the immediate surrounding area.

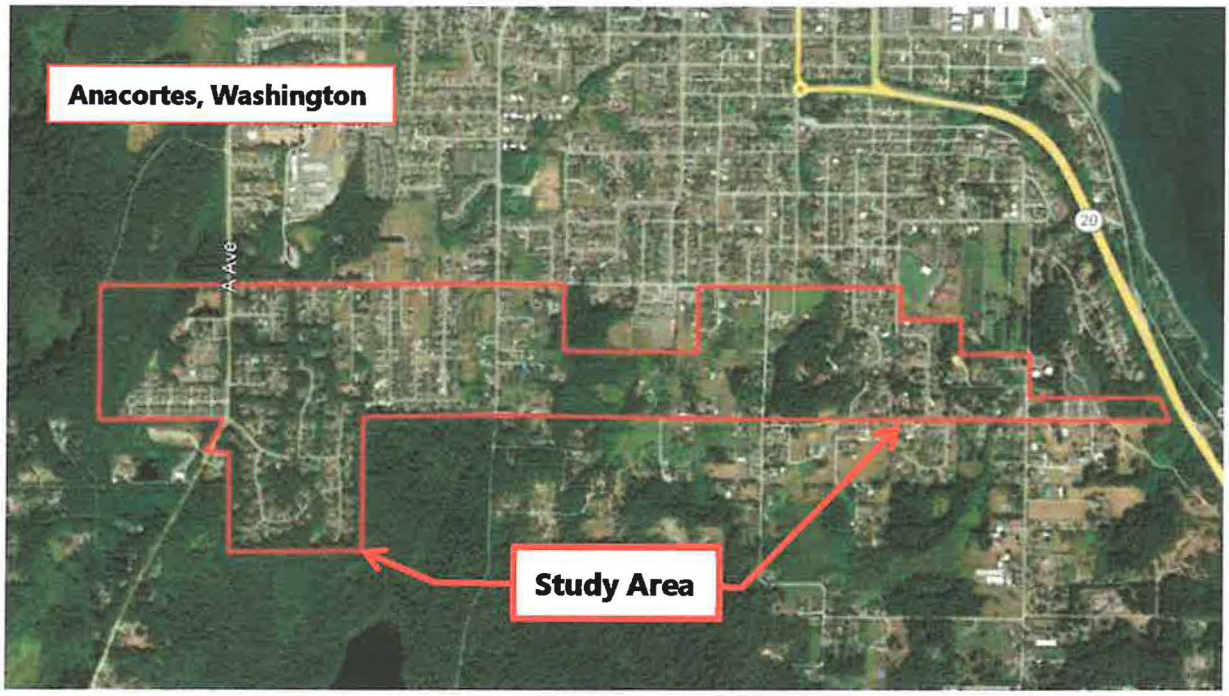


Figure 1. Site Map

1.1 Project Description

The study area consists of approximately 297 acres along the southerly edge of the city of Anacortes urban area located on Fidalgo Island. The entirety of the study area is zoned as R1- residential low density. It is bordered by large lot public use sectors to the south and east that are considered habitats of local importance. To the north of the study area is the R2A- residential low-density zoning.

The R1-residential low-density zone provides the City of Anacortes with low density residential development in the southern end of the city that is inappropriate for more intensive urban development due to topography, the frequent presence of wetlands, the high cost and difficulty in extending public facilities, and the desire to create a lower intensity transitional area between the city and the surrounding forest and hillsides. Under Anacortes Municipal Code (AMC) 19.70, any critical areas within the R1 zone are protected in order to maintain and restore healthy, functioning ecosystems through the protection of unique, fragile, and valuable elements of the environment, including, but not limited to, ground and surface waters, wetlands, and fish and wildlife and their habitats, and to conserve the biodiversity of plant and animal species.

2. CRITICAL AREA REVIEW

Facet staff conducted background research using a variety of online sources, literature, and maps to identify wetlands, streams, and site characteristics indicative of critical area features in the study area (Appendix II). Key sources of information included the following:

- Department of Ecology Water Quality Atlas
- Department of Natural Resources (DNR) Natural Heritage Program (NHP) Mapper
- City of Anacortes Critical Areas Map
- National Wetlands Inventory (NWI) Mapper
- Natural Resources Conservation Service (NRCS) Web Soil Survey
- Washington Department of Fish and Wildlife's (WDFW) Priority Habitats and Species (PHS) Mapper
- WDFW Statewide Washington Integrated Fish Distribution (SWIFD) Mapper
- Stream Buffer Best Available Science Review and Buffer Recommendations Report
- Bachman Environmental 2019 Critical Area Report

2.1 Level of Development

The level of development in Anacortes, Washington, reflects a balance between urban growth and the preservation of its natural environment. Specifically, within the R1 zone, homes are on large lots with a maximum density of two units per acre. The R1 zone fosters a sense of an intimate residential sector that preserves the area's open space for its well-known natural habitats.

2.2 Fish and Wildlife Habitat Conservation Areas

There are two streams mapped within the study area that are considered Fish and Wildlife Conservation Areas (FWHCA) per AMC 19.70.330. Ace of Hearts Creek is mapped as a Type F (fish-bearing) stream. It passes north to south through the center of the R1 zone. The second stream, Happy Valley Stream, is a non-classified stream that also runs north to south through the west side of the study area. Happy Valley Stream is not classified by the City of Anacortes or the DNR. FWHCAs require a fifty-foot buffer, on each side of the creek, measured from the top of the bank per AMC SMP A-5.1(7)(b).

Alternatively, AMC 19.70.330 requires a riparian management zone (RMZ) to be utilized to protect the watercourses and riparian ecosystem function. The RMZ width is to be equivalent to the height of the tallest 200-year-old site-potential tree or 100 feet, whichever is greater, measured horizontally from the ordinary high water mark (OHWM). An existing report (Bachman Environmental, 2024) notes Ace of Hearts Creek as having a RMZ of 165 feet based on the height of the tallest 200-year-old site-potential tree. Therefore, it is reasonable to assume that both streams within the study area may have a required buffer width of 165-feet or greater. A field study would be required to accurately assess the applicable RMZ for each stream channel.

According to the Stream Buffer Best Available Science Review and Buffer Recommendations Report conducted by GeoEngineers for the City of Anacortes in 2019, FWHCA's serve as critical role in sustaining needed habitats and species for the functional integrity of the ecosystem, and which, if altered, may reduce the likelihood that the species will persist over the long term. These areas may

include, but are not limited to, rare or vulnerable ecological systems, communities, and habitat or habitat elements including seasonal ranges, breeding habitat, winter range, and movement corridors, and areas with high relative population density or species richness.

Priority Habitats and Species (PHS) Mapper (2024) depicts the study area to potentially contain freshwater emergent wetlands and the bat species, Yuma myotis. There are no known habitats or species of local importance per AMC 19.70.315(A)(9) within the study area. The DNR Natural Heritage Mapper (2024) does not depict any critical habitats within the study area.

2.3 Wetlands

Wetland maps prepared by NWI (2024), depict the presence of one 0.26-acre freshwater emergent wetland, located in the central region of the study area. Anacortes Critical Area Map (2024) depicts nine wetlands within the study area. Two additional wetlands were identified in the 2019 Bachman Environmental Report. A summary of these wetlands is provided in Table 1 and demonstrated on the map included in Appendix A. Wetland buffers were based on wetland category and a high intensity land use as the study area is residential (AMC 19.70.235).

Table 1. Wetland Overview

#	ID	Location	Category/Type*	Buffer (ft)		
				Habitat Score 8 or 9	Habitat Score 6 or 7	Habitat Score ≤5
1	WET-044	Westwood/Forest Ridge Lowland	III	300	150	80
2	WET-075	41st ST & H Ave SW side	Palustrine Emergent	50 – 300		
3	WET-010	Quail Drive South	III	300	150	80
4	WET-011	Quail Drive North	III	300	150	80
5	WET-012	Quail Drive East	III	300	150	80
6	Wetland A	Quail Drive & H Ave	III	300	N/A	N/A
7	Wetland B	Quail Drive & H Ave	IV	50	50	50
8	WET-014	41st Street	III	300	150	80
9	WET-013	SW Corner of 41st St & O Ave	IV	50	50	50
10	WET-015	West of R Ave. & 41st Place	III	300	150	80
11	WET-042	4820 Whistle Lake Rd	Palustrine Emergent	50 – 300		
12	WET-043	Fir Crest West Wetland	III	300	150	80

*Category or type of wetland is based on data provided by the City.

Buildings, structures, paving, and other hard surfacing must be set back a minimum distance of 10 feet from the edge of the wetland buffer, or edge of the wetland if no buffer is required, per AMC 19.70.235. This setback is to avoid conflicts with tree branches and/or critical root zones of trees that are in the buffer or will be planted in the buffer. Landscaping, uncovered decks, roof eves and overhangs may be allowed in the building setback from the buffer if they do not cause damage to the critical root zone of trees in the buffer. Landscaping can be defined as areas that consist of grade level or elevated planting beds featuring trees, shrubs, flowers, ferns, groundcover, lawn grass, and other vegetation.

2.3.1 Soils

The NRCS soil survey map identifies 17 soil types within the study area. 15 of which are listed as hydric per the Skagit County Hydric Soils List. A summary of the map unit is provided in Table 2. The DNR Washington Natural Heritage Program Data Explorer does identify the center section of the study area as containing hydric soils.

Table 2. Soil Unit Hydric Ratings

Map Unit Symbol	Map Unit Name	Unit Considered Hydric in Skagit County
10	Bellingham silt loam	Yes
11	Bellingham mucky silt loam	Yes
17	Bow gravelly loam, 3 to 8 percent slopes	Yes
18	Bow gravelly loam, dry, 0 to 3 percent slopes	Yes
19	Bow gravelly loam, dry, 3 to 8 percent slopes	Yes
20	Bow-Urban land complex, 0 to 8 percent slopes	Yes
26	Catla gravelly fine sandy loam, 8 to 15 percent slopes	Yes
29	Clallam gravelly loam, 0 to 8 percent slopes	Yes
30	Clallam gravelly loam, 8 to 15 percent slopes	Yes
35	Coveland gravelly loam, 0 to 3 percent slopes	Yes
55	Fidalgo-Lithic Xerochrepts-Rock outcrop complex, 3 to 30 percent slopes	No
78	Keystone loamy sand, 0 to 8 percent slopes	Yes
79	Keystone loamy sand, 8 to 30 percent slopes	Yes
102	Norma silt loam	Yes
106	Pits	No
140	Swinomish-Fidalgo-Rock outcrop complex, 3 to 30 percent slopes	Yes
156	Whistle-Fidalgo-Rock outcrop complex, 30 to 65 percent slopes	Yes

2.4 Geologically Hazardous Areas

The Anacortes Critical Areas Map (2024) does not identify any geologically hazardous areas per AMC 19.70.410. The most easterly portion of the study area is along the shoreline and identified as stable.

2.5 Critical Aquifer Recharge Areas

Per AMC 19.70.535, areas with soils that have moderate to rapid permeability (greater than two inches per hour) and sources for identifying drinking water supply wells identified by agencies such as Washington Department of Ecology and Skagit County Health Department are considered critical aquifer recharge areas.

The Anacortes Critical Areas Map (2024) identifies the easterly half of the study area as containing soils with high permeability. These areas have a critical recharging effect on aquifers used for potable water,

including areas where an aquifer that is a source of drinking water, like a well, is vulnerable to contamination that would affect the potability of the water, or is susceptible to reduced recharge.

Per AMC 19.70.520, areas designated as "wellhead protection areas" are groundwater contribution areas pursuant to WAC 246-291-125(3)(d)(iii). These areas include a 1,000-foot radius for individual private drinking water supply wells. The Anacortes Critical Areas Map (2024) identifies the majority of the study area as being located within 1,000 feet of a well.

Regulated activities/facilities may be permitted in a critical aquifer recharge area only if the applicant can demonstrate that the proposed activity will not cause contaminants to enter the aquifer and that the proposed activity will not adversely affect the recharging of the aquifer per AMC 19.70.530.

2.6 Frequently Flooded Areas

Flood maps prepared by FEMA do not identify any frequently flooded areas within the study area.

3. SPECIES INFORMATION

The following species listed under the federal Endangered Species Act may occur in the vicinity of the study area:

1. Puget Sound Steelhead Trout (*Oncorhynchus mykiss*)
2. Puget Sound Chinook (*Oncorhynchus tshawytscha*)
3. Hood Canal Summer Chum Salmon (*Oncorhynchus keta*)
4. Puget Sound/Georgia Basin Yelloweye Rockfish (*Sebastes ruberrimus*)
5. Puget Sound/Georgia Basin Bocaccio (*Sebastes paucispinis*)
6. Coastal Puget Sound Bull Trout (*Salvelinus confluentus*)
7. Marbled Murrelet (*Brachyramphus marmoratus*)
8. Yellow-billed Cuckoo (*Coccyzus americanus*)
9. Dolly Varden (*Salvelinus malma)*

3.1 Puget Sound Chinook and Steelhead Trout

Most Chinook in the Puget Sound are "ocean-type" and migrate to the marine environment during their first year (Myers et al. 1998). They may enter estuaries immediately after emergence as fry from March to May or they may enter the estuaries as fingerling smolts during May and June of their first year (Healey, 1982). Chinook use estuaries as rearing areas and are the most dependent of all salmon species on estuaries for survival. There are estuaries present in the action areas. As they grow and move into neritic habitats, they feed on decapod larvae, larval and juvenile fish, drift insects, and euphausiids (Simenstad et al., 1982).

Steelhead trout exhibits perhaps the most complex suite of life-history traits of any of the Pacific salmon. Steelhead can be anadromous or freshwater residents and, in some circumstances, yield offspring of the opposite life-history form. The anadromous form can spend up to seven years in freshwater prior to smoltification, although two years is most common, and then spend up to four years in saltwater prior to first spawning. Unlike the Pacific salmon species, steelhead are iteroparous (individuals can spawn more than once). The adult winter steelhead run is generally from December to February, and spawning occurs from March through June (Wydoski and Whitney, 1979). Juvenile steelhead out-migrate from April through June and are not anticipated in the nearshore in large numbers because the majority of steelhead smolts migrate directly to the open ocean (i.e., they are not nearshore dependent) and do not rear extensively in the estuarine or coastal environments (Burgner et al., 1992).

Critical habitat was designated for Puget Sound Chinook salmon on February 16, 2000, and Puget Sound steelhead on March 25, 2016 (Federal Register / Vol. 65, No. 32 / 2000; Federal Register / Vol. 81, No. 36 / 2016). Critical habitat is designated for areas containing the physical and biological habitat features, or PCEs (Primary Constituent Elements) essential for the conservation of the species or which require special management considerations. PCEs include sites that are essential to supporting one or more life stages of the species and that contain physical or biological features essential to the conservation of the species.

3.2 Hood Canal Summer Chum Salmon

Chum Salmon may historically have been the most abundant of all Pacific Salmonids. They are an anadromous fish, which means they can live in both fresh and saltwater. Chum Salmon typically weighs on average 8-15 pounds and are up to 3.6 feet long with a lifespan of about 4 years (NOAA, 2024). Chum salmon have a relatively complex life history that includes spawning and juvenile rearing in rivers followed by migrating to saltwater to feed, grow, and mature before returning to freshwater to spawn (NOAA, 2024). Chum can be found in virtually every small coastal stream. In the fall, large numbers of Chum can often be seen in the lower reaches of these streams. Chum fry do not rear in freshwater for more than a few days. Shortly after they emerge, Chum fry move downstream to the estuary and rear there for several months before heading out to the open ocean (WDFW, 2024).

3.3 Coastal Puget Sound Bull Trout

The Coastal Puget Sound bull trout population is thought to contain the only anadromous forms of bull trout in the contiguous United States (Federal Register / Vol. 64, No. 210 / 1999). Spawning occurs typically from August to November in streams and migration to the open sea (for anadromous populations) takes place in the spring. Following this season, Bull Trout migrate to freshwater river systems to overwinter. Bull trout prefer colder water temperatures than most salmonids, and clean water substrates for spawning and rearing. They require complex habitats such as streams with riffles, deep pools, and undercut banks.

Critical habitat was designated for the bull trout was designated on November 17, 2010 (Federal Register / Vol. 75 No. 200 / 2010). Critical habitat is designated for areas containing the physical and biological habitat features, or PCEs essential for the conservation of the species or which require special management considerations. PCEs include sites that are essential to supporting one or more life stages

of the species and that contain physical or biological features essential to the conservation of the species.

3.4 Marbled Murrelet

Marbled murrelets are small marine birds in the Alcidae family that nest in the coastal old-growth forests of the Pacific Northwest. The breeding season of the marbled murrelet generally begins in April, with most egg laying occurring in late May and early June. By the end of August, chicks have fledged and dispersed from nesting areas Marbled murrelets differ from other seabirds in that their primary nesting habitat is old-growth coniferous forest within 50 to 75 miles of the coast. The nest typically consists of a depression on a moss-covered branch where a single egg is laid. When not nesting, the birds live at sea, spending their days feeding and then moving several miles offshore at night (Marks and Bishop, 1999).

3.5 Yellow-Billed Cuckoo

The yellow-billed cuckoo is a relatively large riparian bird that is distributed throughout the U.S., however, due to reductions in habitat, are very rare in Washington State (WDFW, 2024). Breeding season typically occurs in late spring to early summer. During this period, they tend to move around and have large home ranges but are mostly found in areas with more than 200 acres of deciduous forests (USFWS, 2024). Nesting habitat usually occurs at lower elevation riparian woodlands that contain willow trees, alders, or cottonwoods that are close to streams or rivers. Though there are no recent documents of yellow-billed cuckoo nesting in Washington, it can occur anywhere in the state as much would be considered generally good habitat for nesting.

4. CRITICAL AREA FINDINGS

The study area provides unique and critical area ecological functions the R1 – low density residential area, including two streams, 12 wetlands, and 16 well-head protection areas. These areas serve as essential habitats for various species, including fish, birds, and other wildlife. They provide nesting, breeding, and foraging grounds that support local biodiversity and ecosystem health. Wetlands and stream riparian zones act as natural filters, absorbing pollutants and sediment from runoff before it enters the major water bodies surrounding Anacortes. This helps improve the overall water quality of the area. Buffers should not be encroached on unless the action is unavoidable or has been determined to have no impact on the function of the critical area. Based on the analysis of this document, further and more condensed project development within the R1 zone may have a significant impact on the identified critical areas, species, or vegetation. It is recommended that the R1 zone is thoughtfully and carefully developed at the current density of two units per acre.

Within the limitations of schedule, scope of work, and seasonal constraints, Facet warrants that this study was conducted in accordance with generally accepted investigation practices, including the technical guidelines and criteria in effect at the time this study was performed.

Disclaimer – Additional critical areas may be present if the area were to be fully delineated by a qualified professional.

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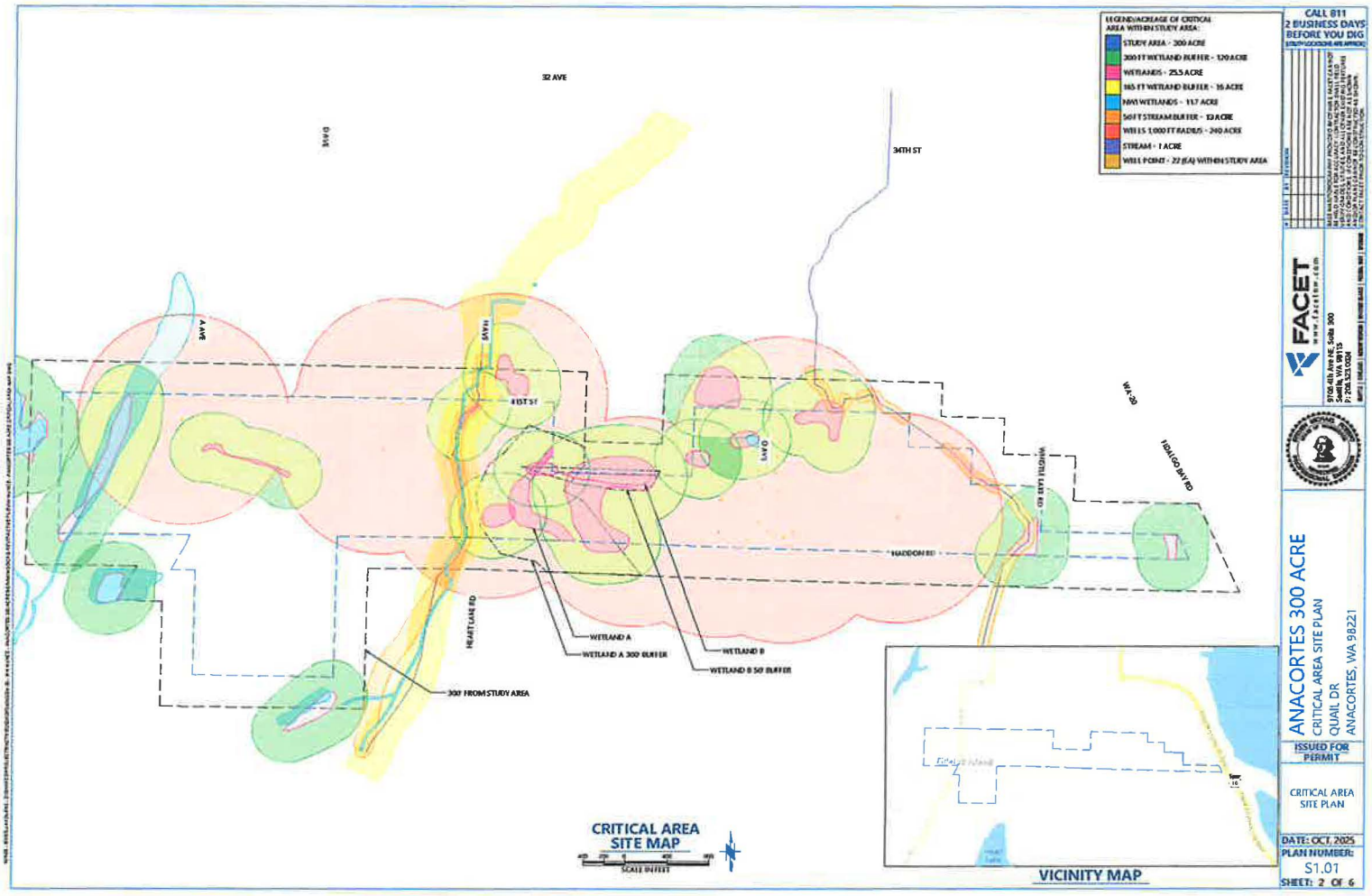
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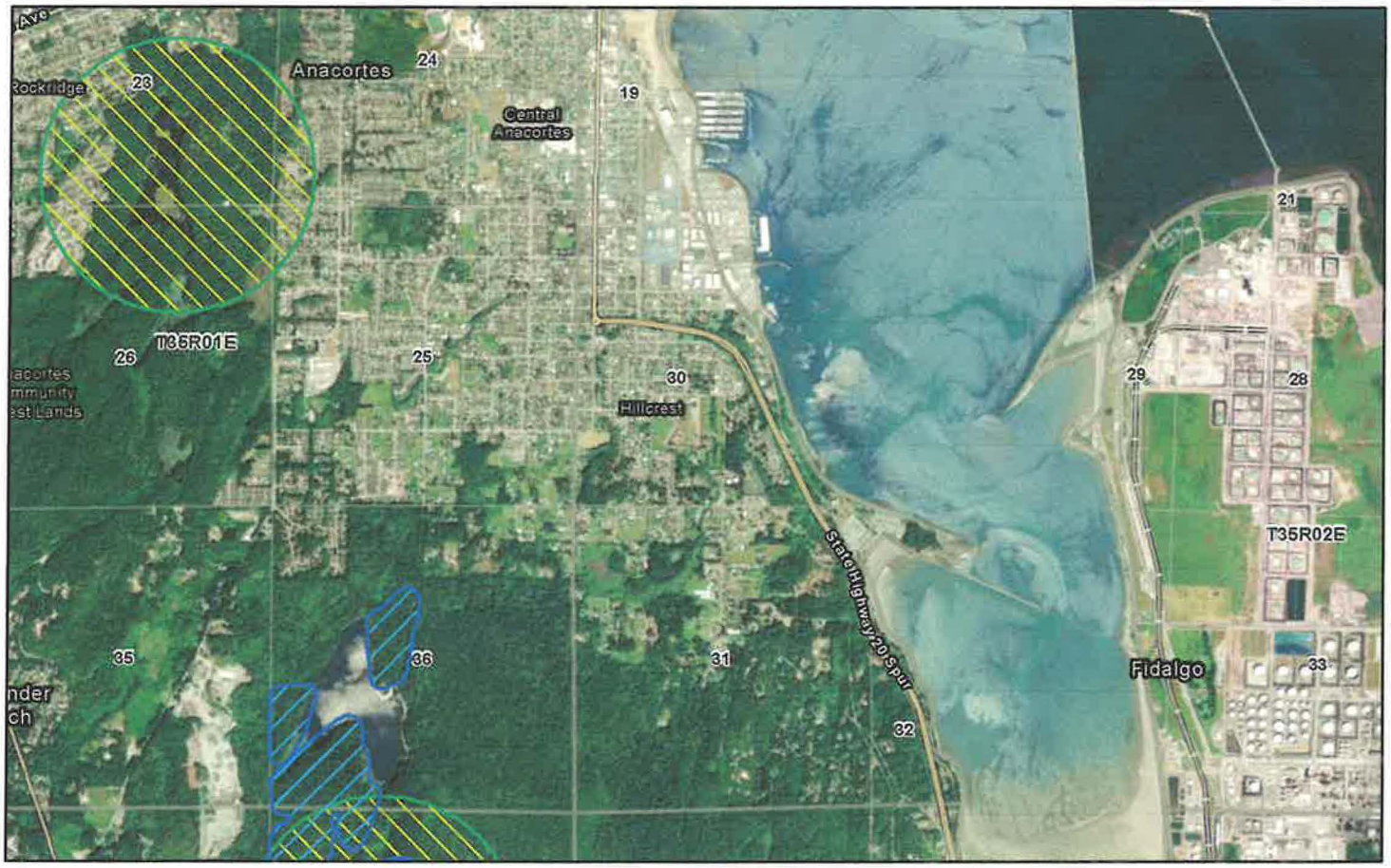
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APPENDIX I: Critical Area Map Overlay


LEGEND/ACREAGE OF CRITICAL AREA WITHIN STUDY AREA:
STUDY AREA - 300 ACRE
300 FT WETLAND BUFFER - 120 ACRE
WETLANDS - 25.5 ACRE
165 FT WETLAND BUFFER - 15 ACRE
NWI WETLANDS - 11.7 ACRE
50 FT STREAM BUFFER - 13 ACRE
WELLS 1,000 FT RADIUS - 240 ACRE
STREAM - 1 ACRE
WELL POINT - 22 (EA) WITHIN STUDY AREA
32 AVE
34TH ST
BAY
A AVE
41ST ST
HEARTLAND RD
HADDON RD
WETLAND A
WETLAND A 300' BUFFER
WETLAND B
WETLAND B 50' BUFFER
300' FROM STUDY AREA
WA-20
IGUALCO BAY RD
WHIDBEY LAKE RD
CRITICAL AREA SITE MAP
SCALE IN FEET
VICINITY MAP
CALL 811
2 BUSINESS DAYS BEFORE YOU DIG
FACET
ANACORTES 300 ACRE
CRITICAL AREA SITE PLAN
QUAIL DR
ANACORTES, WA 98221
ISSUED FOR PERMIT
CRITICAL AREA SITE PLAN
DATE: OCT. 2025
PLAN NUMBER:
S1.01
SHEET: 2 OF 6

APPENDIX II: Critical Area Review

WNHP Rare Plant and Ecosystem Locations



10/1/2024, 1:42:09 PM

1:44,131

0 0.25 0.5 1 mi

0 0.4 0.8 1.6 km

Known Rare Plants and Rare & High-quality Ecosystems

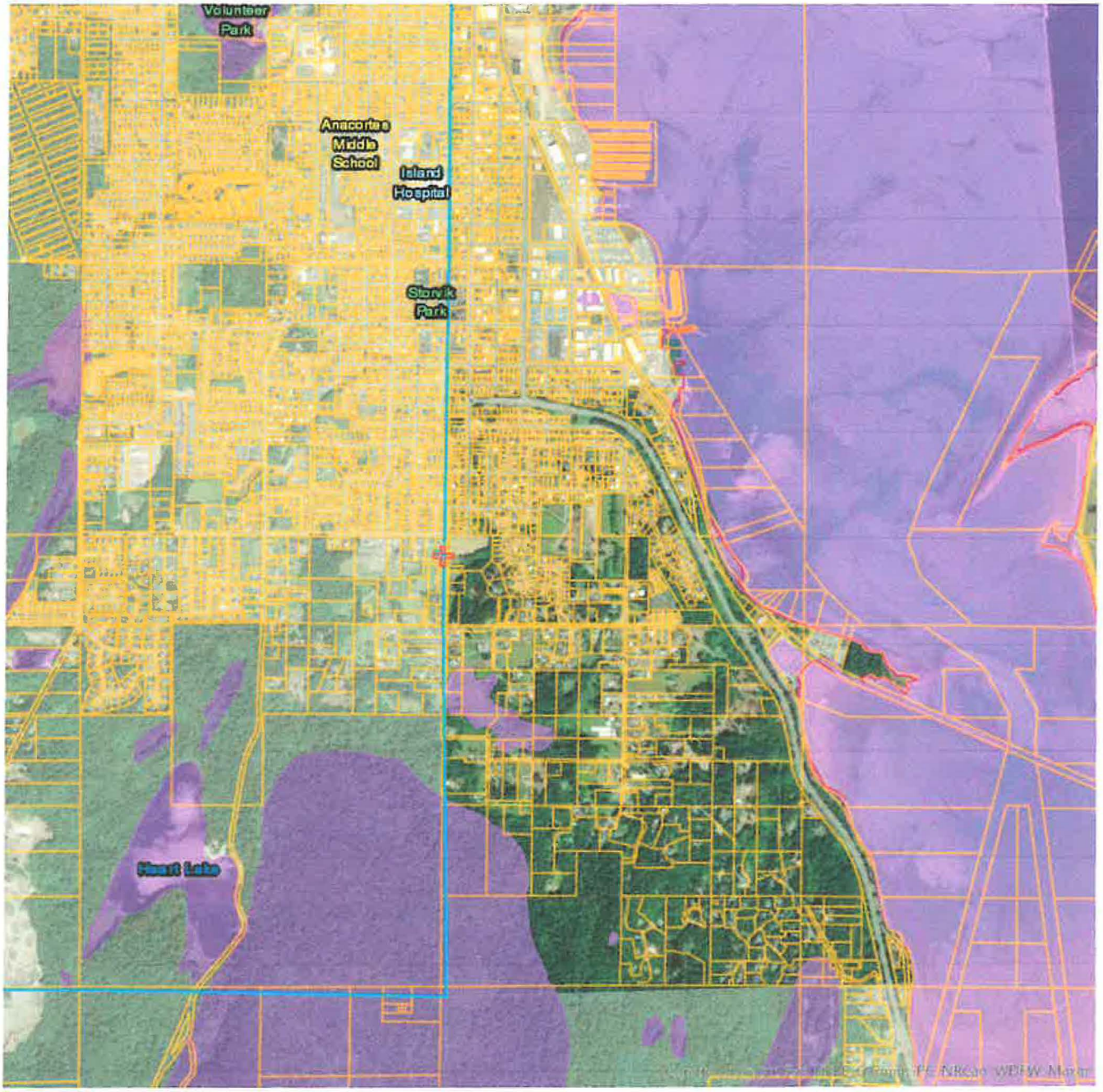
- Rare Plant
- Rare and/or High Quality Ecosystem
- Public Land Survey Sections
- Public Land Survey Townships
- State Boundary
- County Boundaries

County of Skagit, WA State Parks GIS, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land

WNHP Plant & Ecosystem Map Viewer

KNOWN PLANT AND ECOSYSTEM LOCATIONS REFLECT KNOWN OCCURRENCE LOCATIONS BUT MAY NOT REFLECT ALL OCCURRENCES OF RARE PLANTS OR ECOSYSTEMS.

Priority Habitats and Species on the Web



Report Date: 10/01/2024

PHS Species/Habitats Overview:

Occurence Name	Federal Status	State Status	Sensitive Location
Freshwater Emergent Wetland	N/A	N/A	No
Yuma myotis			Yes

PHS Species/Habitats Details:

Freshwater Emergent Wetland	
Priority Area	Aquatic Habitat
Site Name	N/A
Accuracy	NA
Notes	Wetland System: Freshwater Emergent Wetland - NWI Code: PEM1C
Source Dataset	NWIWetlands
Source Name	Not Given
Source Entity	US Fish and Wildlife Service
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Occurrence
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
ManagementRecommendations	http://www.ecy.wa.gov/programs/sea/wetlands/bas/index.html
Geometry Type	Polygons

Yuma myotis	
Scientific Name	*Myotis yumanensis*
Notes	This polygon mask represents one or more records of the above species or habitat occurrence. Contact PHS Data Release at phsproducts@dfw.wa.gov for obtaining information about masked sensitive species and habitats.
PHS Listing Status	PHS Listed Occurrence
Sensitive	Y
Display Resolution	TOWNSHIP
ManagementRecommendations	http://wdfw.wa.gov/publications/pub.php?id=00605

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

APPENDIX V: Author Qualifications

Statement of Qualifications

ALLISON (MARTIN) LISI, ECOLOGIST

Professional Experience: 9 years

Allison Lisi is an Ecologist for Facet. Allison provides a wide range of consulting experience in environmental compliance, permitting, planning, restoration, and management. She has worked on a variety of habitat restoration projects throughout the Midwest, Tennessee, and Washington.

Allison earned a Bachelor of Science degree in Biology and Environmental Studies from the University of Cincinnati. She holds credentials as an ISA Certified Arborist and a Qualified Hydrologic Professional In-Training. Allison has also completed her certification in wetland delineations and watershed management.

HILARY HAHN, ENVIRONMENTAL COORDINATOR

Hilary Hahn is an Environmental Coordinator for Facet with ten years of experience in the engineering, development, and surveying sector. Hilary is currently pursuing a bachelor's degree in environmental science, where she has demonstrated an understanding of key environmental principles, such as biodiversity conservation, ecological systems, and environmental policy. Her studies have also exposed her to various scientific research techniques and methodologies, further fueling her drive to find innovative solutions to pressing environmental challenges.

Hilary is currently a certified wetland delineator and is looking forward to continuing her education by obtaining advanced credentials and professional certifications in the environmental field.

JAY DALLY, ECOLOGIST

Jay Dally is an Ecologist for Facet who recently graduated from Western Washington University with a Bachelor of Science degree in Environmental Science with a Freshwater and Terrestrial Ecology emphasis. His degree included a wide range of exposure to ecological principles and skills such as Pacific salmon habitat assessment, watershed delineation, soil science, aquatic toxicology, and wetland plant identification. Being in the early stages of his career as an ecologist, Jay is excited to build his skillset by participating in training to gain relevant credentials and by putting his education to use to provide excellent services to the Facet client base.

ATTACHMENT B

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

2024 JUN 27 PM 12:03

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
IN AND FOR COUNTY OF SKAGIT

IAN MUNCE,

Petitioner,

v.

CITY OF ANACORTES,

Respondent.

NO. 24-2-00221-29

~~[PROPOSED]~~ ORDER DENYING PETITIONER'S MOTION FOR SUMMARY JUDGMENT AND GRANTING CITY OF ANACORTES'S MOTION FOR SUMMARY JUDGMENT

THIS MATTER having come before the undersigned judge on Petitioner's Motion for Summary Judgment ("Petitioner's Motion") and Respondent City of Anacortes's Motion for Summary Judgment ("City's Motion"). The Court has reviewed the following:

1. Application for Writ of Mandamus and the exhibits thereto (March 1, 2024);
2. Declaration of Ian Munce (March 1, 2024);
3. City's Motion for Reconsideration and for Denial of Application for Writ (March 25, 2024);
4. Declaration of Andrea Bradford in Support of City's Motion for Reconsideration and for Denial of Application for Writ and exhibits thereto (March 25, 2024);
5. Opposition to Motion for Reconsideration or Denial of Application (Apr. 4, 2024);
6. Declaration of Ian Munce in Opposition to Motion for Reconsideration or Denial of Application and exhibits thereto (Apr. 4, 2024);
7. City's Motion for Summary Judgment (May 30, 2024);
8. Declaration of Bob Sterbank in Support of City's Motion for Summary Judgment and exhibits thereto (May 30, 2024);

FOSTER GARVEY PC
1111 THIRD AVENUE, SUITE 3000
SEATTLE, WASHINGTON 98101
PHONE (206) 447-4400

9. Declaration of Libby Grage in Support of City's Motion for Summary Judgment and exhibits thereto (May 30, 2024);

10. Petitioner's Motion for Summary Judgment (May 30, 2024);

11. Declaration of Ian Munce in Support of Petitioner's Motion for Summary Judgment (May 30, 2024);

12. City's Opposition to Petitioner's Motion for Summary Judgment (June 17, 2024);

13. Declaration of Libby Grage in Support of City's Opposition to Petitioner's Motion for Summary Judgment (June 17, 2024);

14. Declaration of Andrea Bradford in Support of City's Opposition to Petitioner's Motion for Summary Judgment (June 17, 2024);

15. _____

16. _____

17. _____

18. _____

19. _____

20. _____

NOW, THEREFORE, it is hereby ORDERED, ADJUDGED AND DECREED that:

1. Petitioner's Motion for Summary Judgment is **DENIED**;

2. Respondent City of Anacortes's Motion for Summary Judgment is **GRANTED**; and

3. It is hereby **ORDERED** that Petitioner's Application for Writ of Mandamus is dismissed. The Court lacks jurisdiction because Petitioner failed to timely appeal a land use decision under the Land Use Petition Act, Chapter 36.70C RCW. ~~Petitioner also failed to join indispensable parties, Brooks J. and Kelly Donovan Middleton~~. Further, the requirements for an extraordinary writ are not met. ~~Petitioner lacks standing, has failed to show he lacks an adequate remedy at law, that he has a beneficial interest, and fails to identify a clear duty to act as defined by case~~ law.

/////

ATTACHMENT C

SEPA
Determination of Non-Significance
(DNS)

DESCRIPTION OF PROPOSAL: Adoption of the Anacortes 2025 Stormwater Master Plan

The 2025 Stormwater Master Plan provides a comprehensive framework to manage stormwater runoff throughout the City of Anacortes and its Urban Growth Area. It includes a system inventory, hydraulic modeling, habitat analysis, and a list of capital improvements. The plan will guide future investments and policy decisions related to water quality, flooding, climate resilience, and regulatory compliance with the Western Washington Phase II Municipal Stormwater 24Permit.

Associated documents are available at https://www.anacorteswa.gov/1904/Public-Works-Planning.

LOCATION: Anacortes city limits & UGA

PROPONENT: Aaron Esterholt, Stormwater Program Manager, City of Anacortes Public Works Department.

LEAD AGENCY: City of Anacortes

CONTACT PERSON: Libby Grage, Planning Manager; libbyb@anacorteswa.gov; 360-299-1986; PO Box 547, Anacortes, WA 98221

THRESHOLD DETERMINATION: The City of Anacortes has determined that this non-project proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of completed environmental checklists and other information on file with the City. This information is available to the public upon request.

This Determination of Non-Significance (DNS) is issued under WAC 197-11-340(2); the City of Anacortes will not act on this proposal for at least 14 days from the date of this notice.

COMMENTS: Written comments on this threshold determination must be submitted to the Contact Person listed above by **5:00 PM, October 22, 2025**.

Appeals: This threshold determination may be appealed to the City Council in accordance with AMC 18.04.250. Appeals must be delivered, accompanied by the required appeal fee, to the City Clerk's Office at 904 6th St., Anacortes, WA, by mail or personal delivery no later than **5:00 pm, October 29, 2025**. Full appeal procedures can be reviewed in AMC Ch. 18.04.

Responsible Official:	John Coleman, AICP
Position and Title:	Director of Planning, Community & Economic Development
Address:	City of Anacortes, P.O. Box 547, Anacortes, WA 98221

Signed: _____ **Date Issued:** October 8, 2025

Anacortes 2025 Stormwater Master Plan – SEPA Distribution List

WA State Department of Archaeology and Historic Preservation
Stephanie Jolivette, stephanie.jolivette@dahp.wa.gov; SEPA@dahp.wa.gov

WA State Department of Commerce
Lexine Long, Lexine.long@commerce.wa.gov
Reviewteam@commerce.wa.gov

WA State Department of Ecology, NW Region Office
Leah Shamilian, Municipal Stormwater Permit Planner, Shamlian@ecy.wa.gov

WA State Department of Fish & Wildlife
Morgan Kreuger, morgan.krueger@dfw.wa.gov
Jessica.Pyle@dfw.wa.gov
r4nplanning@dfw.wa.gov

WA State Department of Natural Resources
SEPA Center, sepacenter@dnr.wa.gov
Brenda Werden, Brenda.werden@dnr.wa.gov
Tricia Sears, tricia.sears@dnr.wa.gov

SEPA Unit, WA State Department of Transportation, Burlington
Roland Storme, stormer@wsdot.wa.gov
David Strich, david.strich@wsdot.wa.gov

WA State Department of Health
Deborah Johnson, Deborah.johnson@doh.wa.gov

SEPA.reviewteam@doh.wa.gov

WA Parks and Recreation Commission
Randy Kline, randy.kline@parks.wa.gov

Samish Indian Nation
Nick Dorr, ndorr@samishtribe.nsn.us

Sauk-Suiattle Indian Tribe
tgrs@sauk-suiattle.com

Stillaguamish Tribe of Indians
Kerry Lyste, klyste@stillaguamish.com

Swinomish Tribe of Indians
Heather Spore, hspore@swinomish.nsn.us
Debra Bray, dbray@swinomish.nsn.us

Upper Skagit Tribal Council
Jennifer Washington, jenniferw@upperskagit.com

Skagit River Systems Cooperative
Nora Kammer, nkammer@skagitcoop.org

Skagit Transit
Crystle Stidham, cstidham@skagittransit.org

Puget Sound Energy
Jacquelyn Styrna, Jacquelyn.styrna@pse.com

Northwest Clean Air Agency
Agata McIntyre, agatam@nwcleanairwa.gov

Skagit County
Brandonb@co.skagit.wa.us

Port of Anacortes
John Dumas, john.dumas@portofanacortes.com

Anacortes School District
Nicole Tesch, ntesch@asd103.org

SEPA[1] Environmental Checklist

Purpose of checklist

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

Instructions for applicants

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

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

Instructions for lead agencies

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

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-

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

projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

A.Background

Find help answering background questions[2]

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

   City of Anacortes Stormwater Master Plan

2. **Name of applicant:**

   City of Anacortes Public Works Department (Aaron Esterholt, Stormwater Program Manager)

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

   904 6th Street, Anacortes, WA 98221
   360.630.1037

4. **Date checklist prepared:**

   May 8, 2025

5. **Agency requesting checklist:**

   City of Anacortes PCED Department

6. **Proposed timing of schedule (including phasing, if applicable):**
   Plan adoption anticipated in 2025. Implementation will occur over a 20-year horizon.

7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**
   Yes. The Stormwater Master Plan guides future capital improvements, maintenance strategies, and policy updates. Specific projects identified in the plan will undergo individual environmental review as required. The Stormwater Master Plan will be reviewed and updated periodically, likely aligned with Comprehensive Plan and Capital Facilities Plan update cycles.

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

   Stream and habitat assessment & fish passage barrier inventory. LBG - 10/6/25

9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**
   No.

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

    - SEPA Determination of Nonsignificance (DNS)
    - Adoption of the plan by City Council

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

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

This is a non-project, citywide policy proposal. The 2025 Stormwater Master Plan provides a comprehensive framework to manage stormwater runoff throughout the City of Anacortes and its Urban Growth Area. It includes system inventory, hydraulic modeling, habitat analysis, and a list of capital improvements. The plan will guide future investments and policy decisions related to water quality, flooding, climate resilience, and regulatory compliance with the Western Washington Phase II Municipal Stormwater Permit.

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

City of Anacortes city limits and surrounding UGA areas on Fidalgo Island, Skagit County, WA. **Reference map:** City of Anacortes Interactive Map

B.Environmental Elements

Since the *Stormwater Master Plan* is a citywide policy document and not tied to any single construction site, the responses in **Section B: Environmental Elements** reflect the general intent and potential effects of the plan. Detailed analysis and site-specific environmental impacts will be evaluated on a **project-by-project basis** as individual capital improvements are designed and permitted.

1. Earth

Find help answering earth questions[3]

The City of Anacortes and UGA include a mix of flat, rolling, and hilly terrain with coastal bluffs and steep slopes near shoreline areas.

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

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

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

Slopes range from flat to over 40% in bluff areas.

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

Soils in Anacortes include glacial till, sandy loam, and areas of clay and peat. The USDA Web Soil Survey identifies some prime agricultural soils, though none will be disturbed directly by this proposal.

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

Yes. Some shoreline and bluff areas are prone to erosion and landslides. Future projects will assess geotechnical conditions individually

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

None as part of this plan. Specific projects may involve earthwork and will be evaluated separately.

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

Not applicable. No construction proposed.

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

Not applicable.

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

Best Management Practices (BMPs) will be incorporated into future site-specific projects.

2. Air

Find help answering air questions[4]

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

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

Wood smoke, marine exhaust, and vehicle emissions are typical regional sources.

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

Yes — vehicle traffic and industrial activities, such as marine terminals, shipyards, and refineries.

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

Future projects may include green infrastructure and emission-reducing construction practices.

3. Water

Find help answering water questions[5]

Fidalgo Bay, Burrows Bay, Flounder Bay, Guemes Channel, Lake Campbell, Heart Lake, Whistle Lake, Little Cranberry Lake, Padilla Bay and various small streams and wetlands

a. Surface:

Find help answering surface water questions[6]

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

   Yes — proposal encompasses all city surface waters and shoreline areas.

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

   No direct work proposed. Future projects may include culvert replacements, outfall retrofits, and stream restoration.

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

   Not applicable at this stage.

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

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

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

   No

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

   Some areas lie within FEMA-designated floodplains. Site-specific reviews will determine project impacts.

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

   The plan recommends improving stormwater collection and treatment citywide to reduce runoff impacts.

b. **Ground:**
Find help answering ground water questions[7]

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

   N/A

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

   N/A

c. **Water Runoff (including stormwater):**

1. **Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. 1.**
   The source of runoff considered in this proposal is primarily stormwater from impervious surfaces within the City of Anacortes, including roads, rooftops, and other developed areas. The method of collection and disposal varies by basin and includes stormwater conveyance systems (pipes, ditches, catch basins), infiltration facilities, and outfalls to surface waters such as Fidalgo Bay, Guemes Channel, and Puget Sound. The 2025 Stormwater Master Plan evaluates these flows using hydraulic modeling to identify system capacity and receiving water impacts.

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

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

   This nonproject proposal does not directly result in ground disturbance or discharge. However, it addresses potential water quality concerns by recommending measures and capital projects to reduce the risk of pollutants entering surface or groundwater. Waste materials could enter surface waters from urban runoff if untreated, which the plan aims to address through system improvements and source control.

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

   The proposal itself does not directly alter drainage patterns but includes planning and guidance for future improvements that may modify local drainage patterns through stormwater retrofits, green infrastructure, and conveyance upgrades. These changes will be subject to individual project review.

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

   The 2025 Stormwater Master Plan includes the following proposed measures:

   - Identification and prioritization of retrofit opportunities to manage flow and improve water quality.
   - Use of Low Impact Development (LID) and green infrastructure where feasible.
   - Planning for detention, retention, infiltration, and water quality treatment in future capital projects.
   - Integration of BMPs consistent with the 2019 Stormwater Management Manual for Western Washington.
   - Coordination with the NPDES Phase II Permit to improve pollutant source control and stormwater maintenance.

4. Plants

Find help answering plants questions

Mixed coniferous/deciduous forests (e.g., alder, fir), wetlands, grasslands, landscaped areas.

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

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

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

   ☒ **shrubs**

   ☒ **grass**

   ☒ **pasture**

   ☒ **crop or grain**

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

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

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

☒ **other types of vegetation**

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

Not applicable. No site disturbance proposed.

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

Yes — listed plant species may exist in wetland or shoreline areas. No impacts anticipated from this proposal.

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

Future projects will include habitat-sensitive design and native plant use.

e. List all noxious weeds and invasive species known to be on or near the site.
Himalayan blackberry, reed canary grass, Scotch broom are present in many locations.

5. Animals

Find help answering animal questions[8]

Deer, raccoons, otters, herons, eagles, salmon, shellfish.

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

Examples include:

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

b. List any threatened and endangered species known to be on or near the site.
Yes — includes Chinook salmon, bull trout, and marbled murrelet. Future projects will evaluate impact

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

Yes — the city lies within the Pacific Flyway and includes fish passage corridors.

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

Fish barrier removal, habitat restoration, and flow control are planned in future efforts.

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

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

European starlings, nutria, and domestic feral animals may be present.

6. Energy and natural resources

Find help answering energy and natural resource questions[9]

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

This nonproject proposal does not directly result in construction or operation of facilities that use energy. Future capital projects identified in the plan may use electricity, natural gas, or other forms of energy during construction.

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

No. The Stormwater Master Plan will not impact adjacent property access to solar energy.

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

Energy conservation features are not directly applicable at this planning stage. Future project designs may incorporate low-impact development (LID) features and energy-efficient technologies.

7. Environmental health

Health Find help with answering environmental health questions[10]

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

Yes. The plan addresses stormwater runoff and pollutant loading, which are environmental health concerns for water bodies and aquatic life.

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

   This is a nonproject proposal and does not apply to a specific site or authorize construction or hazardous material use.

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

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[9] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou
[10] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health

N/A

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

   N/A

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

   N/A

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

   Future projects will include applicable spill control BMPs and follow environmental regulations

b. Noise

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

   The plan itself does not create noise. Future construction may produce temporary construction noise.

2. **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?**

   N/A

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

   N/A

8. Land and shoreline use

Find help answering land and shoreline use questions[11]

Land uses in Anacortes include residential, commercial, industrial, public, and recreational. Shoreline uses include port operations, recreation, natural habitat, and marine-related industries.

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

   N/A

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

There are various land uses throughout the city. Because the proposal is non-project in nature, it will not directly affect current land uses on property in the city or UGA. (LBG - 10/6/25)

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

will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

N/A

There are no known working farmlands or working forest lands in the City (LBG - 10/6/25)

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

   N/A

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

   N/A

There are various structures throughout the city. (LBG - 10/6/25)

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

   N/A

This non-project action does not propose demolition of any structures. (LBG - 10/6/25)

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

   Various zoning areas may be impacted as this is a citywide project. Future projects will comply with the zoning requirements.

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

   Various zoning areas may be impacted as this is a citywide project. Future projects will comply with the zoning requirements.

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

   Future projects will comply with the City's Shoreline Master Program designations and requirements.

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

   This will be determined later for site-specific projects.

The non-project action does not directly impact a specific site; however, some of tl stormwater capital improvement projec listed in the plan would involve areas that are classified a critical areas by the city, including wetlands and designated fish & wildlife habitat conservation areas (such as streams a shoreline areas.) (LBG - 10/6/25)

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

   To be determined later for site-specific projects.

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

   N/A

The non-project actio would not result in displacement of any people. (LBG - 10/6/2

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

   N/A

None.

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

   N/A

Capital projects identified within the plan will each be required to comply with the applicable zoning, development regulations, critical areas regulations and Shoreline Master Program regulations, as applicable. Project-specific SEPA review would also occur, as applicable. (LBG - 10/6/25)

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

N/A

None.

9. Housing

Find help answering housing questions[12]

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

None

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

None

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

N/A

10. Aesthetics

Find help answering aesthetics questions[13]

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

Does not apply to this proposal

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

N/A

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

N/A

This non-project action will not directly result in construction of any structures. Future construction of the capital improvements identified in the plan will require individual project-level review for compliance with zoning, development regulations, critical areas regulations and shoreline regulations. Project level SEPA review may also be required, as applicable. (LBG - 10/6/25)

11. Light and glare

Find help answering light and glare questions[14]

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

N/A

This is a non-project proposal that will not directly produce any light or glare. (LBG - 10/6/25)

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

This is a non-project proposal that would not result in light or glare that could be a safety hazard or interfere with views. (LBG - 10/6/25)

[12] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing
[13] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics
[14] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare

N/A

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

N/A

This is a non-project proposal and would not be affected by off-site sources of light or glare. (LBG - 10/6/25)

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

N/A

Future construction associated with projects identified within the plan would be required to follow performance standards for light and glare outlined in the AMC and SMP, where applicable. (LBG - 10/6/25)

12. Recreation

Find help answering recreation questions

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

N/A

Anacortes contains many designated and informal recreational opportunities. (LBG - 10/6/25)

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

N/A

This is a non-project action that will not result in displacement of recreational uses. (LBG - 10/6/25)

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

N/A

Future development associated with the projects listed in the pla will be required to comply with applicable development regulations addressing recreation. (LBG - 10/6/25)

13. Historic and cultural preservation

Find help answering historic and cultural preservation questions[15]

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

Historic properties may exist within the city; no direct impact is expected from this planning document.

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

Yes. The City has documented cultural resources and will consult with appropriate tribes and DAHP as needed during future project planning.

c. **Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and**

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

the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

GIS data, DAHP records, and tribal consultation will be used to evaluate future projects.

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

Site-specific planning will include avoidance and mitigation per applicable federal, state, and tribal requirements

14. Transportation

Find help with answering transportation questions[16]

The city is served by local streets, state highways (SR 20), sidewalks, trails, and Skagit Transit bus service.

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

Future capital stormwater projects will access existing public roads during construction. No new access points are proposed in this planning document.

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

Yes. The affected area is served by Skagit Transit. Stops are located within walking distance of most neighborhoods.

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

Some stormwater infrastructure upgrades may require pavement cuts or road restoration. Improvements will be coordinated with Public Works.

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

No

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

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

This is a nonproject plan and does not generate traffic.

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

No

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

Future projects will be designed to minimize impacts to roads and include traffic control plans during construction.

15. Public services

Find help answering public service questions[17]

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

No direct increase in service needs. Future construction projects may require coordination with fire, police, and public works.

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

Impacts will be addressed through project-level planning and coordination with service providers.

16. Utilities

Find help answering utilities questions[18]

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

Electricity, water, sewer, stormwater, telephone, refuse service are generally available citywide.

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

Utility coordination and infrastructure extension will be included as needed in future capital projects identified in the plan.

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

C.Signature

Find help about who should sign[19]

Sign finalized document

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

X 

Aaron Esterholt:

Stormwater Program Manager/Public works:

10/3/2025:

D.Supplemental sheet for nonproject actions

Find help for the nonproject actions worksheet[20]

Do not use this section for project actions.

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

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

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

   This is a nonproject planning document. It will not directly result in any discharges, emissions, or hazardous waste.

   - **Proposed measures to avoid or reduce such increases are:**
     The plan includes BMPs, capital project planning, and policy recommendations to reduce environmental impacts.

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

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

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

The proposal is expected to improve habitat and water quality through future stream restoration and runoff management.

- **Proposed measures to protect or conserve plants, animals, fish, or marine life are:** Recommended projects include fish barrier removal and restoration of riparian corridors.

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

   No direct energy consumption occurs under this proposal.

   - **Proposed measures to protect or conserve energy and natural resources are:** Future projects may incorporate low-impact development (LID) and energy-efficient design.

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

   Some future projects may occur near sensitive areas, but this proposal does not authorize direct disturbance.

   - **Proposed measures to protect such resources or to avoid or reduce impacts are:** BMPs, buffers, and site-specific environmental review will be used where applicable.

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

   The proposal is consistent with the City's Comprehensive Plan and Shoreline Master Program.

   - **Proposed measures to avoid or reduce shoreline and land use impacts are:** Coordination with local plans and permitting requirements will ensure consistency.

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

   No direct demand will occur from this proposal, though future projects may require coordination with service providers.

   - **Proposed measures to reduce or respond to such demand(s) are:** Capital projects will be coordinated through the City's Comprehensive Plan and Capital Facilities Plan.

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

   No conflicts are anticipated. The proposal supports compliance with the NPDES Phase II Permit and other regulations.

The City of Anacortes 2025 Stormwater Master Plan includes measurable goals and performance metrics to track implementation and effectiveness. These may include:

- Number of capital improvement projects completed
- Reduction in peak stormwater flows or flooding frequency (modeled outcomes)
- Increases in stormwater treatment capacity
- Water quality monitoring results (e.g., E. coli, turbidity, metals)
- Progress on NPDES Phase II Permit compliance actions
- Number of illicit discharges identified and resolved
- Maintenance frequency and condition ratings of stormwater facilities

The plan also incorporates a system-wide hydraulic model that allows the City to evaluate infrastructure performance under current and future conditions, providing a quantitative basis for tracking improvements over time. Progress reports and updates to the plan will help ensure continued alignment with environmental objectives.

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
IN AND FOR COUNTY OF SKAGIT

IAN MUNCE,

Petitioner,

v.

CITY OF ANACORTES,

Respondent.

NO. 24-2-00221-29

RESPONDENT'S OPPOSITION TO PETITIONER'S MOTION FOR SUMMARY JUDGMENT

I. INTRODUCTION

By way of a cross-motion for summary judgment, Petitioner Ian Munce seeks extraordinary judicial relief—a writ of mandamus—to force the City of Anacortes to stop Munce's neighbor, Brooks Middleton, from mowing his lawn. Mr. Munce's Motion for Summary Judgment should be denied. As already explained in the City's Motion for Summary Judgment ("City's MSJ"), Petitioner's Application for a Writ of Mandamus suffers from a number of fundamental legal flaws. First, it is an improper and belated attempted end-run around the Land Use Petition Act, Chapter 36.70C RCW ("LUPA") and its 21-day limitations period, which has long passed. Petitioner cannot now seek relief through the extraordinary remedy of mandamus when he could have (but failed to) seek relief by way of LUPA petition. Further, Petitioner lacks standing, and has failed to join indispensable parties: his neighbors Brooks and Kelly Middleton, whose lawnmowing he seeks to curtail. Mr. Munce also fails to satisfy any of the three requirements necessary for the Court to order this extraordinary remedy. For

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the sake of brevity and the Court's convenience, the City incorporates its Motion for Summary Judgment in this Response.

In addition to its numerous legal flaws, Petitioner's Writ Application is founded the premise that the Middleton property has been formally designated as a wetland since 1990, and that because the City has adopted a Critical Areas Ordinance ("CAO") for the purpose of protecting wetlands, the City has a non-discretionary duty to stop the Middletons from mowing their lawn. But Mr. Munce's premise is both factually and legally incorrect. Accordingly, the Court should deny Petitioner's Motion, grant the City's Motion, and dismiss the Writ Application.

II. STATEMENT OF FACTS

The City's summary judgment motion sets out much of the factual background at issue in this case. To avoid repetition, the City incorporates its summary judgment motion by reference. The City sets forth additional factual background below.

This matter involves property located at 4419 H Avenue owned by Brooks and Kelly Middleton. Declaration of Bob Sterbank in Support of City's Motion for Summary Judgment ("Sterbank Decl.") at Exs. B & C. Prior to residential development, and dating back to at least the 1950s, Petitioner Munce's and the Middletons' properties were agricultural pastureland, as shown by aerial photos. Declaration of Libby Grage in Support of Opposition to Petitioner's Motion for Summary Judgment ("Second Grage Decl.") ¶ 3 & Ex. A.

Petitioner asserts that a wetland exists on that property and that it was "protected in 1990 by Ordinance No. 2131 and the accompanying map." Petitioner's Motion for Summary Judgment ("Munce MSJ") at 2 (citing Munce Declaration in Opposition to Reconsideration ("Munce Reconsideration Decl.") at Ex. H). Tellingly, neither the Application for Writ of Mandamus nor the Munce MSJ quotes

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from or attaches a copy of Ordinance No. 2131. However, as the City explained in its own Motion for Summary Judgment, while Ordinance No. 2131 did adopt a new section of the Anacortes Municipal Code ("AMC") 17.64.040, titled "Nontidal Wetlands Protection," nothing in the text of the 1990 ordinance, Ordinance No. 2131, actually designated any specific property as a "wetland," or adopted a wetlands map; instead Ordinance 2131 provided that "the boundaries of the Wetland District will ordinarily be determined by the applicant through the performance of a field survey applying the nontidal wetland definition." Declaration of Libby Grage in Support of Motion for Summary Judgment ("First Grage Decl.") Ex. B (Ord. No. 2131) at Section 3.2. A complete copy of Ordinance No. 2131 is attached as Exhibit B to the First Grage Decl.

In order to fully respond to Mr. Munce's claims, the City has conducted an exhaustive review of the history of the City's critical areas maps. Second Grage Decl. ¶¶ 4–8.

In 1994, the City amended its newly-adopted Growth Management Act ("GMA") Comprehensive Plan. Among other things, the amended Comprehensive Plan incorporated by reference the City's 1994 Stormwater Quality Management Plan. Second Grage Decl. ¶ 5 & Ex. C. The 1994 Stormwater Quality Management Plan included a "Wetlands Inventory" as Appendix A. Second Grage Decl. ¶ 5. The Wetlands Inventory included maps of the City labelling various areas either non-wetland ("Built Up Areas," "Forest," or "Grassland") or wetlands ("WL"). *Id.* Areas designated as "WL" were further subdivided by type of wetland (*e.g.*, Palustrine Aquatic, Palustrine Forested, Palustrine Emergent, etc.). *Id.* Significantly, however, the 1994 Stormwater Quality Management Plan, Wetlands Inventory map shows no wetland on the Middleton Property. *Id.* Instead, the 1994 Wetlands Inventory map designates the areas on which the residences of both Petitioner Munce and the Middletons are

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located as "Built"; the westerly remainder of the two-lot Middleton property is designated as "GR" or "Grassland." *Id.*

In 2005, the City enacted an ordinance, Ordinance 2702, which adopted multiple provisions of the Anacortes Municipal Code ("AMC") including AMC 17.65.051(C), as part of the City's CAO. This code provision adopted the City Stormwater Quality Management Plan, 1994 by reference. *Id.* Ex. D & ¶ 6. Again, this map shows the Middleton property as either "Built" or "Grassland." *Id.* ¶ 6.

In December 2006, the City adopted its 2007 Comprehensive Plan, which included an "Open Space and Trail Connectivity" Map as Appendix A. *Id.* ¶ 7. While that map does show a wetland in the vicinity of the Middleton property, it was not adopted by reference or incorporated in the City's critical areas ordinance, and therefore did not delineate the regulated wetlands in the City. *Id.* ¶ 7 Ex. E.

Based on the City's review of its critical areas mapping records, there was no critical areas map adopted as of 1990. *Id.*¶ 8. There was no critical areas map adopted until later, and even the early adopted map (a Jones & Stokes 1991 Sensitive Areas Inventory) did not show a wetland on or near the Middleton property. *Id.* The City's 2005 adoption of Ordinance 2702 adopted by reference the 1994 Stormwater Quality Management Plan, 1994, and that map does not indicate a wetland on the Middleton property. *Id.* ¶¶ 6, 8. The City's critical areas ordinances continued to adopt this stormwater plan until the major critical areas code amendment in 2021. *Id.* ¶ 8.

III. EVIDENCE RELIED UPON

This Motion relies upon the Declaration of Libby Grage in Support of Opposition to Petitioner's Motion for Summary Judgment, the Declaration of Andrea Bradford in Support of Opposition to Petitioner's Motion for Summary Judgment, and the records on file with the Court.

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IV. AUTHORITY & ARGUMENT

A. Summary Judgment & Mandamus Standard

The court may rule on an application for writ of mandamus at summary judgment. *Hood Canal Sand & Gravel, LLC v. Goldmark*, 195 Wn. App. 284, 305, 381 P.3d 95 (2016) (dismissing claim for writ of mandamus at summary judgment where party failed to establish elements).

Summary judgment is warranted when "there is no genuine issue as to any material fact and . . . the moving party is entitled to summary judgment as a matter of law." CR 56(c). The party moving for summary judgment bears the initial burden of demonstrating an absence of a genuine issue of material fact and entitlement to judgment as a matter of law. *Bruns v. PACCAR, Inc.*, 77 Wn. App. 201, 208, 890 P.2d 469 (1995). "If the moving party does not sustain that burden, summary judgment should not be entered." *Jacobsen v. State*, 89 Wn.2d 104, 108, 569 P.2d 1152 (1977). If the moving party satisfies its initial burden, then the burden shifts to the nonmoving party to set forth specific facts establishing genuine issue of material fact for trial. *Welch v. Brand Insulations, Inc.*, 27 Wn. App. 2d 110, 115, 531 P.3d 265 (2023).

A writ of mandamus is "'a rare and extraordinary remedy.'" *Am. Prop. Cas. Ins. Ass'n on Behalf of Washington-Licensed Members v. Kreidler*, 200 Wn.2d 654, 659, 520 P.3d 979 (2022) (quoting *Colvin v. Inslee*, 195 Wn.2d 879, 890–91, 467 P.3d 953 (2020)). "To obtain a writ of mandamus, the petitioner must demonstrate that (1) the party subject to the writ has a clear duty to act, (2) the petitioner has no plain, speedy, and adequate remedy in the ordinary course of law, and (3) the petitioner is beneficially interested." *Id.* The applicant bears a "demanding" burden to prove all three elements, which are strictly construed. *Eugster v. City of Spokane*, 118 Wn. App. 383, 403, 76 P.3d 741 (2003).

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B. Summary of City's Motion for Summary Judgment

In order to avoid repetition, the City incorporates the arguments set out in its Motion for Summary Judgment, and briefly summarizes those arguments before responding to the additional arguments raised by Petitioner. Fundamentally, a writ of mandamus is inappropriate in this case because Petitioner is attempting to use this remedy to challenge a 2021 determination by the City that his neighbor's lawn mowing is a nonconforming use and rescinding an administrative order. Writs of mandamus are not available to challenge land use decisions, or to make an end run around the time requirements of the Land Use Petition Act, Chapter 36.70C RCW. City's MSJ at 12–15. Petitioner also failed to join necessary parties, his neighbors, Brooks and Kelly Middleton. City's MSJ at 15–17.

Petitioner also fails to demonstrate any of the three requirements for a writ of mandamus. Petitioner is attempting to use mandamus to compel a discretionary enforcement action, which the law dose not permit. City's MSJ at 17–20. Petitioner also fails to show he has standing or is beneficially interested, because his general interest in enforcing the City's critical areas code is one he shares with all citizens. City's MSJ at 20–21. Petitioner also failed to demonstrate he lacks an adequate remedy at law: Petitioner's remedy at law was to file a petition under LUPA, and he failed to do so. Mandamus cannot be used to re-open a final land use decision. City's MSJ at 21–22. Petitioner may also file a request for a code interpretation under the City's code—another remedy at law Petitioner has failed to avail himself of. City's MSJ at 22 (citing AMC 19.12.080).

C. Petitioner Does Not Identify a Duty This Court May Order Via Mandamus

Petitioner's argument that a writ of mandamus is appropriate here is both legally and factually flawed. First, the fundamental factual premise of Petitioner's request for mandamus—that a formally designated wetland has existed on the Middleton property since 1990—is not correct. Second,

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mandamus is not appropriate because the plain language of the City's critical areas code provides the Planning Director discretion.

1. Petitioner Fails to Establish a Wetland Exists on the Middleton Property

The underlying factual premise of Petitioner's Writ Application, and his argument at summary judgment, is that a wetland exists on the Middleton property and that it was "protected in 1990 by Ordinance No. 2131 and the accompanying map." Petitioner's MSJ at 2 (citing Munce Declaration in Opposition to Reconsideration ("Munce Reconsideration Decl.") at Ex. H). But Ordinance No. 2131 did not adopt a map. First Grage Decl. ¶¶ 4–5; at Ex. B (Ord. 2131). The map that Petitioner relies on bears a plot date of June 26, 2005. First Grage Decl. ¶ 5. The City's review of the history of critical areas maps shows that the 1994 Stormwater Quality Management Plan, adopted by the City in 2005 in Ordinance 2702 and through additional critical areas ordinances up until the 2021 amendment to the critical areas ordinanace, shows the Middleton property as "Grasslands." Second Grage Decl. ¶¶ 6–8. Petitioner fails to meet his initial burden on summary judgment to establish that there is no dispute issue of material fact that there was a designated wetland on the Middleton property, in 1990 or otherwise, that might support his legal argument that the City had some legal duty to take wetlands enforcement action.

In any event, under the current Critical Areas Ordinance, Chapter 19.70 AMC, the City's prior maps are not determinative or legally binding. AMC 19.70.020(A) ("The general locations of many critical areas in Anacortes are displayed on the city of Anacortes' critical areas maps. The maps are used to alert the public of the potential location of critical areas in Anacortes."); AMC 19.70.220(B) (maps and resources are for reference only and "do not provide a final critical area designation). *See also* Second Grage Decl. ¶ 9. Under the code, "[r]egardless of whether a critical area is shown on the

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critical areas map, the actual presence or absence of the features defined in this code as critical areas will govern. Prior to acting on any development permit the city may require an applicant to submit technical information to indicate whether critical areas actually exist on or adjacent to the applicant's site based on the definitions of critical areas in this code." AMC 19.70.020(B). Identification of wetlands and delineation of wetlands boundaries must be done consistent with federal standards, through a field investigation by a qualified professional. AMC 19.70.220(C).

Here, Petitioner's motion for summary judgment does not point to any evidence from a qualified wetlands biologist delineating a wetland on the Middleton property. While GeoEngineers issued a report in January 2019, that report primarily concerned the neighboring Rice property, which was the subject of a short plat application opposed by Mr. Munce, and that report concluded only that a wetland "likely" existed on the Middleton property and recommended an additional site visit in the spring. Munce MSJ Decl. Ex. I at 26. The GeoEngineers report did not delineate boundaries, and noted any wetland was of "unknown size." *Id.* The report also stated that mowing prevents growth of wetland grasses, and the City reversed a prior "cease and desist" order directed to the Middletons, based on historic evidence that the Middleton property had regularly been mowed / hayed for decades, since at least the 1960s, and therefore was a legal nonconforming use. Sterbank Decl. at Exs. D & E. Accordingly, the GeoEngineers report does not constitute a wetlands delineation for the Middleton property under the City's critical areas code. AMC 19.70.220(C).

As the party moving for summary judgment, Petitioner bears the burden of demonstrating that no disputed issue of material fact exists. The entire factual premise for Petitioner's Application for Writ of Mandamus and the Munce MSJ is that a designated wetland exists, which (Petitioner argues) gives rise to a duty to take enforcement action; thus, to succeed on his MSJ, Petitioner must show there

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is no disputed issue of material fact regarding the existence of a wetland on the Middleton property. However, the City's documented legislative history contradicts Petitioner's claim. It shows that the City did not actually adopt the map Petitioner contends established the existence of a wetland on the Middleton property. The City's current code (Ch. 19.70 AMC) expressly provides that maps indicate only "*potential location* of critical areas" and are for "reference only," and that the existence of a critical area depends upon characterization of the property by a qualified professional applying adopted federal and state wetlands guidelines. *See* AMC 19.70.020(A) - (C); .210(A) – (C). Petitioner well knows this, as the maps' limitation was one of Petitioner's primary complaints about the City's 2021 critical areas ordinance. Bradford Decl. in Support of Opposition to Petitioner's Motion for Summary Judgment, Ex. A at 2 ¶¶ 4–5, at 10. Petitioner's motion for summary judgment must be denied.

2. Petitioner Cannot Compel A Discretionary Action Through Mandamus, But the Wetlands Enforcement Action He Seeks to Compel Is Entirely Discretionary, As a Matter of Law.

Petitioner contends the City has a duty to enforce its own ordinances, Petitioner's MSJ at 9, but ignores the language in the Anacortes Municipal Code that expressly provides the City discretion in critical areas enforcement actions.

Petitioner concedes that mandamus may not be used to compel actions involving the exercise of discretion. Petitioner's MSJ at 5 ("the action of mandamus is not proper to compel a discretionary act."). This is correct. *See SEIU Healthcare 775NW v. Gregoire*, 168 Wn.2d 593, 599, 229 P.3d 774 (2010); *Mower v. King Cnty.*, 130 Wn. App. 707, 719, 125 P.3d 148 (2005) ("[T]he action of mandamus is not proper to compel a discretionary act."); *Zapotocky v. Dalton*, 166 Wn. App. 697, 704, 271 P.3d 326 (2012) ("A discretionary act is one that requires the exercise of a basic policy evaluation, judgment, and expertise on the part of an officer or agency."); *Leishman v. Reynolds*, 2023 WL 8895391 at *6

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(Wn. App. Dec. 26, 2023) (unpublished, cited pursuant to GR 14.1) ("Agencies have significant discretion to decline to pursue enforcement actions and the exercise of that discretion cannot be compelled through a writ of mandamus") (citing *Heckler v. Chaney*, 470 U.S. 821, 831, 105 S. Ct. 1649, 84 L. Ed. 2d 714 (1985); *In re Appointment of Special Deputy Prosecuting Att'y*, 193 Wn.2d 777, 786-87, 446 P.3d 160 (2019); and *Fishers v. Clem*, 25 Wn. App. 303, 307, 607 P.2d 326 (1980)).

Here, the City's code expressly provides the Planning Director and the City discretion in critical areas enforcement actions. AMC 19.70.165(A) (providing that director "*may* issue a stop work order" and that City "*may* take formal enforcement action") (emphasis added).

Petitioner cites AMC 19.70.015(B)(2), to argue that in the case of any conflict in the municipal code, the regulations providing greater protection apply. Petitioner's MSJ at 8. But Petitioner ignores the language in even that code section, which provides discretion to the City's Planning Director to interpret the Code and determine whether / which regulations provide greater protection:

> These critical areas regulations apply in addition to zoning and other regulations adopted by the city. Notwithstanding AMC 19.12.040(E), in the event of any conflict between these regulations and any other regulations of the city, the regulations apply that provide greater protection to the critical areas' functions and values, ***as determined by the Director***.

AMC 19.70.015(B)(2) (emphasis added).

Principles of statutory interpretation apply to construing the language of municipal codes. *Ellensburg Cement Prod., Inc. v. Kittitas Cnty.*, 179 Wn.2d 737, 743, 317 P.3d 1037 (2014). "[W]hen interpreting statutory terms, a court should 'take into consideration the meaning naturally attaching to them from the context, and ... adopt the sense of the words which best harmonizes with the context.'" *Associated Gen. Contractors of Washington v. State*, 544 P.3d 486, 492 (Wash. 2024) (quoting *State v. Roggenkamp*, 153 Wn.2d 614, 623, 106 P.3d 196 (2005)). The court looks to "plain language enacted

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by the legislature, considering the text of the provision in question, the context of the statute in which the provision is found, related provisions, amendments to the provision, and the statutory scheme as a whole." *Ass'n of Wash. Spirits & Wine Distribs. v. Wash. State Liquor Control Bd.*, 182 Wn.2d 342, 350, 340 P.3d 849 (2015).

Here, looking to the City's critical areas code, including both AMC 19.70.015(B)(2) and AMC 19.70.165(A), it is clear that the City's Planning Director has discretion in enforcement actions. In an attempt to find a duty susceptible to a writ of mandamus, Petitioner reads the discretion out of the code altogether. This is inconsistent with the plain language of Chapter 19.70 AMC and principles of statutory interpretation. Petitioner has failed to identify a non-discretionary duty, and therefore fails to establish that a writ of mandamus is appropriate.

D. Munce Fails to Show A Beneficial Interest

A writ of mandamus is only available to a "beneficially interested" party. RCW 7.16.170. "An individual has standing to bring an action for mandamus, and is therefore considered to be beneficially interested, if he has an interest in the action beyond that shared in common with other citizens." *Retired Pub. Emps. Council of Washington v. Charles*, 148 Wn.2d 602, 616, 62 P.3d 470, 478 (2003).

Petitioner contends he has a beneficial interest as a resident of the City, and because one of the critical areas he is concerned about (the Middleton property) is "next door to his residence." Petitioner's MSJ at 9. But Petitioner does not allege any personal impact to him, or any impact to his own property. (To the contrary, as discussed in the City's Motion, Petitioner's action here appears to be motivated by nothing more than garden-variety "not in my backyard" opposition to potential single-family home development on properties near him, which he seeks to block through reliance on the City's CAO). Petitioner cites no authority to support the proposition that merely residing near the

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property at issue establishes a beneficial interest sufficient for the extraordinary remedy of mandamus. Petitioner fails to meaningfully distinguish any interest he has from that of the general public and accordingly has failed to meet his initial burden to establish this required showing for a writ of mandamus. And, as explained at pages 20-21 of the City's Motion, Petitioner lacks standing.

E. Petitioner Fails to Demonstrate He Lacks An Adequate Remedy

"Whether there is a plain, speedy, and adequate remedy in the ordinary course of the law is a question left to the discretion of the court in which the proceeding is instituted." *Eugster*, 118 Wn. App. 383 (quoting *River Park Square, L.L.C. v. Miggins*, 143 Wn.2d 68, 76, 17 P.3d 1178 (2001)). "In determining whether a plain, speedy, and adequate remedy exists, we rely on the facts of the particular case." *Am. Prop. Cas. Ins. Ass'n on Behalf of Washington-Licensed Members v. Kreidler*, 200 Wn.2d 654, 659, 520 P.3d 979 (2022) (citation omitted).

As discussed in the City's Motion for Summary Judgment, Munce had an adequate remedy at law under LUPA, and failed to avail himself of that remedy. City's MSJ at 12–16, 20–21. Munce does not get a second bite at the apple under mandamus. *Kreidler*, 200 Wn.2d at 663 (mandamus does not permit party to circumvent exclusive statutory remedy); *Verjee Van v. Pierce County*, 1 Wn. App. 2d 1057, 2017 WL 6603662 at *5 (Div. II 2017) (unpublished, cited pursuant to GR 14.1) (prior County shoreline dock and fence decisions not challenged under LUPA could not be challenged by writ of mandamus).

Petitioner contends he "secured a clear directive from the GMHB, a directive that was not appealed or contested by the City, and one that was confirmed by the Court of Appeals." Petitioner's MSJ at 10. It is unclear what "directive" this refers to. The Growth Board is a tribunal of limited jurisdiction, and lacks legal authority to issue a "directive" to petitioners like Mr. Munce. It may only

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determine whether a Comprehensive Plan or development regulation complies with the Growth Management Act (or not), may remand to the local government agency to bring its Plan or regulation into compliance; in rare instances may issue a determination of invalidity. RCW 36.70A.300. And, Petitioner concedes that in his challenge to the City's Critical Areas Ordinance, the GMHB rejected his appeal and *upheld* the City's ordinance, and that the Court of Appeals affirmed. Petitioner's MSJ at 3. Petitioner also concedes that both the GMHB and the Court of Appeals rejected his appeal of the Mayor's 2022 email. Petitioner's MSJ at 3. There is no Growth Board "directive" that aids Munce's pursuit of a writ of mandamus.

VI. CONCLUSION

For all the foregoing reasons, as well as those explained in the City's Motion for Summary Judgment, Mr. Munce's application for writ of mandamus is barred by LUPA, and he lacks standing and failed to join indispensable parties. He also cannot satisfy any of the requirements for mandamus. This Court should deny his motion for summary judgment, grant the City's cross motion for summary judgment, and dismiss this case.

DATED this 17th day of June, 2024.

FOSTER GARVEY PC

By Bob C. Sterbank

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PLANNING, COMMUNITY, & ECONOMIC DEVELOPMENT DEPARTMENT
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APPEAL OF ADMINISTRATIVE DECISION

An appeal of a Type 1 or Type 2 decision must be filed using this form. Attach any additional pages that are needed.

DECISION BEING APPEALED	
CITY FILE NUMBER:	**PERMIT/ACTION TYPE:**
SITE ADDRESS: Citywide	DNS
DECISION/DETERMINATION: DNS on Draft Stormwater Plan 2025	**DATE OF DECISION/ACTION:** October 8, 2025

APPELLANT INFORMATION	
NAME: William H. Turner III	**MAILING ADDRESS:** 2012 I Avenue
CITY, STATE, ZIP: Anacortes, WA 98221	**PHONE #:** 360-202-6287

Describe your STANDING to appeal:

Turner is a property owner and long-time resident of the City of Anacortes. He is an almost daily user of the Ace of Hearts Creek Rotary Dog Park and has a beneficial interest in working to ensure that the Ace of Hearts Creek is restored through the City Park that encompasses the Dog Park. The City's stormwater plan and projects that implement it are of vital interest to him and other park users.

Turner has also established participation standing under SEPA and the Growth Management Act.

CITY OF ANACORTES
Received this 20 day
of OCTOBER, 2025
at 10:15 AM / PM
City Clerk

APPEAL INFORMATION

A. Appellant's statement of grounds for appeal and the facts upon which the appeal is based, with specific references to the facts in the record.

Appellant Turner asserts that the SEPA Checklist and Declaration of Non-Significance must be overturned, and an Environmental Impact Statement be required.

Appellant is appealing based on the following grounds and facts:

1. The Draft Stormwater Plan is deficient in that it uses emojis rather than dollar amounts and fails to provide a viable twenty year capital program to correct modeled deficiencies, i.e. uncontrolled, contaminated urban runoff being discharged into the precious receiving waters of the Salish sea

2. The Draft Stormwater Plan is deficient in that it fails to delineate wetlands citywide and develop stormwater standards such that wetlands and their buffers are protected and restored

3. The Draft Stormwater Plan is deficient in that it does not set-forth the stormwater rate structure necessary to address the important stream restoration projects called for in Plan. The $2,000 stormwater hookup fee for new infill development is orders of magnitude below this infill development's fair share of necessary stormwater system upgrades and the $15 monthly residential stormwater fee barely covers the street sweeper and administrative costs yet alone remedial capital costs

B. Describe the specific relief sought.

Appellant Turner asserts that the SEPA Checklist and Declaration of Non-Significance must be overturned, and an Environmental Impact Statement be required

SIGNATURE

I have read the appeal and believe the contents to be true.

Signature: _____ Date 10/17/2025

Printed Name: William H. Turner

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Finance Department
PO Box 547
Anacortes, WA 98221
360-293-1900

10/20/2025 10:14AM Erin W.
Receipt number: 025404-0085 000373128

MISC RECEIPTS
Appeal Fee (Appeal)
Payment Tran Code: Appeal
Fee (Appeal)
Description: DNS on DRAFT
STORMWATER PLAN
2025 Appeal
1 @ $200.00
Balance due: $0.00 $200.00

001-240-345-89-00 $200.00
Payment Id: 452185

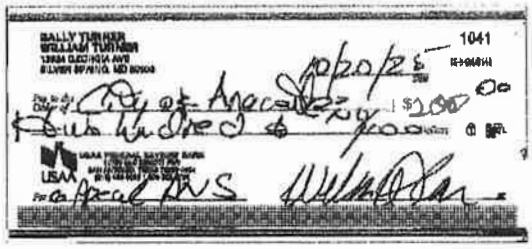
$200.00

Subtotal **$200.00**
Total **$200.00**

Tenders
CHECK $200.00
Check Number1041

Change due **$0.00**

Paid by: WILLIAM TURNER



Thank you for your payment

City of Anacortes COPY
DUPLICATE RECEIPT

BEFORE THE HEARING EXAMINER
FOR THE CITY OF ANACORTES

In the Matter of the Appeal of Ian Munce Of SEPA Determination of Nonsignificance of Stormwater Master Plan	CITY'S ANSWER TO APPEAL

COMES NOW the City of Anacortes by and through the assistance of counsel, Darcy Swetnam, and Answers the appeals of Ian Munce and Bill Turner as follows.

I. BACKGROUND

This appeal is of the Planning Director's State Environmental Policy Act ("SEPA") determination of nonsignificance ("DNS") for the draft 2025 Stormwater Master Plan ("Plan"). On October 8, 2025, Planning, Community and Economic Development Director John Coleman ("Director') issued the SEPA DNS, which was appealed by Ian Munce on October 16, 2025, and William Turner on October 20, 2025.

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The City's Stormwater Master Plan is a 359-page document that was prepared on behalf of the City with City Staff by Osborn Consulting, Inc., a regionally recognized engineering consulting firm with expertise in stormwater management ranging from comprehensive watershed planning to site-specific designs. Notably, Osborn Consulting has completed the Stormwater Management Plans for jurisdictions throughout Washington, including the City of Shoreline, Spokane County, and the City of Mountlake Terrace. The purpose of the Stormwater Plan is to address "the new and increased requirements of the Phase II Permit and the updated projections for future customer and infrastructure growth and development." In developing the Plan, Osborn created hydrologic and hydraulic models using the same modeling software used by the EPA Stormwater Management Model program. These models support the development of capital facilities planning for the City and support future analysis of the system in future planning scenarios.

Notably, adoption of the Plan does not lead to growth in Anacortes. The Comprehensive Plan adopts growth allocations and plans for growth. The Stormwater Plan models system deficiencies to guide future capital projects. Also notably, unlike other utilities, stormwater impacts are not linked to population growth. For example, in the context of the sewer system, more City residents will lead to more water consumption, more toilet flushes, and overall, more contribution to the sanitary sewer. However, the same amount of rain falls on the city regardless of how many people there are in town. Rather than population growth, the stormwater system is impacted by the amount of impervious surface, which does not allow rain to infiltrate into the

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ground where it would otherwise have been able to infiltrate, and it therefore runs through the City's stormwater infrastructure. However, the regulatory scheme for stormwater strictly controls how new development handles stormwater. Anytime someone gets a permit to do work in the City, they must account for stormwater impacts of their project and must minimize impacts through low impact development ("LID") and best management practices ("BMPs"). These LID measures and BMPs are prescribed and laid out in exhaustive detail in the Anacortes Municipal Code, the City's Western Washington Phase II Municipal Stormwater Permit issued by the Washington Department of Ecology, and the 2019 Stormwater Management Manual for Western Washington from the Washington Department of Ecology. Therefore, while there may be a general association, the models used across the stormwater engineering industry do not factor increased populations into their model, as the relationship between population increases and stormwater impacts is indirect and not clearly defined.

II. STANDARD OF REVIEW AND PROCEDURE

A. Standard of Review for SEPA Threshold Determination Appeals

Per AMC 18.04.250, appeals of SEPA threshold determinations for nonproject actions are heard by City Council with the option to consolidate the appeal with the decision on the underlying proposal. On November 10, 2025, City Council adopted Resolution 3189, which adopted procedures for appeals of nonproject action SEPA determinations pursuant to AMC

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18.04.250. The adopted procedures clarify that: (1) the original administrative decision is presumptively correct, (2) the appellant has the burden of proof, and (3) the appellant must show that the original administrative decision was clearly erroneous.

The clearly erroneous standard asks whether the reviewing body is "left with the definite and firm conviction that a mistake has been committed." *Anderson v. Pierce County*, 86 Wn.App. 290, 302 (citing *Norway Hill Preservation & Protection Ass'n v. King County Council*, 87 Wn.2d 267, 274 552 P.2d 674 (1976)). On appeal, the permitting jurisdiction's threshold determination is to be accorded "substantial weight." RCW 43.21C.090; *Anderson* 86 Wn. App. at 302 (citing RCW 43.21C.090; *Indian Trail Property Owner's Assoc. v. City of Spokane*, 76 Wn. App. 430, 442, 886 P.2d 209 (1994).

B. Procedural Rules for Appeal

Resolution 3189 provides procedural rules for the present appeal. Section 4 provides that "Council will decide the appeal on the written submissions," with an option to request oral arguments only if Council makes a determination that additional information is necessary. Upon making a decision, Section 5 requires Council to adopt written findings and conclusions in support of its decision. Resolution 3189, November 10, 2025.

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III. LEGAL STANDARDS

To consider the merits of the present appeals, it is important to understand the legal standards that apply to the SEPA review process.

A. General Standard for Issuing a SEPA threshold Determination

Section 43.21C.033 RCW and WAC 197-11-340 require the City's responsible official to make a threshold determination under SEPA. "If the responsible official determines there will be no probable significant adverse environmental impacts from a proposal, the lead agency shall prepare and issue a determination of nonsignificance (DNS)…" WAC 197-11-340(1). "[T]he record of a negative threshold determination by a governmental agency must 'demonstrate that environmental factors were considered in a manner sufficient to amount to prima facie compliance with the procedural requirements of SEPA.'" *Sisley v. San Juan Cy.*, 89 Wn.2d 78, 85, 569 P.2d 712 (1977) (quoting *Juanita Bay Vly. Comm'ty Ass'n v. Kirkland*, 9 Wn. App. 59, 73, 510 P.2d 1140, *review denied*, 83 Wn.2d 1002 (1973)). The determination must be based upon information reasonably sufficient to determine the environmental impact of a proposal. *Brown v. Tacoma*, 30 Wn. App. 762, 766, 637 P.2d 1005 (1981).

B. Definition of Probable

There is nothing in SEPA that requires the lead agency to investigate every remote, possible environmental impact. It is true that the lead agency cannot ignore the ultimate

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probable environmental consequences of its current action. *Cheney v. City of Mountlake Terrace*, 87 Wn.2d 338, 344, 552 P.2d 184 (1976) (citing *Eastlake Cmty. Council v. Roanoke Assocs., Inc*., 82 Wn.2d 475, 513 P.2d 36 (1973); *Loveless v. Yantis,* 82 Wn.2d 754, 513 P.2d 1023 (1973)). But "it is impractical if not impossible to identify and evaluate every remote and speculative consequence of an action." *Cheney*, 87 Wn.2d at 344.

A responsible official does not have to consider impacts that were merely possible, speculative, or remote when making the threshold determination; he or she need only consider those significant adverse impacts which were probable. *Erikson v. City of Camas*, 2001 Wash. App. Lexis 1140, 2001 (citing RCW 43.21C.031; RCW 43.21C.110(1)(d); WAC 197-11-060(4)(a), (c).) "'Probable' means likely or reasonably likely to occur" and "is used to distinguish likely impacts from those that merely have a possibility of occurring, but are remote or speculative." *Erikson v. City of Camas*, 2001 Wash. App. Lexis 1140, 2001. (Citing WAC 197-11-782). As the SEPA regulations acknowledge, when determining an impact's significance, "it may be impossible to forecast the environmental impacts with precision[.]" WAC 197-11-330(3)(d).

"Several courts have affirmed decisions to issue an MDNS, issue a DNS, or to consider the adequacy of an EIS because the alleged potential environmental impacts were too remote or speculative to be of probable significant environmental impact such as to require an EIS. *See e.g., City of Des Moines v. Puget Sound Reg'l Council,* 98 Wn. App. 23, 41, 988 P.2d 27

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(1999) (EIS regarding proposal to build third runway at Sea-Tac did not need to go beyond year 2010 because a detailed analysis of the years beyond 2010 would be extremely speculative), *review denied*, 140 Wn.2d 1027 (2000); *San Juan County v. Dep't of Natural Res.*, 28 Wn. App. 796, 802, 626 P.2d 995, *review denied*, 95 Wn.2d 1029 (1981) (DNS regarding proposed boat destination site was not clearly erroneous because of possibility of future additional campsites); *Mentor v. Kitsap County,* 22 Wn. App. 285, 290, 588 P.2d 1226 (1978) (EIS for a proposed beach-front hotel did not need to address the prospects of hotel users trespassing upon resident properties because this effect was remote and speculative). *Erikson v. City of Camas*, 2001 Wash. App. Lexis 1140, 2001.

C. Definition of Significant

If the responsible officials determines there are no probable significant adverse environmental impacts, they must issue a DNS. Significant means a "reasonable likelihood of more than a moderate adverse impact on environmental quality." WAC 197-11-794(1), Norway Hill Pres. & Prot. Ass'n v. King Cnty. Council, 87 Wn.2d 267, 552 P.2d 674 (1976).

> Significance involves context and intensity (WAC 197-11-330) and does not lend itself to a formula or quantifiable test. The context may vary with the physical setting. Intensity depends on the magnitude and duration of an impact. The severity of an impact should be weighed along with the likelihood of its occurrence. An impact may be significant if its change of occurrence is not great, but the resulting environmental impact would be severe if it occurred. WAC 197-11-794(2).

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In determining an impact's significance (WAC 197-11-794), the responsible official shall take into account the following, that:

(a) The same proposal may have a significant adverse impact in one location but not in another location;

(b) The absolute quantitative effects of a proposal are also important, and may result in a significant adverse impact regardless of the nature of the existing environment;

(c) Several marginal impacts when considered together may result in a significant adverse impact;

(d) For some proposals, it may be impossible to forecast the environmental impacts with precision, often because some variables cannot be predicted or values cannot be quantified.

(e) A proposal may to a significant degree:

(i) Adversely affect environmentally sensitive or special areas, such as loss or destruction of historic, scientific, and cultural resources, parks, prime farmlands, wetlands, wild and scenic rivers, or wilderness;

(ii) Adversely affect endangered or threatened species or their habitat;

(iii) Conflict with local, state, or federal laws or requirements for the protection of the environment; and

(iv) Establish a precedent for future actions with significant effects, involves unique and unknown risks to the environment, or may affect public health or safety. WAC 197-11-330(3).

D. SEPA Checklist Requirements

The Washington State Environmental Policy Act is designed to protect the environment by ensuring that local governments consider environmental factors when making decisions on proposed actions. Before making a decision on a proposed action, the lead agency must make a "threshold determination" about whether the action is likely to have any probable significant adverse environmental impacts. To inform the threshold determination and evaluate whether there are probable impacts, action proponents (in this case the City) must complete an environmental checklist in the format prescribed by the Washington Administrative Code (WAC). WAC 197-11-315(1).

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The original SEPA checklist prepared by City staff was thorough and fully complied with requirements. The Environmental Checklist has four Parts, which all must be completed and are described below.

- **Part A** addresses background questions;
- **Part B** looks at Environmental Elements including impacts to earth, air, water, plants, animals, energy and natural resources, environmental health, land and shoreline use, housing, aesthetics, light and glare, recreation, historic and cultural preservation, transportation, public services, and utilities;
- **Part C** is the signature; and
- **Part D** is a supplemental sheet for nonproject actions that looks at how the proposal would generally impact the various environmental elements described in Part B. WAC 197-11-960.

For purposes of environmental review "nonproject" means actions which are different or broader than a single site-specific project, such as plans, policies, and programs. WAC 197-11-774. The City's Stormwater Master Plan is categorized as nonproject. The WAC provides guidance for completion of the checklist for nonproject actions: "For nonproject proposals complete this checklist and the supplemental sheet for nonproject actions (Part D). The lead agency may exclude any question for the environmental elements (Part B) which they determine do not contribute meaningfully to the analysis of the proposal." WAC 197-11-960.

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IV. ARGUMENT

The City Council should deny Mr. Munce's and Mr. Turner's appeals because they failed to meet their burden of proving that the Director committed clear error in issuing the SEPA DNS for the Plan. The DNS issued for the Plan was proper because the determination that there will be no probable significant adverse environmental impacts is supported by substantial evidence. The SEPA checklist used to support that determination was thorough and carefully considered probable environmental impacts. Appellants have not met their burden of demonstrating that the Director's determination of nonsignificance, which must be presumed to be correct, was made in clear error. For the foregoing reasons, the present appeals should be denied.

A. THE CITY'S DNS WAS PROPER BECAUSE THERE ARE NO PROBABLE SIGNIFCANT ADVERSE ENVIRONMENTAL IMPACTS FROM THE PLAN

The Director properly issued a SEPA Determination of Nonsignificance, and no facts support a definite and firm conviction that the City committed a mistake in considering the environmental impacts of the Plan. To prevail in their appeals, Appellants would have to establish, even after substantial weight is given to the Director's determination which must be presumed to be correct, a definite and firm conviction that the City committed a mistake in issuing the DNS by failing to consider significant adverse environmental impacts which were probable, not merely remote and speculative. Appellants cannot meet this standard. As described below, City staff prepared a thorough and thoughtful Environmental Checklist,

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which evaluated all probable environmental impacts. The Director then used that checklist to determine no probable significant adverse environmental impacts will result from the Plan. The City will address the SEPA DNS generally and then respond to each of the Appellant's appeals.

There are no probable significant adverse environmental impacts from the Stormwater Plan. The Plan itself will not directly lead to any projects or changes. The Plan includes modeling that identifies certain system improvements generally that should be programmed into future capital facilities plans, but those plans are described generally with no definite plans or identified funding sources.

A significant focus of the Plan is to model and identify current deficiencies in the system. For example, the model may identify that, if a 25 year storm[1] occurs, a particular pipe in the system could become surcharged during the storm, meaning it is at capacity and cannot convey any additional stormwater. The result of that modeling then identifies that the City should consider a project to increase hydraulic capacity in that particular portion of the system. The Plan does not design that project, define the parameters of the project, or even necessarily identify where in the system that upsizing should occur.

[1] A 25 year storm is a storm at a magnitude that statistically occurs once every 25 years.

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Appellants' appeal is built on the assumption that increased population equals increased impact on the City's stormwater system. However, that is not the case for several reasons. Models used across the stormwater industry intentionally exclude population growth in the assumptions they are based on. This is because new development and redevelopment are required to implement flow control and LID measures such that post-development stormwater discharges match pre-development conditions[2].

Any new development is required to employ Best Management Practices that meet these performance standards. If development sites have limitations that make meeting the performance standards challenging, the 2019 Stormwater Management Manual for Western Washington prepared by the Department of Ecology ("SMMWW") provides a list of BMPs that must be considered in a prescribed order, with the highest priority BMPs listed first. This list covers BMPs from full dispersion to rain gardens, to bioretention, to permeable pavement, to various types of flow dispersion[3].

Mr. Munce in his appeal states that "[t]he plan models the systemwide stormwater system deficiencies but presents no viable program to address these…" This is incorrect. The Stormwater Plan models deficiencies and makes recommendations for high priority projects.

---

[2] The 2019 Stormwater Management Manual for Western Washington states that projects that require Minimum Requirement #5 must employ Stormwater Management BMPs such that stormwater discharges match developed discharge durations to pre-developed durations for the range of pre-developed discharge rates from 8% of the 2-year peak flow to 50% of the 2-year peak flow.

[3] 2019 SMMWW Table I-3.2

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The Plan establishes a new 'Storm System Capacity Upgrades' program to address needed stormwater capacity upgrades. Staff will use this program to develop projects annually based on the plan priority area recommendations and in coordination with other City programs, like the pavement management program. It is misleading to imply that the City is required to plan every project to address stormwater system deficiencies in the Plan. The Plan is the first step of many to make these eventual improvements.

B. IAN MUNCE'S APPEAL SHOULD BE DISMISSED

Mr. Munce's appeal is without merit. His appeal conflates a number of issues that are not properly before Council in this appeal, including challenging the Plan itself and making baseless accusations about alleged defects in the SEPA DNS. Again, the only issues properly before Council in the present appeal are challenges to the Director's SEPA DNS. Mr. Munce fails to meet his burden of establishing clear error in issuing the DNS. The City will address each of Mr. Munce's numbered assignments of error below.

i. Munce Issue 1: The City complied with the substantive requirements for a DNS as set forth in *King County v. Friends of Sammamish Valley*.

Mr. Munce relies on the case *King County v. Friends of Sammamish Valley* to assert that the City's SEPA checklist was inadequate. However, *King County v. Friends of Sammamish Valley*

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is distinguishable from the present case. That case involved an adopted ordinance that changed regulations of wineries, breweries, and distilleries located in unincorporated King County in agricultural land. *Friends of Sammamish Valley*, 3 Wn.3d 793, 798, 556 P.3d 132 (2024). Upon adoption, the ordinance allowed permits for large events of up to 250 people, allowed for paving up to 25% of sites, and relaxed requirements that products had to be grown on site. The adoption of the Ordinance in King County also allowed 50 known wineries, breweries, or distilleries that were operating without permits to operate. As soon as the Ordinance in *Friends of Sammamish Valley* was effective, 50 new businesses were operating in an agricultural area, large paving projects were opened up, large events were allowed, and new product lines were allowed to be developed in the area. This Ordinance had obvious and immediate environmental impacts upon adoption in protected agricultural land. *Id*. at 799-800.

This is very different than the present case. The City's Plan will not lead to immediate and significant environmental impacts like 50 breweries or wineries all having large events and significant increases of impervious surfaces. In fact, the Plan will lead to no immediate environmental impacts. The Plan changes no City regulations or allows any kind of growth; it helps identify a path to improve existing deficiencies and address future impacts of reasonably expected amounts of new impervious surfaces. It considers and models the City's storm system and generally identifies areas that need to be improved in the future. But, no improvements will occur until further planning actions are taken, which will have to undergo SEPA review.

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Additionally, *Friends of Sammamish Valley* does not apply here because in that case, the County provided no analysis in Part B of its SEPA Checklist and responded to each question that the proposal in that case was a nonproject action and not applicable. *Id*. Here City staff did a thorough and thoughtful analysis of potential environmental impacts in Part B of its SEPA checklist.

For example, in Part B, Section 3 looks at water questions. Question B(3)(a)(2) asks whether the project will require work over or adjacent to surface waters. The checklist answer is that no direct work is proposed, but that "[f]uture projects may include culvert replacements, outfall retrofits, and stream restoration." Question B(3)(c)(2) asks whether waste materials could enter ground or surface waters. The response was:

> This nonproject proposal does not directly result in ground disturbance or discharge. However, it addresses potential water quality concerns by recommending measures and capital projects to reduce the risk of pollutants entering surface or groundwater. Waste materials could enter surface waters from urban runoff if untreated, which the plan aims to address through system improvements and source control.

In response to question B(3)(c)(4), which asks for proposed measures to reduce or control surface, ground, and runoff water, the answer on the checklist is:

> The 2025 Stormwater Master Plan includes the following proposed measures:
> - Identification and prioritization of retrofit opportunities to manage flow and improve water quality.
> - Use of Low Impact Development (LID) and green infrastructure where feasible.
> - Planning for detention, retention, infiltration, and water quality treatment in future capital projects.
> - Integration of BMPs consistent with the 2019 Stormwater Management Manual for Western Washington.
> - Coordination with NPDES Phase II Permit to improve pollutant source control and stormwater maintenance.

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These answers are examples of the thoughtful and careful analysis that was used to complete the SEPA checklist and consider environmental impacts of the Plan. In addition, staff completed Part D, which specifically addressed potential impacts for nonproject actions. These answers demonstrate that the City did not gloss over environmental review, as King County did in *Friends of Sammamish Valley*.

The Court in *Friends of Sammamish Valley* highlighted the importance of the fact that the land in question in that case was agricultural or rural land. The Court states "[t]his designation is significant here because an agricultural designation carries with it a statutory requirement that cities and counties assure the agricultural and rural nature of the land is preserved." *Friends of Sammamish Valley* at 806. The Court goes on to explain "[i]mportantly here, the *type* of land that is affected by the Ordinance must impact the breadth of the SEPA analysis. … That agricultural designation has an effect on the SEPA review considerations for ordinances that impact such land." *Id*. at 824.

In this case, the City's SEPA review satisfies the requirements of *Friends of Sammamish Valley*. The SEPA checklist and supporting materials identify potential impacts related to stormwater, water quality, wetlands, and drainage patterns. The analysis explains how these impacts are addressed through a combination of planning strategies, capital improvements, and regulatory requirements. Unlike the County in *Friends of Sammamish Valley*, the City is not relying on vague or unspecified future actions. The Stormwater Master Plan includes a defined set of programs and prioritized list of capital improvements intended to address system

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deficiencies and water quality concerns. They are supplemented by adopted and enforceable regulatory guidance, including Ecology's Stormwater Management Manual for Western Washington and the City's critical areas ordinance, which both require specific mitigation measures at the time of development.

Importantly, the proposal is a nonproject action that does not authorize any site-specific development or construction. Any future projects implemented under the Plan will be subject to additional environmental review to ensure that site-specific environmental impacts are evaluated and mitigated. The record for the Plan demonstrates that the City took the required "hard look" at environmental impacts and identified applicable mitigation measures and regulatory controls. As such, the SEPA analysis is distinguishable from the circumstances in *Friends of Sammamish Valley* and is supported by substantial evidence.

ii. Munce Issues 2 and 3: Council Should Disregard Munce Issues 2 and 3 regarding Population Numbers

Council should disregard Mr. Munce's Issues 2 and 3, which are challenges to the Stormwater Plan itself, NOT the Director's SEPA DNS, and therefore not properly part of this appeal. Mr. Munce's issues 2 and 3 claim the City's Plan is defective because it "failed to use the baseline population numbers in the associated Draft Comprehensive Plan," and "[f]ailed to add Middle Housing estimates to these baseline population numbers." Neither of these issues demonstrate any kind of deficiency in the environmental review performed for the Plan.

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The Stormwater Master Plan relies on population and growth projections that are consistent with, and derived from, the same underlying forecasts used in the City's Comprehensive Plan. These projections are based on adopted regional and local growth assumptions and were used to inform infrastructure planning, including stormwater system capacity and water quality improvements.

The Plan evaluates system needs based on projected land use and development patterns, which are the primary drivers of stormwater runoff. Population projections are incorporated as part of this broader land use framework and do not represent a separate or conflicting dataset.

Because the Stormwater Master Plan and Comprehensive Plan are based on consistent growth assumptions, there is no discrepancy that would affect the analysis of stormwater impacts or the identification of necessary capital improvements. The environmental review therefore provides an adequate basis for the City's determination of nonsignificance.

iii. Munce Issue 4: The City Administers and Enforces its Code Reasonably and in Good Faith

The City enforces its Code and the Council should disregard Mr. Munce's statements to the contrary. Mr. Munce's assertion is baseless and is not supported by any facts. He attempts to support his baseless assertion with pleadings from a previous lawsuit he brought against the City in Skagit County Superior Court to compel enforcement of the City's critical areas regulations in the way he wanted them enforced in his neighborhood, a lawsuit that was legally

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defective and was dismissed. Mr. Munce attempts to apply the City's briefing and the Judge's Order dismissing his lawsuit as evidence that the current SEPA DNS should be overturned, but these documents are irrelevant to the present SEPA threshold determination appeal. Code enforcement action happens on a regular basis throughout the City, including during permitting and in response to complaints.

iv. The City should disregard Appellant's Environmental "Online Reconnaissance"

With his appeal, Appellant Munce submitted an "Online Reconnaissance" prepared by Facet NW. This "report" was purchased by Mr. Munce in 2024, and he submitted it in previous litigation and public comments. Appellant seems to present this as substantive evidence of environmental conditions in the R1 zone, which is Appellant Munce's neighborhood. This report should be disregarded.

First, the report is essentially a google search compiled into a document. The report is called an "Online Reconnaissance," and its introductory sentence describes its purpose as "to present the best available science and findings of an *online reconnaissance* conducted for a study area located in Anacortes, Washington." This report is a summary of information that is already available and no actual field work, testing, or delineation was performed. The report does not provide the City with any information that is not already publicly available and well known to the City. At best, this report highlights that there are critical areas in the R1 zone, of which the

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City is already aware and identifies approximate locations in its GIS mapping layer. These areas are protected by the City's critical areas regulations through implementation on a project level basis, which requires site-specific delineation and analysis of impacts.

Since 2018, Mr. Munce has been engaging in a pervasive pattern of litigation regarding any proposed action that could allow new development in his neighborhood. He has repeatedly alleged that the entirety of the R1 zone should be considered a critical area and continually objected to ongoing yardwork done in his neighborhood. Mr. Munce has taken every opportunity to threaten and initiate any type of litigation to stop development in his neighborhood, often without any legal merit. While the City supports Mr. Munce's participation in public processes, he has repeatedly abused the legal process to relitigate land uses in his neighborhood.

Mr. Munce bears the burden of establishing that the City's issuance of the SEPA determination was clearly erroneous and he has failed to do so. He is factually incorrect and has not met his burden of proof.

C. BILL TURNER'S APPEAL SHOULD BE DISMISSED

i. Bill Turner's appeal should be dismissed because it fails to meet the requirements of AMC 18.04.250(B)

Bill Turner's appeal should be dismissed as defective and inconsistent with the requirements of AMC 18.04.250(B). Mr. Tuner's appeal did not challenge the SEPA DNS; it

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challenged the Plan itself. All his three assignments of error claim that the Stormwater Plan itself is deficient for various reasons. But not a single issue discusses the DNS or the SEPA analysis at all. AMC Section 18.04.250(B) provides the right to local appeal for SEPA threshold determinations for nonproject actions, which are heard by City Council. Appellants are required to include in their appeal a statement of grounds for the appeal and the facts upon which the appeal is based. Mr. Turner's appeal fails to properly plead any assignment of error in the SEPA DNS.

A SEPA appeal is not the proper venue to challenge the draft Plan. Those types of challenges should happen through the legislative process. On its face, Mr. Turner's appeal fails to meet his burden of establishing the SEPA DNS was clearly erroneous because none of his issues even discuss the SEPA DNS.

ii. Turner Issue 1: The Plan Appropriately Addresses System Needs

Even if Council were to consider his appeal, his issues are baseless and do not justify relief. Mr. Turner's first issue alleges that the Plan is deficient because it uses "emojis" to show price ranges and fails to provide a capital program. He is correct that the Plan includes a table of new or increased requirements under the 2024 NGPE Phase II Permit over the 2019 Permit, with a code for level of effort for implementation for each change noted as low ($), medium ($$), or

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high ($$$)[4]. Mr. Turner's assertion that this table makes the Plan "deficient" is completely without merit. He provides no legal standard or analysis that demonstrates that the City is required to provide full cost estimates for noted permit changes. This is because there is no legal requirement or analysis that would mean this table is "deficient" in any way. He also provides no legal analysis or standards that require the City to include a 20-year capital program in its Plan.

Mr. Turner's Issue 1 statement is not supported by the record. The Stormwater Master Plan includes recommendations for capital projects specifically intended to address identified system deficiencies, including uncontrolled stormwater runoff and associated water quality impacts to receiving waters including the Salish Sea.

Planning-level cost estimates for these projects are provided in the 2025 Comprehensive Plan and are expressed in dollar values. Implementation is supported through the City's Capital Facilities Plan (2023-2031), which allocates funding to stormwater improvements, including the Storm System Capacity Upgrades program. This program is intended to incrementally identify, prioritize, and fund projects that address system deficiencies, capacity constraints, and water quality concerns on an ongoing basis.

[4] The plan does associate a high-level cost range for each symbol (ex. One dollar sign = an estimate of less than $250,000).

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The proposal itself does not authorize construction or ground-disturbing activities. It establishes a framework for future actions that will be subject to project-level environmental review, as appropriate. At this programmatic stage, SEPA does not require final design, precise construction costs, or full project-level funding commitments. Rather, it requires a reasonably thorough discussion of probable impacts and available mitigation, which the Stormwater Master Plan and SEPA checklist provide. The record clearly supports that the City has identified a feasible, phased, and financially supported approach to addressing stormwater system deficiencies and protecting water quality.

iii. Turner Issue 2: The Plan Appropriately Addresses Wetlands

Mr. Turner also claims that the Plan is "deficient" because it does not delineate wetlands and develop stormwater standards to protect wetlands and their buffers. Again, Mr. Turner provides no legal standards or analysis to support his assertion, nor does he provide any rule that requires a stormwater plan to delineate or protect wetlands or their buffers.

Mr. Turner's assertion is also not supported by the record. The Stormwater Master Plan is a nonproject, programmatic document and does not authorize site-specific development or ground disturbance. At this stage, SEPA review appropriately evaluates environmental conditions at a planning level. Site-specific wetland delineation is not required as part of a nonproject action and is conducted at the time of project review in accordance with applicable regulations. The City maintains GIS-based mapping that identifies known and potential wetland

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areas to inform planning and policy decisions. This mapping provides a reasonable basis for identifying environmentally sensitive areas at a citywide scale but is not intended to replace formal, field-verified wetland delineations. Protections of wetlands and their buffers is ensured through the City's development regulations, including critical area protections and adoption of the Ecology Stormwater Management Manual for Western Washington. Minimum requirement #8 (wetlands protection) requires that stormwater discharged to wetlands be controlled in a manner that protects wetland functions. In addition, development proposals are required to comply with critical areas regulations, including provisions for buffers, mitigation sequencing, and where applicable, restoration. These standards are applied and enforced through the project permitting process. SEPA requires a reasonably sufficient level of detail to inform decision-makers of probable environmental impacts and applicable regulatory provisions. The combination of GIS mapping, adopted stormwater standards, and critical areas regulations provides a comprehensive and enforceable framework for protecting wetlands and their buffers. Accordingly, the Stormwater Master Plan together with existing regulatory requirements, adequately addresses potential impacts to wetlands.

iv. Turner Issue 3: The Plan Appropriately Addresses Funding

Mr. Turner's final assignment of error alleges that the Plan is deficient because it does not include a rate structure to fund projects identified in the Plan. The Plan is not required to and would not adopt a rate structure. General plans get adopted, which then inform potential

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projects, which then get adopted into capital facilities plans, which then are used to establish rate structures. This is a general plan, which will be used to do subsequent facilities planning, which will then be used to adopt rates. Facilities planning has never, nor will it ever, include adopting rate structures into general plans. Again, Mr. Turner is just asserting that things are required without providing any legal support or analysis to back it up. His appeal is therefore defective on its merits.

Again, Mr. Turner's appeal should be dismissed without even considering the merits because it is not a proper SEPA threshold appeal. But even if Council chooses to consider his arguments, they are completely baseless and he fails to meet his burden to establish the City committed clear error in issuing the SEPA DNS for the Plan.

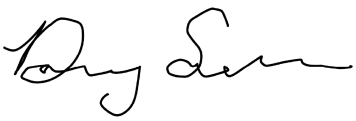
V. CONCLUSION

The City Council should deny Mr. Munce's and Mr. Turner's appeals because they failed to establish, even after giving the Director's determination substantial weight and presuming it to be correct, a definite and firm conviction that a mistake has been made. City staff have carefully worked through the SEPA process for the Plan, preparing a thorough environmental checklist based on information from experts and consultants. The Director used that information to issue a determination of nonsignificance that meets all requirements under SEPA. Appellants attempt to

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poke holes in that careful work, but they fail to meet his burden. For these reasons, the City respectfully requests that appeals filed by Mr. Munce and Mr. Turner be denied.

Dated this 8 of April, 2026.



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BEFORE THE CITY COUNCIL OF ANACORTES

Received this 13th day
of APRIL, 2026
at 2:25 AM / PM
R Peck
City Clerk

IAN MUNCE

Appellant

V.

CITY OF ANACORTES

Respondent

CASE No.

SEPA REVIEW OF THE DRAFT 2025 STORMWATER PLAN – REMAND FOR FURTHER WORK

PREAMBLE

"Sewer and stormwater system plans … the modeling results for those plans indicate that future increases in housing have insignificant impact to the sewer and stormwater systems". *Public Comment Summary Matrix, 2025 Comprehensive Plan Periodic Update, September 19, 2025, Planning Commission/Planning Department.*

So, upsizing the existing sewer lines block by block for infill housing development and upsizing the sewer plant for a total of $95 million, with an immediate increase of 50% in monthly sewer bills, is "insignificant". So too, apparently, is correcting the inadequate stormwater systems in

pre 1990 subdivisions as to quantity and quality of polluted urban runoff and as to restoring degraded ecosystems. Once the truth behind the emojis used in the Draft Stormwater Plan is uncovered, will the monthly stormwater charge need to increase from $20 to $60-80 dollars a month, but again "insignificant"?

Doubling monthly City utility bills in order to attract new market rate housing to town will just exacerbate our affordable housing crisis and displace struggling households.

STORMWATER SEPA APPEAL

INTRODUCTION

Under no conceivable set of circumstances can a SEPA Checklist for a stormwater plan respond with a "Not Applicable" or "**N/A**" to the following SEPA regulatory requirement: "**List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.** Attachment A, Question A(8). Pointing this out is really all that an appellant needs to state to a reviewing body in order to prevail, whether the appeal is heard by a Hearing Examiner, City Council, or Growth Management Hearings Board.

Yet, City staff has provided just such an "N/A" response and the City Responsible Official has accepted this answer and issued a Declaration of Environmental Non-Significance for the Draft 2025 Stormwater Plan. Now, you are being asked to endorse and uphold such actions as sort of

'take one for the team' request from the Administration and, as Appellant understands it, spend inordinate resources to justify the unjustifiable.

However, for purposes of developing the record Appellant attaches his comments as Annotations to the SEPA DNS/Checklist at issue as annotations in red. Attachment A. He will then present the 'rules' for SEPA review, as reaffirmed by the State Supreme Court in *King County v. Friends of Sammamish Valley, 2024,* apply these rules to the case at hand, and ask that you overturn the Planning Department's DNS and require a responsive SEPA Checklist and SEPA determination.

Appellant must first, however,

I. record his objection to the City transferring SEPA appeals on policy documents from the City Hearing Examiner to the City Council just prior to completion of its 2025 Comprehensive Plan Periodic Update. This action substitutes a 'political decision' for the independent review by a land-use attorney and, Appellant will argue in a different forum, violated his due process rights and the City's adopted Public Participation Plan.

II. describe how the very action of separating the Draft 2025 Stormwater Plan SEPA review from the 2025 CP/DR Periodic Update SEPA review will be held to be "impermissible piecemealing"

III. describe how the assumptions involved in the Draft Stormwater Plan are impermissibly at odds with those in the 2025 Comprehensive Plan and

thus fails the "show your work" test established by the GMHB and the courts

I. DUE PROCESS VIOLATION

Recognizing that a City Hearing Examiner could not under any conceivable set of circumstances accept a "N/A" answer to a bedrock environmental question, the City Council was somehow persuaded to transfer SEPA policy appeals from the City Hearing Examiner to itself for a 'political decision'. This action would perhaps be permissible if it occurred before, or after, it adhered to its adopted Public Participation Plan (adopted to comply the GMA public participation mandates). It was not and, accordingly, is subject to appeal to the Growth Management Hearings Board, with the expectation that the Board is unlikely to uphold the position taken by the City that 'the ends justify the means' as a guiding principle for local governments across the State.

II. IMPERMISSIBLE PEACEMEALING

SEPA review of the Draft Stormwater Plan, 2025 has been impermissibly separated from the SEPA review of the Draft 2025 CP/DR Periodic Update and, accordingly is subject to overturning on this ground alone. Appellant is simply unaware as to what arguments to the contrary that the City can effectively make in support of piecemealing in this case, but it will require rewriting long established State law.

That this proceeding is even taking place is dispositive evidence of one such casual violation. Washington State law simply prohibits the 'piecemealing' of environmental review, where 'piecemealing' is breaking a large project into smaller pieces to avoid a full environmental review. WAC 197-11-060. State Supreme Court: King County v. Friends of Sammamish Valley, 2024.That the City is moving forward with a view of overturning 40 years of State jurisprudence is just the beginning of a cover up, something that we all recognize is usually worse for the perpetrators.

III. "SHOW YOUR WORK"

The City Council should not be endorsing inadequate staff work, staff work that currently fails to recognize the City' environmental stewardship responsibilities under the City Comprehensive Plan, and then justifying it to reviewing bodies and courts as 'maybe wrong' but somehow meriting the benefit of the doubt routinely awarded to cities and counties. There are only so many times that this can work.

The GMHB has held that SEPA requires responsive answers, analysis, consideration of alternatives. This holding was later confirmed by the State Supreme Court in King County v. Friends of Sammamish Valley,2024. Further, nowhere in the SEPA Checklist does the City address the City's controlling standard of "no net loss to wetland functions and values".

III. FAILURE TO "SHOW YOUR WORK"

The SEPA Checklist needed to address the dramatic inconsistency that the 2025 Comprehensive Plan Periodic Update works with a population 'target' of 24,000 and yet the Draft Stormwater Plan targets only 19,300.

The Court in *Friends of Sammamish Valley* sets forth the statutory test as follows: "Under SEPA, an EIS is required and must be prepared for any proposals and actions with a probable, significant, adverse environmental impact". Id., p.23. The Court went on to frame the requirements for "**meaningful** engagement in the SEPA process". Petitioners set out these requirements as five Rules and describe the City's 'clear error' in ignoring them.

Rule #1. "An environmental review is … required to be completed as early as possible in the planning process to ensure that plans reflect environmental values", p.24.

Yet, the City has chosen to split its environmental review into three distinct actions and to consider two of these actions after the Planning Commission's deliberations and after their formal recommendation of a new Comprehensive Plan to the City Council. As a direct result of the environmental review occurring at the end of the planning process, no meaningful engagement with the SEPA process occurred and as a result many of the Planning Commission recommendations are simply ill-informed and ignore environmental values and policies.

The City divided its 2025 CP/DR Periodic Update into three distinct SEPA actions, i.e. CP/DR Policies and Regulations, Draft Stormwater Management Plan, and Draft Sewer Plan. **This**

'SEPA piecemealing' is prohibited as it materially downplays the overall impact of the proposal. See e.g. *State v. Grays Harbor County, Washington State Supreme Court, 1993. Rule #2.*

Rule #3. "SEPA sets the guideline that agencies should include in every proposal for new legislation … that significantly affect the environment, a detailed report about (1) the environmental impact, (2) any adverse environmental effects, (3) alternative options, (4) the relationship between short-term uses and long-term productivity, and (5) any irreversible commitment of resources … The agency must consider both short- and long- term impacts, and direct and indirect impacts … SEPA acts as a full disclosure directive to consider any potential environmental impacts of a project", *Sammamish Valley,* **p.24.**

Here, the Planning Director issued a DNS without a **detailed** report on the elements cited immediately above and meaningful engagement with the planning process simply did not occur. The Planning Director has simply concluded that infilling up to 3,000 more housing units will have no environmental impacts as long as development regulations are followed, but the City assert that it has some sort of inherent right to pick and chose which development regulations to apply to which properties and which applicants. This political posturing alone will of necessity result in multiple, probable, significant, adverse environmental impacts.

Further, to the extent that there is any meaningful analysis in the environmental record of this case, nowhere are alternatives considered. The City Council's Rocket Docket considered under the directives of RCW 35.63 not only did not allow for this but essentially prohibited this and then proceeded to hide the capital costs for massive stormwater and sewer upgrades from the Planning Commission and public. The GMA was enacted in 1990 to prohibit such political gamesmanship.

Rule #4. "The agency must base its threshold determination on reasonably sufficient information on the environmental impact of the proposal and take additional steps if such information is not available", p.2.

When the questions in the SEPA Checklist at issue here are actually answered, the answers are misleading and/or incomplete

Rule #5. "A threshold determination shall not balance whether beneficial aspects of a proposal outweigh its adverse impacts but rather shall consider whether a proposal has any probable significant adverse environmental impacts", page 25.

The entire CP/DR record is replete with references to City leadership's desire to balance environmental protection and restoration against the desire of a few to secure more market rate housing on a very large scale in the town and simply bill existing ratepayers and taxpayers for

sewer and stormwater upgrades. However, the State Supreme Court has highlighted that this approach is simply impermissible, e.g. "**shall not balance".**

Here, the primary focus of the CP/DR Update has been to propose dramatically densifying existing neighborhoods with market rate ADUs and market rate 'Middle Housing' without any concern for probable significant adverse environmental impacts. Further, there is no credible evidence to date in the CP/DR public record that such uncontrolled densification will lower housing market prices in the Anacortes market and the record shows that doubling monthly utility bills will only make our town less affordable.

Big picture, the City is headed towards a final acceptance of a County population allocation that would increase the current City population from approximately 18,300 today to approximately 23-26,000 plus and the SEPA Checklist identifies no significant adverse environmental impacts, none. Further, since their inception in 1990 City comprehensive plans explicitly have recognized that the City's current sewer and stormwater capacity has been planned for a build out population of 19,300 and that stormwater and sewer infrastructure upgrades for a higher figure may simply be infeasible.

To determine feasibility the City will need significantly more stormwater and sewer analysis. For instance, the Draft Stormwater Plan currently hides the real environmental and financial costs with emojis and only identifies projects necessary to accommodate 19,300 people and not the

'County preliminary allocation of 23,000'. For instance, the Draft Sewer Plan models large-scale sewer plant and transmission lines upgrades but only for 23,000 and without any provision for the estimated 2-3,000 additional population that Middle Housing will attract.

This standard of "show your work" has been routinely applied by the GMHB and routinely upheld by reviewing courts. Overturning this standard by City legal proceedings will be a very expensive and time-consuming lift, with little probability of success. Appellant considers it would be more cost effective for the City to just run the Stormwater computer model with a 23,000 population figure and not just argue that the 19,300 control figure in the Draft Stormwater Plan is somehow close enough. It is not and is unlikely to be upheld. Further, it in unlikely that a reviewing body would uphold the use of emojis for capital planning purposes.

The 2016 Comprehensive Plan Policy Goal CF-5 reflected 30 years of community consensus: "Require new development to pay its share of the cost of new facilities needed to serve such growth and development".

However, your newly adopted plan makes two dramatic changes to this cost allocation:

- New development is now just to pay "**a share**" of system development costs, not "its share"
- Developers' responsibilities for necessary, downstream infrastructure upgrades are limited to their frontage (with ratepayers paying for these downstream upgrades)

When the City does prepare a financially constrained Revised Stormwater Plan and a new responsive SEPA Checklist and Determination, it will be important to review alternatives as to what "a share" means to different interest groups, e.g. will the Stormwater monthly fee go from $20 a month to say $60 a month or, alternatively, will the hookup fee be increased from $2,000 to $40,000? The Draft Sewer Plan answers this question by proposing an immediate 50% rate increase for existing ratepayers. The Draft Water System Plan has yet to be released.

If "a share" means just keeping the current hookup fees and ratepayers paying the balance, then monthly City utility bills will at least double. However, this approach will violate the City and GMA initiatives as to affordable housing by overburdening and likely driving out those homeowners and renters on limited budgets. Further, is it morally acceptable to do have these households financially suffer to the advantage of developers of new market rate housing?

These are the issues and alternatives that need to be addressed in utility plans that "show their work" and in careful and thoughtful SEPA reviews.

CONCLUSION

Under the GMA and SEPA, the public is entitled to participate in discussions with real numbers. Most prefer the clear statement in the 2016 Comprehensive Plan that new development will pay its full share of necessary utility upgrades. But in any event the current SEPA Checklist and Determination needs to be redone properly. Please do not accept a Checklist that directly states that environmental issues are "N/A" and now that you, the City Council, are essentially in charge please direct the Administration to use SEPA as the environmental disclosure and mitigation tool that it is intended to be.

DATED this 13th day of April, 2026



s/ *Ian S. Munce*

Ian S. Munce, WSBA No. 21527

ATTACHMENT A

SEPA[1] Environmental Checklist: Annotated by Ian Munce

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal. There is simply no information or analysis in the Checklist to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable adverse significant impacts of 20 years of infill and densification. Absent such an analysis an Environmental Impact Statement is required.

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

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

Instructions for lead agencies

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

Use of checklist for non-project proposals

For non-project proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for non-project Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-

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

projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

A. Background

Find help answering background questions[1] **1.**

Name of proposed project, if applicable:

City of Anacortes Stormwater Master Plan

2. **Name of applicant:**

   City of Anacortes Public Works Department (Aaron Esterholt, Stormwater Program Manager)

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

   904 6th Street, Anacortes, WA 98221
   360.630.1037

4. **Date checklist prepared:** May 8, 2025 but not signed and released until five months later. Public comments from Turner (Attachment A), Munce (Attachment B), and Washington State Department of Fish and Wildlife (WDFW)(Attachment C) on the Draft SWMP were not acknowledged or responded to, e.g. the Draft SWMP fails to address how it will implement, rather than undermine, the Comprehensive Plan Environmental Goals and Policies.

5. **Agency requesting checklist:**

   City of Anacortes PCED Department

6. **Proposed timing of schedule (including phasing, if applicable):**
   Plan adoption anticipated in 2025. Implementation will occur over a 20-year horizon. This is simply deceptive: there is no dedicated revenue stream, e.g. $15 a month per single family home (SFH), beyond that available to fund the street sweeping program and administration and with the current SFH stormwater hookup fee of $2,000 per SFH will perhaps pay for 10% of the capital costs identified in the Draft SWMP. SWMP, P.BBB.

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

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

Yes. The Stormwater Master Plan guides future capital improvements, maintenance strategies, and policy updates. Specific projects identified in the plan will undergo individual environmental review as required. The Stormwater Master Plan will be reviewed and updated periodically, likely aligned with Comprehensive Plan and Capital Facilities Plan update cycles. The SWMP needs to be in alignment with the 2025 Comprehensive Plan Update. It simply is not. The Draft SWMP models and addresses the stormwater system needs for a population of 19,300 not the CP target figure of 22,000 and even then there is no revenue stream identified to fund 90% of the current deficiencies.

8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.** N/A. This is absurdly non-responsive. The instructions on page 1 of this Checklist explicitly states that this is non-responsive and the SEPA Checklist for the Comprehensive Plan Update contains extensive environmental information, e.g. the *Land Capacity Analysis, 2024* provides a considerable environmental information. Attachment D.

9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.** No. Again, as per the instructions on page on "property" is to be read as "proposal". The answer is patently false: the SWMP and multiple implementation actions over the years will require approval from the Washington State Department of Ecology (WSDOE) and updates to its NPDES Phase II Stormwater Permit from WSDOE. Then, there is the nitrogen issue described in the Draft SWMP but simply ignored in this totally misleading answer.

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

- SEPA Determination of Non-significance (DNS)
- Adoption of the plan by City Council
- NPDES Phase II Stormwater Permits and associated action plans (see #11 below)

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

This is a non-project, citywide policy proposal. The 2025 Stormwater Master Plan provides a comprehensive framework to manage stormwater runoff throughout the City of Anacortes and its Urban Growth Area. It includes system inventory, hydraulic modeling, habitat analysis, and a list of capital improvements. The plan will guide future investments and policy decisions related to water quality, flooding, climate resilience, and regulatory compliance with the Western Washington Phase II Municipal Stormwater Permit. Yet, the plan only addresses the stormwater system needs for a population of 19,300 and has no realistic capital funding plan.

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

City of Anacortes city limits and surrounding UGA areas on Fidalgo Island, Skagit County, WA.
Reference map: City of Anacortes Interactive Map This Map contains details on the locations and potential locations of not just streams but wetlands, geologically hazardous areas, and aquifer recharge areas for individual wells. The Draft SWMP is impermissibly silent as to the interaction between these four types of critical areas and stormwater management and aside from some, unfunded stream restoration projects is silent on the interaction between stormwater management and protecting habitats of local importance.

B. Environmental Elements

Since the *Stormwater Master Plan* is a citywide policy document and not tied to any single construction site, the responses in **Section B: Environmental Elements** reflect the general intent and potential effects of the plan. Detailed analysis and site-specific environmental impacts will be evaluated on a **project-by-project basis** as individual capital improvements are designed and permitted.

1. Earth

Find help answering earth questions[2]

The City of Anacortes and UGA include a mix of flat, rolling, and hilly terrain with coastal bluffs and steep slopes near shoreline areas.

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

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

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

Slopes range from flat to over 40% in bluff areas.

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

Soils in Anacortes include glacial till, sandy loam, and areas of clay and peat. The USDA Web Soil Survey identifies some prime agricultural soils, though none will be disturbed directly by this proposal. **This answer covers over the key soils findings in the Draft SWMP, findings that should inform large scale infill and densification.**

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

Yes. Some shoreline and bluff areas are prone to erosion and landslides. Future projects will assess geotechnical conditions individually. **What engineering procedures will be followed in those areas of concern and on which map(s) are those areas of concern presented.**

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

None as part of this plan. Specific projects may involve earthwork and will be evaluated separately. **There needs to be explicit reference to the City's Critical Areas Regulations, Clearing and Grading Regulations, and the City's Comprehensive Plan restoration policies.**

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

Not applicable. No construction proposed. **Non-Responsive per A8.**

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

Not applicable. **Non-Responsive per A8**

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

Best Management Practices (BMPs) will be incorporated into future site-specific projects. There needs to be explicit reference to the City's Critical Area Regulations, the City's Clearing and Grading Ordinance, and the City's Comprehensive Plan restoration policies.

2. Air

Find help answering air questions[3]

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

Wood smoke, marine exhaust, and vehicle emissions are typical regional sources.

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

Yes — vehicle traffic and industrial activities, such as marine terminals, shipyards, and refineries.

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

Future projects may include green infrastructure and emission-reducing construction practices. To be included as a mitigation this sentence should at least read: To the extent feasible and practicable, future projects *will* include green infrastructure and emission-reducing construction practices.

3. Water

Find help answering water questions[4]

Fidalgo Bay, Burrows Bay, Flounder Bay, Guemes Channel, Lake Campbell, Heart Lake, Whistle Lake, Little Cranberry Lake, Padilla Bay and various small streams and wetlands

a. Surface:

Find help answering surface water questions[5]

1. **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If**

[3] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklistguidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air
[4] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklistguidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water
[5] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklistguidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmentalelements-Surface-water

yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Yes — proposal encompasses all city surface waters and shoreline areas.

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

   No direct work proposed. Future projects may include culvert replacements, outfall retrofits, and stream restoration. **All required federal, State, and local permits and approvals will be secured and mitigation measures taken as required.**

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

   Not applicable at this stage.

4. **Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.** No

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

   Some areas lie within FEMA-designated floodplains. Site-specific reviews will determine project impacts. **There should be a map reference and details as to how site-specific reviews will be conducted and under what standards**

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

   The plan recommends improving stormwater collection and treatment citywide to reduce runoff impacts **Non-Responive. This question calls for details on the type of waste and an analysis of volumes and cumulative impact on the receiving waters.**

b. **Ground:**
Find help answering ground water questions[6]

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

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

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

   N/A Non-Responsive. The City needs to take actions to ensure that all septic systems in its drainage basins are operating to all current requirements with inspections occurring annually.

c. **Water Runoff (including stormwater):**

1. **Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. 1.**
   The source of runoff considered in this proposal is primarily stormwater from impervious surfaces within the City of Anacortes, including roads, rooftops, and other developed areas. The method of collection and disposal varies by basin and includes stormwater conveyance systems (pipes, ditches, catch basins), infiltration facilities, and outfalls to surface waters such as Fidalgo Bay, Guemes Channel, and Puget Sound. The 2025 Stormwater Master Plan evaluates these flows using hydraulic modeling to identify system capacity and receiving water impacts.

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

   This non project proposal does not directly result in ground disturbance or discharge. However, it addresses potential water quality concerns by recommending measures and capital projects to reduce the risk of pollutants entering surface or groundwater. Waste materials could enter surface waters from urban runoff if untreated, which the plan aims to address through system improvements and source control.

   The correct answer is "yes". By pro-porting to support large-scale infill and densification and a population of 22,000 while funding only 90% of the capital costs associated with a design population of 19,300 the proposal will dramatically increase untreated urban runoff.

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

   The proposal itself does not directly alter drainage patterns but includes planning and guidance for future improvements that may modify local drainage patterns through stormwater retrofits, green infrastructure, and conveyance upgrades. These changes will be subject to individual project review.

   The correct answer is yes and that local drainage patterns will be modified as large scale infill and densification take place. SEPA requires that cumulative impacts be addressed and there is no such analysis and the City typically fails to conduct

individual project review for compliance with the City's Critical Area Ordinance and the City's Clearing and Grading Ordinance. See Turner DNS appeal.

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

The 2025 Stormwater Master Plan includes the following proposed measures:

- Identification and prioritization of retrofit opportunities to manage flow and improve water quality.
- Use of Low Impact Development (LID) and green infrastructure where feasible. Delete "where feasible" or describe in detail how LID and green infrastructure standards will be applied to individual projects
- Planning for detention, retention, infiltration, and water quality treatment in future capital projects.
- Integration of BMPs consistent with the 2019 Stormwater Management Manual for Western Washington. This should read "integration and application".
- Coordination with the NPDES Phase II Permit to improve pollutant source control and stormwater maintenance. This should read "coordination and compliance".

4. Plants

Find help answering plants questions

Mixed coniferous/deciduous forests (e.g., alder, fir), wetlands, grasslands, landscaped areas.

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

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

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

☒ **shrubs**

☒ **grass**

☒ **pasture**

☒ **crop or grain**

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

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

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

☒ **other types of vegetation**

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

Not applicable. No site disturbance proposed. Non-Responsive.

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

Yes — listed plant species may exist in wetland or shoreline areas. No impacts anticipated from this proposal. Non-Responsive. Further, listed species are not limited to wetland and shoreline areas and habitats of local importance need to be better protected in the face of large scale infill and densification.

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

Future projects will include habitat-sensitive design and native plant use. Good, but where will this be found in City regulations and engineering practices?

e. **List all noxious weeds and invasive species known to be on or near the site.**
Himalayan blackberry, reed canary grass, Scotch broom are present in many locations.

5. Animals

Find help answering animal questions[7]

Deer, raccoons, otters, herons, eagles, salmon, shellfish.

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

Examples include:

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

b. **List any threatened and endangered species known to be on or near the site.** Yes — includes Chinook salmon, bull trout, and marbled murrelet. Future projects will evaluate impact Non-Responsive.

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

Yes — the city lies within the Pacific Flyway and includes fish passage corridors.

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

Fish barrier removal, habitat restoration, and flow control are planned in future efforts. Non-Responsive.

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

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

European starlings, nutria, and domestic feral animals may be present.

6. Energy and natural resources

Find help answering energy and natural resource questions[8]

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

This non-project proposal does not directly result in construction or operation of facilities that use energy. Future capital projects identified in the plan may use electricity, natural gas, or other forms of energy during construction.

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

No. The Stormwater Master Plan will not impact adjacent property access to solar energy.

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

Energy conservation features are not directly applicable at this planning stage. Future project designs may incorporate low-impact development (LID) features and energy efficient technologies. **Non-Responsive. City Regulations and NPDES Phase II permit conditions need to be strengthened to mandate these measures.**

7. Environmental health

Health Find help with answering environmental health questions[10]

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

Yes. The plan addresses stormwater runoff and pollutant loading, which are environmental health concerns for water bodies and aquatic life.

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

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[8] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklistguidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou [10] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklistguidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health

This is a non-project proposal and does not apply to a specific site or authorize construction or hazardous material use. Non-Responsive.

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

N/A

3. **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.** N/A Non-Responsive. Urban runoff is toxic and can be anticipated to dramatically increase with large scale infill and densification and no realistic funding strategy for capital improvements.
4. **Describe special emergency services that might be required.** N/A
5. **Proposed measures to reduce or control environmental health hazards, if any.**

   Future projects will include applicable spill control BMPs and follow environmental regulations

b. Noise

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

   The plan itself does not create noise. Future construction may produce temporary construction noise.
2. **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?** N/A
3. **Proposed measures to reduce or control noise impacts, if any:** N/A Non-Responsive.

   Limited hours of construction must be a standard feature.

8. Land and shoreline use

Find help answering land and shoreline use questions[11]

Land uses in Anacortes include residential, commercial, industrial, public, and recreational. Shoreline uses include port operations, recreation, natural habitat, and marine-related industries.

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

   N/A Non-Responsive.

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

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

will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use? N/A

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

   N/A

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

   N/A

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

   N/A

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

   Various zoning areas may be impacted as this is a citywide project. Future projects will comply with the zoning requirements. Non-Responsive.

   What is the current comprehensive plan designation of the site?

   Various zoning areas may be impacted as this is a citywide project. Future projects will comply with the zoning requirements.

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

   Future projects will comply with the City's Shoreline Master Program designations and requirements.

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

   This will be determined later for site-specific projects. Non-Responsive. The City has classified extensive areas as protect critical areas with potential for restoration; proposed stormwater projects need to overlaid on City GIS maps of critical areas and potential impacts analyzed and mitigated.

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

   To be determined later for site-specific projects. **The correct answer is 22,000 people with Stormwater planning for only 19,300**

i. **Approximately how many people would the completed project displace?**

   N/A **Non-Responsive.**

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

N/A Non-Responsive.

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

N/A Non-Responsive.

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

N/A

9. Housing

Find help answering housing questions[12]

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

None Non-Responsive.

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

None Non-Responsive

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

N/A Non-Responsive

10. Aesthetics

Find help answering aesthetics questions[13]

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

Does not apply to this proposal

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

N/A Non-Responsive.

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

N/A Non-Responsive.

11. Light and glare

Find help answering light and glare questions[14]

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

N/A

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

[12] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklistguidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing
[13] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklistguidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics [14] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklistguidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare

N/A

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

N/A

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

N/A

12. Recreation

Find help answering recreation questions

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

N/A **Non-Responsive. There are multiple opportunities to combine stormwater system upgrades with new recreational facilities.**

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

N/A Non-Responsive. This is a distinct possibility and avoidance or mitigation measures need to be specified.

c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:** N/A Non-Responsive. The stormwater system modeling allows for this to be evaluated.

13. Historic and cultural preservation

Find help answering historic and cultural preservation questions[15]

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

Historic properties may exist within the city; no direct impact is expected from this planning document. **Non-Responsive. Historic properties do exist in the City and the stormwater system modeling allows for an evaluation.**

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

Yes. The City has documented cultural resources and will consult with appropriate tribes and DAHP as needed during future project planning. **Non-Responsive. These consultations need to be factored into this SEPA review.**

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

GIS data, DAHP records, and tribal consultation will be used to evaluate future projects. **Non-Responsive. Details are needed as to how this evaluation will occur.**

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

Site-specific planning will include avoidance and mitigation per applicable federal, state, and tribal requirements. **Details are needed as to how this evaluation will occur.**

14. Transportation

Find help with answering transportation questions[16]

The city is served by local streets, state highways (SR 20), sidewalks, trails, and Skagit Transit bus service.

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

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

Future capital stormwater projects will access existing public roads during construction. No new access points are proposed in this planning document. Non-Responsive, unless the projects in the SWMP have been individually evaluated.

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

Yes. The affected area is served by Skagit Transit. Stops are located within walking distance of most neighborhoods.

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

Some stormwater infrastructure upgrades may require pavement cuts or road restoration. Improvements will be coordinated with Public Works.

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

No The correct answer is yes. The SWMP identifies multiple projects in the immediate vicinity of water transportation.

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

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

This is a nonproject plan and does not generate traffic. Non-Responsive.

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

No

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

Future projects will be designed to minimize impacts to roads and include traffic control plans during construction.

15. Public services

Find help answering public service questions[17]

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

No direct increase in service needs. Future construction projects may require coordination with fire, police, and public works. Non-Responsive.

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

Impacts will be addressed through project-level planning and coordination with service providers.

16. Utilities

Find help answering utilities questions[18]

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

Electricity, water, sewer, stormwater, telephone, refuse service are generally available citywide. False. Stormwater service needs to be dramatically increased to support a conclusion of generally available.

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

Utility coordination and infrastructure extension will be included as needed in future capital projects identified in the plan.

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

C. Signature

Find help about who should sign[19]

Sign finalized document

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

X _____

Aaron Esterholt:

Stormwater Program Manager/Public works:

10/3/2025:

D. Supplemental sheet for nonproject actions

Find help for the nonproject actions worksheet[20] **Do not** use this section for project actions.

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

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

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

   This is a non-project planning document. It will not directly result in any discharges, emissions, or hazardous waste.

   - **Proposed measures to avoid or reduce such increases are:**
     The plan includes BMPs, capital project planning, and policy recommendations to reduce environmental impacts.

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

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

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

   The proposal is expected to improve habitat and water quality through future stream restoration and runoff management.

   - **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**
     Recommended projects include fish barrier removal and restoration of riparian corridors.

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

   No direct energy consumption occurs under this proposal.

- **Proposed measures to protect or conserve energy and natural resources are:** Future projects may incorporate low-impact development (LID) and energy-efficient design.

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

   Some future projects may occur near sensitive areas, but this proposal does not authorize direct disturbance.

   - **Proposed measures to protect such resources or to avoid or reduce impacts are:** BMPs, buffers, and site-specific environmental review will be used where applicable.

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

   The proposal is consistent with the City's Comprehensive Plan and Shoreline Master Program.

   - **Proposed measures to avoid or reduce shoreline and land use impacts are:** Coordination with local plans and permitting requirements will ensure consistency.

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

   No direct demand will occur from this proposal, though future projects may require coordination with service providers.

   - **Proposed measures to reduce or respond to such demand(s) are:** Capital projects will be coordinated through the City's Comprehensive Plan and Capital Facilities Plan.

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

   No conflicts are anticipated. The proposal supports compliance with the NPDES Phase II Permit and other regulations.

The City of Anacortes 2025 Stormwater Master Plan includes measurable goals and performance metrics to track implementation and effectiveness. These may include:

- Number of capital improvement projects completed
- Reduction in peak stormwater flows or flooding frequency (modeled outcomes)
- Increases in stormwater treatment capacity
- Water quality monitoring results (e.g., E. coli, turbidity, metals)
- Progress on NPDES Phase II Permit compliance actions
- Number of illicit discharges identified and resolved
- Maintenance frequency and condition ratings of stormwater facilities

The plan also incorporates a system-wide hydraulic model that allows the City to evaluate infrastructure performance under current and future conditions, providing a quantitative basis for tracking improvements over time. Progress reports and updates to the plan will help ensure continued alignment with environmental objectives.

BEFORE THE CITY COUNCIL

CITY OF ANACORTES
Received this 13th day
of April, 2026
at 2:25 AM / PM
R. Park
City Clerk

WILLIAM TURNER

Appellant

V.

CITY OF ANACORTES

Respondent

CASE No.

SEPA REVIEW OF THE DRAFT 2025 STORMWATER PLAN – REMAND FOR FURTHER WORK

INTRODUCTION

Unlike the National Environmental Policy Act (NEPA), which focuses on environmental disclosure and process, the State Environmental Policy Act (SEPA) assigns substantive authority to cities. See e.g. Anacortes Municipal Code (AMC) 18.04.020:

"The City adopts by reference the policies in the following ordinances: comprehensive plan and development regulations (zoning, subdivision, and critical area regulations …)".

The DNS/SEPA Checklist on the Draft 2025 Stormwater Plan fails to apply the environmental stewardship responsibilities it so ardently espouses in its Comprehensive Plan. See e.g. Goal EC-1 "Serve as a leader in environmental stewardship of the natural environment for current and future generations" and Policy EC-4.8 "Protect and preserve areas that are critical for aquifer recharge, such as wetlands, streams, and water bodies".

Based on the City's recent practice , this DNS will likely be used to countenance further environmental destruction literally to pave the way for more market rate housing. If the DNS is designed to approve multiple future stormwater projects without a new SEPA Checklist for each then SEPA requires an EIS, consideration of alternatives, and mandatory mitigations. If the DNS is not designed for this purpose, then a 'Mitigated' DNS needs to replace the DNS and so state, e.g. "stormwater projects proposed to be within critical areas and their buffers will be required to complete a SEPA Checklist/MDNS that assesses the critical area habitat, evaluates alternatives (such as avoidance), and mitigates for critical area impacts (after minimization)".

Petitioner will provide a current example of the City's failure to comply with its environmental aspirations and SEPA responsibilities.

Ace of Heart's Rotary Dog Park

Without any site specific critical area review, the City just came in with heavy equipment and tore out a significant habit that provided protection for the Ace of Heart Creek and the adjacent wetland. I literally jumped forward to protest this indiscriminate destruction, especially as the Draft 2025 Stormwater Plan, after extensive hydraulic modeling, concluded that rebuilding an obsolete 40 year old detention pond was unnecessary. Rather than owning up to this mistake and restoring the area, the City sought to intimidate me with some sort of made up trespassing order.

The cover up involved referring to, and relying on, a programmatic DNS, just as the City is proposing here, that had no project(s) specific environmental analysis and no mitigations. The Public Works Director informed me that the Planning Director had reviewed the situation and that a programmatic DNS was adequate to cover this situation; public review and feedback was avoided when neither official posted the site with the signs that City regulations mandated to alert the public and expose the unnecessary, proposed natural habitat destruction.

No one at the City, including the then Mayor and City Council, took it upon themselves to look into this travesty, to consider the Stormwater Plan finding that a new detention pond was unnecessary for stormwater management. Creating a detention pond carved

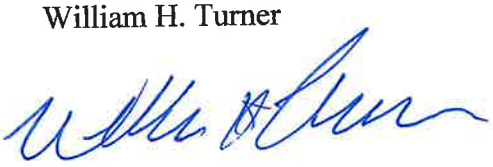
out of native habitat in and around a protected stream and wetland was a ridiculous waste of scarce funds and violated multiple Comprehensive Plan policies and regulations.

CONCLUSION

Rather than covering up this excursion, the City Council should own up to the mistake and work to restore habitat in the park. It should further either call for for an MDNS on the Draft 2025 Stormwater Plan that requires a permit and mitigation for critical area incursions or an EIS that evaluates each of the projects set forth in the plan both individually and cumulatively.

DATED this 13th day of March, 2026

William H. Turner



BEFORE THE HEARING EXAMINER
FOR THE CITY OF ANACORTES

In the Matter of the Appeal of Ian Munce Of SEPA Determination of Nonsignificance of Stormwater Master Plan	CITY'S REPLY TO SEPA REVIEW BRIEFS OF APPELLANTS

COMES NOW the City of Anacortes by and through the assistance of counsel, Darcy Swetnam, and Replies to SEPA Review pleadings filed by Ian Munce and Bill Turner as follows.

I. INTRODUCTION

Both Mr. Munce and Mr. Turner have brought up issues in their briefing that are unrelated to the present appeal, like challenges to the comprehensive plan, challenges to the underlying stormwater plan, due process allegations, issues with dog park ponds, etc. The present appeal is only about whether the City committed clear error in issuing the SEPA determination of

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nonsignificance for the 2025 Stormwater Plan ("2025 Plan"). That is the question before Council and all the Council is authorized to consider as part of the present appeal.

Both Appellants Bill Turner and Ian Munce base their appeals on incorrect assertions about the facts and the law. The bulk of their arguments were addressed in the City's Answer to Appeals, but the City will address some specific points in each of their respective briefs[1].

II. TURNER BRIEF

A. Mr. Turner's Analysis is Incorrect

Mr. Turner's brief claims the 2025 Plan fails to apply environmental stewardship responsibilities laid out in the Comprehensive Plan. However, the present appeal is of the SEPA DNS of the 2025 Stormwater Master Plan, not the Comprehensive Plan. The City's SEPA review of the 2025 Plan appropriately focuses on whether adoption of the updated Stormwater Master Plan, as a nonproject action, would result in probable significant adverse environmental impacts; not whether it maximizes aspirational Comprehensive Plan policies. Mr. Turner fails to identify a single specific environmental impact that the City did not disclose and analyze, relying instead on generalized and unsupported assertions.

[1] Both Mr. Turner and Mr. Munce title their briefs "SEPA Review of the Draft 2025 Stormwater Plan – Remand for Further Work". To minimize confusion, the City will refer to these documents throughout as their briefs.

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Mr. Turner went on to assert that the SEPA DNS approved specific projects without new checklists, and so an EIS is required. He alleges that, if an EIS is not required, then the DNS should be a Mitigated Determination of Nonsignificance requiring subsequent projects within buffers or critical areas to have an environmental checklist. This argument misunderstands how SEPA environmental review is completed for project and nonproject actions.

The SEPA checklist expressly acknowledges the programmatic nature of the 2025 Plan and the role of subsequent project-level review. It explains that "the Stormwater Master Plan guides future capital improvements, maintenance strategies, and policy updates. Specific projects identified in the plan will undergo individual environmental review as required[2]." The checklist further states that "Capital projects identified within the plan will each be required to comply with the applicable zoning, development regulations, critical area regulations and SMP regulations, as applicable. Project-specific SEPA review would also occur as applicable[3]."

The City identified the nature of the proposal, evaluated its programmatic effects, and explained how any site-specific impacts will be addressed through existing regulations and future SEPA review. This approach is fully consistent with SEPA's framework for nonproject actions. Mr. Turner fails to identify any probable significant adverse environmental impact that would

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[2] SEPA Checklist question A7.
[3] SEPA Checklist question B8.

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result from the adoption of the Plan itself, nor any impact that would avoid review under the City's regulatory scheme.

B. Ace of Hearts Creek Dog Park

Mr. Turner, in his brief again brought up his frustration about the City's maintenance of the designed stormwater pond at the Ace of Hearts Creek dog park[4]. The Council should disregard this discussion as it is outside the scope of the present SEPA appeal. It is, however, important to note that Mr. Turner has significantly mischaracterized the City's work at the dog park.

The Ace of Hearts Creek Park includes a regional stormwater pond that serves the H Avenue corridor and at least two upstream developments[5]. It was originally designed for both water quality treatment and flow control, specifically to manage stormwater discharges to the Ace of Hearts Creek. Flow control is a critical component of stormwater management. In simple terms, it is the practice of detaining runoff and releasing it at a controlled rate that more closely mimics natural, pre-development conditions. Without flow control, developed areas generate higher volumes of runoff that move more quickly due to impervious surfaces like roads and roofs. This can result in streambank erosion, channel incision, sediment transport, and degradation of aquatic habitat.

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[4] Mr. Turner signs his emails "the Mayor" of the Ace of Hearts Creek Dog Park.

[5] The creek does not run through the pond, which is designed to manage stormwater only. The creek and stormwater system are conveyed separately.

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The Ace of Hearts Creek Park pond was designed to store stormwater temporarily during storm events and release it slowly through a controlled outlet structure, thereby protecting the Ace of Hearts Creek and the adjacent wetland from these impacts. It is therefore baffling that Mr. Turner has so grossly mischaracterized the work done to protect the adjacent wetlands and prevent stormwater impacts in his appeal where he criticizes the City for not doing enough to address stormwater impacts.

At the time the City performed the work to repair the pond, the pond was not functioning as designed. Significant sediment accumulation had reduced the available storage volume and altered the internal flow paths within the pond. Instead of dispersing and detaining runoff as intended, stormwater had effectively become channelized through the pond, moving quickly from inlet to outlet. As a result, the pond no longer provided adequate detention time for flow control, effective settling of sediments and pollutants, and meaningful water quality treatment. In other words, stormwater was passing through the facility too quickly to allow for any real treatment or flow attenuation, which undermines the entire purpose of the pond.

Work was completed to repair the pond, which constituted restorative maintenance to bring the pond back to its original design condition and function. This included restoring storage volume and ensuring the outlet structure could properly regulate discharge rates. Maintenance

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and repair of engineered stormwater management facilities, like this pond, is an exempt activity under the City's critical areas regulations[6]. Exempt activities do not require public notice.

It is important to note that the age of the facility is not relevant to its regulatory or functional obligations as a stormwater facility. Regardless of when the pond was originally designed or constructed, it remains a required Best Management Practice ("BMP") within the City's stormwater system and must continue to function and perform as intended. Allowing a regional facility to degrade to the point of failure would be inconsistent with stormwater management standards and would increase the risk for downstream impacts. The City's project to restore the pond did not expand the pond footprint, did not include construction of any new facilities, did not change the design function like flow control and treatment of the pond, and the work's only outcome was to restore proper function and improve downstream resources.

Contrary to Mr. Turner's incorrect claims, restoring this facility is directly aligned with both stormwater management best practices and the City's obligations under the NPDES Phase II permit. In fact, not performing this maintenance would have resulted in greater environmental harm due to uncontrolled and untreated stormwater discharges to Ace of Hearts Creek. It is also misleading that he referred to the pond as a "significant habit (sic)", when it has always been and remains a constructed stormwater facility. The characterization of this work as creating a new or

[6] AMC 19.70.040.

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unnecessary pond overlooks the fundamental role this facility plays in managing runoff from existing development and protecting downstream habitat.

Mr. Turner's brief provided inaccurate information about his involvement with this project. He was issued a trespass notice during construction following unsafe and confrontational behavior directed at City staff, which created significant safety concerns. Mr. Turner entered the job site after he was asked to leave and misrepresented himself as affiliated with the Washington State Department of Ecology. He operated a vehicle in a manner that posed a potential safety risk near active work operations. The City has a duty to protect staff and the public on a project site from dangerous and threatening behavior, which is exactly what was done in trespassing Mr. Turner from the site during ongoing maintenance activities.

As a final note, the Stormwater Master Plan includes a stream daylighting project at the Ace of Hearts Creek Park. The project has not yet been designed or funded. Therefore, site-specific project-level environmental impacts are not currently known. When the project details are known, the proposal will undergo project-level environmental review, including review for compliance with critical areas and other regulations. Mr. Turner has failed to understand or appreciate the difference between project-level and nonproject environmental review and has failed to meet his burden of establishing clear error.

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III. MUNCE BRIEF

A. Mr. Munce Based his Appeal on the Wrong SEPA Checklist

The SEPA Checklist that Mr. Munce annotated and attached to his brief was an incorrect version that was not used to issue the SEPA DNS. The SEPA checklist that was actually used by the Director to issue the DNS was supplemented in multiple instances with additional analysis and information from staff. Therefore, the factual basis for Mr. Munce's brief is incorrect.

B. Due Process Challenge

Council should disregard Mr. Munce's due process challenge. First, the scope of the present appeal does not include due process challenges. Due process allegations are not before Council as part of a SEPA threshold determination appeal.

Second, Mr. Munce's allegation is without any legal merit. He has thrown around the term "due process", but his arguments indicate a basic lack of understanding of what that means. Local agencies are authorized by state law ***but not required*** to provide a local appeal of SEPA threshold determinations[7]. And in fact, WAC 197-11-680 specifically authorizes agencies to send administrative appeals to the local legislative body[8], as the City elected to do in Ordinance

[7] RCW 43.21C.075(3); WAC 197-11-680.
[8] WAC 197-11-680(2).

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4096, which updated the procedures for local appeals of SEPA determinations for nonproject actions. Appellants' due process rights are protected by the fact that they can seek redress through subsequent appeals to the Growth Management Hearings Board or, in some cases, Superior Court. If the City were to eliminate its local appeal of SEPA threshold determinations related to nonproject GMA actions altogether, that would be totally within the bounds of the law and those appeals would be heard by the GMHB. Therefore, whether the City sends threshold determination appeals to a hearing examiner or to Council, there is not even a colorable argument of a due process violation.

C. Piecemealing

Mr. Munce's brief asserts that the City "impermissibly piecemealed" SEPA by performing SEPA review on the Stormwater Plan and separately completing SEPA review on other legislative actions like the Comprehensive Plan. This is baseless, not supported by the law, and practically unworkable.

While the Stormwater Plan update and the Comprehensive Plan and development regulation update are related in general policy terms and share underlying growth assumptions, they are standalone legislative actions that do not rely on each other for adoption. Mr. Munce has failed

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to establish that these proposals are interdependent[9] and require coordinated SEPA review. These arguments should be disregarded.

D. Show Your Work

In this section of his briefing, Mr. Munce includes what he refers to as 5 rules, which are largely irrelevant to the present appeal. However, to minimize confusion in evaluating his brief, the City will respond to Mr. Munce's arguments in reference to his "rules" below.

Prior to discussion of the rules, Mr. Munce alleges that the City relied on an incorrect population allocation in its Stormwater Master Plan update. However, this is another incorrect assertion. The City relied on the same population allocation of 22,971 through 2045, which is the same growth allocation used in the Comprehensive Plan.

Rules #1 and 2 are just restatements of Mr. Munce's piecemealing SEPA argument, to which the City responded above and in its Answer.

Mr. Munce's "Rule #3" provides a number of items that he claims are required for SEPA review. But, as previously discussed, Mr. Munce's analysis was made using a draft SEPA checklist that didn't include all the analysis from staff or the stream and habitat assessment and fish passage barrier inventory. As the City's Answer to Appeal explains, the City followed a

[9] Test outlined in WAC 197-11-060(3)(b).

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thorough and thoughtful process of completing SEPA review and Mr. Munce's "Rule" does not meet his burden of establishing clear error.

Mr. Munce's argument with respect to his "Rule #4" includes no analysis and simply asserts that staff's answers on the checklist are misleading or incomplete. However, as pointed out, Mr Munce based this analysis on an incorrect and incomplete version of the checklist; one that was not actually used to issue the DNS.

Rule #5 says that the City "shall not balance" whether beneficial aspects of a proposal outweigh its adverse impacts. However, Mr. Munce's arguments are not even about the right legislative action. His analysis is all about the Comprehensive Plan and development regulation update, which is not the subject of this appeal. The Comprehensive Plan update is a totally separate legislative action and City Council has already decided Mr. Munce's SEPA Appeal of the Comprehensive Plan and development regulation update adopted in Ordinances 5013 and 5014. He does not get another bite at the apple to reargue issues in cases that have already been decided. This entire section is irrelevant and should be disregarded.

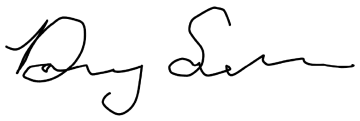
IV. CONCLUSION

The City Council should deny Mr. Munce's and Mr. Turner's appeals because they failed to establish, even after giving the Director's determination substantial weight and presuming it to be correct, a definite and firm conviction that a mistake has been made. Briefs for both appellants contain irrelevant and misleading information that misunderstands and

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mischaracterizes the City's work. The City's Answer to Appeal details the thorough work done by staff and nothing in either Appellant's brief changes that analysis. For these reasons, the City respectfully requests that appeals filed by Mr. Munce and Mr. Turner be denied.

Dated this 22nd of April, 2026.



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SEPA DNS APPEAL OF STORMWATER PLAN

APRIL 27, 2026

APPEALS

- SEPA Determination of Nonsignificance (DNS) for Stormwater Master Plan issued on October 8, 2025
- Ian Munce filed an appeal on October 16, 2025
- Bill Turner filed an appeal on October 20, 2025

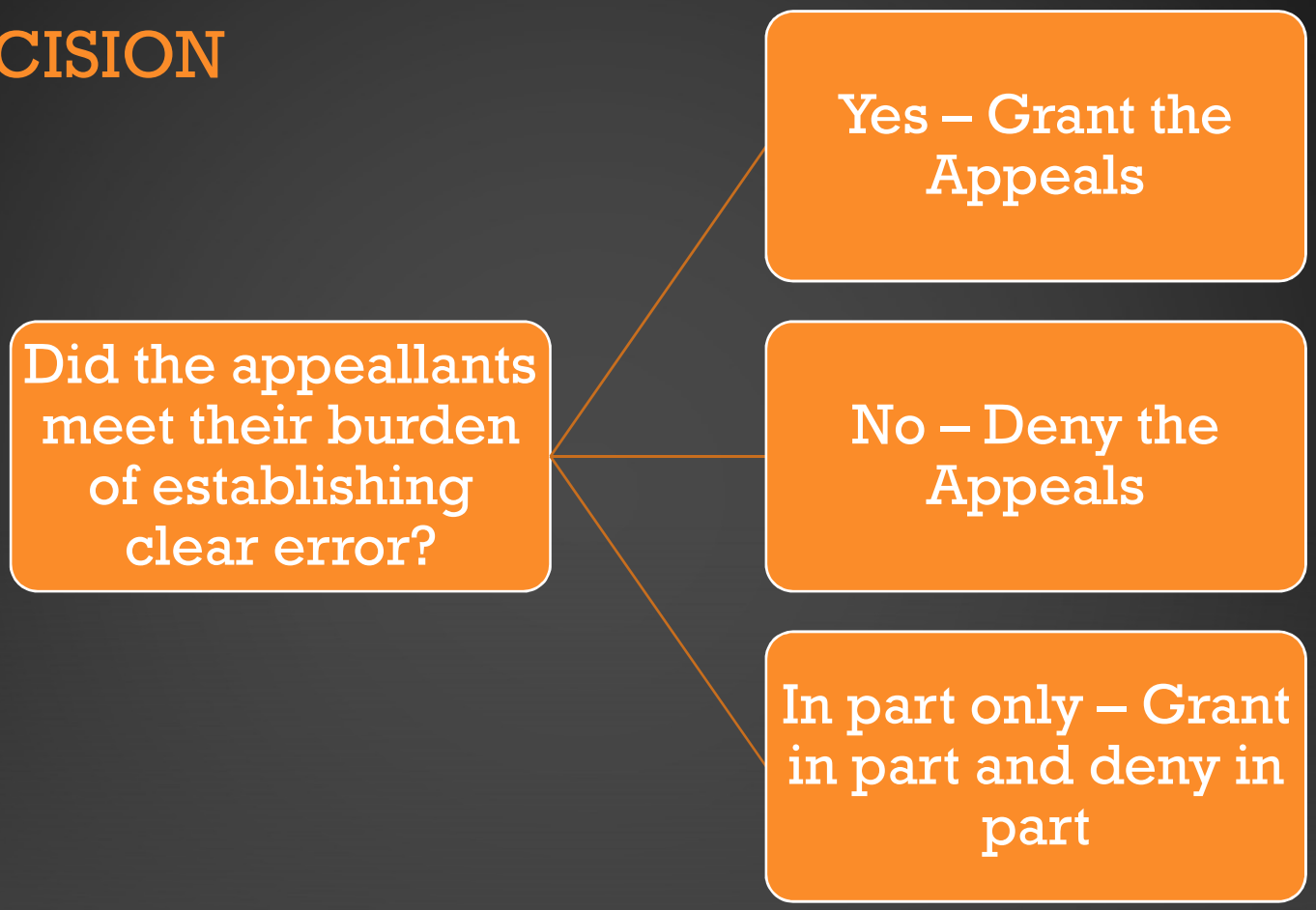
PROCEDURE

- AMC 18.04.250 – appeals of SEPA threshold determinations for nonproject actions are heard by City Council
- Resolution 3189 provides procedures for appeals of nonproject actions
  - Council will decide appeal on written submissions (i.e., no oral argument)
  - Council can request oral argument only if it makes a determination that it needs additional information
  - Upon making a decision Council must adopt written findings and conclusions in support of its decision

STANDARD OF REVIEW

- Resolution 3189 provides standard of review
  - The original DNS is presumptively correct
  - The appellant has the burden of proof
  - Appellant must show original decision was clearly erroneous
- "Clearly erroneous" means the Council is left with the definite and firm conviction that a mistake has been committed

DECISION


Did the appeallants meet their burden of establishing clear error?
Yes – Grant the Appeals
No – Deny the Appeals
In part only – Grant in part and deny in part

ACTION

- There was a request by Appellant Turner to delay decision and adoption of the Stormwater Master Plan by 2 weeks
- Move to (grant or deny) the appeals of Ian Munce and William Turner of the City's SEPA Determination of Nonsignificance regarding the Stormwater Master Plan update and direct staff to prepare Findings of Fact, Conclusions of Law, and Decision consistent with this decision and bring it back on the consent agenda for adoption at the next meeting

City Council Agenda Bill

April 27, 2026

Action Type: Resolution **Item:** 8.c.

Title: Resolution 3212: Adopting the Stormwater Plan

Staff Contact(s): Aaron Esterholt

Approved for Submittal to Council by:
Greg Francioch
Aaron Esterholt
Logan Lee
Steve Hoglund
Darcy Swetnam

Summary: The City of Anacortes is updating its 2025 Stormwater Master Plan.

Key actions include:

- Updated the City's 2007 Stormwater Management Plan.
- Assessed NPDES Phase II Permit requirements and programs.
- Documented the City's stormwater infrastructure.
- Reviewed the City's existing stormwater asset inventory and established a pipe repair and replacement program.
- Identified stormwater system deficiencies through a citywide H&H model.
- Assessed stream, habitat, and conveyance infrastructure conditions.
- Finalized Stormwater Capital Facilities Projects and Programs.

Budget Impact:

Previous Action:

Recommended Motion:

Alternative Actions:

Attachments (listed in order presented):

1. Resolution 3212 - Adopting the Stormwater Master Plan
2. Anacortes City Council Stormwater Master Plan Presentation 04_27_26

Resolution 3212

A Resolution Adopting the City of Anacortes Stormwater Master Plan

WHEREAS the City of Anacortes owns, operates, and maintains a municipal separate storm sewer system (MS4) and is required to comply with the National Pollutant Discharge Elimination System (NPDES) Phase II Municipal Stormwater Permit;

WHEREAS the Stormwater Master Plan provides a comprehensive assessment of the City's stormwater system, identifies existing and future drainage needs, and establishes policies, capital improvement projects, and programs to manage stormwater quantity and quality;

WHEREAS the Stormwater Master Plan supports protection of water quality, reduction of flooding risks, and implementation of stormwater best management practices in accordance with state and federal requirements;

WHEREAS the Stormwater Master Plan was developed by Osborn Consulting in coordination with City staff, including technical analysis and public outreach, and was presented to the City Council for review;

WHEREAS the City issued a Determination of Non-Significance under the State Environmental Policy Act (SEPA) for the Stormwater Master Plan on October 8, 2025, and the City received two appeals, which were considered by Council on April 27, 2026;

WHEREAS the City Council finds that the Stormwater Master Plan provides a reasonable and necessary framework to guide the planning, operation, maintenance, and improvement of the City's stormwater system.

Now, therefore, the City Council does resolve as follows:

Section 1. Adopt the Stormwater Master Plan as shown in Exhibit A.

Section 2. Severability. The various parts, sections, and clauses of this resolution are hereby declared to be severable. If any section, subsection, paragraph, sentence, clause, or phrase of this resolution is declared unconstitutional or invalid for any reason, such decision must not affect the validity of the remaining parts of this resolution.

ADOPTED by the City Council of the City of Anacortes this _ day of _____, 2026.

CITY OF ANACORTES:

_____

Ryan Walters, Mayor

Attest:

_____

Steven D. Hoglund, City Clerk-Treasurer

Approved as to Form:

_____

Darcy Swetnam, City Attorney

Exhibit A

2025 Stormwater Master Plan

2025 STORMWATER MASTER PLAN

CITY OF ANACORTES STORMWATER MASTER PLAN

Prepared for:



Aaron Esterholt, Stormwater Program Manager City of Anacortes
904 6th Street
Anacortes, Washington 98221

Prepared by:



Osborn Consulting, Inc.
1800 112th Avenue Northeast, 220E Bellevue, Washington 98004

April 2025

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Appendix I: 2025 Stormwater Capital Facilities Projects and Programs

LIST OF ABBREVIATIONS

ACFL	Anacortes Community Forest Lands
AMC	Anacortes Municipal Code
BMP, BMPs	Best Management Practice(s)
CAD	computer-aided design
CCTV	closed-circuit television
Census	U.S. Census Bureau
CFP	Capital Facilties Plan
City	City of Anacortes
CoF	consequence of failure
CPI	Consumer Price Index
CWA	Federal Clean Water Act
DNR	Department of Natural Resources
DTM	Digital Terrain Model
Ecology	Washington State Department of Ecology
ERU	equivalent residental unit
EPA	U.S. Environmental Protection Agency
ESRI	Environmental Systems Research Institute, Inc.
FIPS	Federal Information Processing Standards
FPDSI	Fish Passage Diversion Screening Inventory
GFC	general facilities charge
GIS	geographic information system
GMA	Growth Management Act
GPS	geographic positioning system
H&H	Hydrologic and Hydraulic
HSG	hydrologic soil group
IDDE	illicit discharge detection and elimination
LID	low impact development
LiDAR	light detection and ranging
LoF	likelihood of failure
MHHW	mean higher-high water
MS4	municipal separate storm sewer system
N/A	non-applicable
NAD 83	North American Datum of 1983
NASSCO	National Association of Sewer Service Companies
NAVD 88	North American Vertical Datum of 1988
NOAA	National Oceanic and Atmospheric Administration
NPDES	National Pollutant Discharge Elimination System
NWI	National Wetlands Inventory
NWIFC	Northwest Indian Fisheries Commission
OFM	Office of Financial Management
O&M	operations and maintenance
Osborn	Osborn Consulting, Inc.
PACP	Pipeline Assessment Certification Program
PCB, PCBs	polychlorinated biphenyl(s)
PCSWMM	Personal Computer Storm Water Management Model
Phase II Permit	NPDES MS4 Phase II Permit
Plan	2025 Stormwater Master Plan
QSR, QSRs	Quick Structural Rating(s)
RCW	Revised Code of Washington
R/R	repair and replacement
SEPA	State Environmental Policy Act
SCD	Skagit Conservation District
SCS	Soil Conservation Service
SMAP	Stormwater Management Action Plan
SMED	Stormwater Management for Existing Development
SR	State Route
SR Cuthroat	sea run cutthroat
SWMM	Storm Water Management Model
SWMMWW	Stormwater Management Manual for Western Washington
SWIFD	Statewide Washington Integrated Fish Distrubution
SWMP	Stormwater Management Program
SWPPP	Stormwater Pollution Prevention Plan
SWPRRP	Stormwater Pipe Repair and Replacement Program
TMDL, TMDLs	total maximum daily load(s)
UGA, UGAs	Urban Growth Area(s)
USDA	U.S. Department of Agriculture
WDFW	Washington State Department of Fish and Widlife
WRIA	Water Resource Inventory Area
WS Drop	water surface drop
WSDOT	Washington State Department of Transportation

1 INTRODUCTION AND PLANNING CRITERIA

The City of Anacortes (City) is a small waterfront community located in western Skagit County on Fidalgo Island. The City is home to an estimated population of 18,270 people and covers approximately 11.7 square miles of land area.[1] Originally, Fidalgo Island was home to the Coast Salish people (Samish and Swinomish Tribes) for thousands of years prior to the arrival of Spanish and British explorers in the late 1700s. Settlement in Anacortes by white pioneers began as early as the 1850s, with the City of Anacortes eventually becoming incorporated in 1891. Over the past century, Anacortes has proven prolific in a variety of industries from seafood harvesting and processing to resource refining, boat building and maintenance, shipping, and ferry and port tourism. Through the first half of the 20th century, the local economy was dominated by the lumber industry and local fisheries, and in the 1950s Shell and Texaco refineries broke ground at March Point forever changing the City's economic landscape. In the last few decades, tourism and marina businesses have added an additional dimension to the local economy, as have the industries of ship and boat building and repair.

In 1999, the City adopted its first storm and surface water utility charges to fund the Stormwater Management Program (SWMP). Since then, the City has continually strengthened its municipal services over time, including steady improvements to its surface water management systems as a result of close departmental and community partner collaboration. In 2007, the City became a Federal Clean Water Act National Pollutant Discharge Elimination System (NPDES) Western Washington Phase II Municipal Stormwater Permit (Phase II Permit) holder, allowing the City to discharge stormwater to the surface waters of the state. The City has maintained Phase II Permit compliance and implemented its own SWMP. The City has also taken responsibility for maintaining the municipal stormwater infrastructure, mitigating area flooding risk, and protecting surface water quality. This 2025 Stormwater Master Plan (Plan) is intended to guide related activities for the next 20 years, address current challenges in City stormwater management, and inform the City's overall 2025 Comprehensive Plan update.

The Washington State Legislature enacted the Growth Management Act (GMA) (Revised Code of Washington [RCW] Chapter 36.70A) in 1990 to address rapid population growth and concerns with suburban sprawl, environmental protection, quality of life, and related issues. The GMA provides a framework for regional coordination of land development. Under the GMA, local comprehensive plans, such as the City's 2025 Comprehensive Plan, must include the following elements: utilities, capital facilities, land use, housing, transportation, economic development, parks, and recreation, and, for counties, a rural element. In 2023, through House Bill 1181, a climate element requirement was added to the State's planning framework to improve Washington State's response to climate change. City master planning documents, such as this Plan, are coordinated with the City's comprehensive planning process through an annual Comprehensive Plan amendment process. During this amendment process, the Plan and capital projects therein are integrated with the capital facilities element of the City's overall 2025 Comprehensive Plan.

1.1 STORMWATER MASTER PLAN SUMMARY

The City's 2025 Stormwater Master Plan includes six major sections:

- **Section 1** – An overview of the City's SWMP, including the stormwater utility rate and budget, the local climate, basin descriptions, existing land use, population growth and relevant regulations.

[1] Population data from the Washington State Office of Financial Management (April 1, 2024). Land area data from the 2021 Census. City geographic information system (GIS) data shows land and water areas together total 15.53 square miles (https://www.anacorteswa.gov/635/GIS-Mapping).

- **Section 2** – A description of the City's Stormwater Pipe Repair and Replacement Program (R/R Program), including the stormwater asset inventory and the current and future R/R Program needs.
- **Section 3** – An overview of the Citywide Hydrologic and Hydraulic (H&H) Modeling, including the model results, existing condition assessment, stormwater system deficiencies, and the evaluation of capital project solutions.
- **Section 4** – A description of stream and habitat conditions of six streams located within the city limits, and an inventory of culverts and fish passage barrier locations in these and other waterways.
- **Section 5** – An overview of the City's Capital Facilities Projects and Programs.
- **Section 6** – The Plan's Conclusion, which covers the execution plan, recommendations, and next steps for implementing the Plan.

1.2 2007 STORMWATER MANAGEMENT PLAN

The *2007 Stormwater Management Plan for the City of Anacortes* was developed with the goal of preserving water quality and the hydraulic systems within the City's drainage basin and the receiving waters of Guemes Channel, Burrows Bay, and Fidalgo Bay.[2] The plan provided guidance to minimize the adverse effects of stormwater and surface runoff on both surface and ground water and identified water quality and quantity problems, including stormwater capital facility projects. The plan also provided recommendations for specific stormwater management improvements and programs as well as a cost analysis and implementation schedule.

In the plan, drainage areas were determined according to the local topography and stormwater conveyance facilities. The plan also identified specific structural and nonstructural solutions to conveyance and water quality problems within the City. To assess the capacity of the stormwater drainage system, a numeric computer model was developed for the plan using existing geographic information system (GIS) data, as-built maps of developments, local surveys for specific areas such as the historical downtown core and the assumed build-out development. Nearly all the identified capital facilities projects in the *2007 Stormwater Management Plan* have been completed or are no longer relevant.

The plan found that there were twelve locations that flood during 25-year storm events based on the modeling assumptions used. The plan was developed to meet the requirements of the 2005 Washington State Department of Ecology (Ecology) Stormwater Management Manual for Western Washington (SWMMWW) and provided an overview of the 2007–2013 Phase II Permit stormwater requirements.

1.3 PURPOSE AND OBJECTIVE

The goal of this project was to develop a stormwater master plan for the City of Anacortes. The City owns, operates, and maintains a Stormwater Utility, which includes infrastructure governed by the Phase II Permit.

This Plan addresses the new and increased requirements of the Phase II Permit and the updated projections for future customer and infrastructure growth and development.

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[2] The *2007 Stormwater Management Plan for City of Anacortes* is available online at anacorteswa.gov/DocumentCenter/View/4403/2007-Storm-Water-Comprehensive-Plan-PDF.

The Plan incorporates the following actions:

- Updating the City's 2007 Stormwater Comprehensive Plan.
- Providing guidance for stormwater management.
- Evaluating upcoming Phase II Permit requirements and programs.
- Providing documentation of the City's stormwater infrastructure.
- Reviewing the City's existing stormwater asset inventory and establishing a Pipe Repair and Replacement Program.
- Identifying stormwater system deficiencies through a citywide H&H Model.
- Assessing and evaluating the stream habitat and surrounding infrastructure.
- Documenting the current Capital Improvement Program.
- Supporting future capital, operation, and maintenance activities.
- Providing a multi-year Stormwater Execution Plan to achieve.

1.4 CITY OVERVIEW

The City of Anacortes is in western Skagit County on Fidalgo Island in the Puget Sound region of Western Washington. The City is bordered by Fidalgo Bay and Padilla Bay to the east, Guemes Channel to the north, and Burrows Bay and the Rosario Strait to the west. To the south, Deception Pass separates the southern edge of Fidalgo Island from Whidbey Island, and to the east the Swinomish Channel separates Fidalgo Island from the mainland. Development on Fidalgo Island is spread along the west, east, and north shorelines, with urbanized areas in Anacortes located in the northeastern section of the island.

Anacortes is a popular destination for boaters in Washington state and is known locally for the Washington State Ferries dock and terminal that serves the San Juan islands. The waters off Anacortes and Fidalgo Island are also home to a rich variety of marine life, most notably resident orca pods, and the general vicinity is renowned for whale watching.

In addition, the City boasts many other recreational amenities. According to the Anacortes Chamber of Commerce and Visitor Information website, around 40 percent of the City's total land area consists of city parks, community forest lands, and other recreational areas. The community forest lands alone cover almost 2,800 acres within the City, encompassing a mixture of forest, wetlands, lakes, and meadows with 50 miles of multiuse mountain biking and hiking trails.

A vicinity map is provided in **Figure 1.1**.

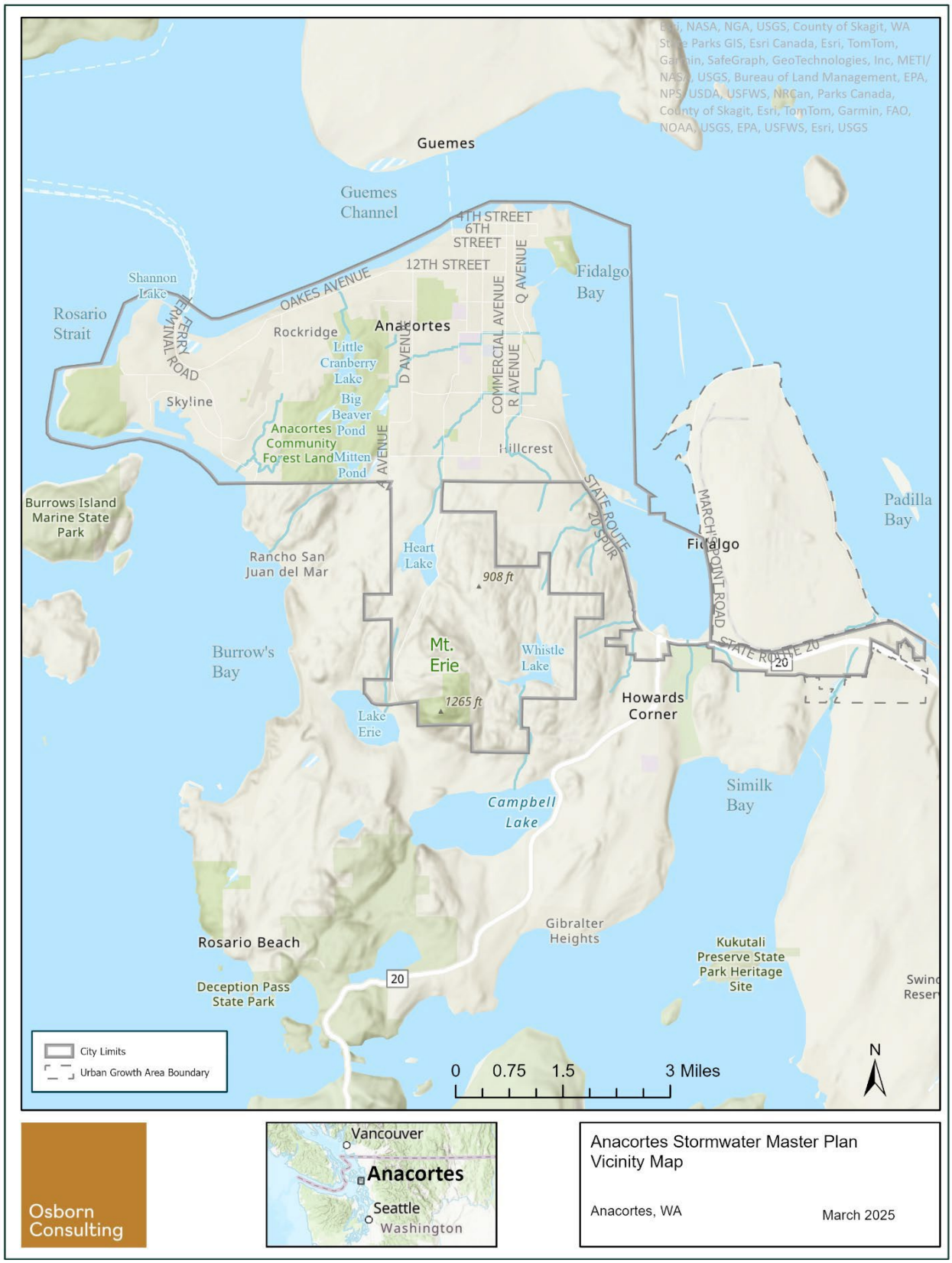


Figure 1.1. Vicinity Map

According to Skagit County's *Population, Housing, and Employment Growth Allocations Methodology Report*[3], the estimated population for the City for 2025 is 18,686 people. The City of Anacortes is one of two principal cities included in the Mount Vernon-Anacortes Metropolitan Statistical Area. Located next to the City, March Point is a large industrial area that is located outside of the City but within the Anacortes Urban Growth Area (UGA). The March Point area is not included as part of the City's Phase II Permit.

1.5 STORMWATER UTILITY RATE AND BUDGET

The first stormwater utility rate was established in 1999. Regular storm rates are indexed annually by the City treasurer to reflect 100 percent of any change from the Consumer Price Index for Seattle-Tacoma-Bellevue All Urban Wage Earners (CPI – Seattle-Tacoma-Bellevue-All Urban Wage Earners (CPI-U) (October 2022–October 2023) at 4.791 percent. The amount billed includes a fee or tax up to 7 percent calculated on the gross revenue of the storm utility.

The current rate is $15.34 for a single-family residence per month, which roughly occupies the mid-to-low end range compared to other jurisdictions in Western Washington, as shown in **Figure 1.2.** Single-Family Monthly Stormwater Rates.

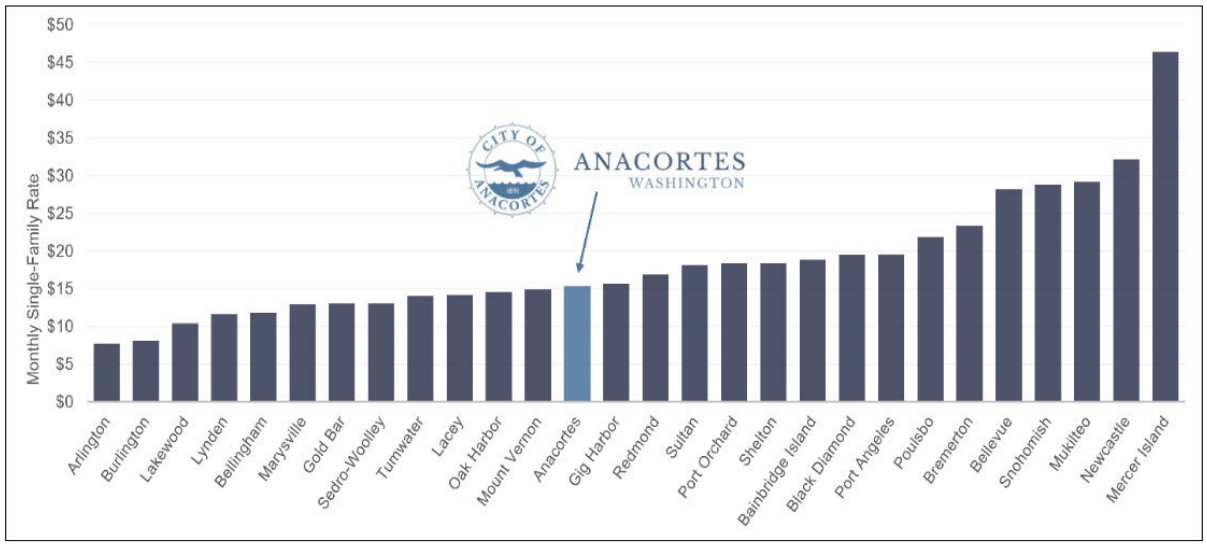


Figure 1.2. Single-Family Monthly Stormwater Rates (2024)

Single-family properties are charged a flat rate every month and are considered one equivalent residential unit (ERU) according to the City. This rate was set based on aerial photo surveys, which have shown the average amount of impervious surface on a single-family parcel in Anacortes is 3,600 square feet.

The monthly stormwater rate per ERU for both commercial and multifamily properties is $15.34. Commercial properties are assessed based on the actual amount of impervious surface area that they contain from structures such as buildings or parking lots on property and are assessed at a minimum of one ERU. The monthly fixed charges for properties in the heavy manufacturing (HM) and light manufacturing (LM) zones are $7.67 for single family properties, multifamily properties, and commercial properties as of 2024. In addition, the City has a Storm General Facilities Charge (GFC) for any new residential, industrial, or commercial development connections effective January 1, 2023, with a rate of $2,056 per ERU. As shown in **Figure 1.** **3**Figure 1.3. Stormwater General Facilities Charges (GFC) for

[3] Published December 12, 2023.

New Connections to City Storm System (2024), the City GFC is similar to that of other jurisdictions in the Puget Sound region of Western Washington.



Figure 1.3. Stormwater General Facilities Charges (GFC) for New Connections to City Storm System (2024)[4]

The current annual budget (2025) for the stormwater utilities in Anacortes is $3,185,768, which includes the four expense category breakdowns and an annual capital facilities budget. **Table 1.1** provides a summary of the total expenses for each portion of the stormwater utility, and the total capital facilities budget.

The City recently discovered a billing issue concerning the undercharging of commercial properties. The City has been gradually increasing the stormwater fee to these impacted properties each year and will reach the full amount of the intended charge by 2029. Accounting for these additional fees, along with the anticipated CPI increases (3 percent), would increase the annual budget to approximately $223,179 from 2025 to 2029.

Table 1.1. 2025 Stormwater Utility Expense Categories in Anacortes

2025 Expense Categories		Expense
Administration – Storm Drainage		$479,211
Engineering Plans and Services – Storm Drainage		$849,758
Street Cleaning – Storm Drainage		$180,145
Storm Drainage – Dedicated		$817,309
Expense Sub-categories	Administration	$309,947
	Maintenance	$634,707
	Natural Resources (includes the 2025 Stormwater Capital Facilities Projects and Programs)	$732,000
2025 Storm Drainage Operating Budget		$3,185,768

[4] Source: FCS Group, A Bowman Company received via email on 11/25/24.

1.6 EXISTING DATA REVIEW SUMMARY

Significant data related to the City's stormwater system has been gathered as part of this project. The Data Summary Matrix is provided in **Appendix A** and includes a summary by the topic of the data and reports reviewed, including the document or package title, date obtained from the City where applicable, lead reviewer and date reviewed, author, published date, and a brief description of the content or review findings.

The existing documents and data reviewed covered the following topics:

- Stormwater Utility Assets
- Stormwater Plans and Studies
- Stormwater Permits
- Asset and Facility Inspection and Maintenance Reports
- Completed Stormwater Projects
- As-Builts
- Inspection Summary Reports and Videos
- Stormwater Infrastructure GIS
- Hydrologic and Hydraulic Modeling Files
- Preliminary Capital Facilities Project List
- Rainfall Data
- Stream and Fish Passage Data and Reports
- Sea Level Rise Documentation
- Other Miscellaneous Data and Reports

1.7 LOCAL CLIMATE

Anacortes, like much of the Western Washington lowlands, has a warm-summer climate, characterized by cool, rainy winters and warm, dry summers. According to the National Oceanic and Atmospheric Administration (NOAA), the annual high temperatures in Anacortes on average range from as low as 47 degrees Fahrenheit in December to a warm 75 degrees Fahrenheit in August, and annual low temperatures range from 36 degrees Fahrenheit in December to 54 degrees Fahrenheit in August (2021).

The wet winter season typically starts in October and lasts until May after which time the summer dry season begins, which tends to peak around July. Snowfall is rare in Anacortes and the average annual snowfall is approximately 2.76 inches per year. On average, the wettest months of the year are November, December, and January, and the driest months of the year are June, July, and August (NOAA 2021). The annual rainfall in Anacortes fluctuates, with the average rainfall for a 30-year period (1991–2020) estimated at 28.96 inches. Data regarding the 2-year, 25-year, and 100-year storm events with a 24-hour duration were obtained from isopluvial maps in Ecology's 2024 SWMMWW. In addition to the Ecology isopluvial maps, the City provided local rainfall data that showed significantly less rainfall than the isopluvials. Other localized climate data collected included sea level rise documentation. **Section 3** describes how this data was interpreted and used for the modeling effort.

1.8 BASIN DESCRIPTIONS

Stormwater runoff in Anacortes flows to five major waterbodies: Fidalgo Bay, Guemes Channel, Burrows Bay, Padilla Bay, and Similk Bay, each of which corresponds to five separate and distinct drainage basins that contribute to stormwater pipes. A visual depiction of the drainage basin locations, including the areas outside of the delineated drainage basins, are shown in **Figure 1.4.** Drainage Basin, and a detailed summary of the characteristics unique to each basin is provided in **Table 1.2**. To maintain consistency with previous stormwater planning work completed by the City, the drainage basins are the same in terms of both their

naming and general delineation. However, the boundaries were updated to inform the stormwater system capacity modeling.

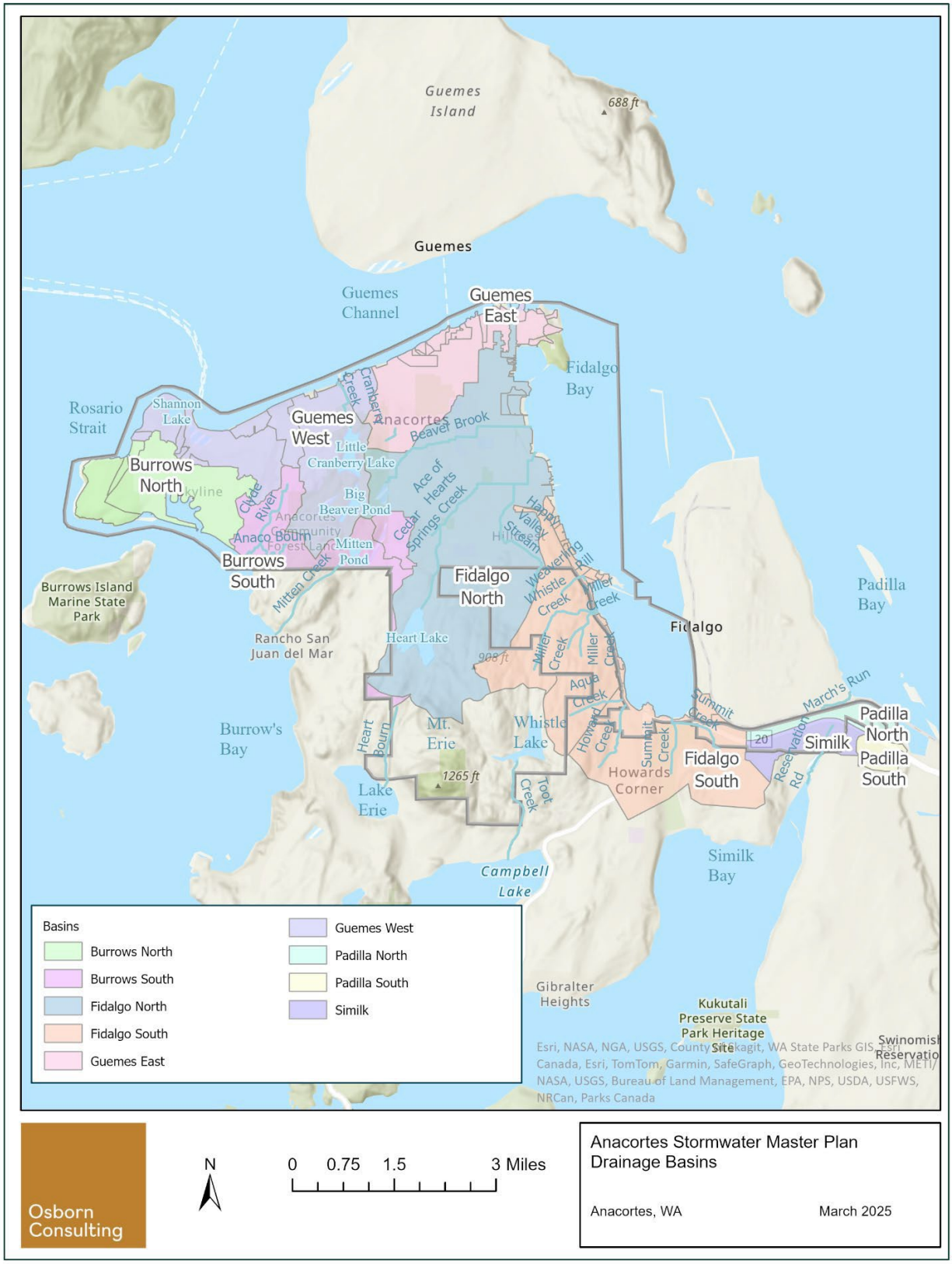


Figure 1.4. Drainage Basins

Table 1.2. Drainage Basin Characteristics

Drainage Basin (Including Stormwater Pipes)	**Total Area (Acres)** (Percentage in the City)	**Catchments for System Capacity Modeling**	**Number of Outfalls**	**Location and Topography**	**Perennial Streams, Lakes, Channels, or Bays**
Fidalgo North	**2,596** (89%)	423	21	• Flat in the downtown area and along the eastern shoreline, steep slopes in the interior. Slopes range from 0% to 65%, some slopes as steep as 90% by the subbasin tributary to Heart Lake. • Stormwater conveyance mostly consists of ditches. • The basin includes Heart Lake.	Ace of Hearts Creek, Beaver Brook, Cedar Springs, Happy Valley Stream, Heart Lake, Fidalgo Bay
Fidalgo South	**1,953** (30%)	86	24 *(8 of these are private)*	• Flat along the eastern shoreline, steep slopes in the interior. Slopes range from 0% to 65%, some slopes as steep as 90%. • Stormwater conveyance mostly consists of ditches.	Aqua Creek, Howard Creek, Miller Creek, Summit Creek, Weaverling Rill, Whistle Creek, Fidalgo Bay
Guemes West	**1,191** (100%)	194	11 *(1 of these are private)*	• Slopes in the subbasin average from approximately 0% to 20% but slopes local to Little Cranberry Lake are as high as approximately 90%. • Concrete and corrugated metal pipes are used in the developed area, and ditches are used in the residential areas. • A large portion of the drainage basin is the Anacortes Community Forest Lands (ACFL).	Cranberry Creek, Big Beaver Pond, Little Cranberry Lake, Guemes Channel
Guemes East	**699** (100%)	120	20	• Slopes in subbasin average from approximately 0% to 20%. • Concrete and corrugated metal pipes are used in the developed area, [5] and ditches are used in the residential areas. • The drainage basin includes Volunteer Park.	Morrison Run, Guemes Channel

[5] Per AMC 13.10.010, developed area means an artificial change to property, including, but not limited to, building or other structures, mining, dredging, filling, all land-disturbing activities, clearing, grading, landscaping, paving, excavation, or drilling operations.

Drainage Basin (Including Stormwater Pipes)	**Total Area (Acres)** (Percentage in the City)	**Catchments for System Capacity Modeling**	**Number of Outfalls**	**Location and Topography**	**Perennial Streams, Lakes, Channels, or Bays**
Burrows North	**648** (100%)	162	16	• Slopes range from approximately 0% to 60% in the subbasin. • The stormwater conveyance in the subbasin mostly consists of concrete and corrugated metal pipes and ditches. • Basin includes Washington Park.	Burrows Bay
Burrows South	**635** (100%)	94	1	• Slopes range from approximately 0% to 60% in the subbasin. • The stormwater conveyance in the subbasin mostly consists of concrete and corrugated metal pipes and ditches.	Burrows Bay, Anaco Bourn, Clyde River, Mitten Creek, Mitten Pond
Padilla North	**157** (80%)	16	1	• The local topography in the subbasin is mostly flat. • The stormwater conveyance system within the basin consists mainly of concrete pipes. • This basin is north of Simik and Padilla Bay South Drainage Basins.	Padilla Bay, March's Run
Padilla South	**83** (0%)	Not applicable *(Discharges directly to Padilla Bay, not modeled.)*	—	• The local topography in the subbasin is mostly flat. • The stormwater conveyance system within the basin mostly consists of concrete pipes. • Most of this basin is outside of City limits.	Padilla Bay
Similk	**213** (72%)	45	1	• The local topography in the subbasin is mostly flat. • The local stormwater conveyance consists mainly of ditches. Drainage flows first pass through unincorporated Skagit County where ditches constitute the majority of the conveyance system.	Similk Bay, Reservation Road Creek, Turner's Creek

Local streams in the area include Ace of Hearts Creek, Aqua Creek, Beaver Brook, Clyde Creek, Cranberry Creek, and Happy Valley Stream. For a condition assessment of these streams and associated infrastructure that was completed as part of the stormwater master plan, see **Section 4**.

The City of Anacortes has several miles of saltwater shoreline, and there are four freshwater lakes located within the City – Little Cranberry Lake, Shannon Lake, Whistle Lake, and Heart Lake. Many wetland areas are located in and around the Anacortes UGA, the largest of which are located south of Little Cranberry Lake and southeast of Shannon Lake. Stormwater and surface runoff in Anacortes flows into the Puget Sound by way of Guemes Channel, Burrows Bay, Fidalgo Bay, Padilla Bay, and Similk Bay. Throughout the area, drainage has been accomplished along the streets through a number of open ditches, culverts, various sized pipes and catch basins, detention ponds, and vaults.

The total number of stormwater assets in the City are included in **Table 1.3**. **Table**

1.3. Public Stormwater Assets

Public Stormwater Assets Type	Total Number or Length
Catch Basins[1]	3,418
Maintenance Holes[1]	1,050
Outfalls[2]	95
Open Ditches and Channels[2]	27.8 miles
Culverts[2]	6.8 miles
Pipe[1]	85.3 miles
Retention, Detention, and Treatment Facilities[2]	125

[1] Data sourced on May 22, 2024.
[2] Data sourced on March 21, 2024.

1.9 EXISTING ZONING AND SOILS

Development on Fidalgo Island is spread along the west, east, and north shorelines of the island, with downtown Anacortes located in the northeastern section of the island. The City of Anacortes contains a mix of development and in total encompasses a land area of approximately 11.7 square miles (Census 2021).

The existing zoning within the City is summarized in **Table 1.4** and shown graphically in **Figure 1.5**.

Table 1.4. Existing Zoning Data

Existing Land Use Zone	Total Area (acres)
Aeronautical Zone (AZ)	118.7
Commercial (C)	148.7
Central Business District (CBD)	58.5
Commercial Marine (CM)	172.9
Commercial Marine 2 (CM2)	27.6
Heavy Manufacturing (HM)	2,134.1
Industrial (I)	117.9
Light Manufacturing (LM)	44.3
Light Manufacturing 1 (LM1)	559.7
Marine Mixed-Use (MMU)	116.4
Manufacturing and Shipping (MS)	39.9
Old Town (OT)	151.3
Public Use (P)	3,380.7
Residential Low Density 1 (R1)	296.9
Residential Low Density 2 (R2)	910.9
Residential Low Density 2A (R2A)	941.6
Residential Medium Density 3 (R3) And 3A (R3A)	489.7
Residential High Density 4 (R4)	195.5
Residential High Density 4A (R4A)	53.9
Total	**9,959.3**[1]

[1] The zoning data (received from the City in February 2025) does not include areas of Puget Sound waters that are included in the total city limits. However, the data includes zones or portions of zones within the UGAs, which are outside of the city limits.

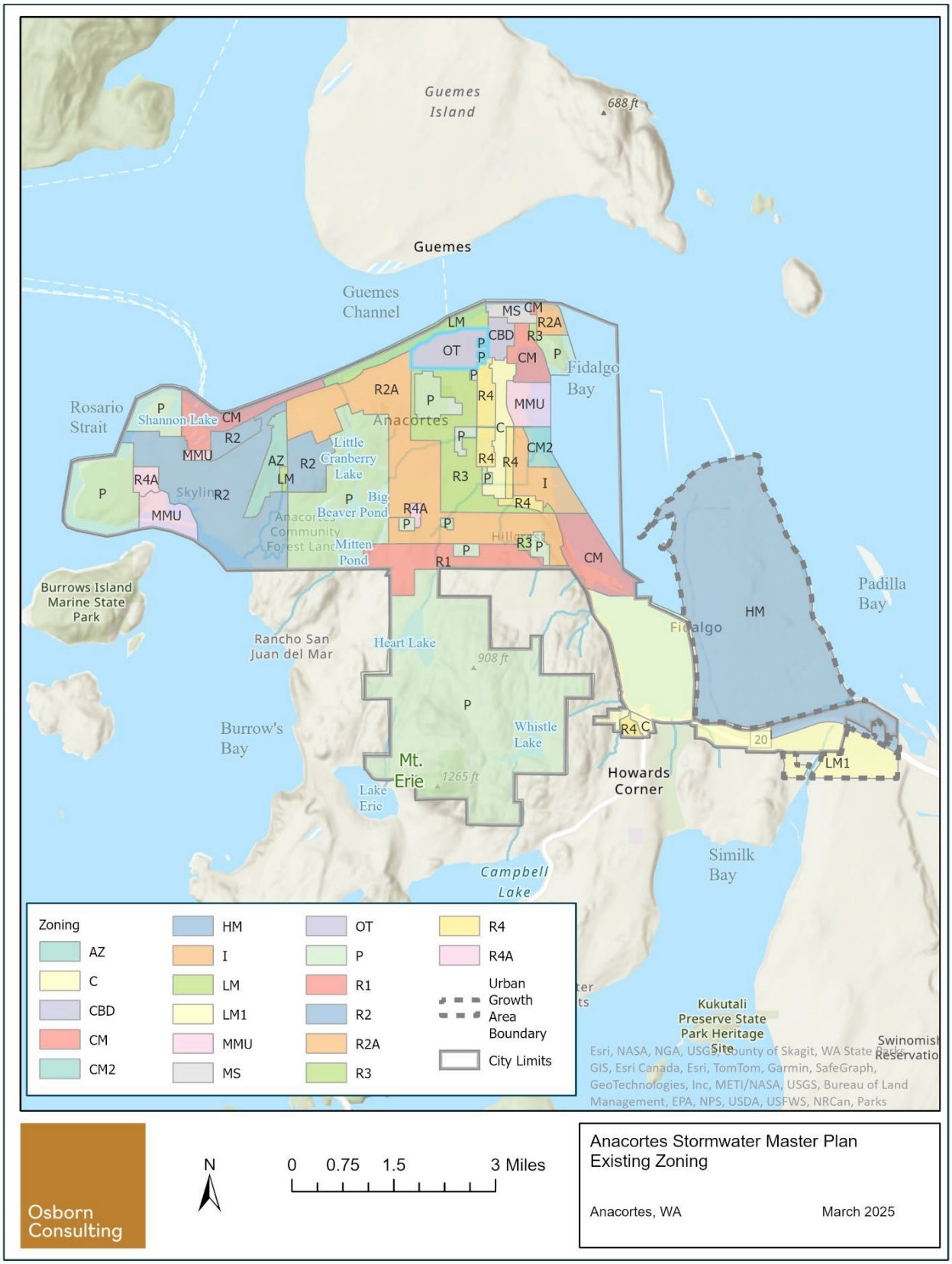


Figure 1.5. Existing Zoning

The existing land use and soil types greatly influence stormwater runoff, infiltration potential, and depth to groundwater. For this plan, the soils within the City have been grouped according to the U.S. Soil Conservation Service (SCS) Hydrologic Soil Group (HSG) classification system, which provides a general indication of stormwater runoff potential. The HSG system classifies soils based on their infiltration rates when bare of vegetation. Slope and plant cover are not considered in the groupings and are separate factors in predicting runoff.

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to their rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

Following the HSG classification system, soils in the United States are assigned to four groups (A, B, C, or D) and three dual class groups (A/D, B/D, or C/D). The four primary soil groups are defined as follows:

- **Group A** – Soils that have a high infiltration rate and low runoff potential when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.
- **Group B** – Soils that have a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained, or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.
- **Group C** – Soils that have a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.
- **Group D** – Soils that have a very slow infiltration rate and high runoff potential when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high-water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

For soils assigned to a dual class hydrologic soil group (A/D, B/D, or C/D), the first letter applies to the drained soil condition and the second to the undrained soil condition of the location so categorized. Only soils, which in their natural condition fall under Group D (wet soils) but that can also be adequately drained (as represented by either Group A, B, or C designations), are assigned to dual classes.

Most soil types found in Anacortes are hydrologic soil groups C and D. The other major soil groups inside the City are found in smaller areas and include hydrologic soil groups A and B. The City's soil types are shown in **Figure 1.6.** Anacortes Soils and described in **Table 1.5**.

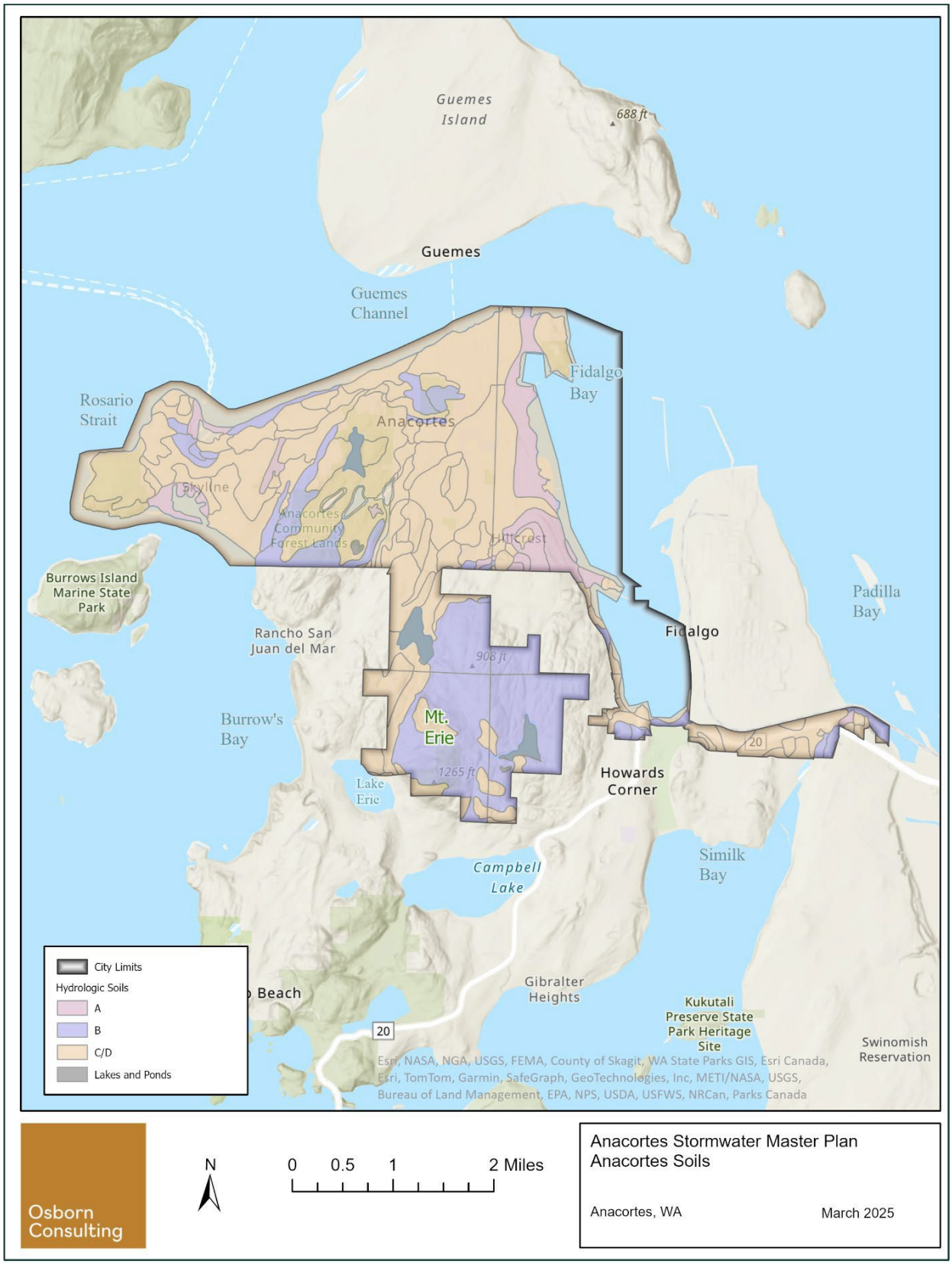


Figure 1.6. Anacortes Soils

Table 1.5. Existing Soils Data

Soils Type	Hydraulic Soil Group Type	Total Area (acres)
Bellingham mucky silt loam	Groups C/D	89.4
Bellingham silt loam	Groups C/D	22.8
Bow-Urban land complex	Groups C/D	547.2
Bow gravelly loam	Groups C/D	6.6
Bow gravelly loam, dry	Groups C/D	586.5
Catla gravelly fine sandy loam	Group D	562.8
Clallam-Urban land complex	Group C	493.9
Clallam gravelly loam	Group C	428.2
Coveland-Bow complex	Groups C/D	55.3
Coveland gravelly loam	Groups C/D	372.2
Dystric Xerochrepts	Group B	65.2
Fidalgo-Lithic Xerochrepts-Rock outcrop complex	Group C	335.1
Hydraquents, tidal	Groups B/D	43.0
Keystone loamy sand	Group A	216.5
Laconner very gravelly loamy sand	Group B	150.9
Lithic Haploxerolls-Rock outcrop complex	Group D	246.2
Mukilteo muck	Groups B/D	36.5
Norma silt loam	Groups B/D	66.5
Pits	—	21.3
Swinomish-Fidalgo-Rock outcrop complex	Group C	761.4
Swinomish gravelly loam	Group C	101.3
Tacoma silt loam	Groups C/D	0.4
Tacoma silt loam, drained	Group C	7.5
Terric Medisaprists	Groups C/D	59.9
Water[1]	—	166.6
Whistle-Fidalgo-Rock outcrop complex	Group B	1,770.2
Xerorthents	Group A	399.4
	Total	**7,612.9**

[1]The city limit boundary includes a portion of Puget Sound.

1.10 POPULATION GROWTH

The *Skagit County Population, Housing, and Employment Growth Allocation Methodology Report* published December 12, 2023, estimated the population of Anacortes in 2022 to be 17,882 people, with an additional 101 people living in the unincorporated UGA, as shown in **Table 1.6**.

Table 1.6. Anacortes Population Growth Allocation, 2022–2045

Urban Growth Area	2022 Population	2025 Population	2045 Population Targets	2022–2045 Population Growth	
				Amount	Percent of Total Growth
Incorporated Anacortes	17,882	18,686	22,843	4,921	17%
Unincorporated	101	105	127	26	26%

According to this report, the total population of the City of Anacortes is projected to grow by 17 percent between the years 2022 and 2045. The projected population for 2025 is 18,686 people and is projected to increase to 22,843 people by 2045. The UGA planning area of the City of Anacortes was sized to accommodate the entire projected planning area for a build-out population of 19,300 people.

Capital facilities support the growth envisioned in the City's overall Comprehensive Plan. The Anacortes Capital Facilities Plan (CFP) is a supporting document to the City's overall Comprehensive Plan for capital facility planning. The CFP identifies what public facilities and services are needed for the planned growth and how to finance them.

The information presented in the CFP reflects an evaluation of existing infrastructure and levels of service for the following facilities, including stormwater:

- General Government Facilities
- Public Safety
- Water
- Sanitary Sewer
- Stormwater
- Solid Waste Facilities
- Parks and Recreation
- Transportation Facilities

With a set of proposed capital projects and the related financial plans to carry them out, the CFP provides a clear path forward for infrastructure expansion. The CFP also ensures that infrastructure improvements are provided concurrent with development, as required by State law.

1.11 MS4 REGULATORY REQUIREMENTS

The City has a robust SWMP that is driven by the local regulatory requirements. It is important for the City to remain in compliance. The Federal Clean Water Act (CWA) established the basic structure for regulating discharges of pollutants into the waters of the United States and regulating water quality standards for surface waters. The CWA's primary objective was to restore and maintain the integrity of the nation's waters.

The objective translates into two fundamental national goals:

1. To eliminate the discharge of pollutants into the nation's waters.
2. To achieve water quality levels that are fishable and swimmable.

The U.S. Environmental Protection Agency (EPA) regulates stormwater under Section 402(p) of the CWA, including regulating discharges from municipal separate storm sewer systems.

The NPDES permitting program regulates point sources that discharge pollutants to the waters of the United States. EPA delegated NPDES permit authority to Ecology.

Under Washington's Water Pollution Control Act, Ecology issued Municipal Separate Storm Sewer System (MS4) general permits in two phases. The Phase I Permit was first issued in 1995 to cover incorporated cities with a population of more than 100,000 people and unincorporated counties with a population of more than 250,000 people. Two Phase II Permits were first issued in 2007: one for Western Washington and one for Eastern Washington. Both cover MS4s serving less than 100,000 persons and construction sites disturbing more than one acre.

The City of Anacortes is a permittee under the NPDES Phase II Municipal Stormwater Permit for Western Washington issued by Ecology. The most recent Phase II Permit was issued on July 1, 2024, and became effective on August 1, 2024. Previous permits were issued in 2007, 2013, and 2019.

The Phase II Permit allows municipalities to discharge stormwater runoff from their municipal drainage systems into Washington State bodies of water, including streams, rivers, lakes, and wetlands, under conditions specified in the Phase II Permit. Municipalities must implement programs to protect water quality by reducing the discharge of pollutants to the maximum extent practicable by applying all known, available, and reasonable treatments. Stormwater pollution reduction is accomplished through the application of structural and nonstructural best management practices (BMPs).

The Phase II Permit also requires compliance with established total maximum daily loads (TMDLs), as described in Section S7 of the permit. As of 2024, Anacortes has not established any TMDLs.

On March 31 of each year, the Phase II Permit requires the City to submit a report to Ecology on the City's status of compliance with the permit. The City must also submit a SWMP Plan each year that describes the activities for the coming year. The stormwater management activities specified in the Phase II Permit are documented in a SWMP Plan and typically compiled by City staff. For more information on the existing program, see **Section 1.12**. Implementation of specific Phase II Permit conditions are staggered throughout the 5-year Phase II Permit term.

In the 2024 Phase II Permit, there were changes and updates from the 2019 version. Significant changes are summarized in **Table 1.7** with an estimated level of effort for implementation as low ($), medium ($$) or high ($$$) based on professional judgement.

Table 1.7. New or Increased Requirements of the 2024 NPDES Phase II Permit

Section Reference	Requirement	Requirement Description	Programmatic Activities	Level of Effort	Due By Date
S5.A.3.a	Cost by Stormwater Management Program (SWMP) Element	• Track the cost or estimated cost of development and implementing each component of the SWMP. • Provide average annual costs in the Annual Report to implement the TMDL and SWMP.	• Review budget tracking and timesheet system with the city's finance department for required updates to track time and costs for each SWMP element. • Update the timesheet system, as needed, for ease of reporting.	$	March 31, 2027
S5.C.1.iii	Tree canopy goals and policies	• Adopt or implement tree canopy goals and policies to support stormwater management and water quality improvements in receiving waters.	• Review all City tree canopy goals and policies, including the Anacortes Municipal Code (AMC). Collaborate with the city's planning services, as needed. • Identify needed updates to support stormwater management and water quality improvements.	$$	December 31, 2028
S5.C.1.d.i	Stormwater Management Action Plan (SMAP)	• Complete a SMAP for at least one new priority catchment area or additional actions for an existing SMAP. Address transportation-related runoff such as projects that address tire wear runoff.	• Determine if the city wants to write another SMAP or develop additional actions for the existing Fidalgo North SMAP. • New SMAP or additional actions need to address tire wear and 6PPD.	$$$	March 31, 2027

Section Reference	Requirement	Requirement Description	Programmatic Activities	Level of Effort	Due By Date
S5.C.4	New Municipal Separate Storm Sewer System (MS4) Mapping Requirements	• Submit the known locations, size, and materials of all known MS4 outfalls according to the standard templates and format. • Map the tree canopy cover on Permittee-owned or operated properties. • Map and assess the acreage of MS4 tributary basins to outfalls (24-inch diameter) or discharge points that have stormwater treatment and flow control BMPs that are owned or operated by the Permittee. • Using available data, map existing overburdened communities in relation to stormwater treatment and flow control BMPs or facilities, outfalls, discharge points, and tree canopy on City owned properties.	• Review MS4 outfall locations to determine if any updates to the mapping need to occur. Locate additional outfall information, as needed, to fill the gaps. Submit the MS4 outfall mapping requirements per Ecology's templates. • Determine a process for mapping tree canopy in GIS for City owned and operated properties. Collaborate with the City's planning services. Map tree canopy to support stormwater management on City owned properties and produce data inputs for the Annual Report. • Map and assess the acreage of MS4 tributaries and outfalls. Submit with Annual Report. • Map locations of overburdened communities in relation to stormwater facilities.	$$$	March 31,2026 December 31, 2026 March 31, 2028 December 31, 2028
S5.C.5.c	Illicit Discharge Detection and Elimination (IDDE) Ordinance or Code	• Update the IDDE Ordinance or Code to include polychlorinated biphenyl (PCB) regulations around building washdown and procedures for post-emergency clean-up of firefighting activities.	• Review the existing IDDE code in the AMC and update to address PCB regulations and firefighting activities, as needed. • Adopt new IDDE code.	$	July 1, 2027
S5.C.7	Stormwater Management for Existing Development (SMED)	• <u>New SMED Program:</u> Implement a program to contract and reduce stormwater discharges to the waters of the state from areas of existing development. The amount of treated area required varies by jurisdiction (8 acres for every 50,000 people). • The City of Anacortes is required to treat 2.9 acres of existing impervious area.	• The City has met the SMED requirement, see **Sections 1.11.4** and **1.12.7.**	$$$	March 31, 2028 (*Fund and start construction date)*

Section Reference	Requirement	Requirement Description	Programmatic Activities	Level of Effort	Due By Date
S5.C.8.a	Source Control Ordinance or Code	• Update source control ordinances or other enforceable documents, if needed. Applicable operational source control BMPs are required for all pollutant-generating sources. If the operational source control BMPs do not prevent illicit discharges or violations of surface water, groundwater, or sediment management standards because of inadequate stormwater control, either structural source control BMPs or treatment BMPs or both are required.	• Review the existing Source Control Codes in the AMC. Update as needed to meet new permit requirements. • Adopt new Source Control Code.	$	August 1, 2027
S5.C.8.d	Source Control Enforcement Policy	• Develop and implement a progressive source control enforcement policy that requires sites to comply with the stormwater requirements within a reasonable period.	• Research other Phase II source control escalating enforcement policies. • Development and implement a policy. Work with local source control inspectors to implement the new policy.	$$	August 1, 2027
S5.C.9.a	Maintenance Standards	• Update maintenance standards as needed to comply with the 2024 SWMMWW. • Maintenance inspections are required to be conducted by qualified personnel or qualified third parties.	• Update maintenance standards, as needed, in the AMC and other procedural documents including Stormwater Pollution Prevention Plans (SWPPPs). Address PCBs for building (built 1950–1980) washdown. Create an inventory of buildings built between 1950–1980.	$$	June 30, 2027
S5.C.9.e	Street Sweeping	• Develop and implement a municipal street sweeping program to target high-priority areas and times during the year that are reasonably expected to result in the maximum water quality benefits to receiving waters.	• Identify high priorities for street sweeping including for curbed streets that discharge to outfalls. Consider high traffic streets and streets that serve commercial or industrial land use areas. • Implement new street sweeping locations and updated frequencies.	$$$	July 1, 2027

Through discussions with City staff, Osborn learned that the City wants to focus its NPDES compliance efforts on Tree Canopy Goals and Policies, addressing polychlorinated biphenyls (PCBs) in Operations and Maintenance, reaching and engaging the overburdened communities, and addressing the requirements for the new SMED program. Based on the request of City staff, details for both the Phase II Permit requirements and suggestions on next steps for the City to meet those requirements were documented and are included in **Sections 1.11.1** and **1.11.4**. **Section 1.11.4** specifically describes the City's recent compliance activities for the SMED program.

1.11.1 Tree Canopy Goals and Policies

In accordance with the Phase II Permit specifications in S5.C.1.iii, the City is required to implement a Stormwater Planning Program, which will be used to inform and assist in the development of water quality management policies and strategies. The City's SWMP program will need to adopt and implement tree canopy goals and policies that consider how both existing and future tree canopies can support stormwater management and water quality improvements in the receiving waters including Guemes Channel, Burrows Bay, Padilla Bay, Similk Bay, and Fidalgo Bay by December 31, 2028.

The program is also mandated to implement a long-term goal based on the existing and future projections for tree canopies spanning five to ten years, or longer. Special attention should be directed toward maintaining or increasing the span of tree canopies in overburdened communities and maintaining existing mature tree canopies. Long-term goals refer to goals that are five to ten years or longer for tree canopy policies, for existing or future projections, to be used for stormwater management that is appropriate for the local jurisdiction. Specific considerations for stormwater management on City-owned or operated lands shall include maintaining or increasing tree canopy in overburdened communities and maintaining existing mature tree canopies.

In addition, the City's SWMP is required to establish new mapping of tree canopies on City owned or operated properties, particularly areas recognized as overburdened communities. The SWMP must also develop a system for identifying tree canopies for stormwater management purposes, which should be updated annually or as needed.

To address this Phase II Permit requirement, the City will need to review all City tree canopy goals and policies, including the Anacortes Municipal Code (AMC). This may require collaboration with the City's planning services. The City will identify the needed updates to support stormwater management and water quality improvements through updating tree canopy goals and policies.

1.11.2 Addressing PCBs in Operation and Maintenance

The City is required to perform updated operation and maintenance activities for exterior building washdown to address PCBs per S5.C.5.e and S5.C.9.d.xv of the Phase II Permit. Commercial, industrial, and multistory residential structures constructed or renovated between the years 1950 and 1980—that is, those buildings that most likely to have PCB-containing building materials—shall be assessed for PCB-containing materials consistent with *How to find and address PCBs in building materials* (Ecology, 2024, Publication No. 22-04-024) prior to routine building washdown to the City's MS4 system. Structures confirmed or suspected to have PCB-containing materials shall not discharge washdown to the MS4.
Single-family residents are exempt from this requirement.

To address this Phase II Permit requirement, the City will need to develop a comprehensive inventory of buildings built between 1950 and 1980 that will be impacted by this new requirement. Easy-speak public education requirements will need to be developed for property owners or property management companies who own buildings built in that period. If the City's maintenance yard has buildings built in this

period, an update to their Stormwater Pollution Prevention Plan (SWPPP) may be necessary to address PCB management in exterior building washdown.

In addition, the City may need to update their illicit discharge detection and elimination (IDDE) code in AMC 18.30.050 along with other policies and practices to address PCBs in external building washdown. This may include adding source control BMPs to minimize PCBs from entering the MS4 during routine external building washdown and the use of detergents for buildings built between 1950 and 1980.

1.11.3 Public Involvement for Overburdened Communities

The City is required to provide public involvement and participation opportunities to overburdened communities according to S5.C.4.a of the Phase II Permit. *Overburdened communities* can be defined as geographic areas or communities where vulnerable populations face adverse socioeconomic factors that expose them to a higher risk of environmental harm or disparate health outcomes. These populations include racial and ethnic minorities, low-income populations, and populations otherwise disproportionately exposed to and impacted by environmental harm or health risks. To this end, the City must create opportunities for the public to participate in decision making processes involving development, implementation, and updating the City's Stormwater Management Action Plan (SMAP) and SWMP documents. Moreover, to address this Phase II Permit requirement more specifically, the City should take clear steps towards creating these opportunities for overburdened communities and is required to annually document how it engages with overburdened communities.

1.11.4 Stormwater Management for Existing Development

The City is required to implement a new Stormwater Management for Existing Development (SMED) program per S5.C.7 and Appendix 12 of the Phase II Permit. The SMED program requires the City to implement a program to contract and reduce stormwater discharges to the waters of the state from areas of existing development. The amount of treated area that is required varies by jurisdiction, but the consistent standard of 8 acres for every 50,000 people applies everywhere. By March 31, 2028, the City must have funded and started construction on projects for water quality treatment of 2.9 acres per Appendix 12 of the Phase II Permit.[6]

The City is in compliance with the new SMED requirement. In a recent project (*projects completed after January 1,2023 are eligible*), the City added additional treatment of approximately 2.9 acres along R Avenue that meets this Permit requirement. As a result of this project, the City is in compliance with the new SMED requirement.[7]

1.12 EXISTING STORMWATER MANAGEMENT PROGRAM

Under the Phase II Permit, the City of Anacortes is required to develop and implement a Stormwater Management Program (SWMP), which is a set of actions and activities required under the Permit. Successful implementation and management of the City's stormwater program demand a clear understanding of the Phase II Permit requirements. To better understand how the City is in compliance, a summary of the City's SWMP is provided in this section.

[6] Appendix 12_of the Phase II Permit, which can be accessed at: https://fortress.wa.gov/ecy/ezshare/wq/permits/MS4_2024_App12_PhIIWWA_Final.pdf

[7] Project information received on October 23, 2024, from the City regarding this project meeting SMED requirements.

The SWMP is administered through an effort with multiple departments overseen by the Stormwater Program Manager and Stormwater Division staff. Other departments involved include, but are not limited to, the following:

- Public Works Department
- Planning, Community, and Economic Development Department
- City Attorney's Office
- Finance Department
- Information Services
- Parks and Recreation Department
- Police and Fire Departments

Coordination is conducted between the City departments, with the neighboring jurisdictions, and community partners. Community partners include the following parties:

- Skagit Conservation District (SCD)
- Samish Indian Nation
- Port of Anacortes
- Skagit Marine Resources Committee
- Skagit Watershed Council
- Friends of Skagit Beaches
- The Salish Sea School
- Stormwater Action Monitoring

The following are required components of the SWMP and associated Phase II Permit reference:

- Stormwater Planning (S5.C.1)
- Public Education and Outreach (S5.C.2)
- Public Involvement and Participation (S5.C.3)
- MS4 Mapping and Documentation (S5.C.4)
- Illicit Discharge Detection and Elimination (S5.C.5)
- Controlling Runoff from New Development, Redevelopment, and Construction Sites (S5.C.6)
- Stormwater Management for Existing Development (S5.C.7)
- Source Control for Existing Development (S5.C.8)
- Operation and Maintenance (S5.C.1)

This section has provided an overview of the City's existing program. The City's SWMP documentation is available on the City's website.[8]

1.12.1 Stormwater Planning

The City is active in stormwater planning and conducts regular interdepartmental meetings concerning topics in Citywide stormwater management and planning activities. In 2019, the City passed an ordinance that includes guidelines and regulations around low-impact development (LID), IDDE, operations and maintenance (O&M), and clearing and grading stormwater standards. In 2022, the code was amended to address the Phase II Permit requirements to implement a local source control program. In 2023, the City completed the Fidalgo North SMAP with actions to improve water quality in this high priority basin.

1.12.2 Public Education and Outreach

Over the past several years, the City has made a commitment to providing a variety of public education and outreach activities and educational opportunities for residents and visitors to Anacortes. These activities collectively have helped to either reduce or eliminate behaviors or practices that may cause or contribute to adverse stormwater impacts and encourage the public to participate in stormwater-related activities. The City has partnered with SCD, Skagit County, the City of Mount Vernon, City of Burlington, and the City of Sedro-Woolley in several public education and outreach projects.

1.12.3 Public Involvement and Participation

The City's SWMP involves the public in decision-making processes and provides opportunities for increased participation. The City plans multiple activities a year for the public to provide input and participate in City Council meetings, documentation on the City website, community events, in addition to the *City's Permit Annual Report*, which is publicly available.

1.12.4 MS4 Mapping and Documentation

The City began a stormwater utility mapping program in 2006. Mapping of the stormwater system has been vital to helping the City manage resources and plan for development and redevelopment projects. Mapping has also aided tracing stormwater pollution from sources to receiving waters, serves as a tool for IDDE investigations, and can be used in public education activities.

The mapping of the system's inventory has been achieved through utilizing a variety of global positioning system (GPS) equipment in the field to collect spatial and attributional information about drainage assets. The City has a comprehensive mapping of the MS4, including stormwater conveyance, infrastructure, treatment, and flow control BMPs, all known outfalls, receiving waters, drainage areas, land uses, wetlands, and other components.

The City has used the Cartegraph asset management system for Public Works, including the Stormwater Division, which allows City staff to access detailed information relating to the storm system both out in the field and at the office. Field staff can verify stormwater asset information for catch basins, pipes, storm ponds, or outfalls, and record the inspection findings and the maintenance activities conducted.

The City's MS4 System is shown in **Figure 1.7.** Municipal Separate Storm Sewer System (MS4)Figure 1.7. Municipal Separate Storm Sewer System (MS4). The mapping data is continuously updated through collaboration between the Street/Sewer Maintenance Department, Stormwater Division, and GIS Division.

[8] The City's SWMP can be accessed at anacorteswa.gov/DocumentCenter/View/26405/2024-SWMP-Plan.

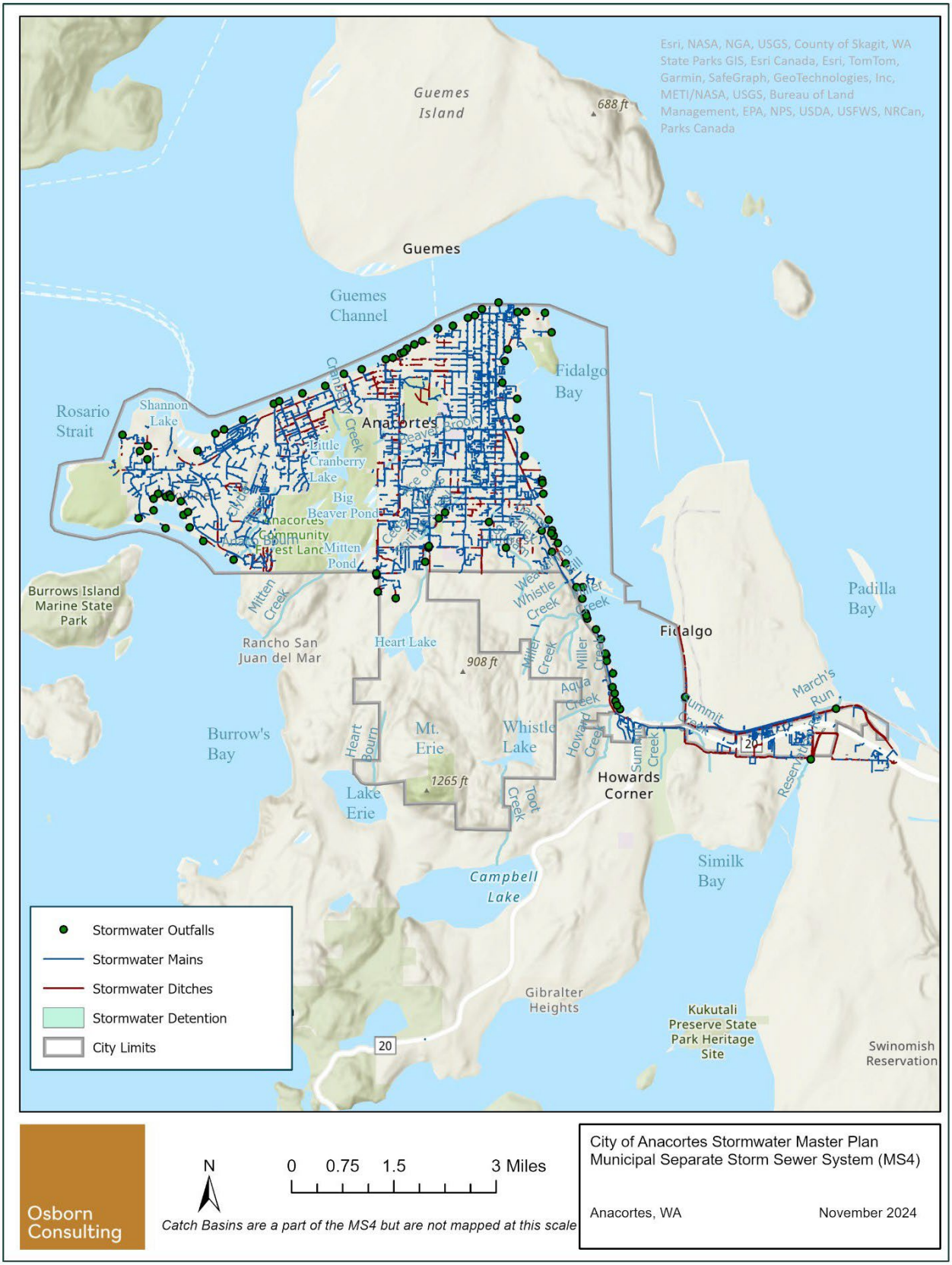


Figure 1.7. Municipal Separate Storm Sewer System (MS4)

1.12.5 Illicit Discharge Detection and Elimination

The City's IDDE program consists of activities to detect, identify, address, and eliminate spills and other illicit discharges and connections to the MS4 based on the requirements described in code section *AMC 18.30 Illicit Discharges and Connections to the Stormwater Drainage System*.

The program involves such procedures as field screening, stormwater monitoring, spills, and complaint response and construction inspections. The City conducts stormwater outfalls monitoring with a partnership with Friends of Skagit Beach, a nonprofit organization, and shares outfall sampling data and IDDE investigation reports with the Samish Indian Nation, a federally recognized tribe in Washington state.

1.12.6 Controlling Runoff from New Development, Redevelopment and Construction Sites

The City's SWMP includes a program that aims to reduce pollutants in stormwater runoff from new development, redevelopment, and construction site activities. The City's Public Works and Planning, Community and Economic Development Departments are responsible for permitting, site plan review, inspections, and code enforcement actions, and work with the Stormwater Division. The City currently requires all projects to comply with the standards of the 2019 SWMMWW, published by Ecology.

1.12.7 Stormwater Management for Existing Development

This is a new element of the SWMP in the new Phase II Permit. According to Appendix 12 of the Permit, the City will be required to provide water quality treatment for 2.9 acres of existing impervious surfaces to meet the new SMED requirements. The City has completed a recent project (see **Section 1.12**) and has met the requirements.

1.12.8 Source Control for Existing Development

In 2022, the City passed Ordinance 4023 with the amended *AMC Chapter 18.30 Illicit Discharges and Connections to the Stormwater Drainage System* that added the requirement for source control BMPs to be implemented for pollutant-generating sources at businesses. The City maintains an inventory of businesses, which is actively updated, which have the potential to generate pollutants that may enter the City stormwater drainage system. The City's goal is to conduct source control inspections for 20 percent of the local businesses in the City each year.

1.12.9 Operation and Maintenance

The City's O&M Division, within Public Works, is responsible for the stormwater system inspections, cleaning, and maintenance. This includes catch basin inspection and cleaning, street sweeping, facility cleaning and maintenance, spill response and control, and flood response and repair. The City maintenance standards are found within the 2019 SWMMWW.

The City requires all privately owned permanent stormwater facilities to have a maintenance agreement on file with the City. The City conducts annual inspections of all treatment and flow control facilities that discharge to the MS4 and that were permitted pursuant to the City's process for permitting, site plan review, and inspections. Existing permanent stormwater facilities are inspected to review whether ongoing maintenance is being completed. City staff record all inspections.

1.13 COMMUNITY AND CITY COUNCIL OUTREACH

Work on the Plan began in March of 2024 and an initial draft was submitted to City staff in November 2024. The City's Public Works staff and Consultant team presented the initial findings to the City Council and attending members of the public at the monthly City Council meeting held on January 27, 2025.

To engage the public and help the City better understand local concerns and priorities regarding stormwater management, the draft Plan was posted on the City website for public review and comment in January 2025. The City also provided an online public survey, with a total of ten questions, from January 27 to February 21, 2025. The City received three responses with Plan comments and 42 members of the public completed the online survey. The public comments, along with the survey questions, results summary, and individual responses, are provided in **Appendix B**. Results of the public survey's seven multiple-choice questions are also summarized by the associated question number in **Table 1.8**.

Table 1.8. Public Survey Results Summary

Question Number	Question Topic	Choices	Responses (%)[1]
1	Familiarity with Stormwater Management and its Importance in Community	Very Familiar	47.6
		Familiar	40.5
		Not Familiar	11.9
2	Use of Waterways and Natural Areas	Recreation (swimming, boating, or fishing)	87.5
		Habitat for Salmon and Other Wildlife	47.6
		Other	19.1
3	Connection to Waterways	Both Areas	66.7
		Saltwater Areas (bays, channels, or beaches)	28.6
		Freshwater Areas (lakes, streams, or ponds)	4.8
4	Prioritization of Projects or Improvements	Drainage Ditches and Channels	64.3
		Streams and Creeks	50.0
		Lakes and Ponds	50.0
		Urban Areas Prone to Flooding	45.2
		Stormwater Detention Basins	40.5
		Wetlands	38.1
		Other	16.7
5	Biggest Issue Affecting Water Quality in the City	Runoff from Urban Areas	47.6
		Industrial Pollution	16.7
		Pollution from Vehicles	11.9
		More Rainfall and Storms	11.9
		Other	11.9
		Waste from Pets and Animals	0.0

Question Number	Question Topic	Choices	Responses (%)[1]
7	Areas of Satisfaction with City Efforts	Maintaining Stormwater Systems	40.5
		Responding to Citizen Complaints	38.1
		Clearing Clogged Storm Drains	38.1
		Educating the Public About Stormwater	23.8
		Responding to Spills	21.4
		Other	14.3
		Improving Water Quality	11.9
8	Stormwater Programs for City Focus	Fixing Flooding and System Capacity Issues	47.6
		Repairing and Replacing Pipes and Outfalls	45.2
		Meeting Water Quality Standards (NPDES)	40.5
		Designing and building Key Infrastructure Projects	40.5
		Other	26.2

[1] Results represent the percentage of respondents that selected each choice. Percentages do not add up to 100 percent for each question as respondents could select multiple answers per question.

For the public survey's multiple-choice questions, most respondents said they were at least familiar with stormwater management and its importance in the community (Question 1), use City waterways and natural water areas for recreation (Question 2), and feel connected to both saltwater and freshwater areas (Question 3). Preference on the prioritization of improvements or projects (Question 4) was spread over six categories, with drainage ditches and channels, streams and creeks, and lakes and ponds receiving the top rankings. Urban runoff was the top answer for the biggest issue affecting water quality in the city (Question 5). Regarding areas of satisfaction with the City's efforts (Question 7), maintaining stormwater systems (like culverts and ditches), clearing clogged storm drains, and responding to citizen complaints were ranked in order at the top. The stormwater programs close to one another in the rankings for City focus (Question 8) included fixing flooding and system capacity problems, repairing and replacing stormwater pipes and outfalls, meeting water quality standards (related to the Phase II Permit), and designing and building key infrastructure projects.

The public survey results also included 22 to 26 written responses provided for each of the survey's three open questions. These questions inquired about observations of stormwater problems around Anacortes (Question 6), how the City can improve stormwater management and water quality or deal with flooding and drainage problems (Question 9), and topics or items for consideration by City Council before finalizing the Plan (Question 10). The individual responses to these questions are provided in **Appendix B**. Information regarding further public outreach is provided in **Section 6.3** of this Plan, which addresses the next steps in terms of Plan adoption and implementation.

2 STORMWATER PIPE REPAIR AND REPLACEMENT PROGRAM

As part of the development of this Stormwater Master Plan, the City created the framework for a new Stormwater Pipe Repair and Replacement Program. This program will enable the City to make informed, risk-based decisions on maintaining, repairing, rehabilitating, and replacing stormwater pipes. This risk and asset-management based approach for O&M of stormwater pipes increases resource efficiency, helps achieve level of service goals, allows limited resources to be focused on critical assets, and provides an understanding of the impact on decision making.

2.1 STORMWATER PIPE REPAIR AND REPLACEMENT

The City is developing a program to assess the condition of stormwater pipes that will enable the City's Stormwater Management team to make informed, risk-based decisions on maintaining, repairing, rehabilitating, and replacing these assets. The program will include closed-circuit television (CCTV) inspections of stormwater pipes in the City and determine the Likelihood of Failure (LoF) and Consequence of Failure (CoF) for each pipe inspected. The program will also provide maintenance, rehabilitation, and replacement recommendations to improve the effectiveness of the stormwater management program. This initiative will benefit the City's residents and protect local waterways from pollution and flooding. For more information about this new stormwater pipe repair and replacement program, see **Section 5** and **Appendix C**.

The program framework includes a cyclical process of understanding and inspecting the system, performing condition assessments, and scheduling repair, replacement, or maintenance based on the condition and a consequence-based risk assessment. The City completed the inventory of known assets and prioritized pipes for inspection based on drainage basin priority. The City has inspection data for 237 pipes that were inspected between 2018 and 2024 and plans to kick off the new program by inspecting 2.5 miles of pipe in the Fidalgo South Basin in 2025. This first year will help the City work through the program and establish ongoing staffing, methodology, and processes. Starting in 2025, the City plans to inspect 4 miles of pipe, ramping up to a goal of 5.3 miles of pipe per year in 2027 and beyond. Consistently inspecting 5.3 miles of pipe per year will equate to approximately a 15-year inspection cycle.

Figure 2.1 illustrates the stormwater pipes that have been inspected to date and their corresponding National Association of Sewer Service Companies (NASSCO) Quick Structural Ratings (QSRs). A QSR that begins with a 5 corresponds to the most significant defects, whereas a QSR that begins with a 1 corresponds to minor defects. A QSR with a score of 0000 indicates that no defects were present during inspection. QSRs are described in more detail in *Section 2.1 Likelihood of Failure* of the *Stormwater Pipe Repair and Replacement Program Technical Memorandum* provided in **Appendix C.** This technical memorandum describes the program framework in detail and includes workflow diagrams for inspection, data management, and condition assessment.

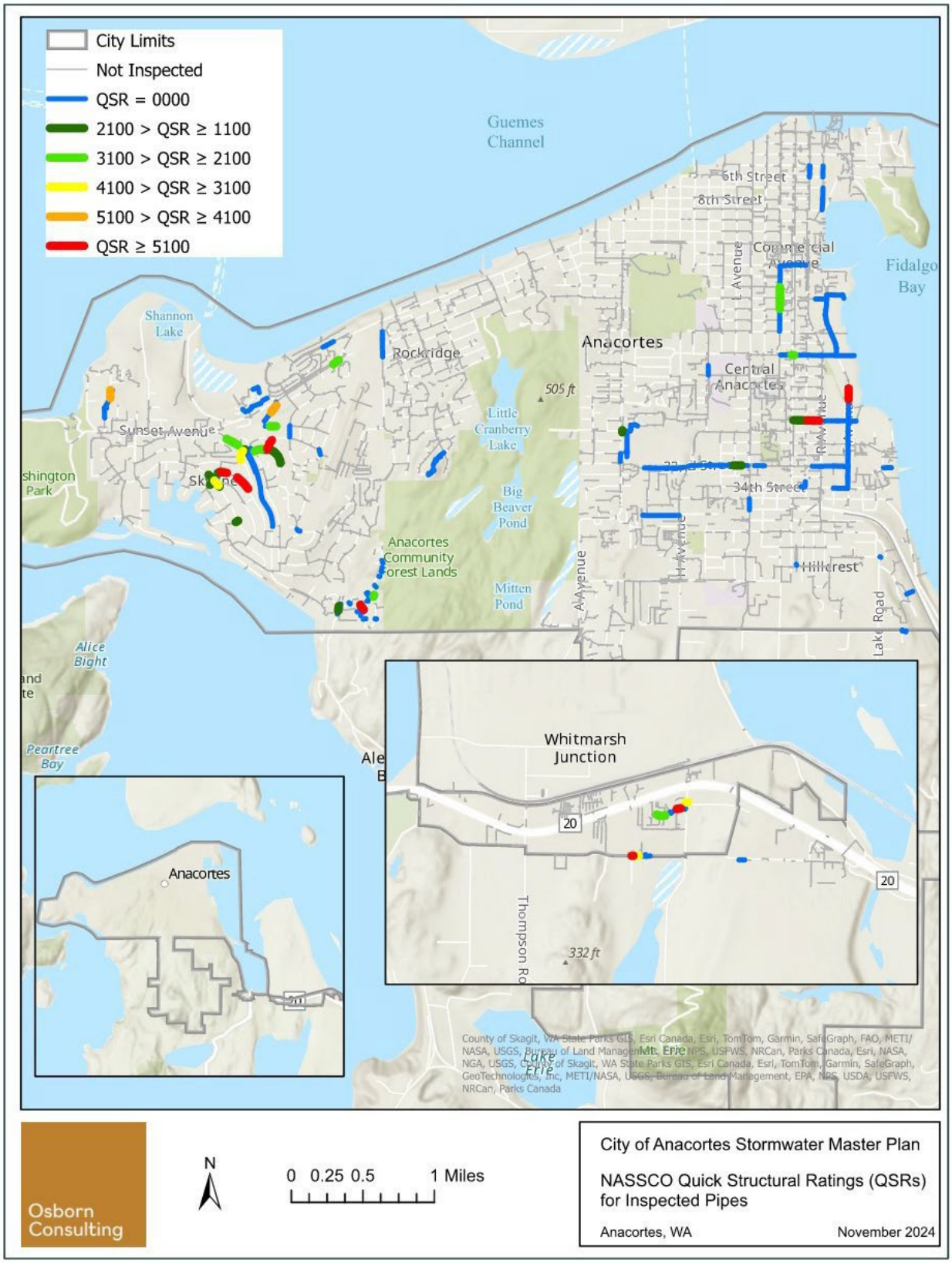


Figure 2.1. NASSCO Quick Structural Ratings (QSRs) for Inspected Pipes

3 CITYWIDE HYDROLOGIC AND HYDRAULIC MODELING

This section provides an overview of the citywide hydrologic and hydraulic modeling and covers the methodology, study design storms, model results, and potential capital facilities projects and programs. The analysis performed in this section is intended to support the development of Capital Facility Projects and Program needs within the City. The model is built to support future analysis of the system for different planning scenarios.

3.1 BACKGROUND

Previous hydraulic modeling conducted in 2007 utilized the Mike-Urban modeling platform. This platform is no longer supported and no longer available to City staff. Moreover, the previous models were created using data that was collected nearly two decades ago.

Osborn created updated models using newer data in the modeling software, Personal Computer Storm Water Management Model (PCSWMM), which serves as a user-friendly analysis toolbox for the EPA Stormwater Management Model (SWMM) program. These models will better simulate rainfall as it travels through both the natural and built environment and represent the physical attributes of the City's streams and piped systems. Further, the results can be used to identify drainage system surcharging and flooding and verify the MS4 permitting exemptions that are applicable.

The modeling that Osborn conducted assumed that the drainage network was in good condition. However, during the field investigations, the team observed evidence of pipes and ditches that are in need of maintenance or repair. One example is the ditch and culvert system along Q Avenue near 25th Street where the driveway culverts appear to have blockages that were not included in the model. These maintenance issues were not considered in the model because the purpose of the modeling was to identify system capacity constraints that would require capital investment or maintenance.

3.2 MODELING DATA AND SOURCES

Osborn utilized the City's topographic survey data, GIS data, and record drawings to perform calculations and develop hydrologic and hydraulic models. This data was collected in part to ensure that the resulting models represent the existing field conditions.

The following data was collected and referenced in this study:

- Urban Hydrology for Small Watersheds, TR-55, U.S. Department of Agriculture (USDA), dated June 1986.
- SWMMWW, Ecology, published 2024.
- 2017 North Puget Digital Terrain Model (DTM), Department of Natural Resources (DNR).
- 20-foot contours, Environmental Systems Research Institute, Inc. (ESRI) World Topographic Map.
- GIS data, computer aided design (CAD) data, and as-builts provided by the City.
- Site visits conducted by Osborn and City staff.

3.3 EXISTING CONDITIONS

The City's stormwater infrastructure consists of ditches and pipes, with some pipes that were installed as early as the 1900s. The local topography varies greatly throughout the City of Anacortes, with flat terrain in and around the downtown core of the City and steep hillside topography with 90-percent slopes near Heart Lake and Little Cranberry Lake. All the drainage basins eventually drain into their namesake bays or out into forested areas and wetlands towards the center of the city. Figures of each model broken down by basin can be found in **Appendix D**. Many parts of the stormwater system contain 8-inch-diameter pipes, which were installed based on the contemporary development conditions at the time.
These pipes have been identified as undersized.

This study evaluated the existing storm system throughout the City, as shown in **Figure 3.1.** For more information about the City's drainage system and basins, see **Section 1.8**.



Figure 3.1. Modeled Basins

3.4 MODELING METHODOLOGY

Hydrologic and hydraulic modeling was conducted using PCSWMM version 5.2.4, the EPA SWMM modeling engine, and the standard drainage attributed criteria ranges set outlined in in the Storm Water Management Model User's Manual Version 5.2 (EPA/600/R-22/030, February 2022). All elevations in this project are tied to NAVD 88. Maps, GIS data, and LiDAR in this study are spatially referenced to NAD 83 State Plane Washington North Federal Information Processing Standard (FIPS) 4601 (in U.S. feet).
Features studied included in the model for each respective basin include junctions like maintenance holes, conduits like pipes and ditches, storages like ponds or vaults, and outfalls. A more detailed description of the methodology and of the parameters used in the PCSWMM model is provided in **Appendix E**.

3.4.1 Design Storms

Hydrologic modeling of the existing conditions was developed to evaluate the capacity and expected flows through the system. The three following design storms were used to analyze the system capacity.

- A **25-year 3-hour design storm** was utilized to understand how the system performs in atmospheric River conditions.

  For this design storm, a conversion factor of 1.06, determined from Appendix F of the 2017 *Seattle Public Utilities Stormwater Manual*, was used to convert the 25-year 2-hour precipitation depth to the 3-hour storm depth.

- A **25-year 24-hour design storm** is the standard storm utilized by the City's design guidelines. The total volumes for this design storm are derived from the department of Ecology's Isopluvial maps. The maps indicate that the City is on the border of a 2.5-inch to 3-inch isopluvial range.

  Osborn reviewed the City's daily rainfall records taken at the Anacortes Wastewater Treatment Plant from 1992 to 2024 to support the development of an accurate design storm volume. The data was not suitable to be used as a design storm because it lacks 5-minute rain volumes.

  The highest 24-hour rainfall that occurred in this period was approximately 2 inches—33 percent lower than the rainfall depth of 3.0 inches published in the report "Washington 24-hour Isopluvial Maps" by the Washington State Department of Transportation. Based on this information, a 25-year 24-hour rainfall depth of 2.5 inches was used because it was the low end of the isopluvial range. A review of a longer data set spanning over 50 years is required if a lower volume design storm is to be used than is on the published Isopluvials.

- A **25-year 24-hour climate perturbed design storm** provides insights into how the system is predicted to perform when higher intensity storms occur in the region. To develop this storm event, it is necessary to determine the climate precipitation extremes to account for future increases or decreases in precipitation rates.

  Based on data from *Changes in Climate Extremes and their Impacts on the Natural Physical Environment*, an increase of 15 percent in volume for the existing 25-year 24-hour precipitation rate is predicted to occur between the years 2081 and 2100. This value was determined by reviewing the median precipitation rates for Western North America for a midrange greenhouse gas emission scenario where a hot day experienced once in 20-years becomes a day experienced once in three years.

The SCS Type 1A rainfall distribution was selected as the hyetograph, which is the suggested distribution for the Pacific Northwest. The design storms were input into the PCSWMM model to simulate the rainfall and the runoff response of each basin. A summary of the rainfall depths used for the design storms is shown in **Table 3.1**.

Table 3.1. Design Storm Magnitude Summary

Design Storms	Magnitude (in/day)
25-year 3-hour	1.070
25-year 24-hour	2.500
25-year 24-hour climate perturbed	2.875

3.4.2 Drainage Area Delineation

The model consists of 1,110 catchments that were delineated into one of three subcatchments: right-of-way (ROW), building (B), and then (C) for the remaining catchments. The amount of impervious and pervious area for each land type was accounted for to accurately predict peak flow runoff collected by the drainage system.

3.4.3 Sea Level Rise Considerations

The hydraulic model utilized the local mean higher-high water (MHHW) surface elevation as the tailwater condition at all outfalls to the associated bays. The hydraulic model employed a tailwater condition of 10.0 feet NAVD88, corresponding to the local MHHW elevation.

Osborn reviewed the sea level rise identified in the *City of Anacortes Critical Areas Ordinance Update: Frequently Flooded Areas - Draft Update* (October 19, 2021). This ordinance update predicts 2.1 feet (medium 50 percent exceedance) and 4.9 feet (high 1 percent exceedance) for sea level rise within the bays around Anacortes, which would result in a tail water condition at the outfalls of 12.1 feet to 14.9 feet, respectively.

After reviewing the findings in the prior study, Osborn determined that the tailwater conditions would result in similar inundation as identified within the Flooded Areas-draft update maps. Osborn did not model the sea level rise in the models. The flooding and inundation identified in the 2021 study is more accurate because it is based on a two-dimensional (2D) surface rather than the PCSMM models that utilize a one-dimensional (1D) surface.

3.5 MODEL RESULTS

The flooded maintenance holes for each of the modeled basins are summarized in **Table 3.2** for each of the three design storms. The results indicate the order of magnitude of system surcharging and flooding. *Surcharging* indicates that the pipes are at capacity, but flooding is not occurring, whereas *flooding* indicates that there is no more capacity and stormwater may be leaving the maintenance holes and catch basins. The results are based on the imperviousness of current land use and do not account for future build-out conditions. The models were developed to support the City in analyzing future build-out scenarios, but no future land-use scenarios were analyzed for this Plan.

Additional tables that detail the specific modeled maintenance holes that were identified as either surcharging or flooding for each of the design storms are provided in **Appendix F**.

Table 3.2. Flooding and Surcharging Maintenance Holes and Conduits by Drainage Basin

Drainage Basin	Total Length of Pipe (LF)	Total Number of Maintenance Holes	Design Storm	Number of Maintenance Holes Surcharging	Percent of Total Maintenance Holes Surcharging	Number of Maintenance Holes Flooding	Percent of Total Maintenance Holes Flooding	Number of Pipes Surcharging	Percent of Pipes Flooding
Fidalgo North	210,337	1,860	25-year, 24-hour	311	16.78	52	2.81	163	8.62
			25-year, 3-hour	437	23.58	113	6.10	280	14.80
			25-year, 24-hour Climate Perturbed	424	22.88	97	5.23	226	11.95
Fidalgo South	46,235	316	25-year, 24-hour	14	4.44	1	0.32	6	1.85
			25-year, 3-hour	9	2.86	1	0.32	8	2.46
			25-year, 24-hour Climate Perturbed	15	4.76	1	0.32	7	2.15
Guemes East	82,161	1,175	25-year, 24-hour	239	20.36	28	2.39	77	6.50
			25-year, 3-hour	346	29.47	54	4.60	126	10.63
			25-year, 24-hour Climate Perturbed	276	23.51	35	2.98	93	7.85
Guemes West	104,296	1,063	25-year, 24-hour	15	1.41	0	0	27	2.50
			25-year, 3-hour	42	3.95	1	0.09	63	5.84
			25-year, 24-hour Climate Perturbed	27	2.54	1	0.09	45	4.17

Drainage Basin	Total Length of Pipe (LF)	Total Number of Maintenance Holes	Design Storm	Number of Maintenance Holes Surcharging	Percent of Total Maintenance Holes Surcharging	Number of Maintenance Holes Flooding	Percent of Total Maintenance Holes Flooding	Number of Pipes Surcharging	Percent of Pipes Flooding
Padilla North	18,270	98	25-year, 24-hour	1	1.02	0	0	10	9.43
			25-year, 3-hour	7	7.14	4	4.08	13	12.26
			25-year, 24-hour Climate Perturbed	1	1.02	0	0	12	11.32
Similk	22,121	131	25-year, 24-hour	1	0.77	0	0	7	5.38
			25-year, 3-hour	3	2.31	0	0	10	7.69
			25-year, 24-hour Climate Perturbed	3	2.31	0	0	11	8.46
Burrows North	55,000	403	25-year, 24-hour	48	11.91	4	0.99	15	3.71
			25-year, 3-hour	84	20.84	15	3.72	41	10.15
			25-year, 24-hour Climate Perturbed	66	16.38	12	2.98	28	6.93
Burrows South	61,721	467	25-year, 24-hour	5	1.07	0	0	8	1.68
			25-year, 3-hour	7	1.50	0	0	12	2.52
			25-year, 24-hour Climate Perturbed	13	2.79	4	0.86	11	2.31
Citywide	600,141	5,513	25-year, 24-hour	634	11.53	85	1.55	313	5.59
			25-year, 3-hour	935	17.00	188	3.42	553	9.88
			25-year, 24-hour Climate Perturbed	825	15.00	150	2.73	433	7.74

3.5.1 Existing Conditions Assessment

This section provides a detailed assessment of the existing conditions within each of the drainage basins. The 25-year 24-hour storm and 25-year 3-hour storm flooding and surcharging results are summarized and analyzed in the following sections. Maps are provided for all three design storms.

3.5.1.1 Fidalgo North

The 25-year 3-hour design storm resulted in more flooding than the 25-year 24-hour design storm. Most of the flooding in Fidalgo North is a result of undersized pipes and backwatering from outfalls. Areas with high flooding and surcharging are summarized in **Table 3.3**, **Figure 3.2.**, and **Figure 3.3.**.

Table 3.3. Capacity Constrained Areas in Fidalgo North

Map ID Number	Location Description	Cause of Flooding and Surcharging
FN-1	The outfall closest to Seafarers Way.	The system surcharges due to backwatering from the assumed mean higher-high tide levels at the outfall.
FN-2	The pipe segment from the intersection of I Avenue 41st Street heading west, then north up I Avenue, and west through 39th Street and ending at the intersection of H Avenue and 39th Street.	This area surcharges due to the limited capacity of the 1-foot-diameter pipes.
FN-3	The pipe system on H Avenue from Down Jones Way to 37th Street.	This area surcharges due to the limited capacity of the 1-foot-diameter pipes.
FN-4	The two smaller pipe systems connecting to Happy Valley Stream.	The system floods due to backwatering from the stream.
FN-5	The pipe system at the intersection of Hillcrest Drive and Stankus Place on Hillcrest Drive, heading southwest until the intersection of Hillcrest Drive and Fidalgo Avenue.	This area floods due to the limited capacity of the 8-inch-diameter pipes.
FN-6	The pipe system along 37th Street and S Avenue heading west until the intersection at R Avenue and 37th Street where the pipe system then heads north along R Avenue until the intersection of 32nd Street and R Avenue.	This area surcharges due to the limited capacity of the 6-inch and 8-inch diameter pipes.
FN-7	The pipe segment heading north along Commercial Avenue between 35th Street and 36th Street before heading east on 35th Street until Q Avenue.	This area surcharges due to the limited capacity of the 8-inch and 1-foot-diameter pipes.
FN-8	The pipe system starting at the intersection of O Avenue and 34th Street, crossing Commercial to Q Avenue.	This area floods due to the 8-inch pipe restriction at Commercial Avenue.
FN-9	Pipe segments connecting to the trunkline on 22nd Street and K Avenue to the outfall.	The area surcharges due to backwatering from the assumed mean higher-high tide levels at the outfall.

Map ID Number	Location Description	Cause of Flooding and Surcharging
FN-10	The pipe segment starting at the intersection of J Avenue and 25th Street heading north to the intersection of J Avenue and 20th Street, then heading east to the intersection of M Avenue and 20th Street and M Avenue, then heading north to the intersection of M Avenue and 16th Street and ending at the intersection of 15th Street and O Avenue.	This area surcharges due to limited capacity of the downstream 15-inch diameter pipes.
FN-11	The outfall north of 11th Street and R Avenue.	The area surcharges due to backwatering from the assumed mean higher-high tide levels at the outfall.
FN-12	The area along 22nd Street from M Avenue to R Avenue and south of 22nd Street on Commercial Avenue.	This area surcharges due to the limited capacity of the 8-inch diameter pipes.

3.5.1.2 Fidalgo South

The 25-year 24-hour design storm and the 25-year 3-hour design storm saw approximately the same amount of flooding. Most of the flooding is caused by undersized pipes, high tailwater, which is leading to backflow, and undersized storage facilities. Areas with high flooding and surcharging are summarized in **Table 3.4**, **Figure 3.5.**, and **Figure 3.6.**.

Table 3.4. Capacity Constrained Areas in Fidalgo South

Map ID Number	Location Description	Cause of Flooding
FS-1	At Fidalgo Bay Road near South Fidalgo Bay Road.	The area floods due to backwatering from the assumed mean higher-high tide levels at the outfall. Additionally, there are capacity limitations due to varying sizes of ditches and pipes.
FS-2	Upstream of the outfall at the intersection of Marchs Point Road and South March Point Road.	The area surcharges due to backwatering from the assumed mean higher-high tide levels at the outfall.
FS-3	Upstream of a dry well near the intersection of Fidalgo Bay Road and Weaverling Road.	Junctions flood likely because of the underperforming dry well that lacks adequate storage.

3.5.1.3 Guemes East

The 25-year 3-hour storm resulted in more flooding than the 25-year 24-hour storm. Most of the flooding in Guemes East is a result of inadequate pipe capacity and backwatering upstream of the area outfalls. Areas with high flooding and surcharging are summarized in **Table 3.5**, **Figure 3.2.**, and **Figure 3.3.**.

Table 3.5. Capacity Constrained Areas in Guemes East

Map ID Number	Location Description	Cause of Flooding
GE-1	Along D Avenue starting at 17th Street and ending at the intersection of 15th Avenue.	The area surcharges due to the limited capacity of the 2-foot-diameter trunkline, which also results in backwatering into the farther upstream systems.
GE-2	Heading northwest at Volunteer Park near Kiwanis Meadows.	This area surcharges due to the limited capacity of the 2-foot-diamter pipe causing backwatering between 13th Street and 14th Street near D Avenue.
GE-3	Along 10th Street from G Avenue to M Avenue, on 14th Street heading north along K Avenue to where it connects to 12th Street, 12th Street heading west to M Avenue, the intersection of M Avenue and 14th Street heading north to 11th street, 11th Street from J Avenue to K Avenue, 9th Street from I Avenue to M Avenue, 8th Street from I Avenue to L Avenue, 7th Street from L Avenue to M Avenue, and M Avenue from 9th Street to 4th Street.	This area floods due to the limited capacity of the 8-inch-diameter pipes.
GE-4	Along 6th street and J Avenue heading east toward O Avenue and ultimately discharging into Guemes Channel.	The area surcharges due to backwatering from the assumed mean higher-high tide levels at the outfall.
GE-5	The outfall at O Avenue discharging to Guemes Channel.	The area surcharges due to backwatering from the assumed mean higher-high tide levels at the outfall.

3.5.1.4 Guemes West

The 25-year 3-hour storm resulted in more flooding than the 25-year 24-hour storm. Most of the flooding in Guemes West is a result of undersized pipes and backwatering. Areas with high flooding and surcharging are summarized in **Table 3.6**, **Figure 3.8.**, and **Figure 3.9.**.

Table 3.6. Capacity Constrained Areas in Guemes West

Map ID Number	Location Description	Cause of Flooding
GW-1	Along Oakes Avenue between Allen Court, heading north underneath the neighborhood on Schooner Drive, and discharging out on Edwards Way to Fidalgo Bay.	This area floods due to the limited capacity of the 1-foot-diameter pipes.

Map ID Number	Location Description	Cause of Flooding
GW-2	Along Copper Pond Place heading northwest towards Anacopper Mine Road.	This area floods due to the limited capacity of the 1-foot-diameter pipes.
GW-3	Along West 3rd Street between Idaho Avenue and Georgia Avenue.	The area surcharges due to backwatering from the assumed mean higher-high tide levels at the outfall.
GW-4	Along Oakes Avenue between Kansas Avenue and Georgia Avenue.	This area floods due to the limited capacity of the 1-foot-diameter pipes.

3.5.1.5 Padilla North

The 25-year 3-hour storm resulted in more flooding than the 25-year 24-hour storm. Most of the flooding in Padilla North is a result of undersized pipes. Areas with high flooding and surcharging are summarized in **Table 3.7**, **Figure 3.11.**, and **Figure 3.12.**.

Table 3.7. Capacity Constrained Areas in Padilla North

Map ID Number	Location Description	Cause of Flooding
PN-1	Along South March Point Road starting at the Money Saver Mini Storage heading east to Miles Sand and Gravel.	This area floods due to the limited capacity of the 1-foot-diameter pipes.

3.5.1.6 Similk

The 25-year 3-hour storm resulted in more surcharging than the 25-year 24-hour storm. Similk contains ditches and pipes, which are surcharging due to undersized pipes. Areas with high flooding and surcharging are summarized in **Table 3.8**, **Figure 3.11.**, and **Figure 3.12.**.

Table 3.8. Capacity Constrained Areas in Similk

Map ID Number	Location Description	Cause of Flooding
S-1	Along Molly Lane flowing east and connecting to the larger system at Reservation Road.	This area surcharges due to the limited capacity of the 1-foot-diameter pipes.
S-2	Along Reservation Road between Molly Lane and Stevenson Road.	This area surcharges due to the limited capacity of the 2-foot-diameter pipes.

3.5.1.7 Burrows North

The 25-year 3-hour storm resulted in more flooding than the 25-year 24-hour storm. Most of the flooding in Burrows North was a result of undersized trunklines and high tailwaters leading to backflow. Areas with high flooding and surcharging are summarized in **Table 3.9**, **Figure 3.8.**, and **Figure 3.9.**.

Table 3.9. Capacity Constrained Areas in Burrows North

Map ID Number	Location Description	Cause of Flooding
BN-1	On Sunset Avenue connecting to Parkside Drive and ending at the intersection of Parkside Drive and Sands Way.	The area floods due to backwatering from the assumed mean higher-high tide levels at the outfall.
BN-2	Starting at the intersection of Skyline Point Road and Sunset Avenue heading east and connecting south to the neighborhood along Rosario Way before going southwest along Skyline Way and discharging into Flounder Bay.	The area floods due to backwatering from the assumed mean higher-high tide levels at the outfall.
BN-3	Starting at the intersection of Piper Circle and Highland Drive heading northwest towards the intersection of Anaco Beach Road.	This area surcharges due to the limited capacity of the 1-foot-diameter pipes.
BN-4	Starting at the intersection of Bradley Drive and Sterling Drive heading southwest and discharging to Flounder Bay through Windsor Street.	The area floods due to backwatering from the assumed mean higher-high tide levels at the outfall.

3.5.1.8 Burrows South

The 25-year 24-hour storm resulted in more surcharging than the 25-year 3-hour storm. The conduits and junctions are surcharging in Burrows South due to a capacity issue from undersized pipes. Areas with high flooding and surcharging are summarized in **Table 3.10**, **Figure 3.8.**, and **Figure 3.9.**.

Table 3.10. Capacity Constrained Areas in Burrows South

Map ID Number	Location Description	Cause of flooding
BS-1	Along A Avenue starting halfway between 41st and ending halfway between 39th Court and Forest Park Lane.	This area floods due to the limited capacity of the 8-inch and 1-foot-diameter pipes.
BS-2	Heading north at the intersection of A Avenue and 42nd Place.	This area surcharges due to the limited capacity 1-foot-diameter pipes.

3.5.2 Modeling Figures

The following figures provide an illustration for the design storms for each of the drainage basins. For more information about the flooding and surcharging by drainage basin, see **Section 3.5.1** and Error! Reference source not found..

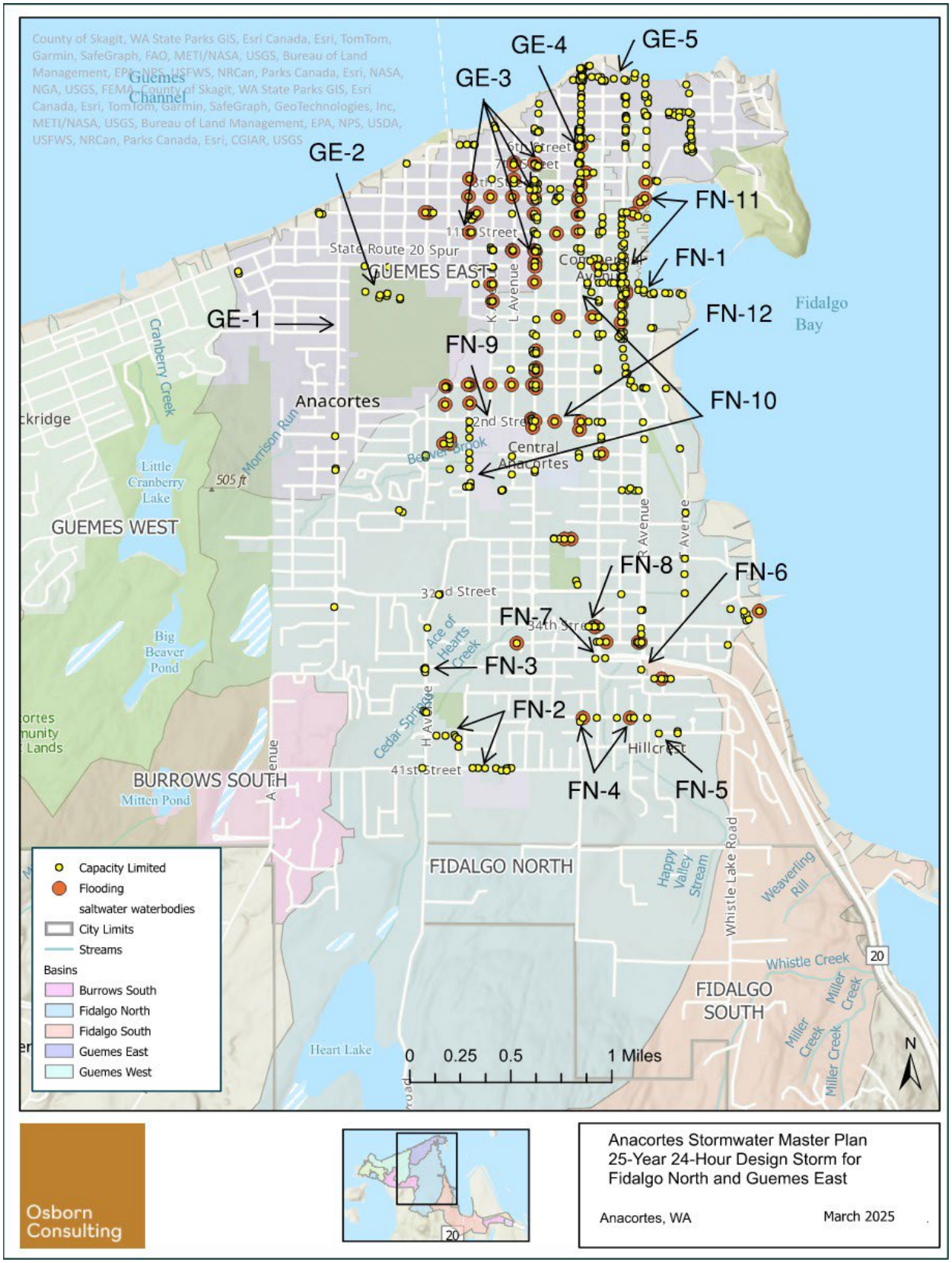


Figure 3.2. 25-Year 24-Hour Design Storm for Fidalgo North and Guemes East

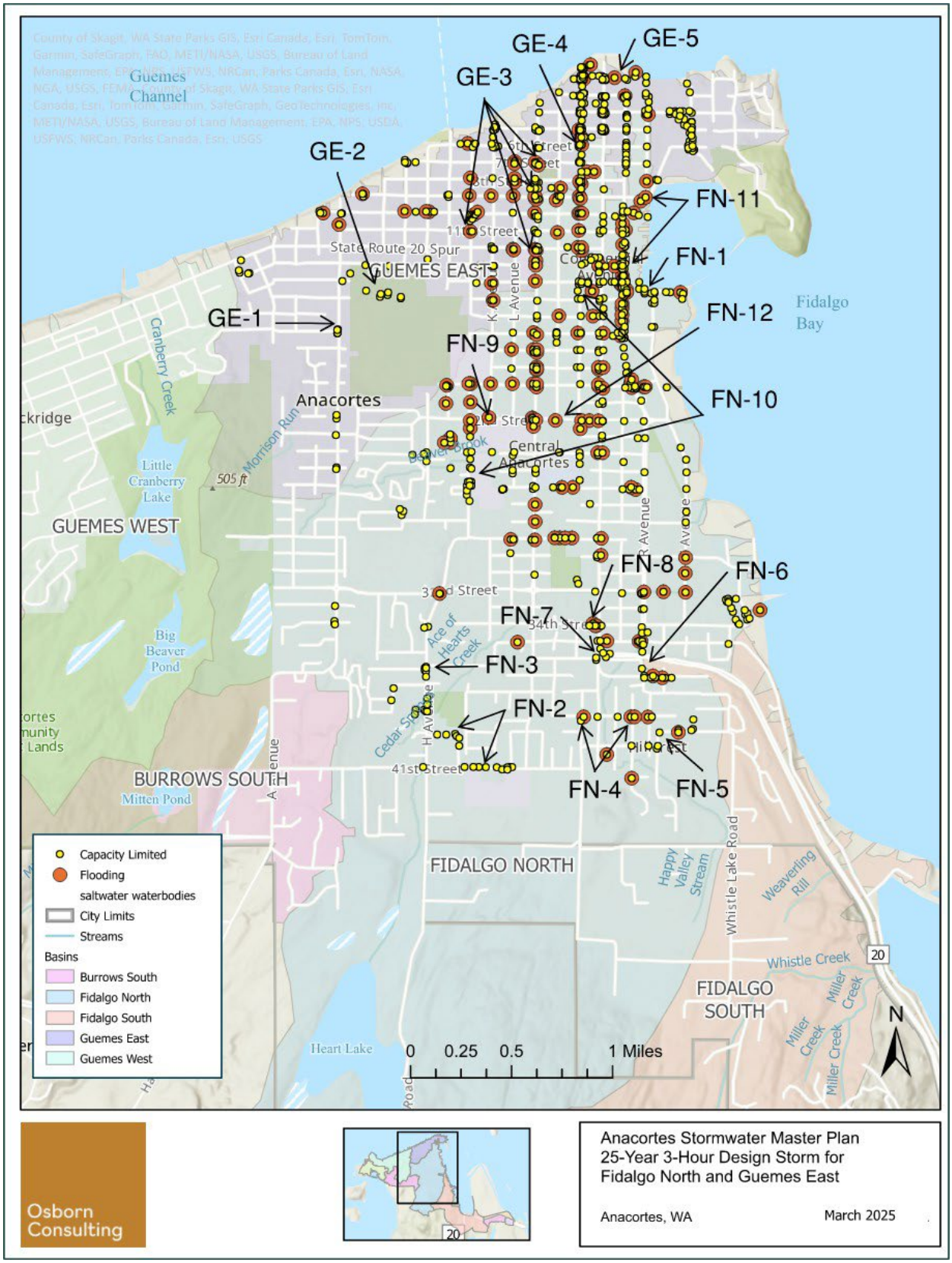


Figure 3.3. 25-Year 3-Hour Design Storm for Fidalgo North and Guemes East

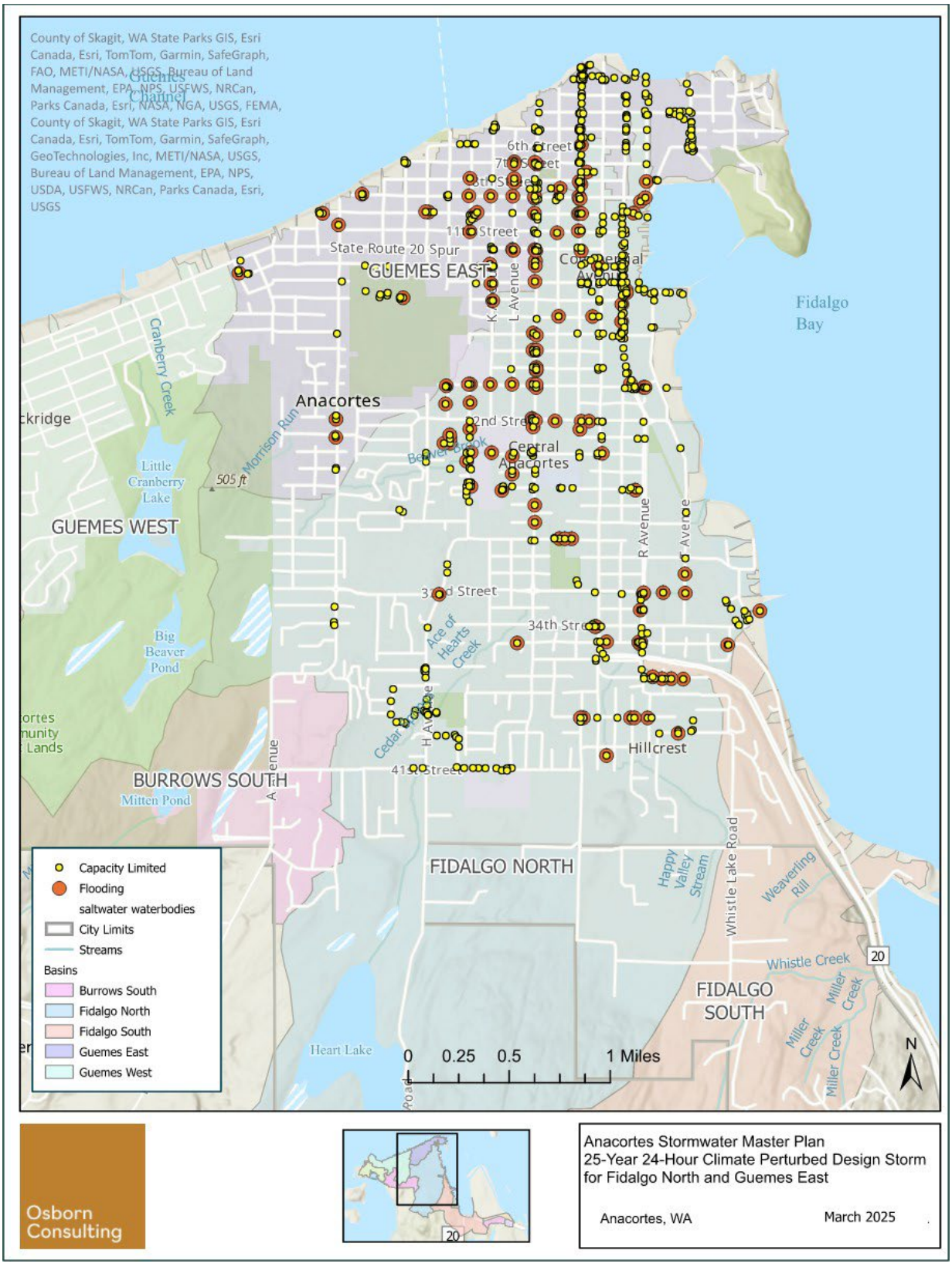


Figure 3.4. 25-Year 24-Hour Climate Perturbed Design Storm for Fidalgo North and Guemes East



Figure 3.5. 25-Year 24-Hour Design Storm for Fidalgo South

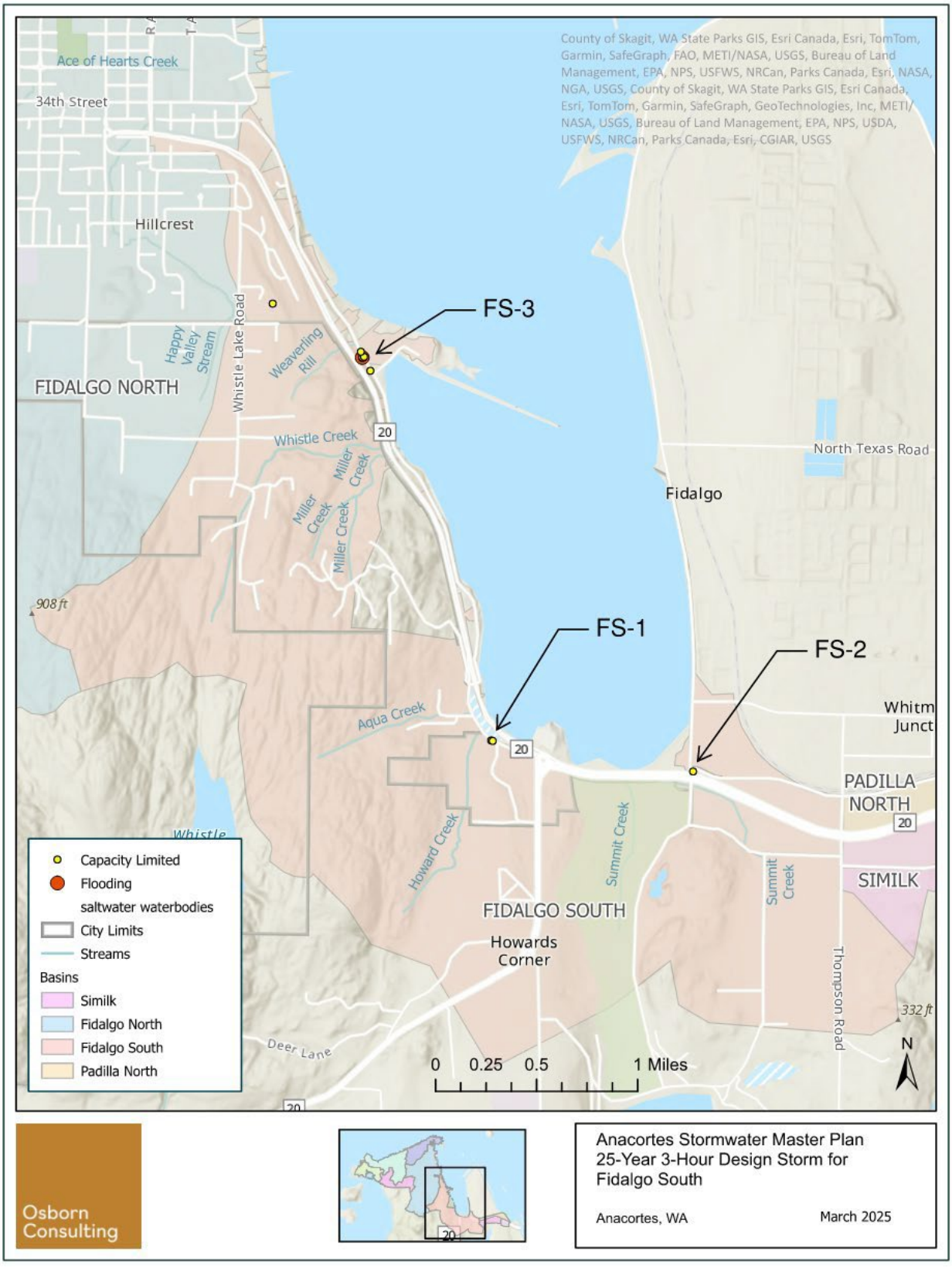


Figure 3.6. 25-Year 3-Hour Design Storm for Fidalgo South

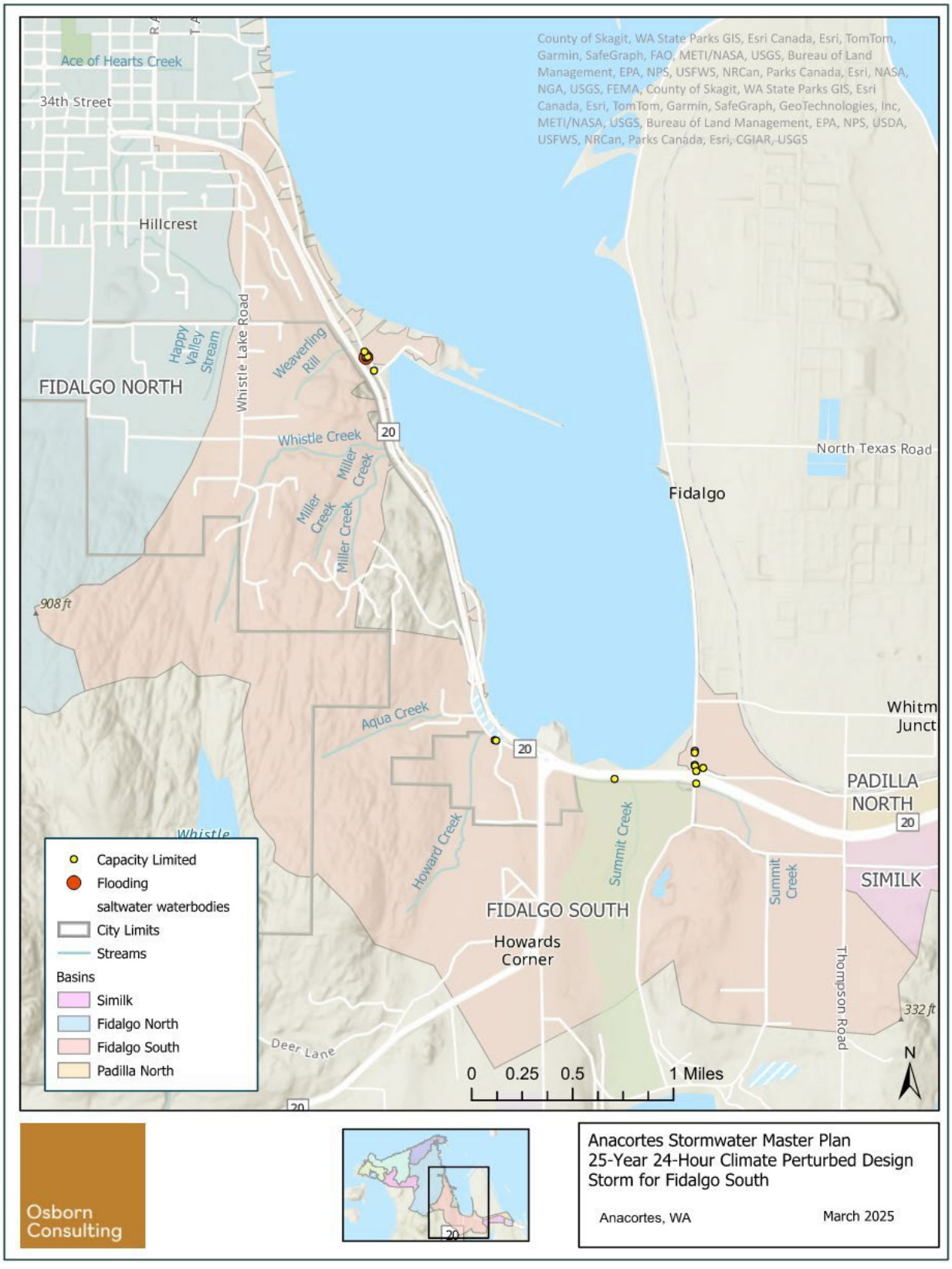


Figure 3.7. 25-Year 24-Hour Climate Perturbed Design Storm for Fidalgo South



Figure 3.8. 25-Year 24-Hour Design Storm for Burrows North, Burrows South, and Guemes West

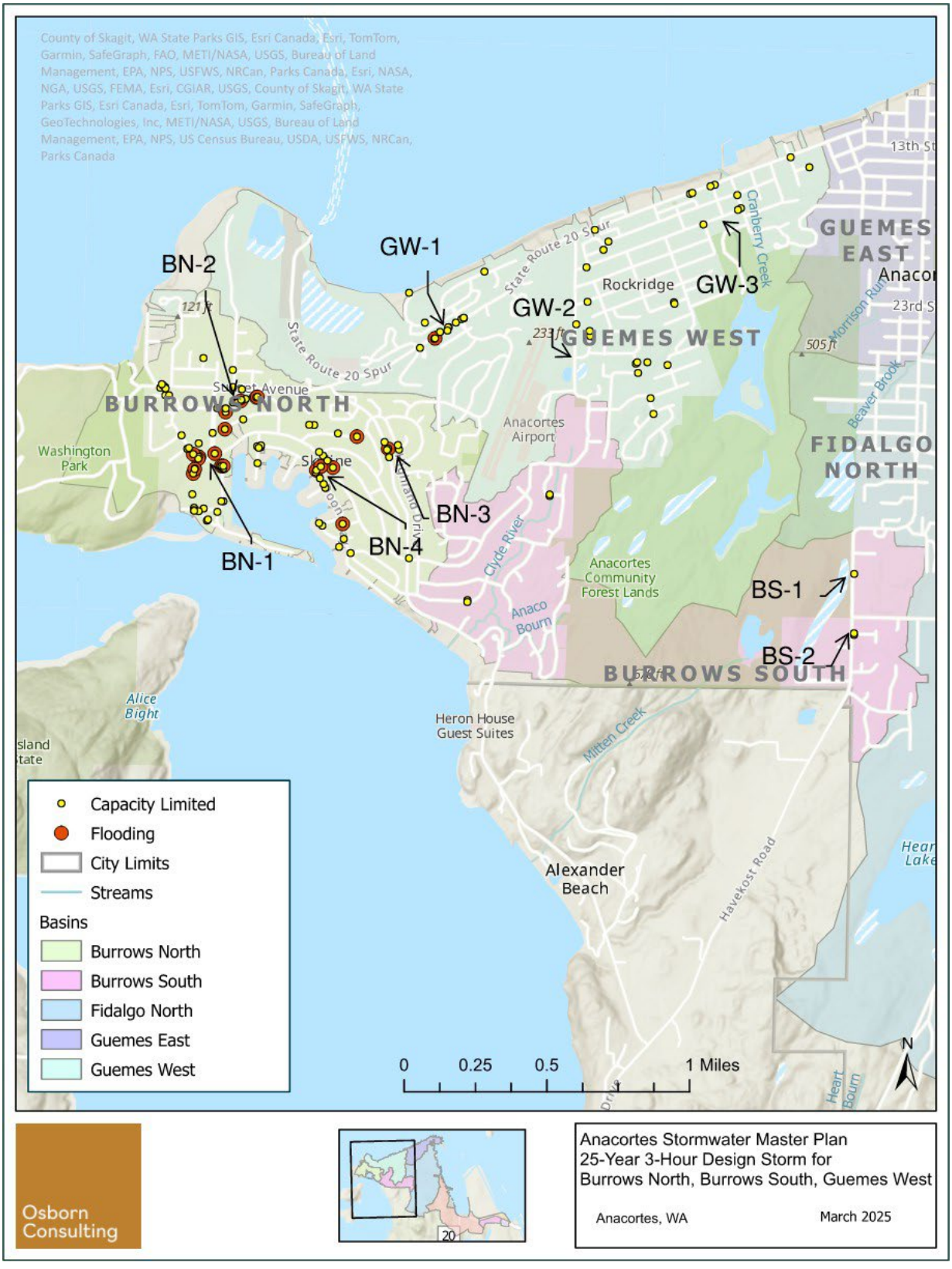


Figure 3.9. 25-Year 3-Hour Design Storm for Burrows North, Burrows South, and Guemes West

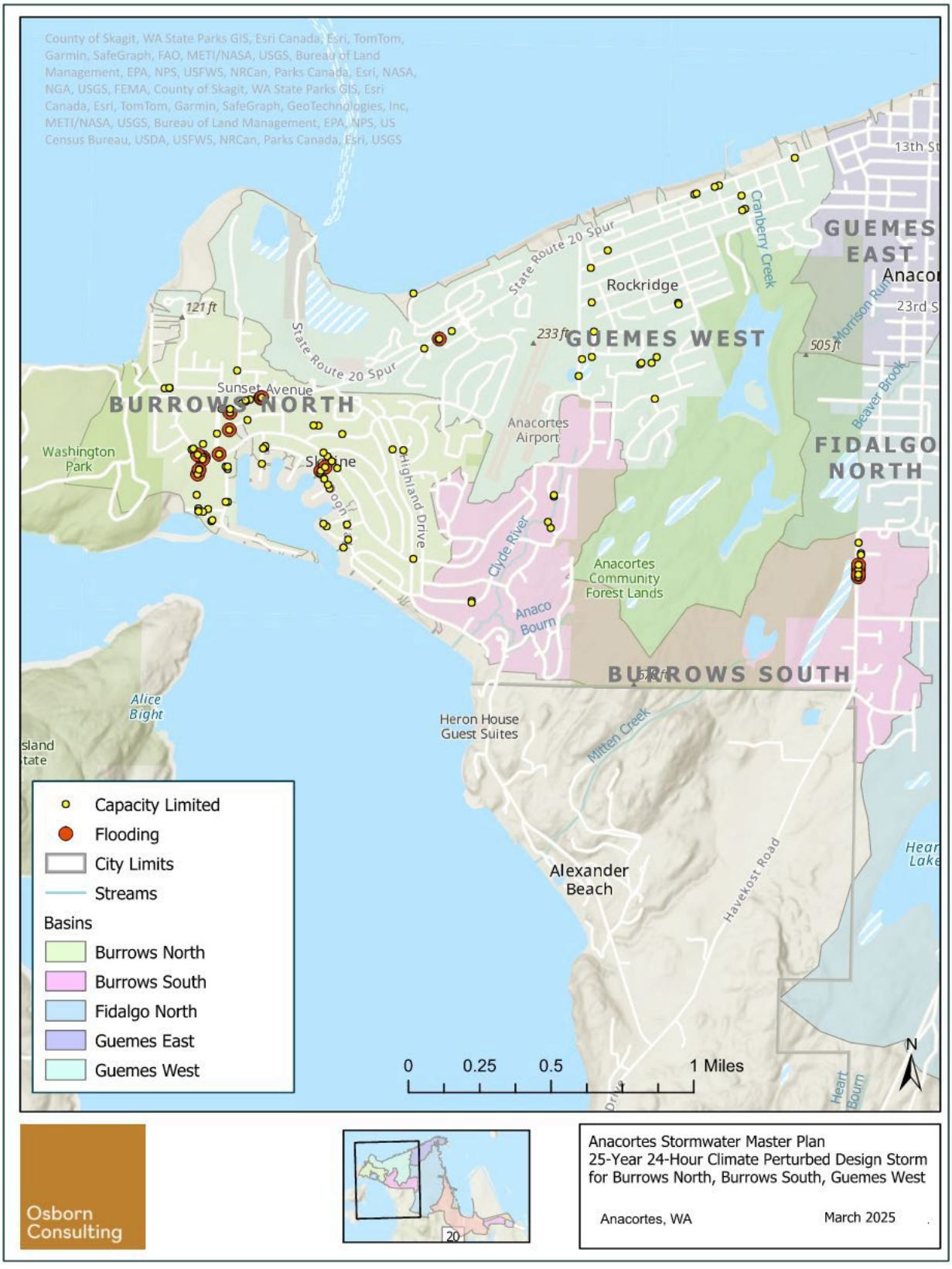


Figure 3.10. 25-Year 24-Hour Climate Perturbed Design Storm for Burrows North, Burrows South, and Guemes West

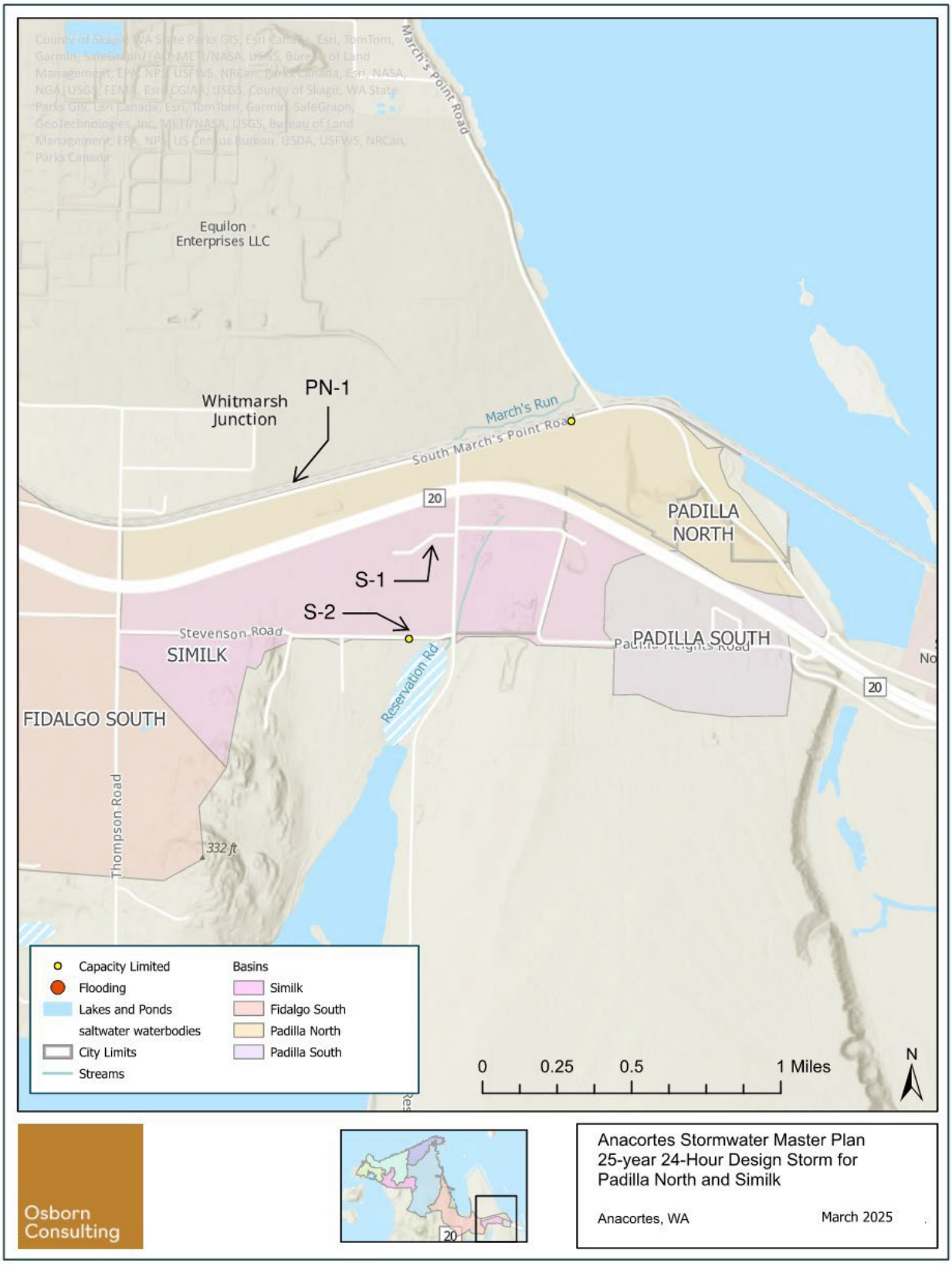


Figure 3.11. 25-Year 24-Hour Design Storm for Padilla North and Similk



Figure 3.12. 25-Year 3-Hour Design Storm for Padilla North and Similk

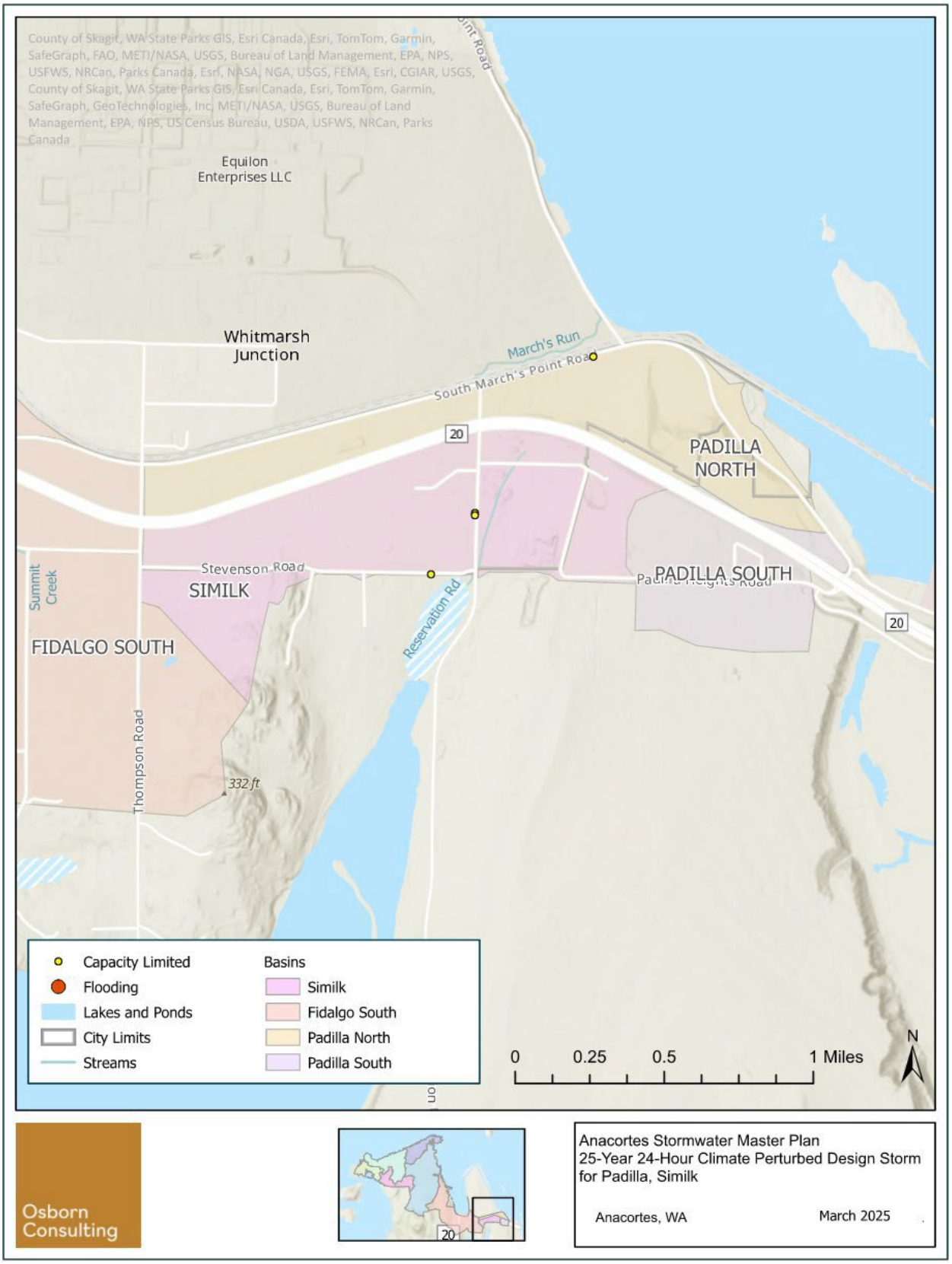


Figure 3.13. 25-Year 24-Hour Climate Perturbed Design Storm for Padilla North and Similk

3.5.3 Stormwater System Deficiencies

Most of the flooding in the City is caused by small diameter pipes that lack adequate capacity to pass runoff from high intensity rainfall. Many of these pipes are also past their expected lifespan and need repair or maintenance.

Stormwater capital facilities projects should focus on the flatter areas in the City's historical core. Flooding shown by the model in steeper areas in the City is of a lesser concern because runoff in these areas typically disperses by sheet flows down the streets and is collected when there is available capacity in the network. However, prioritization should be taken where there is an impact to life and safety associated with major arterial roadways.

In addition, areas identified as flooding due to backwater effects from a combination of high rainfall and the high tidal condition were considered less of a priority. The City should develop a strategy for addressing the impacts of the high tidal conditions on the local drainage system.

The following are the high priority areas by drainage basin:

- **Fidalgo North** – The following areas in Fidalgo North are high priority areas.

  (FN-10) – There is considerable flooding along 20th Street and M Avenue near Anacortes High School. The 8-inch and 1-foot-diameter pipes in this area do not have adequate capacity according to the modeling results.

  (FN-8) – The model is showing flooding where 34th, 35th, and 36th Streets cross Commercial Avenue. The flooding is caused by undersized pipes at these locations. There is also flooding further west on 35th Street that should be considered a higher priority.

  (FN-12) – The area along 22nd Street from M Avenue to R Avenue and south of 22nd Street on Commercial Avenue have a series of undersized pipes that are causing flooding.

  (FN-6) – The system on 37th street west to R Avenue and north under State Route (SR) 20 to Commercial Avenue has a series of undersized pipes that are causing flooding. This area was also identified in the Fidalgo North Basin Stormwater Management Action Plan and is listed in **Section 5** as project number 8.

- **Fidalgo South (FS-3)** – The junctions upstream of a dry well at the intersection of Fidalgo Bay Road and Fidalgo Bay Road are flooding upstream, likely caused by the underperforming dry well without adequate storage. This area was also identified in the City's 2024–29 CFP and is listed in **Section 5** as project number 5 (Fidalgo Bay Road Flood Mitigation).
- **Guemes East (GE-3)** – The 1.5-foot-diameter stormwater pipe on M Avenue is at capacity, and the model shows significant flooding and surcharging in the upstream tributary system from 7th Street to 14th Street. It is recommended that this area be a focus of the stormwater improvements.
- **Guemes West** – None.
- **Padilla North** – None.
- **Padilla South** – Not modeled.
- **Similk** – None.
- **Burrows North** – None.
- **Burrows South** – None.

A detailed listing of the constrained drainage systems findings is provided in Error! Reference source not found., which contains tables of the flooded and surcharged maintenance holes and pipes based on the modeling results.

3.5.4 Relevant Requirements and Exemptions

The hydrologic and hydraulic model developed as part of this Plan was used to understand the feasibility of petitioning Ecology for flow control exemptions for piped streams. Per the 2024 SWMMWW, Ecology allows for flow control exemptions for development if they discharge to prior approved flow control exempt water bodies. For Anacortes, the surrounding bays are all considered flow control exempt. However, Section 1-3.4.7 of the SWMMWW indicates that pipes that contain rerouted or reconstructed streams are not considered flow control exempt because they are not a prior approved flow control exempt waterbody.

There is a provision in the section that allows for local governments to petition Ecology for exemption status:

> *A petition must justify the proposed exemption, based upon a hydrologic analysis, which demonstrates that the potential stormwater runoff from the exempted area will not significantly increase the erosion forces on the stream channel nor have near field impacts.*

Based on the modeling results, the piped systems that carry the Ace of Hearts, Happy Valley and Beaver Brook streams have sufficient capacity to pass flows without impacting the stream channel and flooding within the system. Based on these findings, the City meets the requirements for a flow control exemption. A separate flow control exemption memorandum was prepared to support the City with this request.

3.6 STORM SYSTEM CAPACITY UPGRADES CAPITAL FACILITIES PROGRAM

A new capital facilities program called *Storm System Capacity Upgrades* has been identified. The intent of this new program is to set aside funds on an annual basis that can be used to address high priority capacity upgrades, including those noted in **Section 3.5.2**. This would be a citywide program that would need further development to plan, prioritize, design and construct projects addressing the capacity constraints identified through the modeling results. This program has been included in **Section 5**.

4 STREAM AND HABITAT ASSESSMENT

The City of Anacortes exhibits unique natural characteristics given its location on Fidalgo Island in Puget Sound. Bordered by Rosario Strait to the west and separated from Whidbey Island by Deception Pass to the south and from the mainland by the Swinomish Channel to the east, there are around a dozen miles of shoreline along the multiple surrounding bays. The city parks, the 2,875-acre Anacortes Community Forest Land (ACFL) of the Cranberry Lake and Whistle Lake areas, and other forested recreational areas, encompass approximately 40 percent of the City's area. Numerous large freshwater lakes also exist within the City and several wetland areas are found in and around the Anacortes urban growth area.

Even with this abundance of natural water systems, the freshwater fish habitat on the island is limited compared to similarly located Puget Sound region cities given the area's topography, among other factors. For example, although the overall topography of the City is gently sloping and the downtown area in the northeastern portion of the City is relatively flat, various quadrants exhibit steeply sloped areas and bluffs, as well as various categories of unstable areas (City of Anacortes 2007). Generally, area streams largely originate from the inland freshwater lakes and wetland complexes on the island and flow through protected, undeveloped, or lightly developed areas initially. Farther out, including closer to the surrounding marine waters, the stream systems are either more frequently piped or piped for longer distances, accounting for both varying topography and increased levels of residential, commercial, and industrial development, in addition to road networks such as SR 20.

With the current statewide multi-agency focus on salmonid population health, habitat restoration, and correction of fish passage barriers, the City implemented a planning-level assessment of local streams to gain insight into City systems and potential opportunities for improving fish habitat. The assessment focused on stream habitat and associated drainage infrastructure conditions, specifically culverts, mostly within those City streams documented to have historically or currently inhabited fish species according to the Statewide Washington Integrated Fish Distribution (SWIFD) dataset (NWIFC/WDFW 2018).

4.1 STREAM AND HABITAT CHARACTERISTICS

Based on the SWIFD dataset, stream and habitat assessment areas included open stream channel portions located upstream of closed piped systems in Ace of Hearts Creek, Aqua Creek, Beaver Brook, Clyde Creek, Cranberry Creek, and Happy Valley Stream. The stream and habitat assessment focused on observable instream conditions, the conditions of the associated infrastructure and immediate surroundings, and characteristics such as erosion, flooding, stream canopy cover, invasive species presence, stream channel widths, and salmonid spawning and rearing habitat.

Overall, most fish-bearing streams within City boundaries flow through urban and residential areas with relatively small bankfull widths compared to many of those in other parts of the state. However, several streams exhibit adequate spawning and rearing potential with access to rearing wetlands such as those at Heart Lake and Little Cranberry Lake, which are especially beneficial to anadromous and residential trout species. Whereas most of the fish-bearing waterbodies within the City may provide a smaller amount of lineal gain than many other municipalities streams within the state, the proximity of Anacortes to Puget Sound and Fidalgo Bay provides an opportunity for lower migration time to potential spawning and rearing ground. Currently, streams within the City of Anacortes like Cranberry Creek, Ace of Hearts Creek, and Happy Valley Stream have large sections of underground piped segments but offer adequate spawning and rearing potential upstream of these sections, with a mix of lake habitat, access to seasonal wetlands, and occasional forested canopy and instream cover with spawning ground substrate.

The following subsections provide a general description of the six streams of focus in the City of Anacortes. Included in the descriptions is the location of each stream relative to the mapped drainage basins described in **Table 1.2** and whether each is classified as a fish-bearing or non-fish-bearing stream.

A more detailed account of the conditions observed is contained within **Appendix G**, along with potential opportunities for restoration projects based on the current assessment. **Appendix H** contains maps of the six assessed streams.

4.1.1 Ace of Hearts Creek

Located within the Fidalgo North Drainage Basin, Ace of Hearts Creek is a fish-bearing stream that conveys flows from Heart Lake within the Whistle Lake ACFL, into the City stormwater system at 33rd Street before discharging into Fidalgo Bay. Through its course, the channel varies between wetland, ditches, and natural channel morphology. Among other tributaries, Happy Valley Stream flows into Ace of Hearts Creek.

4.1.2 Aqua Creek

Aqua Creek is a fish-bearing stream within the Fidalgo South Drainage Basin. Aqua Creek flows from forested areas of the Whistle Lake ACFL northeast of Whistle Lake, to Fidalgo Bay. The upper watershed is forestland, whereas residential development exists in the lower watershed. The stream passes through Skagit County and City jurisdictions before crossing Aqua Lane and Fidalgo Bay Road and ultimately entering a wetland area on the south side of State Route 20. From there, multiple culverts convey flows under SR 20 to Fidalgo Bay.

4.1.3 Beaver Brook

Beaver Brook is within the Fidalgo North Drainage Basin and has an unclassified fish bearing status, meaning it has not been determined to be fish-bearing or non-fish-bearing. The stream flows from forested wetlands in the Cranberry Lake ACFL area at the western end of the 32nd Street, along urban neighborhood ditches and natural channels, through various culverts and other short pipe segments, into the City's approximately 4,500-foot-long stormwater system until its Fidalgo Bay outfall at the Anacortes Marina.

4.1.4 Clyde Creek

Clyde Creek, within the Burrows South Drainage Basin, is classified as a potentially fish-bearing stream. Originating east of the Anacortes Regional Airport, Clyde Creek flows from a wetland north of Jasper Way/33rd Street, through ditches and swales as wetlands, through a residential area in open swales and culverts, before crossing under Anaco Beach Road into Burrows Bay. Anaco Bourn, which originates near the southwest side of the Cranberry Lake ACFL area, is a tributary of Clyde Creek that connects approximately 550-feet upstream of Anaco Beach Road.

4.1.5 Cranberry Creek

Cranberry Creek is within the Guemes West Drainage Basin and classified as a potentially fish-bearing stream. Cranberry Creek flows from Little Cranberry Lake, through a forested riparian corridor of the Cranberry Lake ACFL area, and into a piped system at Cranberry Lake Road. The pipe network continues across and then along Georgia Avenue at steep grades before crossing under State Route 20 and daylighting for a short span before becoming piped again to Guemes Channel.

4.1.6 Happy Valley Stream

Located within the Fidalgo South Drainage Basin, City GIS records show Happy Valley Stream starting south of Haddon Road immediately east of a shrub and forest wetland complex and the Whistle Creek ACFL. The stream is listed as potentially fish bearing and consists of wetland, ditched stream, and natural stream channel as it flows northwest between Whistle Lake Road and Commercial Avenue towards State

Route 20. The stream crosses State Route 20 before becoming a piped system along R Avenue. The R Avenue system converges with the Ace of Hearts Creek piped conveyance system at 32nd Street, from where it continues for a total distance of approximately 4,000 feet before reaching Fidalgo Bay. During the 2024 assessment, the stream was recorded as seasonal because there was no flow observed within the stream channel upstream of Saint Mary's Drive. Per City records, Happy Valley Stream is piped under and upstream of Saint Mary's Drive for approximately 473 feet.

4.2 FISH PASSAGE BARRIER INVENTORY

As a second component to the stream and habitat assessment, a desktop study was completed to analyze the stream culvert inventory and identify all fish passage barriers within the City limits currently documented in the Washington State Department of Fish and Wildlife (WDFW) Fish Passage Diversion Screening Inventory (FPDSI) database. This database identifies all fish passage barriers, including those owned by the City, Skagit County, the Washington State Department of Transportation (WSDOT), or that are privately owned, and includes a variety of parameters related to fish use, barrier status, and existing conditions metrics (WDFW 2021).

Figure 4.1 shows all the barriers, and their corresponding owners, identified within the City limits, **Table 4.1** lists the total number of barriers by owner and barrier status, and **Appendix H** provides maps of the barriers within each assessed stream and the detailed WDFW inventory results for all the barriers throughout the city.

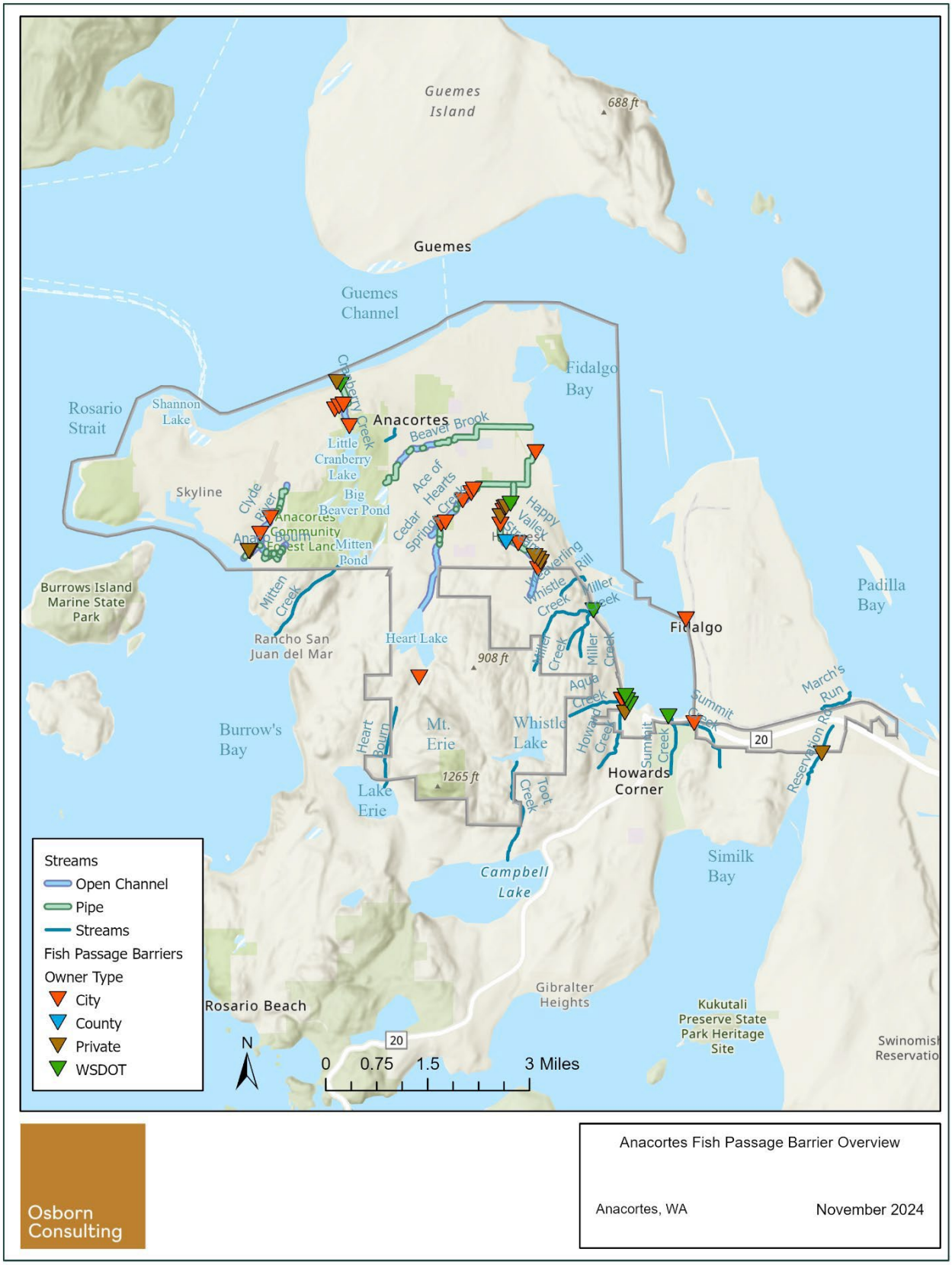


Figure 4.1. Overview of Fish Passage Barriers within City Limits

Table 4.1. Fish Passage Barriers within the Anacortes City Limits

Ownership	Number of Identified Barriers	Number of Unknown Barriers
City	21	3
County	1	0
WSDOT	7	0
Private	8	2
Total	**37**	**5**

Thirty-seven fish passage barriers have been identified within the city limits, with twenty-one under City ownership, one under County ownership, seven under WSDOT ownership, and eight privately owned. There are also a total of five barriers of unknown status, with three City-owned and two privately owned barriers. Crossings identified within the city limits were cross-referenced with the City's closed conveyance database. The inventory was found to be complete, with no additional barriers identified during the field assessments.

Although the total number of fish passage barriers within the City of Anacortes is not as high as other similar sized municipalities, prioritization for correcting fish passage barriers in City-owned assets is an important process to help ensure the most efficient environmental and fiscal actions are being made to restore historical fish habitat.

4.2.1 Prioritization for Fish Passage Barrier Correction

Several public agencies within Washington state, on state, county, and city levels, have made collaborative efforts to develop assessment and scoring criteria to help identify and prioritize the correction of fish passage barriers. The criteria are based on various environmental factors to restore historical or beneficial salmon spawning and rearing habitat by the most efficient means practicable.

Some of the environmental metrics used to score barrier priority include individual barrier passability ranking, lineal gain upstream, habitat quality, number of species benefitting, multi-benefit remediation potential, and the number of barriers upstream and downstream of each crossing. These types of scoring tools can be altered or adjusted based on agency needs and their relevant timeline. Many of the common broader-scale scoring metrics can be simplified to target smaller-scale and more local needs, including multi-benefit use, project costs and timelines, and grant funding opportunities.

The City's Comprehensive Plan identifies protection and enhancement of fish and wildlife habitat and improvement of functional integrity of watercourses as important goals. Development of a prioritization program for fish passage barrier correction for Anacortes-owned assets would need to consider these and other goals. The City could begin the prioritization process by identifying the most important categories of environmental and fiscal factors specific to Anacortes and forming a ranked scoring system that can be applied to each fish passage barrier crossing.

4.3 RECOMMENDED CAPITAL FACILITIES PROJECTS FOR HABITAT PRESERVATION AND RESTORATION

Opportunities for preserving and improving fish habitat and prioritizing fish barrier correction were examined based on the findings of the stream and habitat assessment conducted for this Plan. The new recommended capital facilities projects for restoration include the Cranberry Creek Restoration and Habitat Improvement and Clyde Creek Bank Stream Bank Stabilization projects. For Cranberry Creek, there is potential for a wildlife corridor between the ACFL and Guemes Channel. However, the assessment process revealed, through City communication with WSDOT,[9] that the State-owned barrier on SR 20 at Georgia Avenue is not on WSDOT's schedule for fish barrier replacement, following a WSDOT assessment that found the gradient too steep for anadromous fish access. Given these circumstances, the recommended project for Cranberry Creek provided in this Plan is focused on a portion of the creek within the ACFL.

The stream and habitat assessment also identified an opportunity to expand one capital facilities project already identified by the City. Following this assessment, the project for daylighting Ace of Hearts Creek through Rotary Park has been expanded to include the removal or replacement of roadway cross-culverts and native planting and invasive species removal in adjacent parts of the stream. The updated project is now titled the Ace of Hearts Rotary Park Stream Restoration project. More information about these restoration capital facilities projects is provided in **Appendix G**.

An initial review of the fish passage barrier list did not identify any barriers that should be included as a capital facilities project for barrier removal. However, the inventory of City-owned barriers needs further investigation and prioritization to evaluate the environmental and community benefits of addressing these barriers for consideration with other projects and future updates to this Plan. Although no projects were identified specifically for barrier removal, one barrier within Happy Valley Stream is the subject of the Saint Mary's Drive Culvert Replacement capital facilities project discussed in **Section 5**. The culvert is an identified fish-passage barrier (WDFW ID: 930933). In addition, replacement of this culvert is needed to address current roadway infrastructure issues within the City right-of-way and the project does not address the full length of the barrier, which reaches upstream from Saint Mary's Drive into private property.

[9] Email communication between the City of Anacortes and WSDOT on July 30, 2024.

5 CAPITAL FACILITIES PROJECTS AND PROGRAMS

One of the primary objectives in developing this plan is to develop an updated list of current stormwater capital facilities projects, as the previous list developed as part of the *2007 Stormwater Management Plan* had all been completed or been deemed obsolete. In addition to capital facilities projects, it was determined that funding was needed for ongoing annual stormwater capital facilities programs. This section provides an overview of the projects and programs.

The projects and programs included in this Plan were identified from or identified by (1.) City planning documents, (2.) analysis conducted as part of this Plan development, and (3.) City staff.

The list of City planning documents includes the following:

- 2024–2029 Six-Year CFP, listed as "STORM" projects
- 2023 SMAP for Fidalgo North Basin
- 2007 Stormwater Management Plan

The eleven stormwater projects and four citywide stormwater programs are summarized in **Table 5.1** and **Table 5.2**. The name, location and subbasin, a brief description of the stormwater capital facilities projects and programs can be found in these tables. The mapped location of projects can be found on **Figure 5.1**, following these tables.

City staff and the City of Anacortes City Council will determine project and program prioritization and schedule. In addition, City staff will need to ensure that all citywide program efforts are coordinated between the stormwater program efforts as well as other City programs such as the Asphalt Overlay Program and work being completed by the Transportation Benefit District. For a table that details all the stormwater capital facilities projects and programs, see **Appendix I**.

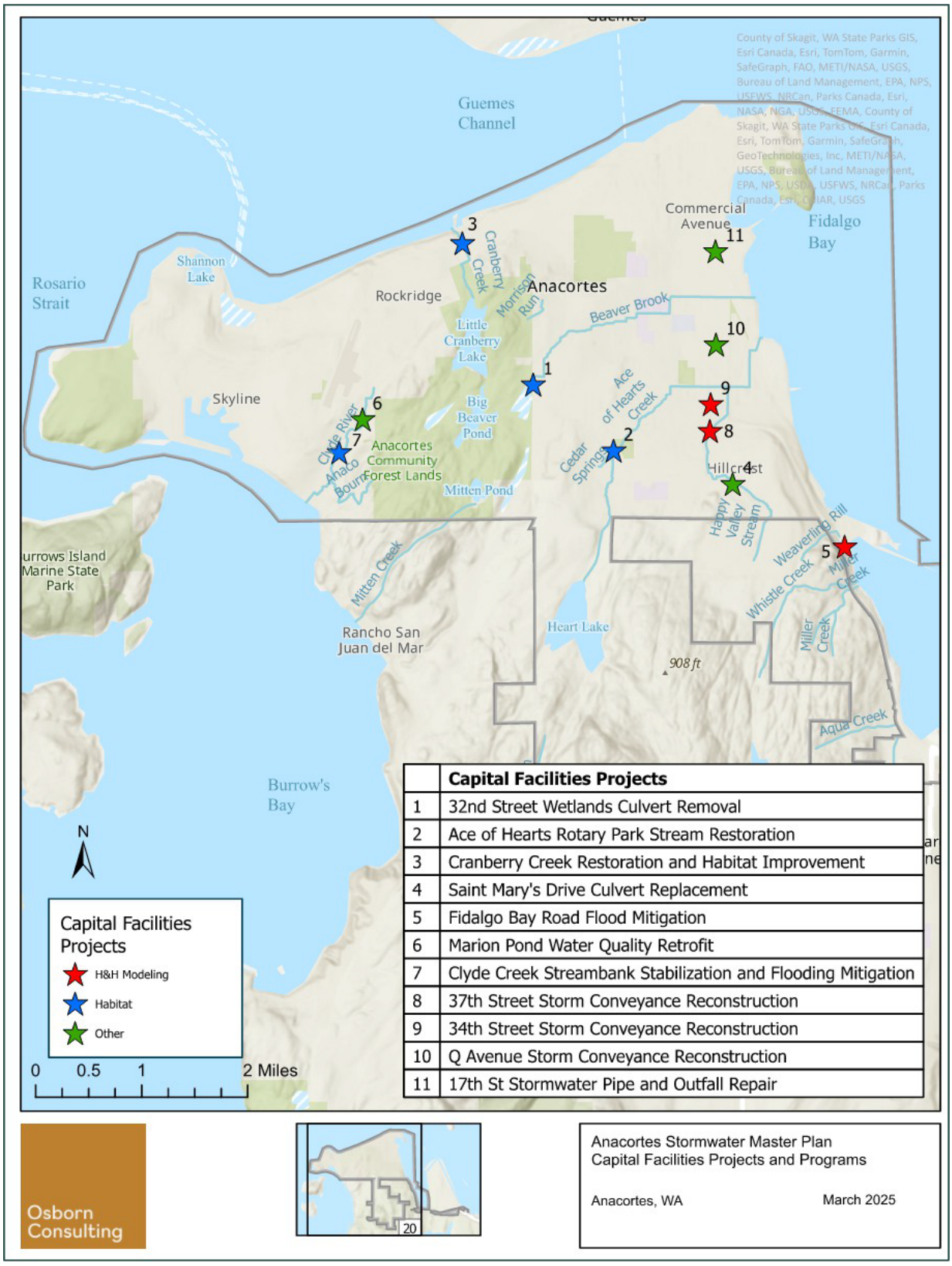
Table 5.1. Stormwater Capital Facilities Projects

Project Name	Project Type	Location and Drainage Basin	Source	Project Description
1. 32nd Street Wetlands Culvert Removal	Habitat	2400 block of 32nd Street Fidalgo North	*Fidalgo North Basin SMAP*	• Removal of a culvert and restoration of the streambank at the outlet at the 2400 block of 32nd Street where local wetlands flow into Beaver Brook.
2. Ace of Hearts Rotary Park Stream Restoration	Habitat	3817 H Avenue Fidalgo North	*Fidalgo North Basin SMAP* *2025 Stormwater Master Plan*	• Daylighting a stretch of Ace of Hearts Creek where it passes through Ace of Hearts Rotary Park and enhancing the adjacent storm pond and wetland area. • Restoration of open stream channel and removal or replacement of cross-culverts in the park.
3. Cranberry Creek Restoration and Habitat Improvement	Habitat	Cranberry Creek at Cranberry Creek Road Guemes West	*2025 Stormwater Master Plan*	• Daylighting a stretch of Cranberry Creek along Cranberry Lake Road within the Anacortes Community Forest Land just west of Georgia Avenue. • Enhancement and protection of current riparian and other habitat.
4. Saint Mary's Drive Culvert Replacement	Infrastructure Repair	Saint Mary's Drive (700 41st Place) Fidalgo North	*City's 2024-29 CFP*	• Replacing the existing 36-inch culvert in Happy Valley Stream. The stream currently passes in and around the culvert and through the roadway subgrade. The project is needed to prevent future damage to the roadway. The project may be required to meet fish passage requirements.
5. Fidalgo Bay Road Flood Mitigation	Flooding	Fidalgo Bay road and Samish RV Park Fidalgo South	*City's 2024-29 CFP* *2025 Stormwater Master Plan – Modeling Results*	• Flood mitigation at Fidalgo Bay to ensure that Fidalgo Bay Road is not flooded during rain events, reducing the risk of vehicle crashes and collisions. Flooding is due to underperforming dry wells that have inadequate storage. • The project has already been designed and will add a new pipe to bypass flows to an existing ditch during storm events.
6. Marion Pond Water Quality Retrofit	Water Quality	Cedar Glen Way Burrows South	*2007 Stormwater Management Plan Capital Facilities Project List*	• Replacing a faulty 4,900 square foot detention pond with a 7-foot-by-13-foot treatment filter vault. • This project has been designed.

Project Name	Project Type	Location and Drainage Basin	Source	Project Description
7. Clyde Creek Streambank Stabilization and Flooding Mitigation	Flooding, Streambank Stabilization, and Habitat	Clyde Creek, approximately between Marion Way and Queen Ann Way Burrows South	*2025 Stormwater Master Plan*	• Replacing the undersized culvert or the culvert armoring, felling specific trees with rotted root systems, bioengineering for streambank stabilization, and planting native shrubs and tree species to mitigate current flooding issues and restore or enhance riparian habitat.
8. 37th Street Storm Conveyance Reconstruction	Flooding and Water Quality	37th Street east of Commercial Avenue Fidalgo North	*Fidalgo North Basin SMAP* *2025 Stormwater Master Plan – Modeling Results*	• Upgrading the existing undersized storm drainage along 37th Street, which involves the following: – Adding water quality treatment – Adding new system structures – Upsizing the storm drainage conveyance system
9. 34th Street Storm Conveyance Reconstruction	Flooding and Water Quality	34th Street from R Avenue to O Avenue Fidalgo North	*Fidalgo North Basin SMAP*	• Installing bioswales in the 34th Street stormwater conveyance system to improve water quality and flow in the local vicinity.
10. Q Avenue Storm Conveyance Reconstruction	Flooding and Water Quality	22nd Street to 34th Street Fidalgo North	*Fidalgo North Basin SMAP*	• Upgrading the existing undersized storm drainage along Q Avenue, which involves the following: – Adding water quality treatment – Adding 12 new system structures – Upsizing the storm drainage conveyance system
11. 17th Street Stormwater Pipe and Outfall Repair	Flooding and Infrastructure Repair	Q Avenue and 17th Street Fidalgo North	*City's 2024-29 CFP*	• Add a stormwater pipe in place of the existing ditch to eliminate flooding on Q Avenue caused by sedimentation build up in the ditch. • Lower the downstream outfall to facilitate the continuation of the shoreline trail and eliminate the need for a bridge.

Table 5.2. Stormwater Capital Facilities Programs

Program Name	Program Type	Location	Source	Program Description
1. Stormwater Pipe Repair and Replacement	Ongoing Small Works Program	Citywide	*2025 Stormwater Master Plan*	• Program will address repair and replacement of aging for failing stormwater pipes throughout the City.
2. Outfall Evaluation and Rehabilitations	Ongoing Small Works Program	Citywide	*City's 2024-29 CFP*	• Program will address degraded conditions of the City's 73 Storm system outfalls to recommend a rehabilitation plan. • Many outlets throughout the City were below the ordinary high-water line, which resulted in saltwater intrusion into the storm system, degrading conditions of the outfall.
3. Storm System Facility Upgrades, Restoration and Maintenance	Ongoing Small Works Program	Citywide	*City's 2024-29 CFP*	• Program will address upgrading, restoring, and maintaining the City's existing stormwater infrastructure. These projects included or involved the following: – Storm pond cleaning – Repair fencing at stormwater ponds. – Separation of combined storm and sanitary sewer system
4. Storm System Capacity Upgrades	Ongoing Small Works Program	Citywide	*2025 Stormwater Master Plan*	• Program will address needed stormwater capacity upgrades that are identified in the H&H Modeling results in this plan.



	Capital Facilities Projects
1	32nd Street Wetlands Culvert Removal
2	Ace of Hearts Rotary Park Stream Restoration
3	Cranberry Creek Restoration and Habitat Improvement
4	Saint Mary's Drive Culvert Replacement
5	Fidalgo Bay Road Flood Mitigation
6	Marion Pond Water Quality Retrofit
7	Clyde Creek Streambank Stabilization and Flooding Mitigation
8	37th Street Storm Conveyance Reconstruction
9	34th Street Storm Conveyance Reconstruction
10	Q Avenue Storm Conveyance Reconstruction
11	17th St Stormwater Pipe and Outfall Repair

Figure 5.1. Capital Facilities Projects and Programs

6 EXECUTION PLAN AND NEXT STEPS

This section provides a general overview of the execution plan and next steps for this 2025 Stormwater Master Plan. The City's Stormwater Utility prepared this Plan to guide related activities for the next 20 years, address current challenges in City stormwater management, and inform the City's overall 2025 Comprehensive Plan update.

City master planning documents, such as this Plan, are coordinated with the City's 2025 Comprehensive Planning process through an annual Comprehensive Plan amendment process. During this amendment process, this Plan, and capital projects therein, are integrated with the capital facilities element of the City's overall citywide 2025 Comprehensive Plan.

The 2025 Plan incorporates the following actions:

- Updating the City's *2007 Stormwater Management Plan*.
- Providing guidance for stormwater management.
- Evaluating upcoming Phase II Permit requirements and programs.
- Providing documentation of the City's stormwater infrastructure.
- Reviewing the City's existing stormwater asset inventory and establishing a pipe repair and replacement program.
- Identifying stormwater system deficiencies through a citywide H&H Model.
- Assessing and evaluating stream, habitat, and conveyance infrastructure conditions.
- Documenting the current Stormwater Capital Facilities Program.
- Supporting future capital, operation, and maintenance activities.
- Providing a multi-year stormwater execution plan to achieve.

From the actions listed above a series of policy, program and capital recommendations were developed and summarized in **Sections 1** through **5**. A summary of those recommendations is included in **Sections 6.1** and **6.2**.

6.1 POLICY AND NON-CAPITAL PROGRAM RECOMMENDATIONS

This *2025 Stormwater Master Plan* includes a series of findings regarding the City's growing need for stormwater program and policy enhancements required to meet Phase II Permit requirements as the City's population and number of stormwater assets grow. The City has maintained Phase II Permit compliance and implemented its own SWMP. Over the next five years, the city will need to review its SWMP and ensure compliance with the new Phase II Permit.

SWMP related policy, programs, and projects needs are detailed in **Section 1** and will include the following:

- Tracking cost for each SWMP element.
- Adopting and implementing tree canopy goals and policies.
- Drafting a new SMAP or developing additional actions in Fidalgo North Basin, including

addressing wear in land management strategies and stormwater retrofits.

- Reviewing and updating MS4 outfall mapping and submitting data to Ecology.
- Reviewing the AMC, and reviewing and updating the IDDE code, to address PCB regulations and firefighting activities.

6.2 STORMWATER CAPITAL FACILITIES PROJECTS AND PROGRAMS

As part of the City's Plan development, a list of capital facilities projects and programs was compiled from numerous sources, including the 2023 Fidalgo North SMAP, the 2007 Stormwater Comprehensive Plan, and the City's 2024–2029 CFP, which are detailed in **Section 5**.

The City has also taken responsibility for maintaining the municipal stormwater infrastructure, mitigating area flooding risk, and protecting surface water quality. The final list includes eleven projects and four citywide stormwater programs. The programs include addressing the long-term needs of storm pipe repair and replacement, outfall evaluation and rehabilitations, storm system facility upgrades, restoration, and maintenance, and storm system capacity upgrades.

6.3 CONCLUSION AND NEXT STEPS

As required by the GMA, the City of Anacortes reviews and updates its citywide Comprehensive Plan every 10 years. The periodic updates help ensure consistency with relevant changes in the GMA, as well as other factors. The 2025 Comprehensive Plan Update[10] is currently underway and will build on the *2016 Anacortes Comprehensive Plan* (Anacortes 2016). This 2025 Stormwater Master Plan builds on the stormwater elements of the 2016 Comprehensive Plan, as well as the *2007 Stormwater Management Plan*, and represents part of the process for completing the 2025 Comprehensive Plan Update.

Future steps planned by the City to formally adopt this 2025 Stormwater Master Plan include completing the programmatic State Environmental Policy Act (SEPA) and City Council approval processes in 2025. Along with continued implementation of the public engagement process, the City will also need to work to refine the capital facilities cost and planning implementation for the stormwater projects and programs identified in this Plan and review the SWMP to identify opportunities to implement the new compliance requirements of the Phase II Permit.

[10] More information about the City of Anacortes 2025 Comprehensive Plan Update can be accessed at the following link: https://www.anacorteswa.gov/1650/2025-Comprehensive-Plan-Update.

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APPENDIX A:
DATA SUMMARY MATRIX

Appendix A - Data Summary Matrix

	Data to be Collected, Supplied, and Reviewed (Package or Document Title)	Date Received	Electronic Copy	Lead Reviewer	Date Reviewed	Author or Source	Date Published	Description and Review Notes
1	**Stormwater Utility Assets**							
1.1	City GIS Data (Storm Drain Manholes, SDMH - GIS)	03/21/24	X	Modeling and SWPRRP Teams	04/01/24	City of Anacortes	Various	Reviewed for use in modeling and Stormwater Pipe Repair and Replacement Program (SWPRRP) tasks, where applicable.
1.2	City GIS Data (Storm Drain Outfalls, SD_Outfalls - GIS)	03/22/24	X		04/01/24	City of Anacortes	Various	Reviewed for use in modeling and SWPRRP tasks, where applicable.
1.3	City GIS Data (Storm Drain Mains, SD_Mains - GIS)	03/23/24	X		04/01/24	City of Anacortes	Various	Reviewed for use in modeling and SWPRRP tasks, where applicable.
2	**Stormwater Plans and Studies**							
2.1	Fidalgo North Stormwater Management Action Plan (SMAP)		X	J. Christofferson	09/16/24	City of Anacortes	3/31/2023; updated 7/9/2024	Reviewed information for the previous Capital Facility Projects (CFPs). Six projects of interest involved culvert removal, stream restoration, conveyance reconstruction, and the development of a stormwater park. Applicable projects were carried forward into the 2025 Stormwater Master Plan (Plan).
2.2	City of Anacortes 2007 Stormwater Management Plan (SWMP)		X	J. Christofferson	09/16/24	Grey and Osborne, Inc.	09/01/07	Reviewed information on previous CFPs. Twenty-four stormwater CFPs were identified, twelve of which were planned to be finished by 2011. Applicable projects were carried forward into the Plan.
2.3	City of Anacortes 2024 Stormwater Management Plan (SWMP)		X	J. Christofferson	09/18/24	City of Anacortes	03/31/24	The Federal Clean Water Act (CWA) National Pollutant Discharge Elimination System (NPDES) compliance document summarizes the City's existing stormwater program and future planned compliance activities.
2.4	Schedule-CompPlanTimeline.pdf (2025 Comprehensive Plan Update)	04/15/24	X	J. Christofferson	09/18/24	City of Anacortes	04/12/24	Valuable as this Plan update task and resulting recommendations will feed into the Plan update, which will also be referenced in this current Plan update. Schedule shows Draft Utility Plans are due end of October 2024. The final overall Plan is due to be adopted in August 2025.
3	**Asset and Facility Inspection and Maintenance Reports**							
3.1	Asset and Facility Inspection and Maintenance Reports			Modeling Team	03/28/24, 06/11/24, 09/03/24			Relevant information was gathered through various workshops with City staff.
4	**Completed Stormwater Projects**							
4.1	See 2.1 and 9.1.	09/20/24		J. Christofferson	09/24/24	City of Anacortes	NA	The City added CFPs from the current Capital Facilities Plan and noted where CFPs from the 2007 Stormwater Management Plan had been completed.
5	**As-Builts**							
5.1	As-builts pond_swale_bioretention_infiltrench (38 PDFs, 1 Excel)	03/29/24	X	T. Spangenberg	05/09/24	Various	Various	Reviewed for use in modeling efforts, if applicable.
5.2	As-builts pond_swale_bioretention_infiltrench (7 PDFs added)	04/12/24	X	T. Spangenberg	05/09/24	Various	Various	Reviewed for use in modeling efforts, if applicable.
6	**Inspection Data Worksheets**							
6.1	Inspection Data Worksheets			Modeling and SWPRRP Teams		workshops		Relevant information was gathered through various workshops with City staff.
7	**Inspection Summary Reports and Videos**							
7.1	Storm Videos (4 videos and 4 reports)	05/03/24	X	A. Bryant	05/06/24	City of Anacortes	Various	Four closed-circuit television (CCTV) videos and inspection reports reviewed. Existing inspection data determined to be NASSCO's Pipeline Assessment Certification Program (PACP) compliant.
8	**Stormwater Infrastructure GIS**							
8.1	CompPlan_data.mpk	03/21/24	X	H. Spates	03/28/24	City of Anacortes	Various	Reviewed for use in modeling and SWPRRP tasks, if applicable.
8.2	CompPlan_data_B.mpk	04/01/24	X	H. Spates	04/08/24	City of Anacortes	Various	Reviewed for use in modeling and SWPRRP tasks, if applicable.
8.3	CompPlan_data3.mpk	04/08/24	X	H. Spates	04/15/24	City of Anacortes	Various	Reviewed for use in modeling and SWPRRP tasks, if applicable.
8.4	Storm-GeometricNetwork.gdb	04/08/24	X	K. Tang	04/15/24	City of Anacortes	Various	Reviewed for use in modeling and SWPRRP tasks, if applicable.
9	**Preliminary Capital Facilities Project (CFP) List**							
9.1	2007 Stormwater Management Plan	09/16/24	X	J. Christofferson	09/16/24	Grey and Osborne, Inc.	09/01/07	As requested on September 16, 2024, the City reviewed 2007 Plan CFP list for projects completed to date and provided an updated list with CFPs remaining (CFPs S and X).
10	**Land Use/Cover (Structures) Data**							
10.1	Land Use/Cover (Structures) GIS Data			Modeling Team				Specific data was not used in the Plan process.
10.2	Land Use Data	11/08/24	X	H. Spates	11/08/24	City of Anacortes	2017	Informing Section 1 content.
11	**Zoning Data**							
11.1	Zoning Data	04/08/24	X	H. Spates	04/08/24	City of Anacortes	04/05/24	Figure Creation and informing Section 1 content.
12	**Traffic Data**							
12.1	Traffic Data			Modeling Team				Specific data was not used in the Plan.
13	**Other Data**							
13.1	2019 - 2024 Rainfall Data (2019-2024 Rainfall and Influent.xlsx)	04/12/24	X	Modeling Team	09/05/24	City of Anacortes	04/12/24	Rainfall data could not be used because of the period on record was too short.
13.2	1992 - 2024 Rainfall Data (1992-2024 Daily Rain Data.csv)	09/05/24	X	Modeling Team	09/05/24	City of Anacortes	09/05/24	Rainfall data could not be used to create a design storm for modeling efforts but could be used to compare to isopluvial heights.
13.3	CAD Data from Anacortes for Building footprints	05/23/24	X	Modeling Team	05/29/24	City of Anacortes	05/29/24	Data was used to create the building footprints within the city limits.
13.4	Skagit GIS Data for parcels and rights-of-way	05/31/24	X	Modeling Team	05/31/24	Skagit County		Data was used to verify (ROW) inside and outside of the city limits.
13.5	2017 North Puget LiDAR data	05/30/24	X	Modeling Team	05/30/24	DNR Lidar Portal	09/29/17	Data was used to gather elevations.
13.6	NOAA C-CAP High Resolution Land Cover data for Impervious Surface (1m)	06/04/24	X	Modeling Team	06/04/24	NOAA	09/30/23	Data was used to create the ROW/impervious surfaces layer.
13.7	CompPlan_Data.mpk	03/21/24	X	H. Spates	03/28/24	City of Anacortes	Various	The background GIS data was used to create figures.

	Data to be Collected, Supplied, and Reviewed (Package or Document Title)	Date Received	Electronic Copy	Lead Reviewer	Date Reviewed	Author or Source	Date Published	Description and Review Notes
14	**Skagit County Population Growth Data**							
14.1	Skagit County Population, Housing and Employment Growth Allocations Methodology (...2023-12-23.pdf)	03/25/24	X	J. Christofferson	09/18/24	CAI	12/12/23	Report forecasted countywide population growth between 2022 and 2045 based on the medium population projection published by the Office of Financial Management (OFM) for the county. The 2025 population is estimated at 18,686 people (incorporated population is 105), 2045 population is projected at 22,843 people (incorporated population is 127), 2022-2045 population growth projection for Anacortes is 17 percent. Future housing unit growth and countywide projections of total employment by sector for the city of Anacortes was also provided.
14.2	Resolution 2023-02 (...SIGNED 2023-12-20.pdf)	03/25/24	X	J. Christofferson	09/18/24	City of Anacortes	12/20/23	Skagit County's Resolution 2023-01 was to approve initial 2045 allocations for population, housing, and employment in Skagit County. The projections are similar to the 2023 report by CAI.
15	**Operations and Maintenance Data**							
15.1	Operations and Maintenance Data			SWPRRP Team				Relevant information was gathered through various workshops with City staff.
16	**Hydrologic/Hydraulic Modeling Files**							
16.1	GandO modeling files/2007 Mike Urban Anacortes modeling files.zip	04/05/24	X	D. Jacobs	06/25/24	Grey and Osborne, Inc.	10/24/06	Reviewed for use in modeling efforts, where applicable.
16.2	GandO modeling files/Anacortes Basin B2 2023.3.23_v30.3 Revised.zip	04/05/24	X	D. Jacobs	06/25/24	Grey and Osborne, Inc.	10/24/06	Reviewed for use in modeling efforts, where applicable.
16.3	GandO modeling files/Anacortes Basin F4 rev.zip	04/05/24	X	D. Jacobs	06/25/24	Grey and Osborne, Inc.	10/24/06	Reviewed for use in modeling efforts, where applicable.
16.4	WASKAG23-MOSAICS-SID-3INCH (FGDC Metadata Folder, 6 loose files)	03/21/24	X	D. Jacobs	06/25/24	Grey and Osborne, Inc.	10/24/06	Reviewed for use in modeling efforts, where applicable.
17	**Stream and Fish Passage Data/Reports**							
17.1	Revised Stream Buffer Best Available Science Review and Buffer Recommendations	03/21/24	X	B. Helwig		GeoEngineers	06/29/22	Reviewed for relevant information related to stream and buffer conditions for the systems examined as part of the stream and habitat review tasks for the Plan.
17.2	Washington State Department of Wildlife (WDFW) Fish Passage Statewide Inventory			B. Helwig		WDFW	11/09/20	The GIS dataset of fish passage barrier assessments and locations. This dataset was used to conduct and prioritize stream and habitat reviews and in consideration in the development of CFP recommendations.
17.3	Statewide Washington Integrated Fish Distribution (WDFW)			B. Helwig		WDFW & NWIFC	04/02/18	GIS dataset of fish distribution for the state of Washington, for use in management, conservation, and restoration of the state's fish habitat ad fishery resources, including various anadromous species, resident salmonids, and other game fish. This dataset is used to conduct and prioritize stream and habitat reviews.
18	**Final 2024-2028 Phase II Municipal Stormwater Permit**							
18.1	Final Western Washington Phase II Municipal Stormwater Permit	07/01/24	X	D. Halladay	09/15/24	Ecology	07/01/24	The NPDES municipal stormwater permit requiring local governments to manage and control stormwater runoff so that the runoff does not pollute downstream waters.
19	**Sea Level Rise Documentation Report**							
19.1	Memorandum: Anacortes CAO Ordinance Update: Frequently Flooded Areas - DRAFT Update	03/21/24	X	J. Christofferson	09/18/24	Coastal Geologic Services, Inc.	10/19/21	Sea level rise is important to City planning because much of the local floodplain within the City limits lies within the coastal zone. The memorandum documents how projected sea level rise was incorporated into the City's Critical Areas Ordinance (CAO). This memorandum also documents the reasons behind sea level rise in the Puget Sound region. These reasons were thermal expansion of the world's oceans, rapid melting of ice caps and glaciers, local atmospheric impacts such as wind, and local vertical land motion related to plate tectonics. Based on tidal gauges, the rise if projected to be 6.6 inches by 2100.
20	**Volunteer Gathered Stream Data**							
20.1	Salish Sea Stormwater Monitoring Anacortes Report 2024-03-07.xlsx	03/21/24	X	J. Christofferson	09/16/24	City of Anacortes	03/07/24	Reviewed testing results for several parameters including water temperature, dissolved oxygen, pH, conductivity (specifically, conductance/specific conductance or SPC), turbidity, E. coli, enterococcus, color, visual observations, and odor. Based on the comments in the report, there are some issues that could be solved by CFPs or Source Control measures that would address high water temperatures and odor issues as well as submerged outfalls or outfalls that have been buried. No solutions or CFPs were specifically identified in the report. However, it might be worth reviewing the report with the City to see what else they may want added to the CFP summary table to include in the Plan.
20.2	Salish Sea Stormwater Monitoring - Anacortes Data 2024-03-07.pdf	03/21/24	X	J. Christofferson	09/16/24	City of Anacortes	03/07/24	Data was used to create the other Monitoring and the Test Strip Reports listed here.
20.3	Salish Sea Stormwater Monitoring Anacortes Test Strips Report.pdf	03/21/24	X	J. Christofferson	09/16/24	City of Anacortes	02/20/24	Reviewed testing results for several parameters including pH, Hardness CaCO3, Copper, Lead, Total Chlorine, Total Fluoride, Nitrate, Nitrite, Zinc, Mercury, and Total Alkalinity.

Notes:
CAO = Critical Areas Ordinance
CCTV = closed-circuit television
CFP = Capital Facilities Program or Project
City = City of Anacortes
CWA = Federal Clean Water Act
GIS = geographic information system
NPDES = National Pollutant Discharge Elimination System
OFM = Office of Financial Management
PACP = Pipeline Assessment Certification Program
ROW = right-of-way
SMAP = Stormwater Management Action Plan
SPC = conductance/specific conductance

SWMP = Stormwater Management Plan
SWPRRP = Stormwater Pipe Repair and Replacement Program

APPENDIX B: PUBLIC COMMENTS AND SURVEY RESULTS

From: William Turner [redacted] <bill.h.turner@gmail.com> **Sent:** Wednesday, February 12, 2025 4:59 PM **To:** Aaron Esterholt <aarone@anacorteswa.gov> **Subject:** Draft Storm Water plan

***** This email is from outside the City of Anacortes network. Please use caution when clicking on links, opening attachments, or replying. *****

Dear Mr. Esterholt

My comments are as follows:

Overall

This SWMP is one of the most carefully and thoughtfully prepared and presented document that I have had the pleasure of reading. The topic is extremely complex both in the controlling receiving water mandates, the engineering itself, the overlap with natural lands protection and restoration, and the importance of the interface with climate change exigencies. Yet, the SWMP is very well structured, informative, and readable. Thank you.

Comprehensive Plan (CP) Interface

The proposal to incorporate the SWMP into the City's 2025 Comprehensive Plan (CP) Periodic Update is sound and most likely essential. Not only will the SWMP technical analysis inform the ongoing CP update, but the SWMP's structure and work-program need to reworked somewhat to evaluate how the CP policies are and will be implemented, e.g. the CP is all about growth paying for itself without subsidies from taxpayers and ratepayers and protecting and restoring our natural areas (both lands and waters). These CP policies are controlling and directive and the following sentence on SWMP page 54 needs to be expanded accordingly: from "The City's Comprehensive Plan identifies protection and enhancement of fish and wildlife habitat and improvement of functional integrity of watercourses as important goals" to "… important goals and controlling policies".

1. Introduction and Planning Criteria

On page 6, please correct "to approximately" to "by approximately". On page 7, the 'Existing Data Review Summary' should list City GIS data for Wetlands, data that needs to be mapped and analyzed as to stormwater management implications. This is an undocumented part of the consultants Scope of Work: "Project Scope of Work #500 - Field stream assessments catalogued streams **and associated wetlands** and identified future potential restoration projects". January, 29 City Council Agenda Package p.23 of 386. As to Figure 1.5, this figure shows "Existing Zoning" and not "Existing Land Use".

H Avenue Rotary Dog Park users funded the attached consultant report for those wetlands associated with the Ace of Hearts Creek. I submit that it is essential that this Best Available Science work be included in the final SWMP for all the SWMP's streams.

Section 1.11 includes the following: "The Phase II Permit also requires compliance with established total maximum daily loads (TMDLs), as described in Section S7 of the permit. As of 2024, Anacortes has not established any TMDLs". This permit requirement needs to be explained in some detail along with how and when the City will come into compliance both in setting and enforcing TMDLs.

On page 13, "Mapping the tree canopy cover on Permittee owned or operated properties" is proposed for 2026 and "Adopt or implement canopy goals and policies to support stormwater management and water quality improvements in receiving waters" is proposed for 2028. To meet the 2025 CP Periodic Update requirements (and prevent further tree canopy destruction) this work needs to be done now and fully taken

into account in both the SWMP and CP. This work program acceleration is consistent with the following declaration: “Through discussions with City staff, Osborn learned that the City wants to focus its NPDES compliance efforts on Tree Canopy Goals and Policies …”. In this regard the SWMP highlights that “Special attention should be directed towards … maintaining existing mature tree canopies” and that the City “… must also develop a system for identifying tree canopies for stormwater management purposes, which should be developed annually or as needed”.

Sincerely
, Bill
Turner

Sent from my iPad

From: Ian Munce[redacted]
Sent: Thursday, February 13, 2025 3:01 PM
To: Aaron Esterholt <aarone@anacorteswa.gov>
Subject: Munce Comments-January 2025 Draft Stormwater Management Master Plan (SWMP)

***** This email is from outside the City of Anacortes network. Please use caution when clicking on links, opening attachments, or replying. *****

Dear Mr. Esterholt,

I would first like to complement City staff and the consultant team for an excellent draft Stormwater Management Master Plan (SWMP). The baseline stormwater system data and hydraulic modeling should guide sound capital budgeting and development review for years to come. I look forward to understanding how I can participate in the public participation and adoption process, including review under the State Environmental Policy Act (SEPA). I recommend that you have a Draft SWMP webpage where State agency comments, stakeholder comments, and comments from Anacortes residents and businesses can be posted and reviewed by all concerned; the Planning Department has just such a page for their 2025 Comprehensive Plan and Development Regulation Periodic Review. My preliminary comments and questions are as follows:

Soils
A review of Draft SWMP Figure 1.6 identies and documents that nearly all of the soils outside the Anacortes Community Forest Lands are Group C and D. Group C consists of "soils that have a slow infiltration rate when thoroughly wet" and Group D consists of "soils that have a very slow infiltration rate and high runoff potential when thoroughly wet. These consist mainly of clays that have a high shrink-swell potential, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission". Figure 1.6 maps Group C soils together with Group D as a combined Group C/D where "... the first letter applies to the drained soil condition and the second to the undrained soil condition of the soil so categorized".

Comment 1: Every new development needs to fully fund the cost of converting an undrained soil condition to a drained soil condition. This tenet needs to be incorporated into all development review procedures to avoid externalizing these costs by environmental degradation and/or transferring them to ratepayers, taxpayers, and neighbors. It has been the controlling principle over the past 40 years as the City has established home owners associations and their privately owned and maintained stormwater systems.

Capital Budget

Question 1: With the current stormwater connection fee and monthly stormwater charges how many years will it take to achieve full buildout of the stormwater system to meet the 25 year storm design standard for existing development? e.g. 40-80 years?

Question 2: In order to meet federal and State permit requirements and climate change imperatives does this schedule need to be accelerated and how can such acceleration be funded? For instance, should the monthly stormwater charge be significantly increased and should connection fees be adjusted by drainage basin?

Question 3: Given that the 2007 SWMP assigns 54% of capital costs to private development, what is the equivalent percentage for the 2025 SWMP and how will these funds be collected?

Critical Areas

The current SWMP (2007) addresses the interface between stormwater (quantity and quality). It includes as Figure 7-5 a map of designated wetlands, a map that was adopted along with the SWMP and is currently in effect.

Comment 2: Given that the City GIS system includes a current version of a designated wetlands map and protecting and restoring wetlands is of central importance to Comprehensive Plan policies, it simply malpractice to propose to exclude such a map and not to factor critical area policies into the updated SWMP. This is particularly egregious as: the SWMP Update Scope of Work actually calls for "#500. Physical and Biological Basin Assessment. Field stream assessments catalogued streams **and associated wetlands** …". In addition to wetlands and wetland buffers, the SWMP needs to address other critical area protections as to geologically hazardous areas, aquifer recharge areas, and habits of local importance in order to meet State Phase II Permit Requirements.

Comment 3: The SWMP needs to acknowledge and place operational emphasis on Anacortes Municipal Code 19.70.040 as it mandates not just protection of streams and wetlands but their restoration., e.g. ongoing destruction of wetlands and their buffers was outlawed in the 2023 Critical Area Ordinance.

Comment 4: The Draft SWMP on page 54 is incorrect when it states that "The City Comprehensive Plan identifies protection and enhancement of fish and wildlife habitat and improvement of functional integrity of watercourses as important **goals".** Emphasis added. Rather, these are controlling **policies** and the SWMP needs to acknowledge and address them as such.

Water Quality

Comment 5: The Draft SWMP needs to establish a program whereby the septic systems within its drainage basins are routinely monitored and maintained to ensure compliance with all current standards. Scientific work associated with the Fidalgo Bay Aquatic Reserve documents that there is a very real current problem that needs to be addressed as a priority.

Fidalgo North Stormwater Action Plan

This Plan addresses one of the five distinct drainage basins identified in the SWMP. As adopted by the City Council in 2023 as part of the City's Phase II Permit Requirements, this Fidalgo North SAP, this Plan highlights the 296 acres in the City's R1 zone at the southern end of the drainage basin as largely undeveloped, dominated by protected natural areas, and controlled by Comprehensive Plan policies that limit housing density to two units per acre and mandate careful environmental and permit review of even minor development projects.

Question 4: Please explain and document why the Fidalgo North SAP was amended in 2024 to omit explicit reference to these characteristics and improperly recharacterize the R1 zone as 'largely developed'?

Question 5: Please explain what public process was followed to effectuate this recharacterization in the Fidalgo North document on file?

Comment 6: Please use the 2023 version of the Fidalgo North SAP and correct the acreage numbers as I formally requested as a part of the '2025 Periodic Review'.

Comment 7: Please address my request as part of the '2025 Periodic Review' that the entire R1 zone be designated as a "Habitat of Local Importance' under both the City Municipal Code and the Washington State Administrative Code. The Best Available Science in the current '2025 Periodic Review' record identifies that most, if not all, of the R1 zone acreage consists of overlapping critical areas, i.e. streams and stream buffers,

wetlands and wetland buffers, geologically hazardous areas, aquifer recharge areas for individual domestic wells, and fish and wildlife habitat conservation areas. Attachment A.

Thank you.
Ian Munce
[redacted]

FACET

Formerly DCG/Watershed

Online Reconnaissance

ANACORTES, WA

NOVEMBER 2024

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ACRONYMS AND ABBREVIATIONS

AMC	Anacortes Municipal Code
BMP	Best Management Practices
City	Anacortes
DNR	Washington Department of Natural Resources
ESA	Endangered Species Act
FWHCA	Fish and Wildlife Habitat Conservation Area
NHP	Natural Heritage Program
NMFS	National Marine Fisheries Service
NRCS	Natural Resources Conservation Service
NWI	National Wetlands Inventory
OHWM	Ordinary High Water Mark
PHS	Priority Habitats and Species
PS	Puget Sound
RMZ	Riparian Management Zone
SMP	Shoreline Master Program
SWIFD	Statewide Washington Integrated Fish Distribution
USFWS	U.S. Fish and Wildlife Service
WAC	Washington Administrative Code
WDFW	Washington Department of Fish and Wildlife

1. INTRODUCTION

The purpose of this report is to present the best available science and findings of an online reconnaissance conducted for a study area located in Anacortes, Washington. The study area is located in the southern portion of the city and is approximately 297 acres (Figure 1). The investigation, performed by Facet, was limited to the study area in question and the immediate surrounding area.

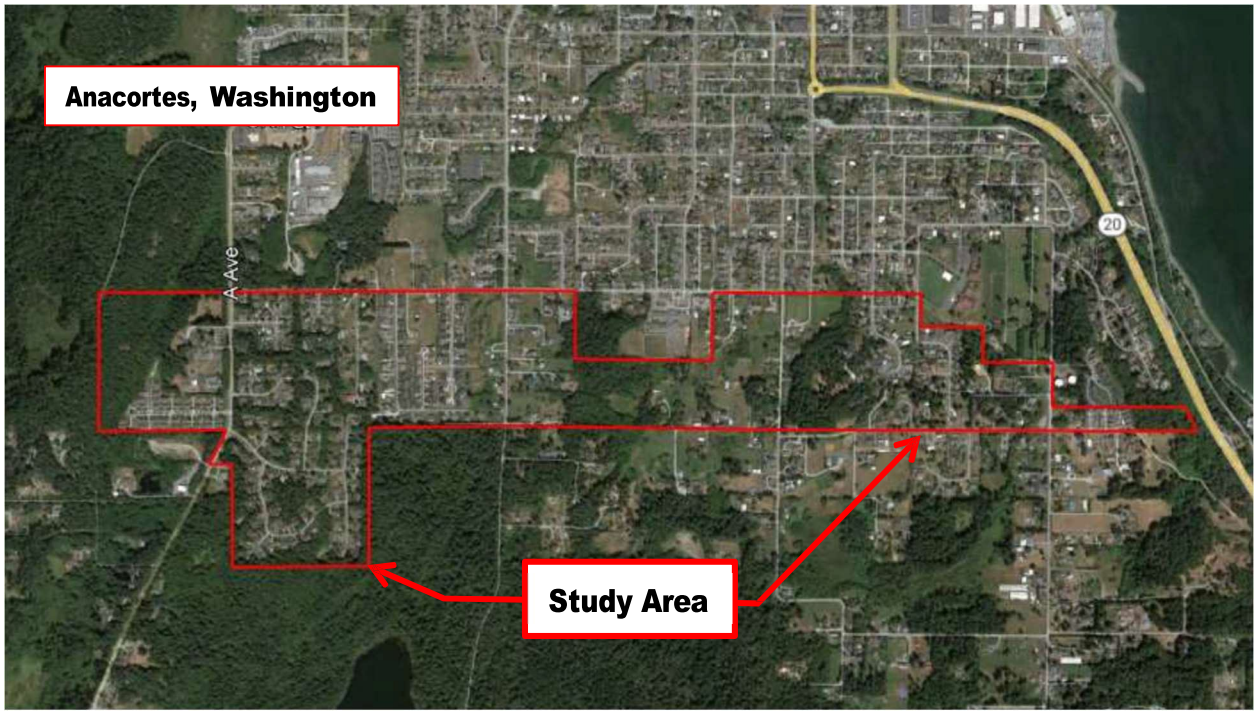


Figure 1. Site Map

1.1 Project Description

The study area consists of approximately 297 acres along the southerly edge of the city of Anacortes urban area located on Fidalgo Island. The entirety of the study area is zoned as R1-residential low density. It is bordered by large lot public use sectors to the south and east that are considered habitats of local importance. To the north of the study area is the R2A- residential low-density zoning.

The R1-residential low-density zone provides the City of Anacortes with low density residential development in the southern end of the city that is inappropriate for more intensive urban development due to topography, the frequent presence of wetlands, the high cost and difficulty in extending public facilities, and the desire to create a lower intensity transitional area between the city and the surrounding forest and hillsides. Under Anacortes Municipal Code (AMC) 19.70, any critical areas within the R1 zone are protected in order to maintain and restore healthy, functioning ecosystems through the protection of unique, fragile, and valuable elements of the environment, including, but not limited to, ground and surface waters, wetlands, and fish and wildlife and their habitats, and to conserve the biodiversity of plant and animal species.

2. CRITICAL AREA REVIEW

Facet staff conducted background research using a variety of online sources, literature, and maps to identify wetlands, streams, and site characteristics indicative of critical area features in the study area (Appendix II). Key sources of information included the following:

- Department of Ecology Water Quality Atlas
- Department of Natural Resources (DNR) Natural Heritage Program (NHP) Mapper
- City of Anacortes Critical Areas Map
- National Wetlands Inventory (NWI) Mapper
- Natural Resources Conservation Service (NRCS) Web Soil Survey
- Washington Department of Fish and Wildlife's (WDFW) Priority Habitats and Species (PHS) Mapper
- WDFW Statewide Washington Integrated Fish Distribution (SWIFD) Mapper
- Stream Buffer Best Available Science Review and Buffer Recommendations Report
- Bachman Environmental 2019 Critical Area Report

2.1 Level of Development

The level of development in Anacortes, Washington, reflects a balance between urban growth and the preservation of its natural environment. Specifically, within the R1 zone, homes are on large lots with a maximum density of two units per acre. The R1 zone fosters a sense of an intimate residential sector that preserves the area's open space for its well-known natural habitats.

2.2 Fish and Wildlife Habitat Conservation Areas

There are two streams mapped within the study area that are considered Fish and Wildlife Conservation Areas (FWHCA) per AMC 19.70.330. Ace of Hearts Creek is mapped as a Type F (fish-bearing) stream. It passes north to south through the center of the R1 zone. The second stream, Happy Valley Stream, is a non-classified stream that also runs north to south through the west side of the study area. Happy Valley Stream is not classified by the City of Anacortes or the DNR. FWHCAs require a fifty-foot buffer, on each side of the creek, measured from the top of the bank per AMC SMP A-5.1(7)(b).

Alternatively, AMC 19.70.330 requires a riparian management zone (RMZ) to be utilized to protect the watercourses and riparian ecosystem function. The RMZ width is to be equivalent to the height of the tallest 200-year-old site-potential tree or 100 feet, whichever is greater, measured horizontally from the ordinary high water mark (OHWM). An existing report (Bachman Environmental, 2024) notes Ace of Hearts Creek as having a RMZ of 165 feet based on the height of the tallest 200-year-old site-potential tree. Therefore, it is reasonable to assume that both streams within the study area may have a required buffer width of 165-feet or greater. A field study would be required to accurately assess the applicable RMZ for each stream channel.

According to the Stream Buffer Best Available Science Review and Buffer Recommendations Report conducted by GeoEngineers for the City of Anacortes in 2019, FWHCA's serve as critical role in sustaining needed habitats and species for the functional integrity of the ecosystem, and which, if altered, may reduce the likelihood that the species will persist over the long term. These areas may

include, but are not limited to, rare or vulnerable ecological systems, communities, and habitat or habitat elements including seasonal ranges, breeding habitat, winter range, and movement corridors, and areas with high relative population density or species richness.

Priority Habitats and Species (PHS) Mapper (2024) depicts the study area to potentially contain freshwater emergent wetlands and the bat species, Yuma myotis. There are no known habitats or species of local importance per AMC 19.70.315(A)(9) within the study area. The DNR Natural Heritage Mapper (2024) does not depict any critical habitats within the study area.

2.3 Wetlands

Wetland maps prepared by NWI (2024), depict the presence of one 0.26-acre freshwater emergent wetland, located in the central region of the study area. Anacortes Critical Area Map (2024) depicts nine wetlands within the study area. Two additional wetlands were identified in the 2019 Bachman Environmental Report. A summary of these wetlands is provided in Table 1 and demonstrated on the map included in Appendix A. Wetland buffers were based on wetland category and a high intensity land use as the study area is residential (AMC 19.70.235).

Table 1. Wetland Overview

#	ID	Location	Category/Type*	Buffer (ft)		
				Habitat Score 8 or 9	Habitat Score 6 or 7	Habitat Score ≤5
1	WET-044	Westwood/Forest Ridge Lowland	III	300	150	80
2	WET-075	41st ST & H Ave SW side	Palustrine Emergent	50 – 300		
3	WET-010	Quail Drive South	III	300	150	80
4	WET-011	Quail Drive North	III	300	150	80
5	WET-012	Quail Drive East	III	300	150	80
6	Wetland A	Quail Drive & H Ave	III	300	N/A	N/A
7	Wetland B	Quail Drive & H Ave	IV	50	50	50
8	WET-014	41st Street	III	300	150	80
9	WET-013	SW Corner of 41st St & O Ave	IV	50	50	50
10	WET-015	West of R Ave. & 41st Place	III	300	150	80
11	WET-042	4820 Whistle Lake Rd	Palustrine Emergent	50 – 300		
12	WET-043	Fir Crest West Wetland	III	300	150	80

*Category or type of wetland is based on data provided by the City.

Buildings, structures, paving, and other hard surfacing must be set back a minimum distance of 10 feet from the edge of the wetland buffer, or edge of the wetland if no buffer is required, per AMC 19.70.235.
This setback is to avoid conflicts with tree branches and/or critical root zones of trees that are in the buffer or will be planted in the buffer. Landscaping, uncovered decks, roof eves and overhangs may be allowed in the building setback from the buffer if they do not cause damage to the critical root zone of trees in the buffer. Landscaping can be defined as areas that consist of grade level or elevated planting beds featuring trees, shrubs, flowers, ferns, groundcover, lawn grass, and other vegetation.

2.3.1 Soils

The NRCS soil survey map identifies 17 soil types within the study area. 15 of which are listed as hydric per the Skagit County Hydric Soils List. A summary of the map unit is provided in Table 2. The DNR Washington Natural Heritage Program Data Explorer does identify the center section of the study area as containing hydric soils.

Table 2. Soil Unit Hydric Ratings

Map Unit Symbol	Map Unit Name	Unit Considered Hydric in Skagit County
10	Bellingham silt loam	Yes
11	Bellingham mucky silt loam	Yes
17	Bow gravelly loam, 3 to 8 percent slopes	Yes
18	Bow gravelly loam, dry, 0 to 3 percent slopes	Yes
19	Bow gravelly loam, dry, 3 to 8 percent slopes	Yes
20	Bow-Urban land complex, 0 to 8 percent slopes	Yes
26	Catla gravelly fine sandy loam, 8 to 15 percent slopes	Yes
29	Clallam gravelly loam, 0 to 8 percent slopes	Yes
30	Clallam gravelly loam, 8 to 15 percent slopes	Yes
35	Coveland gravelly loam, 0 to 3 percent slopes	Yes
55	Fidalgo-Lithic Xerochrepts-Rock outcrop complex, 3 to 30 percent slopes	No
78	Keystone loamy sand, 0 to 8 percent slopes	Yes
79	Keystone loamy sand, 8 to 30 percent slopes	Yes
102	Norma silt loam	Yes
106	Pits	No
140	Swinomish-Fidalgo-Rock outcrop complex, 3 to 30 percent slopes	Yes
156	Whistle-Fidalgo-Rock outcrop complex, 30 to 65 percent slopes	Yes

2.4 Geologically Hazardous Areas

The Anacortes Critical Areas Map (2024) does not identify any geologically hazardous areas per AMC 19.70.410. The most easterly portion of the study area is along the shoreline and identified as stable.

2.5 Critical Aquifer Recharge Areas

Per AMC 19.70.535, areas with soils that have moderate to rapid permeability (greater than two inches per hour) and sources for identifying drinking water supply wells identified by agencies such as Washington Department of Ecology and Skagit County Health Department are considered critical aquifer recharge areas.

The Anacortes Critical Areas Map (2024) identifies the easterly half of the study area as containing soils with high permeability. These areas have a critical recharging effect on aquifers used for potable water,

including areas where an aquifer that is a source of drinking water, like a well, is vulnerable to contamination that would affect the potability of the water, or is susceptible to reduced recharge.

Per AMC 19.70.520, areas designated as "wellhead protection areas" are groundwater contribution areas pursuant to WAC 246-291-125(3)(d)(iii). These areas include a 1,000-foot radius for individual private drinking water supply wells. The Anacortes Critical Areas Map (2024) identifies the majority of the study area as being located within 1,000 feet of a well.

Regulated activities/facilities may be permitted in a critical aquifer recharge area only if the applicant can demonstrate that the proposed activity will not cause contaminants to enter the aquifer and that the proposed activity will not adversely affect the recharging of the aquifer per AMC 19.70.530.

2.6 Frequently Flooded Areas

Flood maps prepared by FEMA do not identify any frequently flooded areas within the study area.

3. SPECIES INFORMATION

The following species listed under the federal Endangered Species Act may occur in the vicinity of the study area:

1. Puget Sound Steelhead Trout (Oncorhynchus mykiss)
2. Puget Sound Chinook (Oncorhynchus tshawytscha)
3. Hood Canal Summer Chum Salmon (Oncorhynchus keta)
4. Puget Sound/Georgia Basin Yelloweye Rockfish (Sebastes ruberrimus)
5. Puget Sound/Georgia Basin Bocaccio (Sebastes paucispinis)
6. Coastal Puget Sound Bull Trout (Salvelinus confluentus)
7. Marbled Murrelet (Brachyramphus marmoratus)
8. Yellow-billed Cuckoo (Coccyzus americanus)
9. Dolly Varden (Salvelinus malma)

3.1 Puget Sound Chinook and Steelhead Trout

Most Chinook in the Puget Sound are "ocean-type" and migrate to the marine environment during their first year (Myers et al. 1998). They may enter estuaries immediately after emergence as fry from March to May or they may enter the estuaries as fingerling smolts during May and June of their first year (Healey, 1982). Chinook use estuaries as rearing areas and are the most dependent of all salmon species on estuaries for survival. There are estuaries present in the action areas. As they grow and move into neritic habitats, they feed on decapod larvae, larval and juvenile fish, drift insects, and euphausiids (Simenstad et al., 1982).

Steelhead trout exhibits perhaps the most complex suite of life-history traits of any of the Pacific salmon. Steelhead can be anadromous or freshwater residents and, in some circumstances, yield offspring of the opposite life-history form. The anadromous form can spend up to seven years in freshwater prior to smoltification, although two years is most common, and then spend up to four years in saltwater prior to first spawning. Unlike the Pacific salmon species, steelhead are iteroparous (individuals can spawn more than once). The adult winter steelhead run is generally from December to February, and spawning occurs from March through June (Wydoski and Whitney, 1979). Juvenile steelhead out-migrate from April through June and are not anticipated in the nearshore in large numbers because the majority of steelhead smolts migrate directly to the open ocean (i.e., they are not nearshore dependent) and do not rear extensively in the estuarine or coastal environments (Burgner et al., 1992).

Critical habitat was designated for Puget Sound Chinook salmon on February 16, 2000, and Puget Sound steelhead on March 25, 2016 (Federal Register / Vol. 65, No. 32 / 2000; Federal Register / Vol. 81, No. 36 / 2016). Critical habitat is designated for areas containing the physical and biological habitat features, or PCEs (Primary Constituent Elements) essential for the conservation of the species or which require special management considerations. PCEs include sites that are essential to supporting one or more life stages of the species and that contain physical or biological features essential to the conservation of the species.

3.2 Hood Canal Summer Chum Salmon

Chum Salmon may historically have been the most abundant of all Pacific Salmonids. They are an anadromous fish, which means they can live in both fresh and saltwater. Chum Salmon typically weighs on average 8-15 pounds and are up to 3.6 feet long with a lifespan of about 4 years (NOAA, 2024).
Chum salmon have a relatively complex life history that includes spawning and juvenile rearing in rivers followed by migrating to saltwater to feed, grow, and mature before returning to freshwater to spawn (NOAA, 2024). Chum can be found in virtually every small coastal stream. In the fall, large numbers of Chum can often be seen in the lower reaches of these streams. Chum fry do not rear in freshwater for more than a few days. Shortly after they emerge, Chum fry move downstream to the estuary and rear there for several months before heading out to the open ocean (WDFW, 2024).

3.3 Coastal Puget Sound Bull Trout

The Coastal Puget Sound bull trout population is thought to contain the only anadromous forms of bull trout in the contiguous United States (Federal Register / Vol. 64, No. 210 / 1999). Spawning occurs typically from August to November in streams and migration to the open sea (for anadromous populations) takes place in the spring. Following this season, Bull Trout migrate to freshwater river systems to overwinter. Bull trout prefer colder water temperatures than most salmonids, and clean water substrates for spawning and rearing. They require complex habitats such as streams with riffles, deep pools, and undercut banks.

Critical habitat was designated for the bull trout was designated on November 17, 2010 (Federal Register / Vol. 75 No. 200 / 2010). Critical habitat is designated for areas containing the physical and biological habitat features, or PCEs essential for the conservation of the species or which require special management considerations. PCEs include sites that are essential to supporting one or more life stages

of the species and that contain physical or biological features essential to the conservation of the species.

3.4 Marbled Murrelet

Marbled murrelets are small marine birds in the Alcidae family that nest in the coastal old-growth forests of the Pacific Northwest. The breeding season of the marbled murrelet generally begins in April, with most egg laying occurring in late May and early June. By the end of August, chicks have fledged and dispersed from nesting areas Marbled murrelets differ from other seabirds in that their primary nesting habitat is old-growth coniferous forest within 50 to 75 miles of the coast. The nest typically consists of a depression on a moss-covered branch where a single egg is laid. When not nesting, the birds live at sea, spending their days feeding and then moving several miles offshore at night (Marks and Bishop, 1999).

3.5 Yellow-Billed Cuckoo

The yellow-billed cuckoo is a relatively large riparian bird that is distributed throughout the U.S., however, due to reductions in habitat, are very rare in Washington State (WDFW, 2024). Breeding season typically occurs in late spring to early summer. During this period, they tend to move around and have large home ranges but are mostly found in areas with more than 200 acres of deciduous forests (USFWS, 2024). Nesting habitat usually occurs at lower elevation riparian woodlands that contain willow trees, alders, or cottonwoods that are close to streams or rivers. Though there are no recent documents of yellow-billed cuckoo nesting in Washington, it can occur anywhere in the state as much would be considered generally good habitat for nesting.

4. CRITICAL AREA FINDINGS

The study area provides unique and critical area ecological functions the R1 – low density residential area, including two streams, 12 wetlands, and 16 well-head protection areas. These areas serve as essential habitats for various species, including fish, birds, and other wildlife. They provide nesting, breeding, and foraging grounds that support local biodiversity and ecosystem health. Wetlands and stream riparian zones act as natural filters, absorbing pollutants and sediment from runoff before it enters the major water bodies surrounding Anacortes. This helps improve the overall water quality of the area. Buffers should not be encroached on unless the action is unavoidable or has been determined to have no impact on the function of the critical area. Based on the analysis of this document, further and more condensed project development within the R1 zone may have a significant impact on the identified critical areas, species, or vegetation. It is recommended that the R1 zone is thoughtfully and carefully developed at the current density of two units per acre.

Within the limitations of schedule, scope of work, and seasonal constraints, Facet warrants that this study was conducted in accordance with generally accepted investigation practices, including the technical guidelines and criteria in effect at the time this study was performed.

**Disclaimer – Additional critical areas may be present if the area were to be fully delineated by a qualified professional.*

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APPENDIX I: Critical Area Map Overlay

10/10/24 - ISABELLA - Z:\SHARED\PROJECTS\ACTIVE\2024\09\2409.0334.00 - IAN MUNCE - ANACORTES 300 ACRES\DRAWINGS\CAD - REVIT\ACTIVEFILE\IAN MUNCE - ANACORTES 300 ACRE CRITICAL AREA MAP.DWG

5 ACRE
) BUFFER - 16 ACRE
- 11.7 ACRE
UFFER - 13 ACRE
RADIUS - 240 ACRE
E
(EA) WITHIN STUDY AREA

GO BAY RD

#	DATE	BY	REVISION

BASE MAP/TOPOGRAPHY PROVIDED BY OTHERS. FACET CANNOT GUARANTEE COMPLETENESS OR ACCURACY OF THIS DATA. FACET DID NOT VERIFY GRADES, UTILITIES, AND ALL OTHER EXISTING FEATURES AND CONDITIONS. IF CONDITIONS ARE NOT AS SHOWN AND/OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT FACET PRIOR TO CONSTRUCTION.

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Seattle, WA 98115
P: 206.523.0024

ANACORTES 300 ACRE

CRITICAL AREA SITE PLAN
QUAIL DR
ANACORTES, WA 98221

ISSUED FOR PERMIT

CRITICAL AREA SITE PLAN

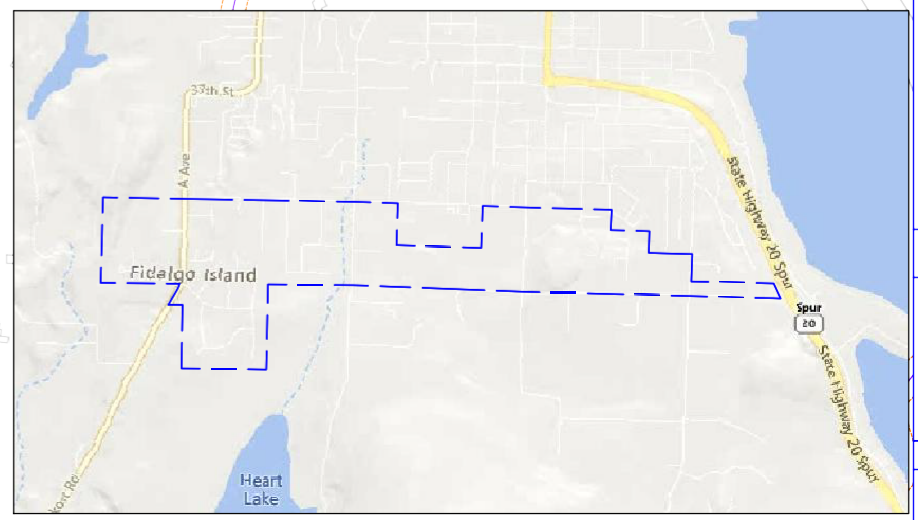
DATE: OCT. 2024
PLAN NUMBER:
S1.01

32 AVE
D AVE
34TH ST
A AVE
H AVE
41ST ST
O AVE
WHISTLE LAKE RD
HADDON RD
HEART LAKE RD
WETLAND A
WETLAND A 300' BUFFER
WETLAND B
WETLAND B 50' BUFFER
300' FROM STUDY AREA
, WA

LEGEND/ACREAGE OF CRITICAL AREA WITHIN STUDY AREA:
- STUDY AREA - 300 ACRE
- 300 FT WETLAND BUFFER - 120 ACRE

CRITICAL AREA SITE MAP

400 200 0 400 800
SCALE IN FEET



VICINITY MAP

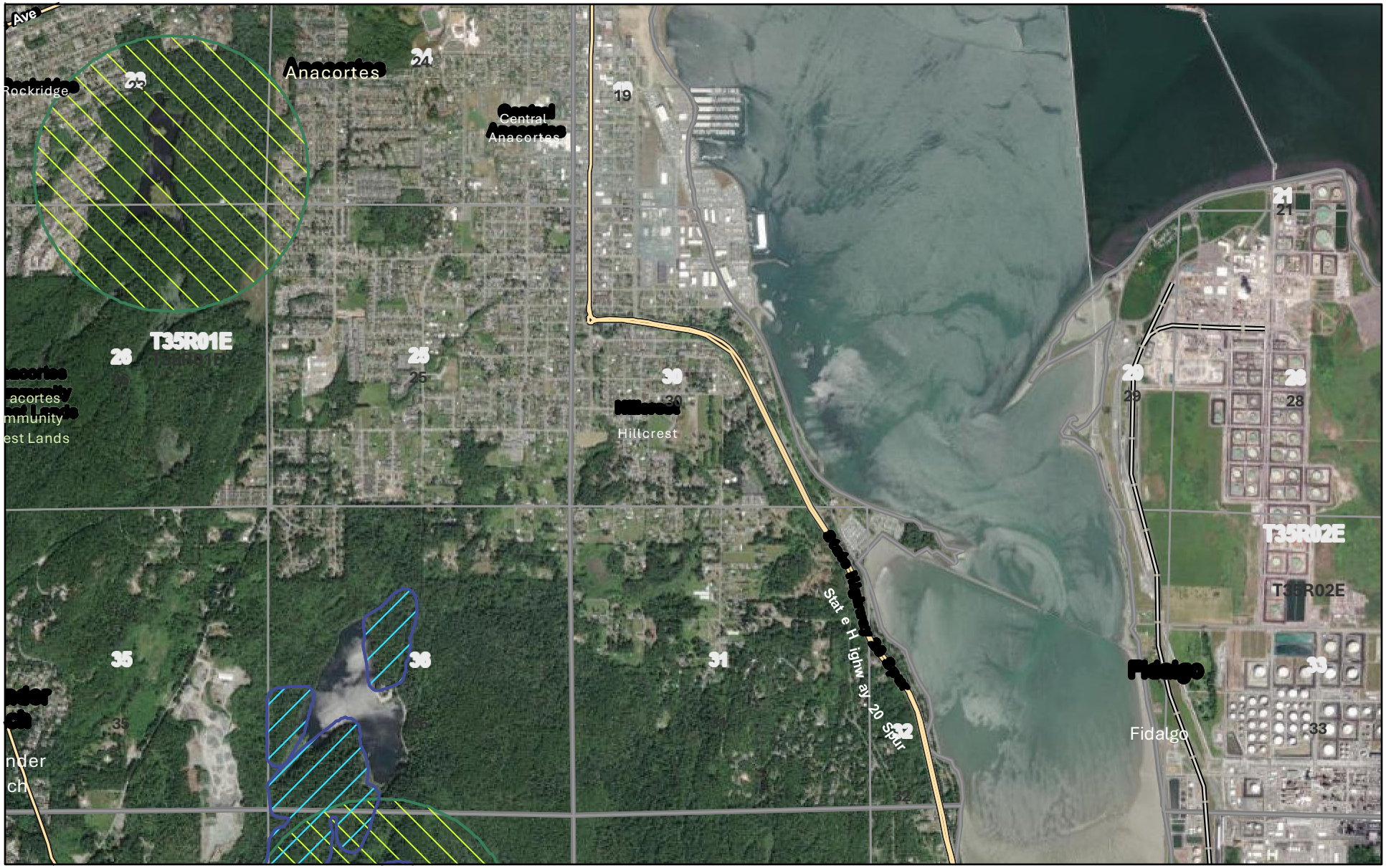
CALL 811
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UTILITY LOCATIONS ARE APPROX.

FACET
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STEVEN MICHAEL ROBERT
STATE OF WASHINGTON
REGISTERED
PROFESSIONAL ENGINEER

APPENDIX II: Critical Area Review

WNHP Rare Plant and Ecosystem Locations



10/1/2024, 1:42:09 PM

1:44,131

Known Rare Plants and Rare & High-quality Ecosystems

Rare Plant

Public Land Survey Townships

State Boundary

0 0.25 0.5 1 mi

0 0.4 0.8 1.6 km


Rare and/or High Quality Ecosystem


Public Land Survey Sections

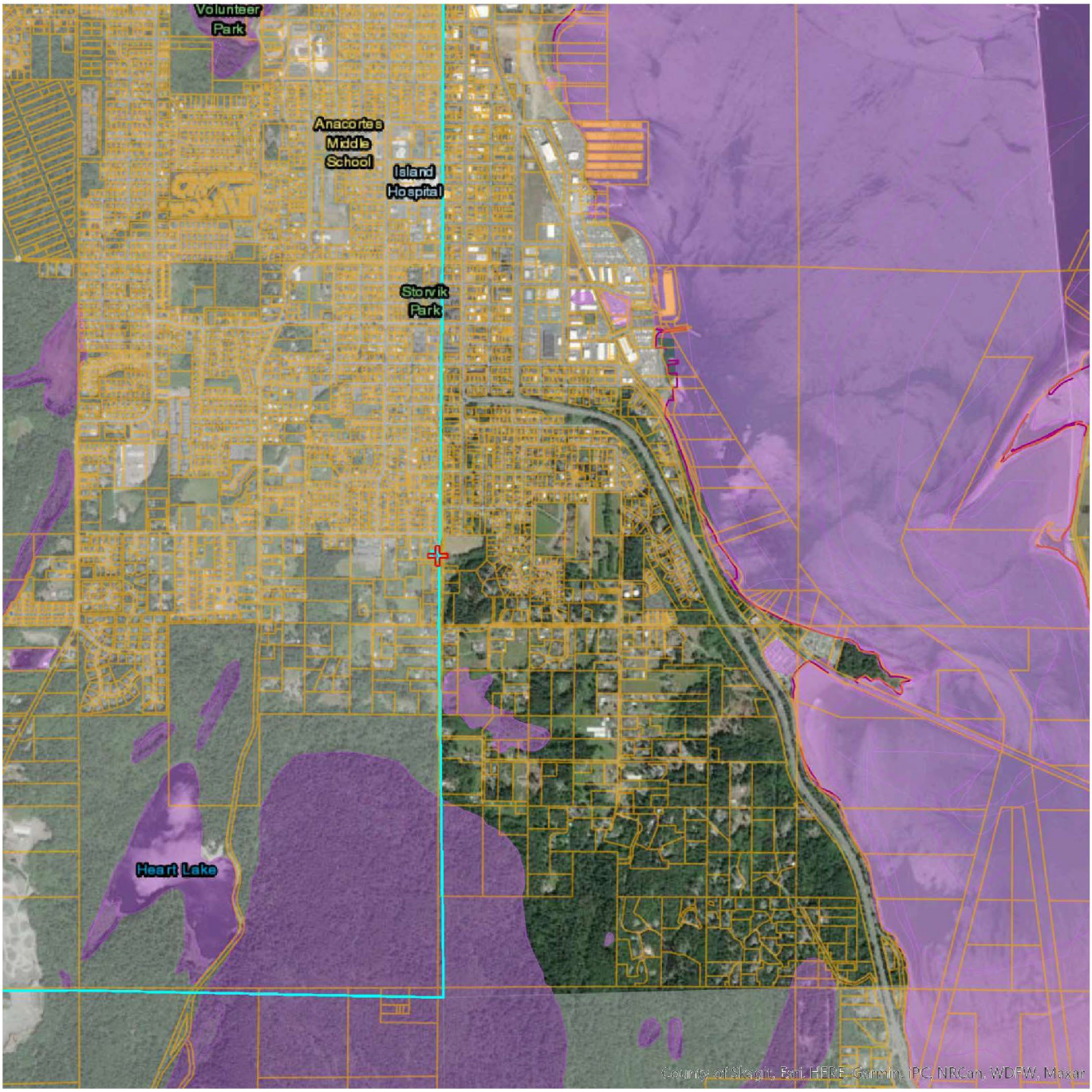
County Boundaries

County of Skagit, WA State Parks GIS, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land

WNHP Plant & Ecosystem Map Viewer

KNOWN PLANT AND ECOSYSTEM LOCATIONS REFLECT KNOWN OCCURRENCE LOCATIONS BUT MAY NOT REFLECT ALL OCCURRENCES OF RARE PLANTS OR ECOSYSTEMS.

Priority Habitats and Species on the Web



Report Date: 10/01/2024

PHS Species/Habitats Overview:

Occurence Name	Federal Status	State Status	Sensitive Location
Freshwater Emergent Wetland	N/A	N/A	No
Yuma myotis			Yes

PHS Species/Habitats Details:

Freshwater Emergent Wetland	
Priority Area	Aquatic Habitat
Site Name	N/A
Accuracy	NA
Notes	Wetland System: Freshwater Emergent Wetland - NWI Code: PEM1C
Source Dataset	NWIWetlands
Source Name	Not Given
Source Entity	US Fish and Wildlife Service
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Occurrence
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
ManagementRecommendations	http://www.ecy .wa.gov/programs/sea/wetlands/bas/index.html
Geometry Type	Polygons

Yuma myotis	
Scientific Name	*Myotis yumanensis*
Notes	This polygon mask represents one or more records of the above species or habitat occurrence. Contact PHS Data Release at phsproducts@dfw.wa.gov for obtaining information about masked sensitive species and habitats.
PHS Listing Status	PHS Listed Occurrence
Sensitive	y
Display Resolution	TOWNSHIP
ManagementRecommendations	http://wdfw.wa.gov/publications/pub.php?id=00605

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

APPENDIX V: Author Qualifications

Statement of Qualifications

ALLISON (MARTIN) LISI, ECOLOGIST

Professional Experience: 9 years

Allison Lisi is an Ecologist for Facet. Allison provides a wide range of consulting experience in environmental compliance, permitting, planning, restoration, and management. She has worked on a variety of habitat restoration projects throughout the Midwest, Tennessee, and Washington.

Allison earned a Bachelor of Science degree in Biology and Environmental Studies from the University of Cincinnati. She holds credentials as an ISA Certified Arborist and a Qualified Hydrologic Professional In-Training. Allison has also completed her certification in wetland delineations and watershed management.

HILARY HAHN, ENVIRONMENTAL COORDINATOR

Hilary Hahn is an Environmental Coordinator for Facet with ten years of experience in the engineering, development, and surveying sector. Hilary is currently pursuing a bachelor's degree in environmental science, where she has demonstrated an understanding of key environmental principles, such as biodiversity conservation, ecological systems, and environmental policy. Her studies have also exposed her to various scientific research techniques and methodologies, further fueling her drive to find innovative solutions to pressing environmental challenges.

Hilary is currently a certified wetland delineator and is looking forward to continuing her education by obtaining advanced credentials and professional certifications in the environmental field.

JAY DALLY, ECOLOGIST

Jay Dally is an Ecologist for Facet who recently graduated from Western Washington University with a Bachelor of Science degree in Environmental Science with a Freshwater and Terrestrial Ecology emphasis. His degree included a wide range of exposure to ecological principles and skills such as Pacific salmon habitat assessment, watershed delineation, soil science, aquatic toxicology, and wetland plant identification. Being in the early stages of his career as an ecologist, Jay is excited to build his skillset by participating in training to gain relevant credentials and by putting his education to use to provide excellent services to the Facet client base.

State of Washington
Department of Fish and Wildlife, Region 4
Region 4 information: 16018 Mill Creek Blvd, Mill Creek, WA 98012 | phone: (425)-775-1311

March 5, 2025

City of

Anacortes
Andy Rheaume, Public Works Director
Aaron Esterholt, Stormwater Program
Manager 904 6th Street
Anacortes, WA 98221

RE: WDFW's comments for the City of Anacortes' draft Stormwater Master Plan

Dear Mr. Rheaume and Mr. Esterholt,

On behalf of the Washington Department of Fish and Wildlife (WDFW), thank you for the opportunity to comment on the Anacortes Stormwater Master Plan. Within the State of Washington's land use decision-making framework, WDFW is considered a technical advisor for the habitat needs of fish and wildlife and routinely provides input into the implications of land use decisions. We provide these comments and recommendations in keeping with our legislative mandate to preserve, protect, and perpetuate fish and wildlife and their habitats for the benefit of future generations – a mission we can only accomplish in partnership with local jurisdictions.

Table 1. Resources and Recommended changes to proposed Plan language.

Page Number or Section	Plan Language (with WDFW suggestions in red)	WDFW Comment/Resources

1.11.1 Tree Canopy Goals and Policies Page 15	The City's SWMP program will need to adopt and implement tree canopy goals and policies that consider how both existing and future tree canopies can support stormwater management and water quality improvements in the receiving waters…	We recommend Anacortes conduct a tree canopy assessment to form the baseline data for an urban tree canopy management plan (updated annually if possible) to assess trends, set goals, and measure progress toward those goals year-to-year. This plan should also measure how well the city's tree-related ordinances are functioning in retaining trees on the landscape. **It may not be enough to rely on ordinances if there is not a system in place to track cumulative impacts over time.** Resources: • City of Tacoma is a great resource for exploring how tree canopy plans can

		become a community effort, how data can be presented, and how to track canopy loss/gain. • Data resources include the USDA website, WDFW's change detection tree canopy data, the Puget Sound Washington Urban Canopy Project, and the WA DNR website. • Example ordinances and plans can be found on the MRSC website. • Funding resources can be found on the DNR website (*Commissioner Franz Announces $8 Million in Urban Forestry Grants*). • Discover the value of the benefits provided by individual trees around your home and in your community with the National Tree Benefit Calculator. • See also the city of Everett's Tree Keeper website. • See also WDFW's Habitat at Home program, which encourages the protection of wildlife through purposeful vegetation planning.
Page 25	Many parts of the stormwater system contain 8-inch-diameter pipes, which were installed based on the contemporary development conditions at the time. These pipes have been identified as undersized.	Daylighting piped streams not only improves habitat and water quality but can also address infrastructure challenges, such as replacing undersized pipes. Leveraging restoration funding for these projects could help achieve multiple benefits, including flood reduction, habitat enhancement, and improved stormwater management. We greatly appreciate the daylighting efforts outlined in this Plan.
3.4.1 Design Storms Page 27	Hydrologic modeling of the existing conditions was developed to evaluate the capacity and expected flows through the system. The three following design storms were used to analyze the system capacity.	Please see WDFW's climate-change-resilient culvert webpage and Incorporating Climate Change into the Design of Water Crossing Structures: Final Project Report (2017) for resources on how to incorporate climate-resiliency into culvert designs. Additionally, fish barrier removal projects can double as flood and climate change adaption projects by replacing undersized culverts with wide underpasses that improve fish passage, reduce flood risks, enhance climate resilience, and accommodate increased storm flows and shifting hydrology.

4.1 Stream and Habitat Characteristics Pages 50-52	General Comment	Given Anacortes' location within Puget Sound, the management of both fish-bearing and non-fish-bearing streams is critical to maintaining water quality and ecosystem resilience. A review of the current scientific literature (WDFW, Vol. 1) found no evidence that non-fish-bearing streams provide fewer ecological functions than fish-bearing streams. In fact, protecting non-fish-bearing streams is essential for maintaining the health of Anacortes' freshwater and estuarine ecosystems because they: • Support a unique community of aquatic and riparian wildlife; • Serve as movement corridors for species adapting to climate change; • Deliver organic matter and nutrients that sustain fish-bearing waters; and • Provide cold water inputs that help regulate temperatures in downstream salmon habitat. Given Anacortes' island-like geography and direct hydrologic connection to Puget Sound, the stormwater management plan should prioritize the protection of both fish-bearing and non-fish-bearing streams to ensure water quality, habitat integrity, and salmon recovery goals are met.
Page 54	The City could begin the prioritization process by identifying the most important categories of environmental and fiscal factors specific to Anacortes and forming a ranked scoring system that can be applied to each fish passage barrier crossing.	As mentioned above, leveraging restoration funding for infrastructure projects can provide multiple benefits, such as replacing undersized culverts with larger overpasses that improve fish passage, manage high-flow events, and enhance pedestrian access. Prioritizing fish barrier corrections that achieve these multi-benefit outcomes is recommended.

5 Capital Facilities Projects and Programs Page 56	General Comment	In reference to Capital Facilities planning, Kitsap County's Natural Resource Asset Management Program (KNRAMP) adopts a structured approach to managing natural assets—such as forests, shorelines, and freshwater systems—by establishing Levels of Service (LOS) metrics. These metrics assess the condition and functionality of natural resources, effectively framing them as vital assets within urban planning. This perspective facilitates informed decision-making regarding their preservation and restoration. By defining desired LOS, the county can evaluate current

		conditions, identify gaps, and implement targeted strategies to enhance ecosystem services. This method ensures that natural assets are maintained and improved, providing essential benefits to the community. Adopting a similar framework could enable Anacortes to integrate natural resource management into its planning processes, promoting sustainability and resilience.
Table 5.1 Stormwater Capital Facilities Projects Page 57-60	General Comment	We greatly appreciate the effort reflected in this table to balance stormwater management, habitat restoration, and community needs. We look forward to collaborating with city staff on these projects and providing our expertise to achieve multi-benefit outcomes that support fish and wildlife while enhancing community livability. Please don't hesitate to reach out to our staff with any questions during the early stages of these projects.
6.1 Policy and Non-Capital Program Recommendations Page 61	Adopting and implementing tree canopy goals and policies.	See comments for Page 15 above. Additionally, we recommend Anacortes include the following within the city's tree-related ordinance: • Define a "hazard tree" as a threat to life, property, or public safety, • Require that the method of hazard tree removal not adversely affect riparian ecosystem functions to the extent practicable, • Encourage the creation of snags (Priority Habitat features) rather than complete tree removal, • Involve an avoidance and minimization of damage to remaining trees and vegetation within the RMZ, and • Require a qualified arborist to evaluate requests for hazard tree removal

Thank you for taking the time to consider our recommendations to better reflect the best available science for fish and wildlife habitats and ecosystems. We value the relationship we have with your jurisdiction and the opportunity to work collaboratively with you throughout this process. If you have any questions or need our technical assistance or resources at any time, please don't hesitate to contact me or the Regional Land Use Lead, Morgan Krueger (morgan.krueger@dfw.wa.gov).

Sincerely,

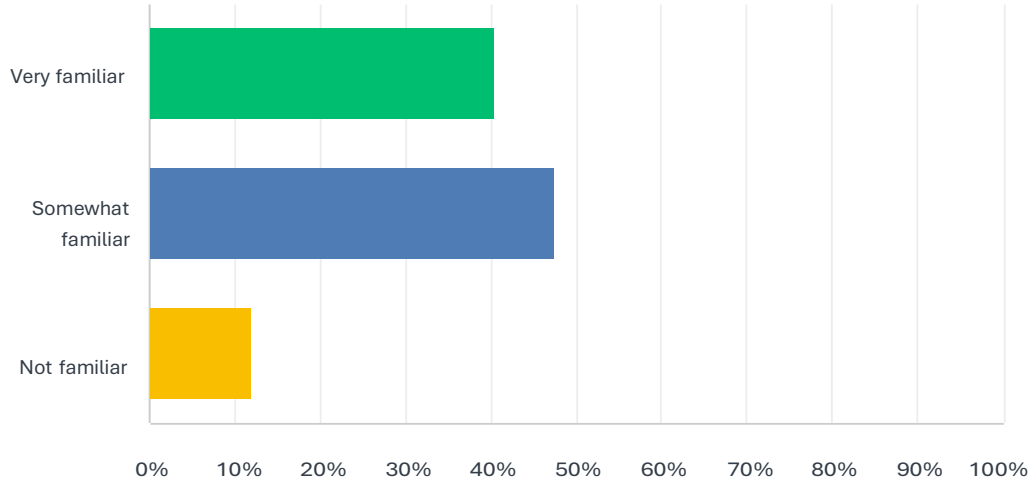


Timothy Stapleton
Washington Department of Fish and Wildlife
Region 4, Habitat Program Manager

CC:
Morgan Krueger, Regional Land Use Lead (Morgan.Krueger@dfw.wa.gov)
Kara Whittaker, Land Use Conservation and Policy Section Manager
(Kara.Whittaker@dfw.wa.gov) Marian Berejikian, Land Use Conservation and Policy Planner
(Marian.Berejikian@dfw.wa.gov) Marcus Reaves, Assistant Regional Habitat Program Manager
(Marcus.Reaves@dfw.wa.gov)
Jess Pyle, Habitat Biologist (Jessica.Pyle@dfw.wa.gov)
Region 4 Northern District Planning Inbox (R4NPlanning@dfw.wa.gov)

Q1 How familiar are you with stormwater management and its importance in our community?

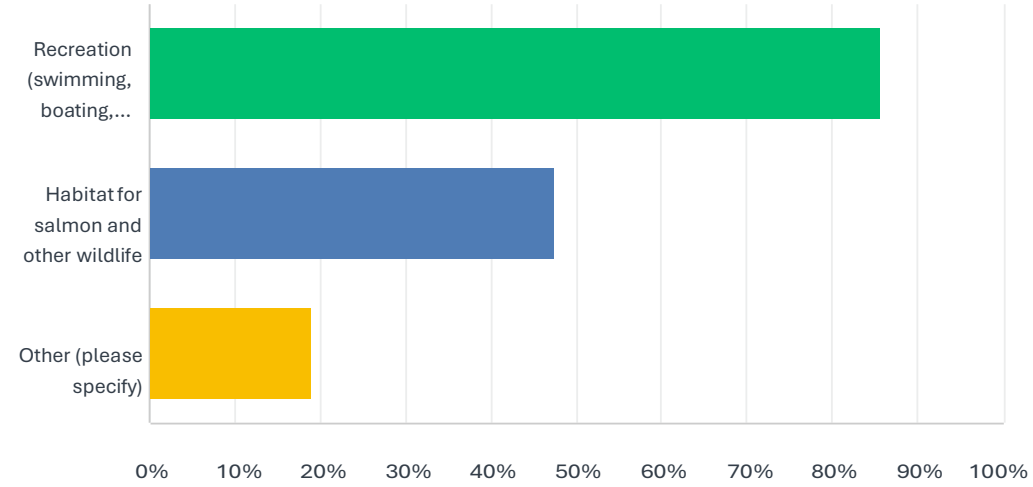
Answered: 42 Skipped: 0



ANSWER CHOICES	RESPONSES	
Very familiar	40.48%	17
Somewhat familiar	47.62%	20
Not familiar	11.90%	5
TOTAL		42

Q2 How do you use Anacortes' waterways and natural water areas?

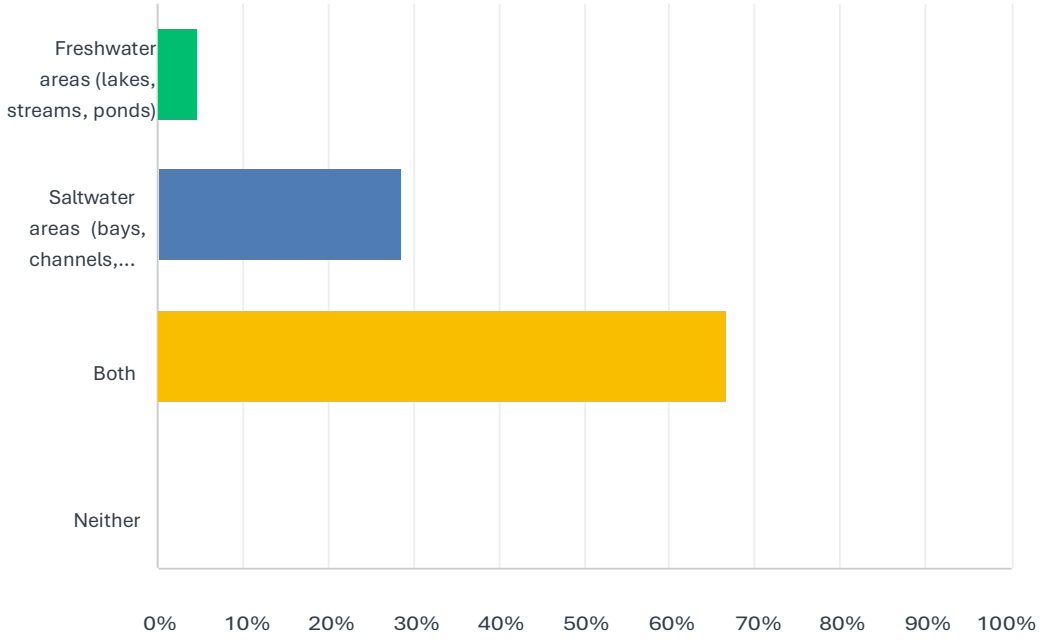
Answered: 42 Skipped: 0



ANSWER CHOICES	RESPONSES	
Recreation (swimming, boating, fishing)	85.71%	36
Habitat for salmon and other wildlife	47.62%	20
Other (please specify)	19.05%	8
Total Respondents: 42		

Q3 Which types of water areas in Anacortes do you feel most connected to?

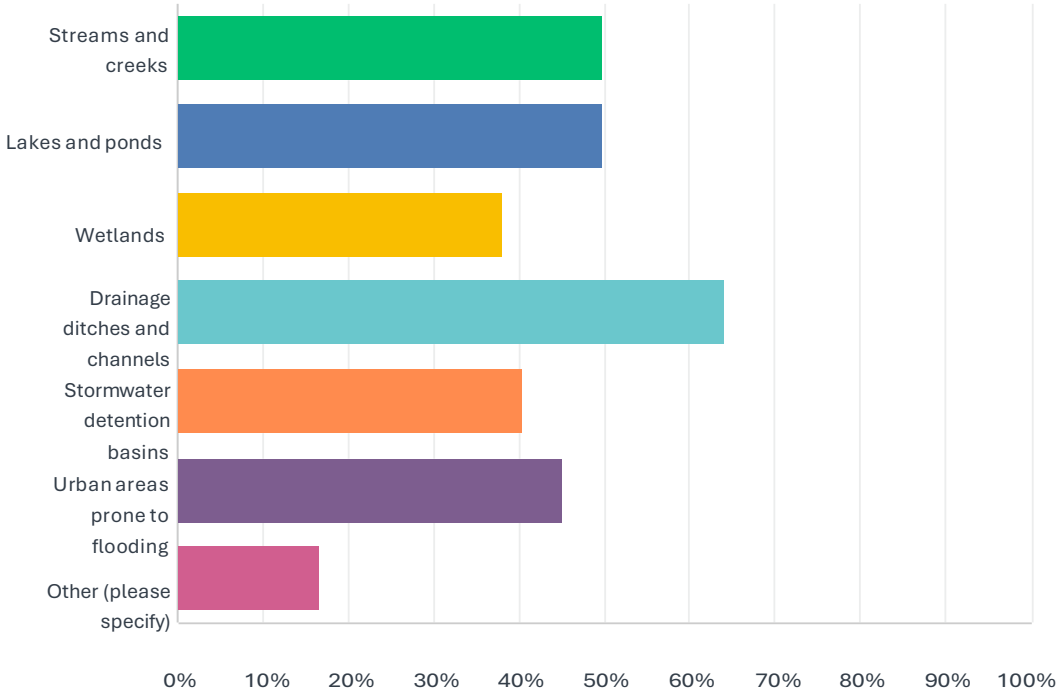
Answered: 42 Skipped: 0



ANSWER CHOICES	RESPONSES	
Freshwater areas (lakes, streams, ponds)	4.76%	2
Saltwater areas (bays, channels, beaches)	28.57%	12
Both	66.67%	28
Neither	0.00%	0
TOTAL		42

Q4 Which of the following types of water areas in our community should be prioritized for improvement or projects? (Select all that apply)

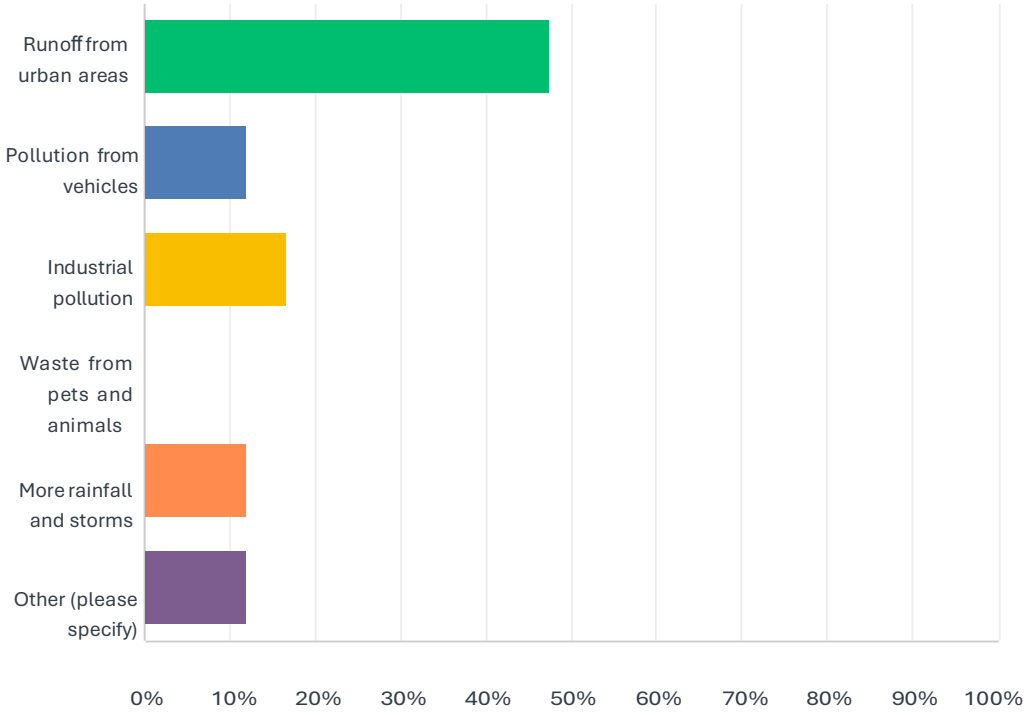
Answered: 42 Skipped: 0



ANSWER CHOICES	RESPONSES	
Streams and creeks	50.00%	21
Lakes and ponds	50.00%	21
Wetlands	38.10%	16
Drainage ditches and channels	64.29%	27
Stormwater detention basins	40.48%	17
Urban areas prone to flooding	45.24%	19
Other (please specify)	16.67%	7
Total Respondents: 42		

Q5 What do you think is the biggest issue affecting water quality in Anacortes?

Answered: 42 Skipped: 0



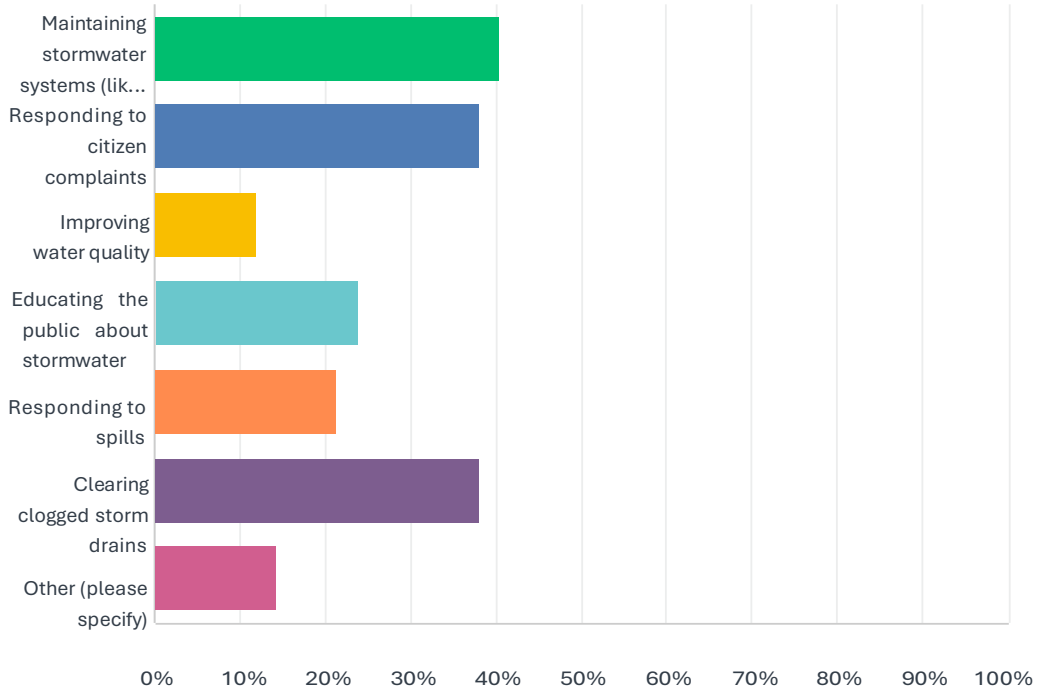
ANSWER CHOICES	RESPONSES	
Runoff from urban areas	47.62%	20
Pollution from vehicles	11.90%	5
Industrial pollution	16.67%	7
Waste from pets and animals	0.00%	0
More rainfall and storms	11.90%	5
Other (please specify)	11.90%	5
TOTAL		42

Q6 Have you noticed any stormwater problems around Anacortes? Such as water pooling, flooding, or poor drainage. Describe any areas where you've noticed these issues.

Answered: 42 Skipped: 0

Q7 In what areas are you satisfied with the City's efforts? (Select all that apply)

Answered: 42 Skipped: 0

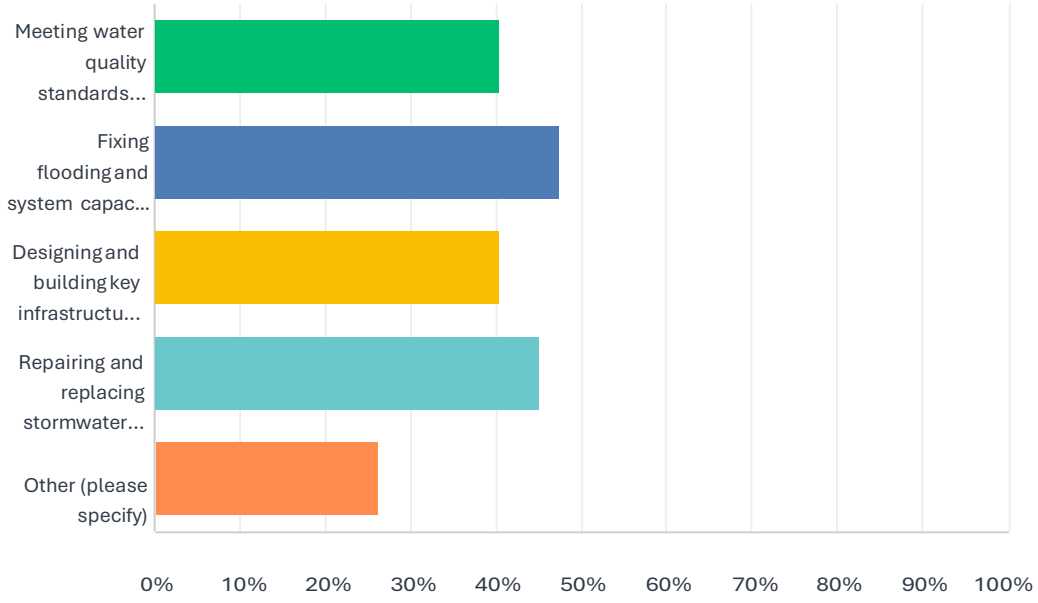


ANSWER CHOICES	RESPONSES	
Maintaining stormwater systems (like culverts, ditches)	40.48%	17
Responding to citizen complaints	38.10%	16
Improving water quality	11.90%	5
Educating the public about stormwater	23.81%	10
Responding to spills	21.43%	9
Clearing clogged storm drains	38.10%	16
Other (please specify)	14.29%	6

Total Respondents: 42

Q8 Which of the following stormwater programs would you like the City to focus on? (Select all that apply)

Answered: 42 Skipped: 0



ANSWER CHOICES	RESPONSES	
Meeting water quality standards (NPDES Phase II Permit)	40.48%	17
Fixing flooding and system capacity problems	47.62%	20
Designing and building key infrastructure projects	40.48%	17
Repairing and replacing stormwater pipes and outfalls	45.24%	19
Other (please specify)	26.19%	11

Total Respondents: 42

Q9 Do you have any suggestions or comments on how the City can improve stormwater management, water quality, or deal with flooding and drainage problems?

Answered: 42 Skipped: 0

Q10 Is there anything else you would like the City Council to consider before finalizing the 2025 Stormwater Master Plan?

Answered: 42 Skipped: 0

#1

COMPLETE

Collector:	Web Link 1 (Web Link)
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Time Spent:	00:03:33
IP Address:	23.90.91.2

Page 1: City of Anacortes 2025 Stormwater Master Plan – Public Survey

Q1

How familiar are you with stormwater management and its importance in our community?

Very familiar

Q2

How do you use Anacortes' waterways and natural water areas?

Recreation (swimming, boating, fishing)

Q3

Which types of water areas in Anacortes do you feel most connected to?

Both

Q4

Which of the following types of water areas in our community should be prioritized for improvement or projects? (Select all that apply)

Lakes and ponds,

Drainage ditches and channels

Q5

What do you think is the biggest issue affecting water quality in Anacortes?

Runoff from urban areas

Q6

Have you noticed any stormwater problems around Anacortes? Such as water pooling, flooding, or poor drainage. Describe any areas where you've noticed these issues.

Under my house.

Q7

In what areas are you satisfied with the City's efforts? (Select all that apply)

Responding to citizen complaints

Q8

Which of the following stormwater programs would you like the City to focus on? (Select all that apply)

Fixing flooding and system capacity problems

Q9

Do you have any suggestions or comments on how the City can improve stormwater management, water quality, or deal with flooding and drainage problems?

Allowing people to hook up drainage from property to the MS4 for free.

Q10

Is there anything else you would like the City Council to consider before finalizing the 2025 Stormwater Master Plan?

No

#2

COMPLETE

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Last Modified:	Thursday, January 23, 2025 11:56:30 AM
Time Spent:	00:03:17
IP Address:	98.232.27.151

Page 1: City of Anacortes 2025 Stormwater Master Plan – Public Survey

Q1

How familiar are you with stormwater management and its importance in our community?

Very familiar

Q2

How do you use Anacortes' waterways and natural water areas?

Recreation (swimming, boating, fishing), Habitat for salmon and other wildlife

connected to?

Q3

Which types of water areas in Anacortes do you feel most

Both

Q4

Which of the following types of water areas in our community should be prioritized for improvement or projects? (Select all that apply)

Lakes and ponds,

Wetlands,

Stormwater detention basins

Q5

What do you think is the biggest issue affecting water quality in Anacortes?

Pollution from vehicles

Q6

Have you noticed any stormwater problems around Anacortes? Such as water pooling, flooding, or poor drainage. Describe any areas where you've noticed these issues.

Highway 20 on way to Sharpies Corner

Q7

In what areas are you satisfied with the City's efforts? (Select all that apply)

Clearing clogged storm drains

Q8

Which of the following stormwater programs would you like the City to focus on? (Select all that apply)

Meeting water quality standards (NPDES Phase II Permit)

,

Other (please specify):

Upgrading retention ponds to raingardens

Q9

Do you have any suggestions or comments on how the City can improve stormwater management, water quality, or deal with flooding and drainage problems?

Use beaver deceivers but keep beavers

Q10

Is there anything else you would like the City Council to consider before finalizing the 2025 Stormwater Master Plan?

Please upgrade to state standards

#3

COMPLETE

Collector:	Web Link 1 (Web Link)
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Last Modified:	Thursday, January 23, 2025 12:26:10 PM
Time Spent:	00:05:43
IP Address:	174.246.16.195

Page 1: City of Anacortes 2025 Stormwater Master Plan – Public Survey

Q1

How familiar are you with stormwater management and its importance in our community?

Very familiar

Q2

How do you use Anacortes' waterways and natural water areas?

Recreation (swimming, boating, fishing)

Q3

Which types of water areas in Anacortes do you feel most connected to?

Freshwater areas (lakes, streams, ponds)

Q4

Which of the following types of water areas in our community should be prioritized for improvement or projects? (Select all that apply)

Streams and creeks,

Drainage ditches and channels

Q5

What do you think is the biggest issue affecting water quality in Anacortes?

Pollution from vehicles

Q6

Have you noticed any stormwater problems around Anacortes? Such as water pooling, flooding, or poor drainage. Describe any areas where you've noticed these issues.

Areas up near the hills on Longview seem to have water seeping through the roadway

Q7

In what areas are you satisfied with the City's efforts?

(Select all that apply)

Maintaining stormwater systems (like culverts, ditches), Improving water quality,

Responding to spills

Q8

Which of the following stormwater programs would you like the City to focus on? (Select all that apply)

Designing and building key infrastructure projects

Q9

Do you have any suggestions or comments on how the City can improve stormwater management, water quality, or deal with flooding and drainage problems?

Alley drainage

Q10

Is there anything else you would like the City Council to consider before finalizing the 2025 Stormwater Master Plan?

Check vegetation around storm drains to help keep them clear

#4

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, January 23, 2025 12:23:55 PM
Last Modified:	Thursday, January 23, 2025 12:26:36 PM
Time Spent:	00:02:41
IP Address:	98.234.215.8

Page 1: City of Anacortes 2025 Stormwater Master Plan – Public Survey

Q1

How familiar are you with stormwater management and its importance in our community?

Somewhat familiar

Q2

How do you use Anacortes' waterways and natural water areas?

Recreation (swimming, boating, fishing)

Q3

Which types of water areas in Anacortes do you feel most connected to?

Saltwater areas (bays, channels, beaches)

Q4

Which of the following types of water areas in our community should be prioritized for improvement or projects? (Select all that apply)

Urban areas prone to flooding

Q5

What do you think is the biggest issue affecting water quality in Anacortes?

Industrial pollution

Q6

Have you noticed any stormwater problems around Anacortes? Such as water pooling, flooding, or poor drainage. Describe any areas where you've noticed these issues.

Low lying urban spots

Q7

In what areas are you satisfied with the City's efforts? (Select all that apply)

Educating the public about stormwater

Q8

Which of the following stormwater programs would you like the City to focus on? (Select all that apply)

Fixing flooding and system capacity problems

Q9

Do you have any suggestions or comments on how the City can improve stormwater management, water quality, or deal with flooding and drainage problems?

No

Q10

Is there anything else you would like the City Council to consider before finalizing the 2025 Stormwater Master Plan?

No

#5

COMPLETE

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Last Modified:	Thursday, January 23, 2025 12:33:41 PM
Time Spent:	00:04:39
IP Address:	98.247.116.125

Page 1: City of Anacortes 2025 Stormwater Master Plan – Public Survey

Q1

How familiar are you with stormwater management and its importance in our community?

Not familiar

Q2

How do you use Anacortes' waterways and natural water areas?

Recreation (swimming, boating, fishing)

Q3

Which types of water areas in Anacortes do you feel most connected to?

Both

Q4

Which of the following types of water areas in our community should be prioritized for improvement or projects? (Select all that apply)

Streams and creeks,

Lakes and ponds,

Drainage ditches and channels,

Urban areas prone to flooding

Q5

What do you think is the biggest issue affecting water quality in Anacortes?

More rainfall and storms

Q6

Have you noticed any stormwater problems around Anacortes? Such as water pooling, flooding, or poor drainage. Describe any areas where you've noticed these issues.

None

Q7

In what areas are you satisfied with the City's efforts? (Select all that apply)

Maintaining stormwater systems (like culverts, ditches),

Responding to citizen complaints,

Improving water quality, Responding

to spills

Q8

Which of the following stormwater programs would you like the City to focus on? (Select all that apply)

Fixing flooding and system capacity problems, Designing

and building key infrastructure projects, Repairing and

replacing stormwater pipes and outfalls

Q9

Do you have any suggestions or comments on how the City can improve stormwater management, water quality, or deal with flooding and drainage problems?

None

Q10

Is there anything else you would like the City Council to consider before finalizing the 2025 Stormwater Master Plan?

Make it happen Atown!

#6

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, January 23, 2025 1:26:07 PM
Last Modified:	Thursday, January 23, 2025 1:34:07 PM
Time Spent:	00:07:59
IP Address:	98.247.248.56

Page 1: City of Anacortes 2025 Stormwater Master Plan – Public Survey

Q1

How familiar are you with stormwater management and its importance in our community?

Very familiar

Q2

How do you use Anacortes' waterways and natural water areas?

Recreation (swimming, boating, fishing), Habitat for salmon and other wildlife,

Other (please specify):

Ecosystem benefits, aesthetics (beauty)

Q3

Which types of water areas in Anacortes do you feel most connected to?

Both

Q4

Which of the following types of water areas in our community should be prioritized for improvement or projects? (Select all that apply)

Streams and creeks,

Drainage ditches and channels,

Urban areas prone to flooding

Q5

What do you think is the biggest issue affecting water quality in Anacortes?

Runoff from urban areas

Q6

Have you noticed any stormwater problems around Anacortes? Such as water pooling, flooding, or poor drainage. Describe any areas where you've noticed these issues.

Pooling, poor water quality w2nd x Baltimore

Q7

In what areas are you satisfied with the City's efforts? (Select all that apply)

Clearing clogged storm drains

Q8

Which of the following stormwater programs would you like the City to focus on? (Select all that apply)

Meeting water quality standards (NPDES Phase II Permit)

,

Fixing flooding and system capacity problems,

Other (please specify):

Keep garbage out of ditches on windy days. Need to know more about infrastructure needs.

Q9

Do you have any suggestions or comments on how the City can improve stormwater management, water quality, or deal with flooding and drainage problems?

We need to do a better job understanding springs and seeps and how new development will impact adjacent homes. I hear of people's basements flooding as more development occurs up slope

Q10

Is there anything else you would like the City Council to consider before finalizing the 2025 Stormwater Master Plan?

Have a presentation on proposed Plan at City Council meeting

#7

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, January 23, 2025 2:01:07 PM
Last Modified:	Thursday, January 23, 2025 2:06:05 PM
Time Spent:	00:04:57
IP Address:	15.181.3.156

Page 1: City of Anacortes 2025 Stormwater Master Plan – Public Survey

Q1

How familiar are you with stormwater management and its importance in our community?

Somewhat familiar

Q2

How do you use Anacortes' waterways and natural water areas?

Recreation (swimming, boating, fishing), Habitat

for salmon and other wildlife

Q3

Which types of water areas in Anacortes do you feel most connected to?

Both

Q4

Which of the following types of water areas in our community should be prioritized for improvement or projects? (Select all that apply)

Streams and creeks,

Lakes and ponds,

Wetlands,

Urban areas prone to flooding

Q5

What do you think is the biggest issue affecting water quality in Anacortes?

Industrial pollution

Q6

Have you noticed any stormwater problems around Anacortes? Such as water pooling, flooding, or poor drainage. Describe any areas where you've noticed these issues.

Some street drains seem to clog perpetually

Q7

In what areas are you satisfied with the City's efforts? (Select all that apply)

Responding to citizen complaints,

Clearing clogged storm drains

Q8

Which of the following stormwater programs would you like the City to focus on? (Select all that apply)

Meeting water quality standards (NPDES Phase II Permit)

,

Fixing flooding and system capacity problems

Q9

Do you have any suggestions or comments on how the City can improve stormwater management, water quality, or deal with flooding and drainage problems?

No

Q10

Is there anything else you would like the City Council to consider before finalizing the 2025 Stormwater Master Plan?

No

#8

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, January 23, 2025 3:45:08 PM
Last Modified:	Thursday, January 23, 2025 3:53:49 PM
Time Spent:	00:08:40
IP Address:	174.215.116.207

Page 1: City of Anacortes 2025 Stormwater Master Plan – Public Survey

Q1

How familiar are you with stormwater management and its importance in our community?

Very familiar

Q2

How do you use Anacortes' waterways and natural water areas?

Recreation (swimming, boating, fishing),

Other (please specify):

Employment

Q3

Which types of water areas in Anacortes do you feel most connected to?

Saltwater areas (bays, channels, beaches)

Q4

Which of the following types of water areas in our community should be prioritized for improvement or projects? (Select all that apply)

Drainage ditches and channels

Q5

What do you think is the biggest issue affecting water quality in Anacortes?

Runoff from urban areas

Q6

Have you noticed any stormwater problems around Anacortes? Such as water pooling, flooding, or poor drainage. Describe any areas where you've noticed these issues.

Drainage ditch on west 5th

Q7

Responding to spills

In what areas are you satisfied with the City's efforts? (Select all that apply)

Q8

Which of the following stormwater programs would you like the City to focus on? (Select all that apply)

Fixing flooding and system capacity problems, Designing and building key infrastructure projects, Repairing and replacing stormwater pipes and outfalls

Q9

Do you have any suggestions or comments on how the City can improve stormwater management, water quality, or deal with flooding and drainage problems?

Evaluate volume of water that collects in ditches for safety and flow. Either lower drainage or enclose on west 5th and Kansas.

Q10

Is there anything else you would like the City Council to consider before finalizing the 2025 Stormwater Master Plan?

Reconsider the plan for open ditches

#9

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, January 23, 2025 3:56:58 PM
Last Modified:	Thursday, January 23, 2025 4:03:51 PM
Time Spent:	00:06:52
IP Address:	98.247.112.147

Page 1: City of Anacortes 2025 Stormwater Master Plan – Public Survey

Q1

How familiar are you with stormwater management and its importance in our community?

Somewhat familiar

Q2

How do you use Anacortes' waterways and natural water areas?

Recreation (swimming, boating, fishing)

connected to?

Q3

Which types of water areas in Anacortes do you feel most

Both

Q4

Which of the following types of water areas in our community should be prioritized for improvement or projects? (Select all that apply)

Urban areas prone to flooding

Q5

What do you think is the biggest issue affecting water quality in Anacortes?

Runoff from urban areas

Q6

Have you noticed any stormwater problems around Anacortes? Such as water pooling, flooding, or poor drainage. Describe any areas where you've noticed these issues.

HWY 20 at the golf course.

Q7

In what areas are you satisfied with the City's efforts? (Select all that apply)

Maintaining stormwater systems (like culverts, ditches),

Responding to citizen complaints,

Clearing clogged storm drains

Q8

Which of the following stormwater programs would you like the City to focus on? (Select all that apply)

Designing and building key infrastructure projects

Q9

Do you have any suggestions or comments on how the City can improve stormwater management, water quality, or deal with flooding and drainage problems?

No.

Q10

Is there anything else you would like the City Council to consider before finalizing the 2025 Stormwater Master Plan?

Managing impacts and future budget needs due to growth policies.

#10

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, January 23, 2025 4:10:42 PM
Last Modified: Thursday, January 23, 2025 4:15:21 PM
Time Spent: 00:04:38
IP Address: 98.232.20.216

Page 1: City of Anacortes 2025 Stormwater Master Plan – Public Survey

Q1

How familiar are you with stormwater management and its importance in our community?

Somewhat familiar

Q2

How do you use Anacortes' waterways and natural water areas?

Recreation (swimming, boating, fishing), Habitat for salmon and other wildlife

Q3

Which types of water areas in Anacortes do you feel most connected to?

Both

Q4

Which of the following types of water areas in our community should be prioritized for improvement or projects? (Select all that apply)

Streams and creeks,

Lakes and ponds,

Wetlands,

Drainage ditches and channels,

Stormwater detention basins, Urban areas prone to flooding

Q5

What do you think is the biggest issue affecting water quality in Anacortes?

Runoff from urban areas

Q6

Have you noticed any stormwater problems around Anacortes? Such as water pooling, flooding, or poor drainage. Describe any areas where you've noticed these issues.

Yes too many to list

Q7

In what areas are you satisfied with the City's efforts? (Select all that apply)

Responding to spills

Q8

Which of the following stormwater programs would you like the City to focus on? (Select all that apply)

Fixing flooding and system capacity problems, Designing and building key infrastructure projects, Repairing and replacing stormwater pipes and outfalls,

Other (please specify):
We need more rain gardens especially on hills and close to the water.

Q9

Do you have any suggestions or comments on how the City can improve stormwater management, water quality, or deal with flooding and drainage problems?

RAIN GARDENS!!!!!! On existing residential streets.

Q10

Is there anything else you would like the City Council to consider before finalizing the 2025 Stormwater Master Plan?

Rain gardens on residential streets to control run off just not in developments.

#11

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, January 23, 2025 5:54:55 PM
Last Modified:	Thursday, January 23, 2025 6:01:32 PM
Time Spent:	00:06:36
IP Address:	174.165.21.225

Page 1: City of Anacortes 2025 Stormwater Master Plan – Public Survey

Q1

How familiar are you with stormwater management and its importance in our community?

Somewhat familiar

Q2

How do you use Anacortes' waterways and natural water areas?

Recreation (swimming, boating, fishing), Habitat for salmon and other wildlife

Q3

Which types of water areas in Anacortes do you feel most connected to?

Saltwater areas (bays, channels, beaches)

Q4

Which of the following types of water areas in our community should be prioritized for improvement or projects? (Select all that apply)

Other (please specify):

Working ALL improvements into the current budget. The city doesn't need more of our money but to best manage what they're already taking.

Q5

What do you think is the biggest issue affecting water quality in Anacortes?

Runoff from urban areas

Q6

Have you noticed any stormwater problems around Anacortes? Such as water pooling, flooding, or poor drainage. Describe any areas where you've noticed these issues.

Some pooling on O ave in heavy downpours.

Q7

In what areas are you satisfied with the City's efforts? (Select all that apply)

Other (please specify):

I don't know what they've been doing..

Q8

Which of the following stormwater programs would you like the City to focus on? (Select all that apply)

Other (please specify):

Keeping contaminants out of the bays and waterways.

Q9

Do you have any suggestions or comments on how the City can improve stormwater management, water quality, or deal with flooding and drainage problems?

Have high school juniors and seniors clean out the storm drains (under adult supervision fit safety) as part of their community service.

Q10

Is there anything else you would like the City Council to consider before finalizing the 2025 Stormwater Master Plan?

Just please be aware we, the people, are struggling financially and need the city to work within the budget they have.

#12

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, January 23, 2025 7:22:38 PM
Last Modified:	Thursday, January 23, 2025 7:27:46 PM
Time Spent:	00:05:08
IP Address:	152.44.196.143

Page 1: City of Anacortes 2025 Stormwater Master Plan – Public Survey

Q1

How familiar are you with stormwater management and its importance in our community?

Very familiar

Q2

How do you use Anacortes' waterways and natural water areas?

Recreation (swimming, boating, fishing)

Q3

Which types of water areas in Anacortes do you feel most connected to?

Both

Q4

Which of the following types of water areas in our community should be prioritized for improvement or projects? (Select all that apply)

Stormwater detention basins

Q5

What do you think is the biggest issue affecting water quality in Anacortes?

Industrial pollution

Q6

Have you noticed any stormwater problems around Anacortes? Such as water pooling, flooding, or poor drainage. Describe any areas where you've noticed these issues.

Yes. West streets has runoff on many properties

Q7

In what areas are you satisfied with the City's efforts? (Select all

that apply)	**Maintaining stormwater systems (like culverts, ditches), Clearing clogged storm drains**
Q8 Which of the following stormwater programs would you like the City to focus on? (Select all that apply)	**Fixing flooding and system capacity problems, Designing and building key infrastructure projects**

Q9

Do you have any suggestions or comments on how the City can improve stormwater management, water quality, or deal with flooding and drainage problems?

N/a

Q10

Is there anything else you would like the City Council to consider before finalizing the 2025 Stormwater Master Plan?

N/a

#13

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, January 23, 2025 8:58:26 PM
Last Modified:	Thursday, January 23, 2025 9:00:56 PM
Time Spent:	00:02:30
IP Address:	174.165.21.208

Page 1: City of Anacortes 2025 Stormwater Master Plan – Public Survey

Q1

How familiar are you with stormwater management and its importance in our community?

Somewhat familiar

Q2

How do you use Anacortes' waterways and natural water areas?

Recreation (swimming, boating, fishing)

Q3

Which types of water areas in Anacortes do you feel most connected to?

Saltwater areas (bays, channels, beaches)

Q4

Which of the following types of water areas in our community should be prioritized for improvement or projects? (Select all that apply)

Drainage ditches and channels,

Stormwater detention basins

Lakes and ponds,

Runoff from urban areas

Q5

What do you think is the biggest issue affecting water quality in Anacortes?

Q6

Have you noticed any stormwater problems around Anacortes? Such as water pooling, flooding, or poor drainage. Describe any areas where you've noticed these issues.

No

Q7

In what areas are you satisfied with the City's efforts? (Select all that apply)

Maintaining stormwater systems (like culverts, ditches),

Improving water quality,

Clearing clogged storm drains

Q8

Which of the following stormwater programs would you like the City to focus on? (Select all that apply)

Meeting water quality standards (NPDES Phase II Permit)

,

Repairing and replacing stormwater pipes and outfalls

Q9

Do you have any suggestions or comments on how the City can improve stormwater management, water quality, or deal with flooding and drainage problems?

No

Q10

Is there anything else you would like the City Council to consider before finalizing the 2025 Stormwater Master Plan?

No

#14

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, January 23, 2025 8:36:53 PM
Last Modified:	Thursday, January 23, 2025 9:32:04 PM
Time Spent:	00:55:10
IP Address:	174.61.199.162

Page 1: City of Anacortes 2025 Stormwater Master Plan – Public Survey

Q1

How familiar are you with stormwater management and its importance in our community?

Somewhat familiar

Q2

How do you use Anacortes' waterways and natural water areas?

Recreation (swimming, boating, fishing)

Q3

Which types of water areas in Anacortes do you feel most connected to?

Both

Q4

Which of the following types of water areas in our community should be prioritized for improvement or projects? (Select all that apply)

Lakes and ponds,

Drainage ditches and channels,

Stormwater detention basins

Q5

What do you think is the biggest issue affecting water quality in Anacortes?

More rainfall and storms

Q6

Have you noticed any stormwater problems around Anacortes? Such as water pooling, flooding, or poor drainage. Describe any areas where you've noticed these issues.

.

Q7

In what areas are you satisfied with the City's efforts? (Select all that apply)

Other (please specify):

I can't think of anything

Q8

Which of the following stormwater programs would you like the City to focus on? (Select all that apply)

Repairing and replacing stormwater pipes and outfalls

Q9

Do you have any suggestions or comments on how the City can improve stormwater management, water quality, or deal with flooding and drainage problems?

Allow new homes to pipe storm water into the storm water drains. Stop requiring new construction to hold water onsite.

Q10

Is there anything else you would like the City Council to consider before finalizing the 2025 Stormwater Master Plan?

Make it easier for new construction

#15

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Friday, January 24, 2025 6:49:15 AM
Last Modified:	Friday, January 24, 2025 6:53:00 AM
Time Spent:	00:03:45
IP Address:	98.247.240.36

Page 1: City of Anacortes 2025 Stormwater Master Plan – Public Survey

Q1

How familiar are you with stormwater management and its importance in our community?

Somewhat familiar

Q2

How do you use Anacortes' waterways and natural water areas?

Habitat for salmon and other wildlife

Q3

Which types of water areas in Anacortes do you feel most connected to?

Both

Q4

Which of the following types of water areas in our community should be prioritized for improvement or projects? (Select all that apply)

Streams and creeks,

Wetlands,

Drainage ditches and channels,

Stormwater detention basins

Q5

What do you think is the biggest issue affecting water quality in Anacortes?

Industrial pollution

Q6

Have you noticed any stormwater problems around Anacortes? Such as water pooling, flooding, or poor drainage. Describe any areas where you've noticed these issues.

Standing water on 20 east in town

Q7

Responding to citizen complaints

In what areas are you satisfied with the City's efforts? (Select all that apply)

Q8

Which of the following stormwater programs would you like the City to focus on? (Select all that apply)

Meeting water quality standards (NPDES Phase II Permit)

Q9

Do you have any suggestions or comments on how the City can improve stormwater management, water quality, or deal with flooding and drainage problems?

No

Q10

Is there anything else you would like the City Council to consider before finalizing the 2025 Stormwater Master Plan?

No

#16

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Friday, January 24, 2025 6:44:59 AM
Last Modified:	Friday, January 24, 2025 6:53:17 AM
Time Spent:	00:08:17
IP Address:	75.119.180.143

Page 1: City of Anacortes 2025 Stormwater Master Plan – Public Survey

Q1

How familiar are you with stormwater management and its importance in our community?

Somewhat familiar

Q2

How do you use Anacortes' waterways and natural water areas?

Other (please specify):

Viewing

Q3

Which types of water areas in Anacortes do you feel most connected to?

Both

Q4

Which of the following types of water areas in our community should be prioritized for improvement or projects? (Select all that apply)

Streams and creeks,

Lakes and ponds,

Wetlands,

Drainage ditches and channels,

Stormwater detention basins, Urban areas prone to flooding

Q5

What do you think is the biggest issue affecting water quality in Anacortes?

Other (please specify):
CHEMTRAILS. My hands rash when weeding now, gutter cleaning

Q6

Have you noticed any stormwater problems around Anacortes? Such as water pooling, flooding, or poor drainage. Describe any areas where you've noticed these issues.

End of my street King and M, west side. Sharps corner during King tides. Left lane EB Hwy 20 leaving town

Q7

In what areas are you satisfied with the City's efforts? (Select all that apply)

Maintaining stormwater systems (like culverts, ditches),

Responding to citizen complaints,

Improving water quality

Q8

Which of the following stormwater programs would you like the City to focus on? (Select all that apply)

Meeting water quality standards (NPDES Phase II Permit) ,

Designing and building key infrastructure projects,

Repairing and replacing stormwater pipes and outfalls

Q9

Do you have any suggestions or comments on how the City can improve stormwater management, water quality, or deal with flooding and drainage problems?

sorry no i dnt

Q10

Is there anything else you would like the City Council to consider before finalizing the 2025 Stormwater Master Plan?

Can we find an underground glacier water tap, open it up for the public to drink, like 164th St lynnwood. Alderwood won best drinking water

in the whole nation

#17

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Friday, January 24, 2025 7:21:27 AM
Last Modified:	Friday, January 24, 2025 7:30:19 AM
Time Spent:	00:08:52
IP Address:	98.247.123.92

Page 1: City of Anacortes 2025 Stormwater Master Plan – Public Survey

Q1

How familiar are you with stormwater management and its importance in our community?

Not familiar

Q2

How do you use Anacortes' waterways and natural water areas?

Recreation (swimming, boating, fishing), Habitat for salmon and other wildlife

Q3

Which types of water areas in Anacortes do you feel most connected to?

Both

Q4

Which of the following types of water areas in our community should be prioritized for improvement or projects? (Select all that apply)

Streams and creeks,

Lakes and ponds,

Wetlands,

Drainage ditches and channels

Q5

What do you think is the biggest issue affecting water quality in Anacortes?

Runoff from urban areas

Q6

Have you noticed any stormwater problems around Anacortes? Such as water pooling, flooding, or poor drainage. Describe any areas where you've noticed these issues.

No

Q7

In what areas are you satisfied with the City's efforts? (Select all that apply)

Maintaining stormwater systems (like culverts, ditches)

Q8

Which of the following stormwater programs would you like the City to focus on? (Select all that apply)

Fixing flooding and system capacity problems

Q9

Do you have any suggestions or comments on how the City can improve stormwater management, water quality, or deal with flooding and drainage problems?

No

Q10

Is there anything else you would like the City Council to consider before finalizing the 2025 Stormwater Master Plan?

No

#18

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Friday, January 24, 2025 10:28:33 AM
Last Modified:	Friday, January 24, 2025 10:32:11 AM
Time Spent:	00:03:38
IP Address:	174.61.201.67

Page 1: City of Anacortes 2025 Stormwater Master Plan – Public Survey

Q1

How familiar are you with stormwater management and its importance in our community?

Not familiar

Q2

How do you use Anacortes' waterways and natural water areas?

Recreation (swimming, boating, fishing)

Q3

Which types of water areas in Anacortes do you feel most connected to?

Both

Q4

Which of the following types of water areas in our community should be prioritized for improvement or projects? (Select all that apply)

Streams and creeks,

Lakes and ponds,

Wetlands,

Drainage ditches and channels

Q5

What do you think is the biggest issue affecting water quality in Anacortes?

Pollution from vehicles

Q6

Have you noticed any stormwater problems around Anacortes? Such as water pooling, flooding, or poor drainage. Describe any areas where you've noticed these issues.

None

Q7

In what areas are you satisfied with the City's efforts? (Select all that apply)

Responding to citizen complaints

Q8

Which of the following stormwater programs would you like the City to focus on? (Select all that apply)

Designing and building key infrastructure projects

Q9

Do you have any suggestions or comments on how the City can improve stormwater management, water quality, or deal with flooding and drainage problems?

No

Q10

Is there anything else you would like the City Council to consider before finalizing the 2025 Stormwater Master Plan?

No

#19

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Friday, January 24, 2025 3:55:57 PM
Last Modified:	Friday, January 24, 2025 4:04:37 PM
Time Spent:	00:08:40
IP Address:	23.90.91.2

Page 1: City of Anacortes 2025 Stormwater Master Plan – Public Survey

Q1

How familiar are you with stormwater management and its importance in our community?

Very familiar

Q2

How do you use Anacortes' waterways and natural water areas?

Recreation (swimming, boating, fishing), Habitat for salmon and other wildlife,

Other (please specify):

Aesthetic enjoyment and relaxation

Q3

Which types of water areas in Anacortes do you feel most connected to?

Saltwater areas (bays, channels, beaches)

Q4

Which of the following types of water areas in our community should be prioritized for improvement or projects? (Select all that apply)

Streams and creeks,

Lakes and ponds,

Wetlands,

Drainage ditches and channels,

Stormwater detention basins, Urban areas prone to flooding

Q5

What do you think is the biggest issue affecting water quality in Anacortes?

Runoff from urban areas

Q6

Have you noticed any stormwater problems around Anacortes? Such as water pooling, flooding, or poor drainage. Describe any areas where you've noticed these issues.

No

Q7

In what areas are you satisfied with the City's efforts? (Select all that apply)

Maintaining stormwater systems (like culverts, ditches), Responding to citizen complaints, Improving water quality, Educating the public about stormwater, Responding to spills, Clearing clogged storm drains

Q8

Which of the following stormwater programs would you like the City to focus on? (Select all that apply)

Meeting water quality standards (NPDES Phase II Permit) , Fixing flooding and system capacity problems

Q9

Do you have any suggestions or comments on how the City can improve stormwater management, water quality, or deal with flooding and drainage problems?

Adequately fund all aspects of the City's stormwater program. Provide in-house technical expertise to permit applicants and homeowners.

Q10

Is there anything else you would like the City Council to consider before finalizing the 2025 Stormwater Master Plan?

no

#20

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Friday, January 24, 2025 7:38:23 PM
Last Modified:	Friday, January 24, 2025 7:51:20 PM
Time Spent:	00:12:56
IP Address:	67.168.11.195

Page 1: City of Anacortes 2025 Stormwater Master Plan – Public Survey

Q1

How familiar are you with stormwater management and its importance in our community?

Very familiar

Q2

How do you use Anacortes' waterways and natural water areas?

Recreation (swimming, boating, fishing)

Q3

Which types of water areas in Anacortes do you feel most connected to?

Both

Q4

Which of the following types of water areas in our community should be prioritized for improvement or projects? (Select all that apply)

Drainage ditches and channels,

Stormwater detention basins, Urban areas prone to flooding

Q5

What do you think is the biggest issue affecting water quality in Anacortes?

Runoff from urban areas

Q6

Have you noticed any stormwater problems around Anacortes? Such as water pooling, flooding, or poor drainage. Describe any areas where you've noticed these issues.

Anacopper mine road north of Airport Road.

Q7

In what areas are you satisfied with the City's efforts? (Select all that apply)

Maintaining stormwater systems (like culverts, ditches),

Responding to citizen complaints,

Clearing clogged storm drains

Q8

Which of the following stormwater programs would you like the

City to focus on? (Select all that apply)

Fixing flooding and system capacity problems, Repairing and replacing stormwater pipes and outfalls

Q9

Do you have any suggestions or comments on how the City can improve stormwater management, water quality, or deal with flooding and drainage problems?

Have a program to keep your water retention fully maintained.

Q10

Is there anything else you would like the City Council to consider before finalizing the 2025 Stormwater Master Plan?

Have a maintenance plan for vactoring your drainage system and all outfalls ready by the fall rainy season. y

#21

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Friday, January 24, 2025 9:57:45 PM
Last Modified:	Friday, January 24, 2025 10:01:02 PM
Time Spent:	00:03:17
IP Address:	67.168.11.195

Page 1: City of Anacortes 2025 Stormwater Master Plan – Public Survey

Q1

How familiar are you with stormwater management and its importance in our community?

Somewhat familiar

Q2

How do you use Anacortes' waterways and natural water areas?

Recreation (swimming, boating, fishing)

Q3

Which types of water areas in Anacortes do you feel most connected to?

Saltwater areas (bays, channels, beaches)

Q4

Which of the following types of water areas in our community should be prioritized for improvement or projects? (Select all that apply)

Lakes and ponds,

Drainage ditches and

channels, Stormwater detention

basins, Urban areas prone to

flooding

Q5

What do you think is the biggest issue affecting water quality in Anacortes?

More rainfall and storms

Q6

Have you noticed any stormwater problems around Anacortes? Such as water pooling, flooding, or poor drainage. Describe any areas where you've noticed these issues.

No

Q7

In what areas are you satisfied with the City's efforts? (Select all that apply)

Maintaining stormwater systems (like culverts, ditches),

Clearing clogged storm drains

Q8

Which of the following stormwater programs would you like the City to focus on? (Select all that apply)

Fixing flooding and system capacity problems

Q9

Do you have any suggestions or comments on how the City can improve stormwater management, water quality, or deal with flooding and drainage problems?

No

Q10

Is there anything else you would like the City Council to consider before finalizing the 2025 Stormwater Master Plan?

No

#22

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Saturday, January 25, 2025 9:48:46 AM
Last Modified:	Saturday, January 25, 2025 9:56:26 AM
Time Spent:	00:07:39
IP Address:	174.165.21.150

Page 1: City of Anacortes 2025 Stormwater Master Plan – Public Survey

Q1

How familiar are you with stormwater management and its importance in our community?

Not familiar

Q2

How do you use Anacortes' waterways and natural water areas?

Recreation (swimming, boating, fishing)

Q3

Which types of water areas in Anacortes do you feel most connected to?

Saltwater areas (bays, channels, beaches)

Q4

Which of the following types of water areas in our community should be prioritized for improvement or projects? (Select all that apply)

Streams and creeks,

Lakes and ponds,

Drainage ditches and channels,

Urban areas prone to flooding

Q5

What do you think is the biggest issue affecting water quality in Anacortes?

More rainfall and storms

Q6

Have you noticed any stormwater problems around Anacortes? Such as water pooling, flooding, or poor drainage. Describe any areas where you've noticed these issues.

No

Q7

In what areas are you satisfied with the City's efforts? (Select all that apply)

Educating the public about stormwater

Q8

Which of the following stormwater programs would you like the City to focus on? (Select all that apply)

Meeting water quality standards (NPDES Phase II Permit)

Q9

Do you have any suggestions or comments on how the City can improve stormwater management, water quality, or deal with flooding and drainage problems?

Modernization of water pipes that feed our neighborhoods from our water sources

Q10

Is there anything else you would like the City Council to consider before finalizing the 2025 Stormwater Master Plan?

100% transparency 100% of the time

#23

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Sunday, January 26, 2025 2:18:03 PM
Last Modified:	Sunday, January 26, 2025 2:29:20 PM
Time Spent:	00:11:16
IP Address:	45.59.9.30

Page 1: City of Anacortes 2025 Stormwater Master Plan – Public Survey

Q1

How familiar are you with stormwater management and its importance in our community?

Very familiar

Q2

How do you use Anacortes' waterways and natural water areas?

Habitat for salmon and other wildlife,

Other (please specify):

Viewing water sites

Q3

Which types of water areas in Anacortes do you feel most connected to?

Both

Q4

Which of the following types of water areas in our community should be prioritized for improvement or projects? (Select all that apply)

Streams and creeks,

Lakes and ponds,

Wetlands

Q5

What do you think is the biggest issue affecting water quality in Anacortes?

Industrial pollution

Q6

Have you noticed any stormwater problems around Anacortes? Such as water pooling, flooding, or poor drainage. Describe any areas where you've noticed these issues.

Old town sewers overflowing to streets

Q7

Educating the public about stormwater

In what areas are you satisfied with the City's efforts? (Select all that apply)

Q8

Meeting water quality standards (NPDES Phase II Permit)

Which of the following stormwater programs would you like the City to focus on? (Select all that apply)

Q9

Do you have any suggestions or comments on how the City can improve stormwater management, water quality, or deal with flooding and drainage problems?

Remain diligent

Q10

Is there anything else you would like the City Council to consider before finalizing the 2025 Stormwater Master Plan?

Sea level rise and seawater backing up to stormwater, providing excessive back pressure reducing flow capacity. Test for trace toxic chemicals discharging to our bays.

#24

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Sunday, January 26, 2025 11:06:48 PM
Last Modified:	Sunday, January 26, 2025 11:08:40 PM
Time Spent:	00:01:52
IP Address:	172.56.107.61

Page 1: City of Anacortes 2025 Stormwater Master Plan – Public Survey

Q1

Somewhat familiar

How familiar are you with stormwater management and its importance in our community?

Q2

How do you use Anacortes' waterways and natural water areas?

Recreation (swimming, boating, fishing)

Q3

Which types of water areas in Anacortes do you feel most connected to?

Both

Q4

Which of the following types of water areas in our community should be prioritized for improvement or projects? (Select all that apply)

Lakes and ponds,

Drainage ditches and channels,

Stormwater detention basins

Q5

What do you think is the biggest issue affecting water quality in Anacortes?

Industrial pollution

Q6

Have you noticed any stormwater problems around Anacortes? Such as water pooling, flooding, or poor drainage. Describe any areas where you've noticed these issues.

No

Q7

In what areas are you satisfied with the City's efforts? (Select all that apply)

Maintaining stormwater systems (like culverts, ditches)

Q8

Which of the following stormwater programs would you like the City to focus on? (Select all that apply)

Repairing and replacing stormwater pipes and outfalls

Q9

Do you have any suggestions or comments on how the City can improve stormwater management, water quality, or deal with flooding and drainage problems?

No

Q10

Is there anything else you would like the City Council to consider before finalizing the 2025 Stormwater Master Plan?

No

#25

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Tuesday, January 28, 2025 5:38:50 PM
Last Modified:	Tuesday, January 28, 2025 5:43:49 PM
Time Spent:	00:04:58
IP Address:	23.90.88.171

Page 1: City of Anacortes 2025 Stormwater Master Plan – Public Survey

Q1

How familiar are you with stormwater management and its importance in our community?

Very familiar

Q2

How do you use Anacortes' waterways and natural water areas?

Recreation (swimming, boating, fishing)

Q3

Which types of water areas in Anacortes do you feel most connected to?

Both

Q4

Which of the following types of water areas in our community should be prioritized for improvement or projects? (Select all that apply)

Streams and creeks,

Lakes and ponds,

Wetlands,

Urban areas prone to flooding,

Other (please specify):

The West Streets specifically along Kansas where there is frequent flooding and patchwork drainage pipes.

Q5

What do you think is the biggest issue affecting water quality in Anacortes?

More rainfall and storms

Q6

Have you noticed any stormwater problems around Anacortes? Such as water pooling, flooding, or poor drainage. Describe any areas where you've noticed these issues.

Since there has been so much inconsistent building in the west streets without attention to sewer or storm water, there are massive flooding problems during snow and rain storms. Since Rockridge was completed and the developer was not required to help the Maintenace of the lower west streets this problem has only gotten worse.

Q7

In what areas are you satisfied with the City's efforts? (Select all that apply)

Responding to citizen complaints,

Clearing clogged storm drains,

Other (please specify):

The city staff does a great job - inconsistent planning seems to be the main cause.

Q8

Which of the following stormwater programs would you like the City to focus on? (Select all that apply)

Fixing flooding and system capacity problems, Designing and building key infrastructure projects, Repairing and replacing stormwater pipes and outfalls, Other (please specify):

Seems like our water is pretty healthy here in Anacortes not that it shouldn't also be a priority.

Q9

Do you have any suggestions or comments on how the City can improve stormwater management, water quality, or deal with flooding and drainage problems?

I think this plan is a great step lets just make sure we implement at least some of it.

Q10

Is there anything else you would like the City Council to consider before finalizing the 2025 Stormwater Master Plan?

Take care of some of the older neighborhoods that have been neglected for a long time.

#26

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Wednesday, January 29, 2025 9:59:57 AM
Last Modified:	Wednesday, January 29, 2025 10:15:19 AM
Time Spent:	00:15:22
IP Address:	75.119.182.155

Page 1: City of Anacortes 2025 Stormwater Master Plan – Public Survey

Q1

How familiar are you with stormwater management and its importance in our community?

Somewhat familiar

Q2

How do you use Anacortes' waterways and natural water areas?

Recreation (swimming, boating, fishing), Habitat for salmon and other wildlife

Q3

Which types of water areas in Anacortes do you feel most connected to?

Both

Q4

Which of the following types of water areas in our community should be prioritized for improvement or projects? (Select all that apply)

Streams and creeks, Lakes and ponds, Wetlands, Drainage ditches and channels, Stormwater detention basins, Urban areas prone to flooding

Q5

What do you think is the biggest issue affecting water quality in Anacortes?

Runoff from urban areas

Q6

Have you noticed any stormwater problems around Anacortes? Such as water pooling, flooding, or poor drainage. Describe any areas where you've noticed these issues.

Happy Valley Creek-- especially along Commercial ave and crossing SR20

Q7

In what areas are you satisfied with the City's efforts? (Select all that apply)

Clearing clogged storm drains

Q8

Which of the following stormwater programs would you like the City to focus on? (Select all that apply)

Meeting water quality standards (NPDES Phase II Permit), Fixing flooding and system capacity problems, Designing and building key infrastructure projects, Repairing and

replacing stormwater pipes and outfalls

Q9

Do you have any suggestions or comments on how the City can improve stormwater management, water quality, or deal with flooding and drainage problems?

Consider daylighting some historic creeks that are now in pipes

Q10

Is there anything else you would like the City Council to consider before finalizing the 2025 Stormwater Master Plan?

Storm water needs to be treated and its course slowed to allow it to perc into the ground and detoxify as much as possible. Storm water is contaminated water

#27

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Wednesday, January 29, 2025 3:37:06 PM
Last Modified:	Wednesday, January 29, 2025 3:39:02 PM
Time Spent:	00:01:55
IP Address:	174.61.183.75

Page 1: City of Anacortes 2025 Stormwater Master Plan – Public Survey

Q1

How familiar are you with stormwater management and its importance in our community?

Somewhat familiar

Q2

How do you use Anacortes' waterways and natural water areas?

Recreation (swimming, boating, fishing), Habitat for salmon and other wildlife

Q3

Which types of water areas in Anacortes do you feel most connected to?

Freshwater areas (lakes, streams, ponds)

Q4

Which of the following types of water areas in our community should be prioritized for improvement or projects? (Select all that apply)

Lakes and ponds,

Wetlands,

Drainage ditches and channels,

Stormwater detention basins

Q5

What do you think is the biggest issue affecting water quality in Anacortes?

Runoff from urban areas

Q6

Have you noticed any stormwater problems around Anacortes? Such as water pooling, flooding, or poor drainage. Describe any areas where you've noticed these issues.

Frequent water pooling in areas where residents blow lawn waste into storm drains

Q7

In what areas are you satisfied with the City's efforts? (Select all that apply)

Responding to spills

Q8

Which of the following stormwater programs would you like the City to focus on? (Select all that apply)

Fixing flooding and system capacity problems, Designing and building key infrastructure projects, Repairing and replacing stormwater pipes and outfalls

Q9

Do you have any suggestions or comments on how the City can improve stormwater management, water quality, or deal with flooding and drainage problems?

No

Q10

Is there anything else you would like the City Council to consider before finalizing the 2025 Stormwater Master Plan?

No

#28

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, January 29, 2025 6:31:05 PM
Last Modified: Wednesday, January 29, 2025 6:33:44 PM
Time Spent: 00:02:38
IP Address: 104.28.116.28

Page 1: City of Anacortes 2025 Stormwater Master Plan – Public Survey

Q1

How familiar are you with stormwater management and its importance in our community?

Somewhat familiar

Q2

How do you use Anacortes' waterways and natural water areas?

Recreation (swimming, boating, fishing), Habitat for salmon and other wildlife

Q3

Which types of water areas in Anacortes do you feel most connected to?

Saltwater areas (bays, channels, beaches)

Q4

Which of the following types of water areas in our community should be prioritized for improvement or projects? (Select all that apply)

Urban areas prone to flooding

Q5

What do you think is the biggest issue affecting water quality in Anacortes?

Pollution from vehicles

Q6

Have you noticed any stormwater problems around Anacortes? Such as water pooling, flooding, or poor drainage. Describe any areas where you've noticed these issues.

No

Q7

In what areas are you satisfied with the City's efforts? (Select all that apply)

Maintaining stormwater systems (like culverts, ditches)

Q8

Fixing flooding and system capacity problems

Which of the following stormwater programs would you like the City to focus on? (Select all that apply)

Q9

Do you have any suggestions or comments on how the City can improve stormwater management, water quality, or deal with flooding and drainage problems?

No

Q10

Is there anything else you would like the City Council to consider before finalizing the 2025 Stormwater Master Plan?

No

#29

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Wednesday, January 29, 2025 8:01:33 PM
Last Modified:	Wednesday, January 29, 2025 8:22:32 PM
Time Spent:	00:20:58
IP Address:	138.199.12.51

Page 1: City of Anacortes 2025 Stormwater Master Plan – Public Survey

Q1

How familiar are you with stormwater management and its importance in our community?

Somewhat familiar

Q2

How do you use Anacortes' waterways and natural water areas?

Recreation (swimming, boating, fishing), Habitat for salmon and other wildlife

Q3

Which types of water areas in Anacortes do you feel most connected to?

Both

Q4

Which of the following types of water areas in our community should be prioritized for improvement or projects? (Select all that apply)

Streams and creeks,

Drainage ditches and channels,

Other (please specify):

Stormwater drainage to the Salish Sea

Q5

What do you think is the biggest issue affecting water quality in Anacortes?	**Industrial pollution**

Q6

Have you noticed any stormwater problems around Anacortes? Such as water pooling, flooding, or poor drainage. Describe any areas where you've noticed these issues.

No, not recently.

Q7

In what areas are you satisfied with the City's efforts? (Select all that apply)

Other (please specify):

Not familiar enough to respond to this question.

Q8

Which of the following stormwater programs would you like the City to focus on? (Select all that apply)

Meeting water quality standards (NPDES Phase II Permit)

,

Designing and building key infrastructure projects,

Repairing and replacing stormwater pipes and outfalls

Q9

Do you have any suggestions or comments on how the City can improve stormwater management, water quality, or deal with flooding and drainage problems?

Assess each of the creeks and stormwater drains for water quality of discharge to the marine waters. Improve water quality monitoring and remedial measures for storm water discharge into Cap Sante Marina.

Q10

Is there anything else you would like the City Council to consider before finalizing the 2025 Stormwater Master Plan?

Please provide a public review of the draft Master Plan.

#30

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, January 30, 2025 9:19:57 AM
Last Modified:	Thursday, January 30, 2025 9:21:49 AM
Time Spent:	00:01:51
IP Address:	174.231.136.93

Page 1: City of Anacortes 2025 Stormwater Master Plan – Public Survey

Q1

How familiar are you with stormwater management and its importance in our community?

Very familiar

Q2

How do you use Anacortes' waterways and natural water areas?

Recreation (swimming, boating, fishing)

Q3

Which types of water areas in Anacortes do you feel most connected to?

Both

Q4

Which of the following types of water areas in our community should be prioritized for improvement or projects? (Select all that apply)

Drainage ditches and channels,

Stormwater detention basins

Q5

What do you think is the biggest issue affecting water quality in Anacortes?

Runoff from urban areas

Q6

Have you noticed any stormwater problems around Anacortes? Such as water pooling, flooding, or poor drainage. Describe any areas where you've noticed these issues.

N/A

Q7

In what areas are you satisfied with the City's efforts? (Select all that apply)

Responding to citizen complaints, Educating

the public about stormwater

Q8

Which of the following stormwater programs would you like the

City to focus on? (Select all that apply)

Repairing and replacing stormwater pipes and outfalls

Q9

Do you have any suggestions or comments on how the City can improve stormwater management, water quality, or deal with flooding and drainage problems?

Give your employees a raise

Q10

Is there anything else you would like the City Council to consider before finalizing the 2025 Stormwater Master Plan?

N/A

#31

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, January 30, 2025 8:02:14 PM
Last Modified:	Thursday, January 30, 2025 8:11:45 PM
Time Spent:	00:09:31
IP Address:	75.119.183.27

Page 1: City of Anacortes 2025 Stormwater Master Plan – Public Survey

Q1

How familiar are you with stormwater management and its importance in our community?

Somewhat familiar

Q2

How do you use Anacortes' waterways and natural water areas?

Recreation (swimming, boating, fishing), Habitat for salmon and other wildlife

Q3

Which types of water areas in Anacortes do you feel most connected to?

Both

Q4

Which of the following types of water areas in our community should be prioritized for improvement or projects? (Select all that apply)

Wetlands,

Drainage ditches and channels,

Urban areas prone to flooding

Q5

What do you think is the biggest issue affecting water quality in Anacortes?

Runoff from urban areas

Q6

Have you noticed any stormwater problems around Anacortes? Such as water pooling, flooding, or poor drainage. Describe any areas where you've noticed these issues.

Kansas between W.4th and W 5th

Q7

In what areas are you satisfied with the City's efforts? (Select all that apply)

Maintaining stormwater systems (like culverts, ditches)

Q8

Which of the following stormwater programs would you like the City to focus on? (Select all that apply)

Meeting water quality standards (NPDES Phase II Permit)

,

Fixing flooding and system capacity problems, Repairing and replacing stormwater pipes and outfalls

Q9

Do you have any suggestions or comments on how the City can improve stormwater management, water quality, or deal with flooding and drainage problems?

No

Q10

Is there anything else you would like the City Council to consider before finalizing the 2025 Stormwater Master Plan?

No

#32

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, January 30, 2025 9:00:06 PM
Last Modified:	Thursday, January 30, 2025 9:18:43 PM
Time Spent:	00:18:37
IP Address:	108.147.172.143

Page 1: City of Anacortes 2025 Stormwater Master Plan – Public Survey

Q1

How familiar are you with stormwater management and its importance in our community?

Somewhat familiar

Q2

How do you use Anacortes' waterways and natural water areas?

Recreation (swimming, boating, fishing), Habitat for salmon and other wildlife,

Other (please specify):

Hiking/biking along trails near waterways

Q3

Which types of water areas in Anacortes do you feel most connected to?

Both

Q4

Which of the following types of water areas in our community should be prioritized for improvement or projects? (Select all that apply)

Other (please specify):

It is unclear what kind of projects are being considered, and needs aren't specified. So I have no basis to assign priorities.

Q5

What do you think is the biggest issue affecting water quality in Anacortes?

Other (please specify):

The question must relate to the quality of storm water runoff, is that correct? If so, then runoff from urban areas is likely the biggest problem.

Q6

Have you noticed any stormwater problems around Anacortes? Such as water pooling, flooding, or poor drainage. Describe any areas where you've noticed these issues.

The vacant lot on West 2nd that is part of a routinely used bicycle path should be converted to wetland with an elevated bike/pedestrian path. It is always soggy.

Q7

In what areas are you satisfied with the City's efforts? (Select all that apply)

Maintaining stormwater systems (like culverts, ditches),

Educating the public about stormwater,

Other (please specify):

Open house at water treatment plant

Q8

Which of the following stormwater programs would you like the City to focus on? (Select all that apply)

Meeting water quality standards (NPDES Phase II Permit)

,

Other (please specify):

It's unclear what infrastructure projects are recommended or needed

Q9

Do you have any suggestions or comments on how the City can improve stormwater management, water quality, or deal with flooding and drainage problems?

Encourage residents to Adopt a Storm Drain and keep it clear. Some people do this anyway, others need to be educated or helped (if they can't do the work themselves). Continue education to keep pollutants out of stormwater

Q10

Is there anything else you would like the City Council to consider before finalizing the 2025 Stormwater Master Plan?

Appropriate integration with the management plan for the ACFL and other city administered natural areas that both absorb and shed runoff. Increase areas with natural plantings (instead of grass) in city right of ways, along sidewalks, etc. for better management of runoff and reduced need for irrigation.

#33

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, January 30, 2025 10:34:09 PM
Last Modified: Thursday, January 30, 2025 10:45:19 PM
Time Spent: 00:11:09
IP Address: 45.115.204.235

Page 1: City of Anacortes 2025 Stormwater Master Plan – Public Survey

Q1

How familiar are you with stormwater management and its importance in our community?

Very familiar

Q2

How do you use Anacortes' waterways and natural water areas?

Recreation (swimming, boating, fishing), Habitat for salmon and other wildlife,

Other (please specify):
Life, literally helps us breathe

Q3

Which types of water areas in Anacortes do you feel most connected to?

Both

Q4

Which of the following types of water areas in our community should be prioritized for improvement or projects? (Select all that apply)

Streams and creeks,

Lakes and ponds,

Wetlands,

Drainage ditches and channels,

Stormwater detention basins

Q5

What do you think is the biggest issue affecting water quality in Anacortes?

Other (please specify):
Education on what stormwater is, landscaping to reduce urban runoff, fertilizer, weed killer, moss out etc.

Q6

Have you noticed any stormwater problems around Anacortes? Such as water pooling, flooding, or poor drainage.

Describe any areas where you've noticed these issues.

Across from ISV elementary.

Q7

In what areas are you satisfied with the City's efforts? (Select all that apply)

Maintaining stormwater systems (like culverts, ditches),

Responding to spills,

Clearing clogged storm drains

Q8

Which of the following stormwater programs would you like the City to focus on? (Select all that apply)

Meeting water quality standards (NPDES Phase II Permit)

,

Designing and building key infrastructure projects,

Other (please specify):

More open streams, rain gardens, opportunities to connect the public with green spaces that not only serve as a green space but as a space to assist in the protection of our waterways. Signage and education on why this is more important than a manicured lawn. Incentives for homeowners to convert sections of lawn/gravel/dirt to planting that will absorb and filter water.

Q9

Do you have any suggestions or comments on how the City can improve stormwater management, water quality, or deal with flooding and drainage problems?

The diatribe listed in my previous comment. Tree canopy education and regulations for cutting trees.

Q10

Is there anything else you would like the City Council to consider before finalizing the 2025 Stormwater Master Plan?

Thank you!

#34

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Friday, January 31, 2025 6:03:09 AM
Last Modified:	Friday, January 31, 2025 6:08:16 AM
Time Spent:	00:05:07
IP Address:	75.119.182.146

Page 1: City of Anacortes 2025 Stormwater Master Plan – Public Survey

Q1

How familiar are you with stormwater management and its importance in our community?

Not familiar

Q2

How do you use Anacortes' waterways and natural water areas?

Habitat for salmon and other wildlife

Q3

Which types of water areas in Anacortes do you feel most connected to?

Both

Q4

Which of the following types of water areas in our community should be prioritized for improvement or projects? (Select all that apply)

Other (please specify): No idea

Q5

What do you think is the biggest issue affecting water quality in Anacortes?

Other (please specify): No idea

Q6

Have you noticed any stormwater problems around Anacortes? Such as water pooling, flooding, or poor drainage. Describe any areas where you've noticed these issues.

Used to have a problem over by the high school when it was brand new, but they fixed it

Q7

In what areas are you satisfied with the City's efforts? (Select all that apply)

Responding to citizen complaints,

Responding to spills,

Clearing clogged storm drains

Q8

Which of the following stormwater programs would you like the City to focus on? (Select all that apply)

Meeting water quality standards (NPDES Phase II Permit)

,

Fixing flooding and system capacity problems, Designing and building key infrastructure projects, Repairing and replacing stormwater pipes and outfalls

Q9

Do you have any suggestions or comments on how the City can improve stormwater management, water quality, or deal with flooding and drainage problems?

Fortunately I am unaware of any of these issues in my neighborhood

Q10

Is there anything else you would like the City Council to consider before finalizing the 2025 Stormwater Master Plan?

I have faith in my elected officials. Especially TJ Fantini and Bonnie Bowers

#35

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Friday, January 31, 2025 8:56:46 AM
Last Modified:	Friday, January 31, 2025 9:01:28 AM
Time Spent:	00:04:42
IP Address:	45.115.204.122

Page 1: City of Anacortes 2025 Stormwater Master Plan – Public Survey

Q1

How familiar are you with stormwater management and its importance in our community?

Very familiar

Q2

How do you use Anacortes' waterways and natural water areas?

Recreation (swimming, boating, fishing)

Q3

Which types of water areas in Anacortes do you feel most connected to?

Both

Q4

Which of the following types of water areas in our community should be prioritized for improvement or projects? (Select all that apply)

Streams and creeks,

Lakes and ponds,

Urban areas prone to flooding

Q5

What do you think is the biggest issue affecting water quality in Anacortes?

Runoff from urban areas

Q6

Have you noticed any stormwater problems around Anacortes? Such as water pooling, flooding, or poor drainage. Describe any areas where you've noticed these issues.

Nothing in particular

Q7

In what areas are you satisfied with the City's efforts? (Select all that apply)

Maintaining stormwater systems (like culverts, ditches),

Responding to citizen complaints,

Educating the public about stormwater

Q8

Which of the following stormwater programs would you like the City to focus on? (Select all that apply)

Meeting water quality standards (NPDES Phase II Permit)

,

Fixing flooding and system capacity problems, Designing and building key infrastructure projects, Repairing and replacing stormwater pipes and outfalls

Q9

Do you have any suggestions or comments on how the City can improve stormwater management, water quality, or deal with flooding and drainage problems?

Keep on top of things and pursue recommendations in the new Storm Water Master Plan

Q10

Is there anything else you would like the City Council to consider before finalizing the 2025 Stormwater Master Plan?

Nothing in particular

#36

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Sunday, February 02, 2025 11:44:41 PM
Last Modified:	Sunday, February 02, 2025 11:52:01 PM
Time Spent:	00:07:20
IP Address:	166.137.171.9

Page 1: City of Anacortes 2025 Stormwater Master Plan – Public Survey

Q1

How familiar are you with stormwater management and its importance in our community?

Very familiar

How do you use Anacortes' waterways and natural water areas?

Q2

Recreation (swimming, boating, fishing)

Q3

Which types of water areas in Anacortes do you feel most connected to?

Both

Q4

Which of the following types of water areas in our community should be prioritized for improvement or projects? (Select all that apply)

Drainage ditches and channels,

Stormwater detention basins

Q5

What do you think is the biggest issue affecting water quality in Anacortes?

Runoff from urban areas

Q6

Have you noticed any stormwater problems around Anacortes? Such as water pooling, flooding, or poor drainage. Describe any areas where you've noticed these issues.

O avenue between 34th and 36th st. And again up 36th st from 0 avenue to M avenue

Q7

In what areas are you satisfied with the City's efforts? (Select all that apply)

Educating the public about stormwater,

Clearing clogged storm drains

Q8

Which of the following stormwater programs would you like the City to focus on? (Select all that apply)

Designing and building key infrastructure projects,

Other (please specify):

Planned drainage system in parts of old town and South where there are is currently a mix of curb gutter and open ditches,

Q9

Do you have any suggestions or comments on how the City can improve stormwater management, water quality, or deal with flooding and drainage problems?

Implement a local improvement district in these areas and upgrade infrastructure.

Q10

Is there anything else you would like the City Council to consider before finalizing the 2025 Stormwater Master Plan?

Any new construction in areas where stormwater infrastructure is outdated should require partnering with the city to bring the area up to code and modern standards

#37

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Monday, February 03, 2025 11:35:01 AM
Last Modified:	Monday, February 03, 2025 11:43:58 AM
Time Spent:	00:08:57
IP Address:	75.119.182.252

Page 1: City of Anacortes 2025 Stormwater Master Plan – Public Survey

Q1

How familiar are you with stormwater management and its importance in our community?

Somewhat familiar

Q2

How do you use Anacortes' waterways and natural water areas?

Recreation (swimming, boating, fishing), Habitat for salmon and other wildlife

Q3

Which types of water areas in Anacortes do you feel most connected to?

Both

Q4

Which of the following types of water areas in our community should be prioritized for improvement or projects? (Select all that apply)

Streams and creeks,

Drainage ditches and channels,

Urban areas prone to flooding

Q5

What do you think is the biggest issue affecting water quality in Anacortes?

Runoff from urban areas

Q6

Have you noticed any stormwater problems around Anacortes? Such as water pooling, flooding, or poor drainage. Describe any areas where you've noticed these issues.

ADUs are being accessed via alleys, but no storm improvements seem to be required for the alley.

Q7

In what areas are you satisfied with the City's efforts? (Select all that apply)

Responding to citizen complaints,

Clearing clogged storm drains

Q8

Which of the following stormwater programs would you like the City to focus on? (Select all that apply)

Fixing flooding and system capacity problems, Repairing and replacing stormwater pipes and outfalls

Q9

Do you have any suggestions or comments on how the City can improve stormwater management, water quality, or deal with flooding and drainage problems?

Encourage property owners to create raingardens for existing structures within the street right of way or on their property, space permitting.

Q10

Is there anything else you would like the City Council to consider before finalizing the 2025 Stormwater Master Plan?

Find some grants.

#38

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Monday, February 03, 2025 8:36:02 PM
Last Modified:	Monday, February 03, 2025 8:38:11 PM
Time Spent:	00:02:08
IP Address:	50.46.104.250

Page 1: City of Anacortes 2025 Stormwater Master Plan – Public Survey

Q1

How familiar are you with stormwater management and its importance in our community?

Somewhat familiar

Q2

How do you use Anacortes' waterways and natural water areas?

Recreation (swimming, boating, fishing)

Q3

Which types of water areas in Anacortes do you feel most connected to?

Saltwater areas (bays, channels, beaches)

Q4

Which of the following types of water areas in our community should be prioritized for improvement or projects? (Select all that apply)

Streams and creeks,

Lakes and ponds,

Wetlands,

Drainage ditches and channels

Q5

What do you think is the biggest issue affecting water quality in Anacortes?

Runoff from urban areas

Q6

Have you noticed any stormwater problems around Anacortes? Such as water pooling, flooding, or poor drainage. Describe any areas where you've noticed these issues.

N/A

Q7

In what areas are you satisfied with the City's efforts? (Select all that apply)

Responding to citizen complaints, Educating

the public about stormwater, Responding to

spills,

Clearing clogged storm drains

Q8

Which of the following stormwater programs would you like the City to focus on? (Select all that apply)

Meeting water quality standards (NPDES Phase II Permit)

,

Repairing and replacing stormwater pipes and outfalls

Q9

Do you have any suggestions or comments on how the City can improve stormwater management, water quality, or deal with flooding and drainage problems?

No

Q10

Is there anything else you would like the City Council to consider before finalizing the 2025 Stormwater Master Plan?

Need more people to focus on stormwater. The city should have a huge department dedicated to it. Water is so important and only getting more polluted every day.

#39

COMPLETE

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Started:	Thursday, February 06, 2025 5:43:36 PM
Last Modified:	Thursday, February 06, 2025 5:46:22 PM
Time Spent:	00:02:45
IP Address:	166.198.252.100

Page 1: City of Anacortes 2025 Stormwater Master Plan – Public Survey

Q1

How familiar are you with stormwater management and its importance in our community?

Very familiar

Q2

How do you use Anacortes' waterways and natural water areas?

Recreation (swimming, boating, fishing)

Q3

Which types of water areas in Anacortes do you feel most connected to?

Saltwater areas (bays, channels, beaches)

Q4

Which of the following types of water areas in our community should be prioritized for improvement or projects? (Select all that apply)

Drainage ditches and channels,

Stormwater detention basins, Urban

areas prone to flooding

Q5

What do you think is the biggest issue affecting water quality in Anacortes?

Pollution from vehicles

Q6

Have you noticed any stormwater problems around Anacortes? Such as water pooling, flooding, or poor drainage. Describe any areas where you've noticed these issues.

Nothing major

Q7

Maintaining stormwater systems (like culverts, ditches)

In what areas are you satisfied with the City's efforts? (Select all that apply)

Q8

Which of the following stormwater programs would you like the City to focus on? (Select all that apply)

Designing and building key infrastructure projects,

Repairing and replacing stormwater pipes and outfalls

Q9

Do you have any suggestions or comments on how the City can improve stormwater management, water quality, or deal with flooding and drainage problems?

No

Q10

Is there anything else you would like the City Council to consider before finalizing the 2025 Stormwater Master Plan?

No

#40

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Monday, February 10, 2025 9:11:53 AM
Last Modified:	Monday, February 10, 2025 9:16:59 AM
Time Spent:	00:05:06
IP Address:	136.226.54.122

Page 1: City of Anacortes 2025 Stormwater Master Plan – Public Survey

Q1

How familiar are you with stormwater management and its importance in our community?

Very familiar

Q2

How do you use Anacortes' waterways and natural water areas?

Habitat for salmon and other wildlife

connected to?

Q3

Which types of water areas in Anacortes do you feel most

Both

Q4

Which of the following types of water areas in our community should be prioritized for improvement or projects? (Select all that apply)

Streams and creeks,

Wetlands

Q5

What do you think is the biggest issue affecting water quality in Anacortes?

Runoff from urban areas

Q6

Have you noticed any stormwater problems around Anacortes? Such as water pooling, flooding, or poor drainage. Describe any areas where you've noticed these issues.

Stream degradation

Q7

In what areas are you satisfied with the City's efforts? (Select all that apply)

Educating the public about stormwater

Q8

Which of the following stormwater programs would you like the City to focus on? (Select all that apply)

Other (please specify):

stream restoration and wetland restoration, natural storm water filters are cheaper and self maintaining compared to built facilities

Q9

Do you have any suggestions or comments on how the City can improve stormwater management, water quality, or deal with flooding and drainage problems?

Greatly restrict any fill of any type of wetland and maintain riparian areas so natural functions can persist, such as ground water recharge, flooding can overtop banks and create side channels, etc.

Q10

Is there anything else you would like the City Council to consider before finalizing the 2025 Stormwater Master Plan?

This is an opportunity to become leaders in natural stormwater management. Utilize methods that are self sustaining and increase multi-benefit use, such as stormwater parks that serve as recreational space and wildlife habitat

#41

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, February 10, 2025 10:21:59 AM
Last Modified: Monday, February 10, 2025 10:27:04 AM
Time Spent: 00:05:04
IP Address: 136.226.56.109

Page 1: City of Anacortes 2025 Stormwater Master Plan – Public Survey

Q1

How familiar are you with stormwater management and its importance in our community?

Somewhat familiar

Q2

How do you use Anacortes' waterways and natural water areas?

Recreation (swimming, boating, fishing), Habitat for salmon and other wildlife

Q3

Which types of water areas in Anacortes do you feel most connected to?

Saltwater areas (bays, channels, beaches)

Q4

Which of the following types of water areas in our community should be prioritized for improvement or projects? (Select all that apply)

Streams and creeks,

Other (please specify):

Reduction in shoreline armoring & development of impervious surfaces to allow water infiltration instead of surface flow

Q5

What do you think is the biggest issue affecting water quality in Anacortes?

Runoff from urban areas

Q6

Have you noticed any stormwater problems around Anacortes? Such as water pooling, flooding, or poor drainage. Describe any areas where you've noticed these issues.

no

Q7

In what areas are you satisfied with the City's efforts? (Select all that apply)

Responding to citizen complaints

Q8

Which of the following stormwater programs would you like the City to focus on? (Select all that apply)

Other (please specify):

Separating the stormwater system from natural waterbodies (creeks, etc.)

Q9

Do you have any suggestions or comments on how the City can improve stormwater management, water quality, or deal with flooding and drainage problems?

Incorporate more vegetation and reduce impervious surfaces. Focus on riparian areas. Separate stormwater from natural waterbodies.

Q10

Is there anything else you would like the City Council to consider before finalizing the 2025 Stormwater Master Plan?

No

#42

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, February 20, 2025 9:30:57 AM
Last Modified:	Thursday, February 20, 2025 9:39:08 AM
Time Spent:	00:08:11
IP Address:	174.227.37.155

Page 1: City of Anacortes 2025 Stormwater Master Plan – Public Survey

Q1

How familiar are you with stormwater management and its importance in our community?

Very familiar

Q2

How do you use Anacortes' waterways and natural water areas?

Other (please specify):

I live near the water

Q3

Which types of water areas in Anacortes do you feel most connected to?

Saltwater areas (bays, channels, beaches)

Q4

Which of the following types of water areas in our community should be prioritized for improvement or projects? (Select all that apply)

Urban areas prone to flooding,

Other (please specify):

The city needs to address the obvious flooding caused By the city of Anacortes, not following the department of Ecology, codes , inequitable treatment of Anacortes citizens And not following the building codes in place.

Q5

What do you think is the biggest issue affecting water quality in Anacortes?

Other (please specify):
The city of Anacortes wastewater treatment plant, testing, and the lack of transparency with the city of Anacortes.

Q6

Have you noticed any stormwater problems around Anacortes? Such as water pooling, flooding, or poor drainage. Describe any areas where you've noticed these issues.

Absolutely the city of Anacortes knows about the flooding from city property onto private citizens property. The city of Anacortes knows their failure to follow building codes and required. The building codes followed by builders has is flooding the city property which is flooding our property this has been known for over 10 years and it has not been fixed or addressed. Damage to my house and my property has occurred and I had to add drainage all around my property to protect myself from the cities failure to manage building codes and their own property.

Q7

In what areas are you satisfied with the City's efforts? (Select all that apply)

Other (please specify):

The city of Anacortes ability to consistently ignore complaints which led to lawsuits which led to settlements which will lead to more. What they have created is caselaw.

Q8

Which of the following stormwater programs would you like the City to focus on? (Select all that apply)

Other (please specify):

Follow the codes in law that are in place equitably with all citizens/builders. For the city of Anacortes to govern themselves to do the right thing.

Q9

Do you have any suggestions or comments on how the City can improve stormwater management, water quality, or deal with flooding and drainage problems?

Follow the state, Department of ecology and city of Anacortes codes. Then they won't get sued.

Q10

Is there anything else you would like the City Council to consider before finalizing the 2025 Stormwater Master Plan?

That you have to put out a survey when I've written letter after letter after letter after letter and it has fallen on deaf ears. Why would anybody think a survey would change that?

APPENDIX C:
STORMWATER PIPE REPAIR AND REPLACEMENT PROGRAM TECHNICAL MEMORANDUM

Osborn Consulting
1800 112th Avenue NE, Suite 220E Bellevue,
Washington 98004
425.451.4009

TECHNICAL MEMORANDUM

Date: November 13, 2024

Project: City of Anacortes 2024 Stormwater Master Plan
To: Andrew Rheaume, Public Works Director | City of Anacortes
Aaron Esterholt, Stormwater Program Manager | City of Anacortes
From: Ann Bryant, PE | Osborn Consulting
Subject: Stormwater Pipe Repair and Replacement Program TM

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BACKGROUND

The Stormwater Management team for the City of Anacortes (City) is responsible for managing and maintaining the City's stormwater infrastructure. To ensure that the stormwater system functions properly, the City has been developing a program to assess the condition of stormwater pipes and prioritize repair, replacement, and maintenance projects. This Stormwater Pipe Repair and Replacement (R/R) Program (Program) will enable the City's stormwater team to make informed, risk-based decisions on maintaining, repairing, rehabilitating, and replacing assets. The Program will include closed-circuit television (CCTV) inspections of stormwater pipes in the City of Anacortes, as well as the determination of likelihood of failure (LoF) and consequence of failure (CoF) for each asset inspected. The Program will also provide maintenance, rehabilitation, and replacement recommendations to improve the effectiveness of the City's stormwater management program. This initiative will benefit the City's residents and protect the local waterways from pollution and flooding. This memorandum documents the near-term and ongoing framework for the Program, which was developed during a series of workshops with City staff.

SECTION 1 EXISTING ASSET INVENTORY

To prioritize the pipe sizes and types for inspection under the Program, data from existing inspections were reviewed and an existing asset inventory was created using the City's available Geographic Information System (GIS) data. The City's stormwater pipe geodatabase (*Storm_Mains3.shp*) was obtained from the City on May 21, 2024, and was used to develop an existing asset inventory. Pipe attributes contained within the database, including total number and length, diameter, age, ownership, and status, were analyzed to prioritize assets for inspection.

1.1 Existing Inspection Data

The City began inspecting stormwater pipes in 2018 and has inspected 237 pipes to date, with the number of inspections ramping up each year. Some of these pipes were inspected as part of a previous project or in areas of concern, but the City is also proactively inspecting stormwater pipes, prioritizing pipes that are 12 inches and larger that carry the most flow in the City's system. In 2023, the City pre-cleaned and inspected just over two (2) miles of pipe. City inspection crews currently use POSM inspection software, which generates National Association of Sewer Service Companies (NASSCO) Pipeline Assessment Certification Program (PACP) compliant videos and pdf reports. **Figure 1** illustrates the stormwater pipes that have been inspected to date and their corresponding NASSCO Quick Structural Ratings (QSR). A QSR that begins with a 5 corresponds to the most significant defects, while a QSR that begins with a 1 corresponds to minor defects. A QSR score of 0000 indicates that no defects were present during inspection. QSRs are described in more detail in Section 2.1 Likelihood of Failure (LoF).

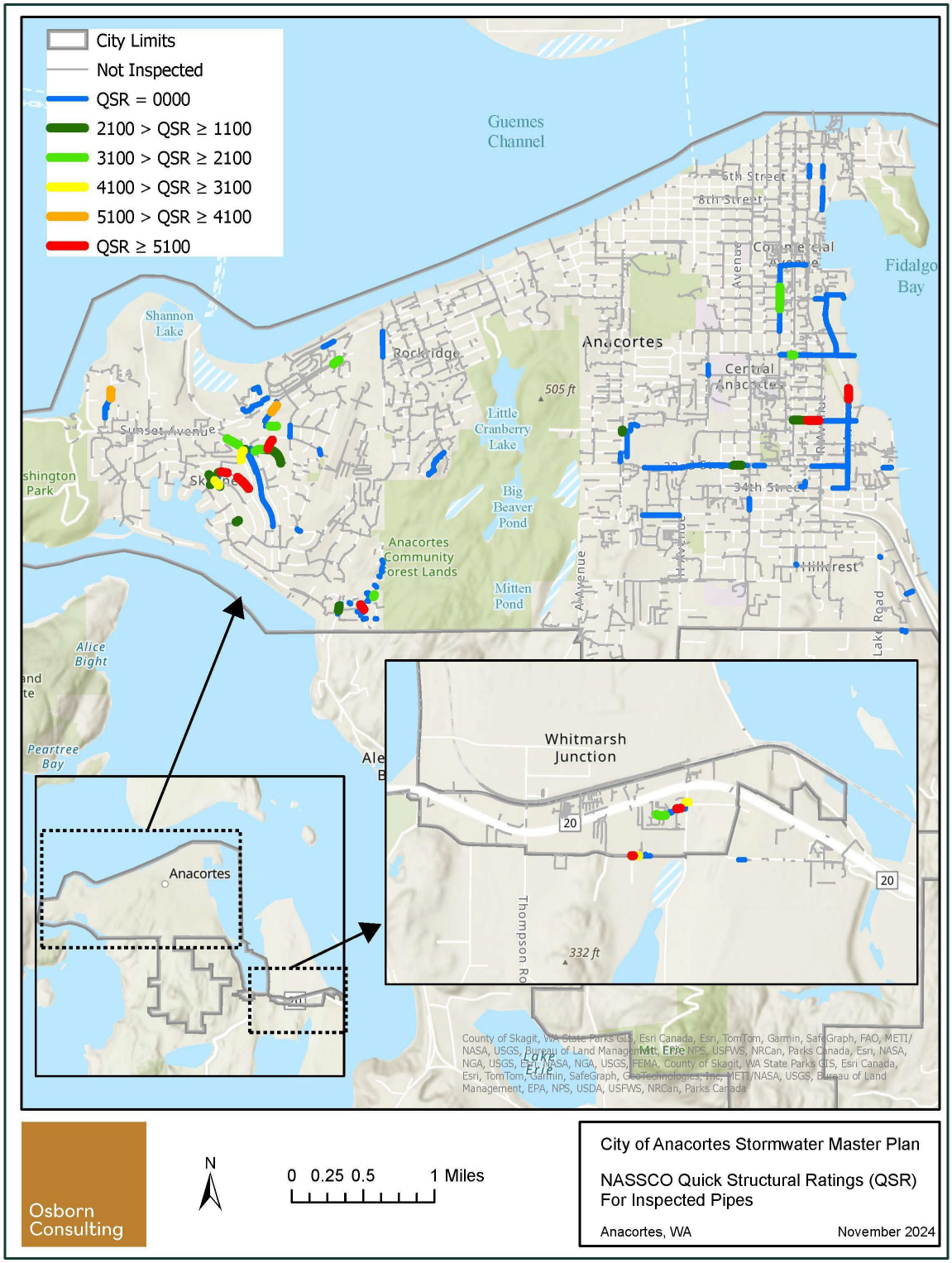


Figure 1. NASSCO Quick Structural Ratings for Inspected Pipes

1.2 Assets Prioritized for Inspection

Based on an analysis of the City's GIS data and discussion with the City, the pipes prioritized for inspection include those with the following attributes:

- **Ownership:** Public
- **Status:** Active
- **Diameter:** 8 inches and larger, 99, and Zero (0)
- **Class:** Branch, Culvert, Interceptor, Outfall, Trunk, and Blank
- **Install Year:** All
- **Material:** All
- **Length:** All

The analysis resulted in 4,560 pipes to be prioritized, with a total length of 80.13 miles, for the inspection and condition assessment under the City Program, as detailed in **Table 1**.

Table 1. Assets Prioritized for Inspection

Number of Pipes	Length of Pipes (miles)
4,560	80.13

At this time, pipes with the following attributes will not be prioritized for inspection under the Program:

- **Ownership:** Private
- **Status:** Abandoned, Inactive, and Removed
- **Diameter:** Less than 8 inches
- **Class:** Force Main

1.3 Frequency of Inspection

The City is currently inspecting about 2 miles of pipe per year and plans to inspect about 2.5 miles in 2025. Starting in 2026, the City plans to inspect 4 miles per year, ramping up to a goal of 5.3 miles per year in the long term. Consistently inspecting 5.3 miles of pipe per year will equate to approximately a 15-year inspection cycle. That is, if the City inspects 5.5 miles of pipe every year for 15 years, then all 80.13 miles of pipe currently prioritized for inspections under this program would be inspected within 15 years. The number of pipes inspected per year or the time to inspect all pipes will increase as the City's stormwater pipe network expands and new pipes are installed.

Table 2 provides an illustration of a potential concept for the City's near-term and ongoing inspection goals. After the initial inspection is complete for each pipe that is prioritized for inspection, the City can then refine the inspection frequency based on its future needs and evidence from previous inspections.

Table 2. City Near-Term and Ongoing Inspection Goals

Year	Inspection Cycle (years)	Number of Pipes per Year	Miles per Year
2025	32	143	2.5
2026	20	228	4
2027 and Beyond	15	304	5.3

1.4 Order of Inspection

Inspections will be prioritized by drainage basin to efficiently clean, inspect, and catalog existing assets to align with current and future basin planning efforts. Basins will be prioritized based on the City's 2023 Stormwater Management Action Plan (SMAP). This plan identifies the Fidalgo North Basin as the City's high priority basin, followed by the Guemes East Basin. Because the Fidalgo South Basin's size aligns with the City's 2025 inspection goal of 2.5 miles of pipe, the City plans to start with the Fidalgo South Basin as the City's Pilot Basin before starting inspections in the Fidalgo North Basin. Inspections within each basin may be prioritized based on pipe size, class, age, material, and unknown or blank data. **Table 3** provides the distribution of pipes prioritized for inspected by basin. An annotated map of the City's drainage basins is shown in **Figure 2**.

Table 3. Pipes Prioritized for Inspection by Basin

Drainage Basin	Number of Pipes	Length of Pipes (miles)
Fidalgo South	142	2.41
Fidalgo North	1,900	33.98
Guemes East	751	12.18
Burrows North	471	9.48
Padilla North	19	0.27
Padilla South	15	0.27
Similk	28	0.43
Burrows South	387	6.27
Guemes West	847	14.84
Total	4,560	80.13

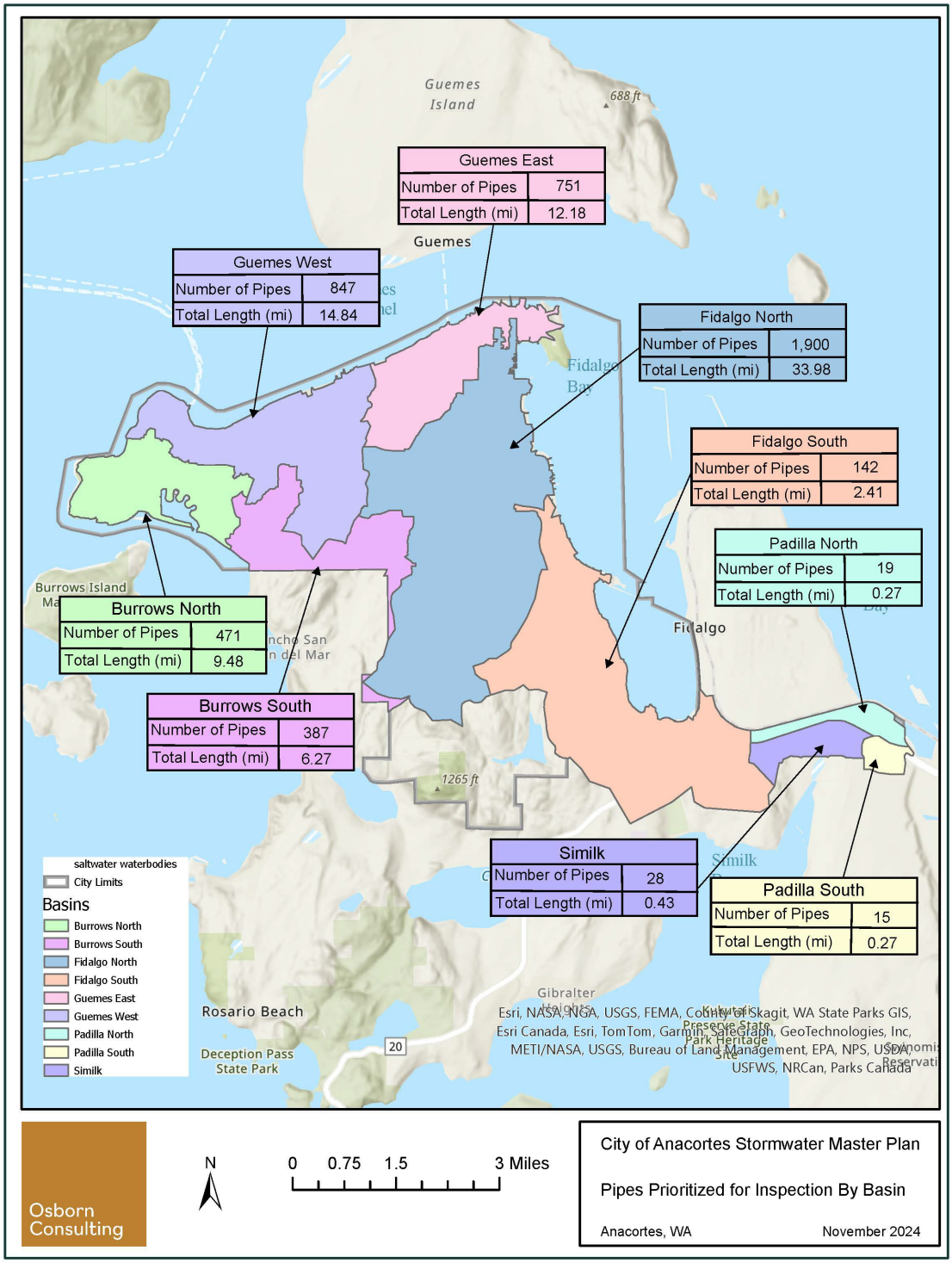


Figure 2. Pipes Prioritized for Inspection by Basin

SECTION 2 CRITICALITY AND RISK FOR STORMWATER PIPES

Risk in the context of this pipe risk management strategy includes two components:

- Likelihood of Failure (LoF)
- Consequence of Failure (CoF)

The LoF represents the condition of the pipe and how likely it is that the pipe might fail due to defects or condition. The CoF represents the impacts to people and property if a pipe fails. Together, these two factors can be used to direct resources based on a relative comparison of overall risk.

2.1 Likelihood of Failure (LoF)

Pipe LoF information will be obtained from condition assessment data collected during CCTV inspections using the standardized NASSCO PACP protocol.

Typical pipe defects observed in stormwater pipes include structural defects such as collapses, deformations, breaks, fractures, cracks, joint offsets at the point where two pipes come together, holes, sags, and crossbores from other pipes or utilities. Maintenance defects include excessive debris that impedes the flow of water, roots, intruding laterals, or blockages that need to be cleared. Both the number of defects and severity of the defects are used in the NASSCO PACP protocol to develop numerical condition grades.

Through inspection, numerical condition grades are assigned for both structural and maintenance defects ranging from 1 (minor) to 5 (most significant). Pipe ratings are based on the number of occurrences for each condition grade within individual pipes and are separately calculated for structural defects and Operational and Maintenance (O&M) defects.

Quick structural ratings (QSR) and quick maintenance ratings (QMR) use the NASSCO PACP numerical condition grades to provide an indication of the severity and number of defects within a pipe. This yields a more comprehensive representation of pipe condition than what a singular value would provide.

QSR and QMR values consist of a 4-digit score that is compiled as follows:

- First digit (XXXX) represents the highest severity defect grade occurring along the pipe length.
- Second digit (XXXX) represents the number defects with the highest severity grade.
- Third digit (XXXX) represents the second highest severity defect grade occurring along the pipe length.
- Last digit (XXXX) represents the number of defects with the second highest severity grade.

For example, a pipe with a QSR of 5231 would indicate that there are two instances of defects that have a grade of 5 (most significant), no instances of a defect with a grade of 4 (significant), and one instance of a defect with a grade of 3 (moderate).

The first digit of the pipe's quick rating will be used to assign each pipe a default structural LoF score and a defect maintenance LoF score ranging from 1 to 5 unless the quality assurance and quality control (QA/QC) process indicates a need for revision. During the condition assessment and QA/QC review, the reviewer will have the opportunity to upgrade or downgrade the LoF score as appropriate based on observed defects to ensure that all actionable defects are dealt with in a timely manner (for example, a small hole compared to a large hole). These LoF scores will be used in the Risk Matrix.

The default LoF scores for QSR/QMR ranges are provided for reference in **Table 4**.

Table 4. Default LoF Scores for QSR/QMR Ranges

Default LoF Score	QSR/QMR
5	≥5100
4	≥4100
3	≥3100
2	≥2100
1	≥0000

2.2 Consequence of Failure (CoF)

The CoF will be different depending on where the pipe is located relative to the constructed features in the landscape, such as critical facilities (for example, fire stations and schools), road networks, the diameter of the pipe, and its location relative to sensitive areas, such as landslide and erosion hazard areas.

An analysis of pipe CoF was conducted in GIS using the following features described in **Table 5** as indicators of potential consequences to people or property.

Table 5. Consequence of Failure Data

Category	Feature	GIS Data Source	Date Received
Size	Pipe Diameter	*Storm_Mains3.shp*	05/21/2024
Transportation	Arterials	*Streets.shp*	05/21/2024
Surface Condition	Paved Right-of-Way	*Streets.shp*	05/21/2024
Miscellaneous	Streams	*Streams.shp*	05/21/2024
	Critical Areas - Wetlands	*Wetlands.shp*	05/21/2024

Category	Feature	GIS Data Source	Date Received
	Critical Areas – NWI Wetlands	*NWI_Wetlands.shp*	05/21/2024
	Critical Areas - Shoreline Unstable Slope	*Shoreline_slope_stability.shp*	05/21/2024
	Critical Areas – Shoreline Erosion	*ErosionShoreline.shp*	05/21/2024
	Critical Areas – Erosion Hazard Soils	*Erosion_Hazard_soils.shp*	05/21/2024
	Critical Areas – Lakes and Ponds	*Lakes_and_Ponds.shp*	05/21/2024
	Critical Infrastructure – Fire Stations, Schools, Police Stations, City Hall, and Libraries	*CriticalFacilities.shp*	05/21/2024

Using the criteria described in **Table 6**, numeric values were assigned to each feature and weighted according to presumed importance. Cumulative scores were then calculated for each pipe, with a minimum CoF score of 1 and a maximum CoF score of 5.

Table 6. Consequence of Failure Criteria and Scoring

Category	Feature	Criteria	Maximum Score
Size	Pipe Diameter	Diameter > 12 inches = 1 point	1
Transportation	Arterials	Pipe intersects with either principal or minor arterial 30-foot buffer = 2 points	2
Surface Conditions	Paved Right-of-Way	Pipe intersects with streets with surface type asphalt with 25-foot buffer = 1 point	1
Miscellaneous	Critical Areas - Streams	Pipe intersects with stream (no buffer) = 1 point	**1**
	Critical Areas - Wetlands	Pipe intersects with critical area 5-foot buffer = 1 point	
	Critical Areas - National Wetlands Inventory Wetlands		
	Critical Areas - Shoreline Unstable Slope		
	Critical Areas - Shoreline Erosion		
	Critical Areas - Erosion Hazard Soils		
	Critical Areas - Lakes and Ponds		

Category	Feature	Criteria	Maximum Score
	Critical Infrastructure - Fire Stations, Schools, Police Stations, City Hall, and Libraries	Pipe intersects with critical infrastructure 20-foot buffer = 1 point	

For example, an 18-inch pipe crossing an arterial that is next to a school would receive one point for the diameter being greater than 12 inches, two points for being within the 30-foot buffer of an arterial, one point for being within five feet of the edge of pavement, and one point for being adjacent to a school (critical infrastructure) for a total CoF Score of 5.

2.3 Risk Matrix

As described above, pipe risk in this context is determined using a pipe's LoF classification combined with the consequence of failure analysis results. By using both the LoF and the CoF information, the pipes can be ranked.

The matrix below identifies a strategy to rank the pipes based on pipe condition relative to all other pipes in the system. A matrix has the benefit of incorporating the rating of both LoF and CoF and is better suited at identifying the "first priority" pipes for more immediate action. **Figure 2** shows the risk matrix for the City pipes.

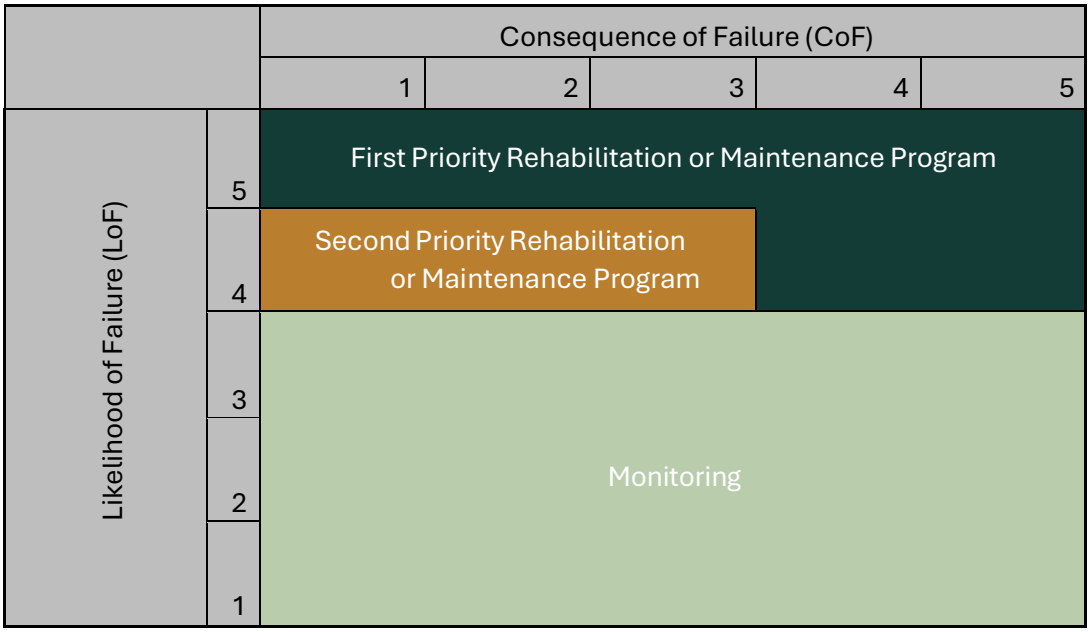


Figure 2. Risk Matrix

SECTION 3 CONDITION ASSESSMENT

The condition assessment process for the City's Program will involve collecting and processing CCTV inspection data, performing condition assessments, and determining repair, replacement, and maintenance recommendations.

3.1 Pipe Inspection Protocol

The City's stormwater pipe inspections are being performed using CCTV technology and standardized NASSCO PACP pipe condition grading. The overall goal of the pipe inspection process is to obtain quality inspection data to understand the condition of stormwater pipes to support the City's near-term and ongoing planning and allocation of resources for pipe maintenance, repair, and replacement.

3.1.1 Inspection Roles and Responsibilities

The implementation of the pipe inspection protocol will include City roles that may change over time. For the near-term and ongoing Program, the City plans to perform the cleaning and inspection work (pipe inspector, vactor operator, sediment disposal, and traffic control), as well as management, data reviewer, and operations roles. The following roles and job responsibilities are recommended to implement the pipe inspection program:

- **Inspection Project Manager (PM):** The Inspection PM will oversee the pipe inspections and ensure progression towards established near-term and ongoing inspection completion targets. The PM will review weekly reports, resolve outstanding issues that arise, assure coordination between departments, and recommend adaptations to address unexpected situations.
- **Data Reviewer:** The Data Reviewer will be responsible for various inspection data management tasks, including conducting QA/QC reviews on the pipe inspection data and ensuring data is acceptable and complete before being allowed to progress to the condition assessment process.
- **Asset Manager:** The Asset Manager will conduct updates to GIS applications based on data collected during the inspection process, and resolve mapping issues, including managing GIS data for newly discovered assets.
- **Pipe Inspector:** All pipe inspectors must be NASSCO PACP certified. They will be responsible for collecting pipe inspection data with CCTV equipment and identifying and coding defects according to the NASSCO PACP protocol. They will be responsible for delivering high-quality pipe image files, and a NASSCO PACP-certified database that documents the pipe inspection data. Additionally, they will be responsible for notifying the PM in the event of an emergency and when new assets are located in the field.
- **Vactor Operator:** The Vactor Operator will clean pipes as requested by the Inspection PM.
- **Sediment Disposal:** Sediment Disposal, specifically the disposal of liquids and soils that were generated during the piper cleaning operations, will be taken care of by the Vactor Operators.
- **Traffic Control:** Traffic Control may be necessary in some areas of the City or for nighttime work. Traffic control will be subject to City review and approval and comply with all local and state laws to ensure a safe workspace for the Pipe Inspectors and Operations Support.
- **Miscellaneous Operations Support:** Miscellaneous Operations Support may be required to assist Pipe Inspectors with field operations issues that arise at any time during the inspection process, such as clearing obstructed maintenance or access holes, and installing "no parking" signs.

3.1.2 Inspection Data, Reports, Tracking, and Storage

The pipe inspection condition data collected by the Pipe Inspectors and accessory reports will be delivered to the Inspection PM at different times and in different formats. The organization, visualization, tracking, and storage of inspection data will be supported by software tools such as ArcGIS and Cartegraph.

- **Inspection Data:** Unless there is an urgent situation, all reports and data will be submitted to the PM on a weekly basis. The Pipe Inspector will collect the following data and reports:
  - **NASSCO PACP Compliant Inspection Database:** The POSM database file that includes asset attributes and pipe condition data, including the number and type of defects.
  - **Videos:** CCTV camera video of inspection in .mp4 format. Videos will have the following standard naming convention where SDXXXXXXXXXXXX is the GIS asset ID:
    - SDXXXXXXXXXXXX _YYYYMMDD.mp4 (inspection video – full inspection)
      - SDXXXXXXXXXXXX _YYYYMMDD_US.mp4 (inspection video – partial inspection in upstream direction)
      - SDXXXXXXXXXXXX _YYYMMDD_DS.mp4 (inspection video – partial inspection in downstream direction)
    - At a minimum, the video shall include the following information:
      - Date and Time
      - Street Name or Location
      - Upstream and Downstream Structure ID
      - Pipe Size
      - Pipe Length
      - Pipe Material Type
  - **Photographs:** Digital photographs of any defects in .jpg format. The photographs will have the following standard naming convention where SDXXXXXXXXXXXX is the GIS asset ID:
    - SDXXXXXXXXXXXX _YYYYMMDD_##.jpg (photo)
  - **Inspection Report:** The NASSCO PACP compliant report that is generated by the Pipe Inspector's inspection software for each asset. This report summarizes the observed asset attributes and inspection in .pdf format. The naming convention for these reports is as follows, where SDXXXXXXXXXXXX is the GIS asset ID:
    - SDXXXXXXXXXXXX _YYYYMMDD.pdf (inspection report – full inspection)
      - SDXXXXXXXXXXXX _YYYYMMDD_US.pdf (inspection report – partial inspection in upstream direction)
      - SDXXXXXXXXXXXX _YYYMMDD_DS.pdf (inspection report – partial inspection in downstream direction)
    - At a minimum, the inspection report should include the following information:
      - Inspector's name
      - Inspector's NASSCO PACP certificate number
      - System owner (the City of Anacortes)
      - Inspection date and time
      - Weather during inspection
      - Pre-cleaning status

- Direction of inspection (upstream, downstream)

- Inspection status
- Drainage basin
- Asset ID
- Location of inspection (nearest address)
- Pipe type (for example, storm or sanitary pipe)
- Pipe size
- Pipe shape
- Pipe material
- Length of inspection
- Upstream structure ID
- Downstream structure ID
- Upstream rim to invert, rim to grade, and grade to invert
- Downstream rim to invert, rim to grade, and grade to invert
- Observed defect codes, descriptions, locations, and grades
- Pipe ratings
- Photos of significant defects

– **Urgent Situations:** Immediate phone call to Inspection PM.

- **ArcGIS:** The City's stormwater pipe inventory is currently housed in an ArcGIS geodatabase. This ArcGIS data will be the source data for identifying pipes to assess, their locations, and their assumed characteristics, including pipe diameter, age, material, length, and upstream and downstream structures and types. The CoF analysis will be conducted using ArcGIS, and the videos and photos from the inspection will be uploaded to ArcGIS. ArcGIS is integrated into and can be accessed directly from the City's Cartegraph software.
- **POSM Inspection Software:** The City's Pipe Inspectors are currently using POSM CCTV inspection software that creates PACP-compliant reports and a database that is compatible with Cartegraph.
- **Cartegraph:** The Inspection PM will be tracking the status and actions associated with a pipe inspection such as cleaning and providing access in Cartegraph. The pipe inspection data will be uploaded to Cartegraph. Cartegraph is the City's current asset management software and will be used to track and store the final inspection data.

3.1.3 Inspection Workflow

Pipe inspections will be performed by Pipe Inspectors using CCTV equipment and will utilize NASSCO PACP condition grades and ratings. CCTV pipe inspections and the corresponding data management protocol involves multiple lateral and sequential steps for various City departments to perform. The pipe inspection workflow is illustrated in detailed workflow diagrams included in **Appendix A**. *Step 1 – Annual CCTV Pipe Inspection Flow Chart* and *Step 2 – Pipe Inspection Data Management Flow Chart* outline the process required to complete pipe inspections and properly manage the resulting data, respectively.

Following *Step 1 – Annual CCTV Pipe Inspection Flow Chart* in **Appendix A**, the City Stormwater Department will complete the following to ensure the physical completion of pipe inspections:

- Select pipes for inspection.

Following *Step 1 – Annual CCTV Pipe Inspection Flow Chart* in **Appendix A**, the City O&M Department will complete the following to ensure the physical completion of pipe inspections:

- Create cleaning and inspection work orders.
- Clean pipes.
- Measure upstream and downstream rim to invert, rim to grade, and grade to invert.
- Inspect pipes.
- Clean pipes as needed based on condition and accessibility.
- Make any necessary GIS attribute and geometry updates for existing and new assets.
- Coordinate with and report to the Inspection PM any issues, including those pertaining to pipe access and discovery of critical defects.
- Implement the appropriate actions for various scenarios such as inaccessible pipes or the discovery of critical defects.
- Track volume and composition of sediment removed during cleaning.

Following *Step 1 – Annual CCTV Pipe Inspection Flow Chart* in **Appendix A**, the City GIS Division of Public Works will complete the following to ensure the physical completion of pipe inspections:

- Assign asset ID to new assets.
- Upload PACP report to Cartegraph and submit video and photos to City GIS Division of Public Works.

Following *Step 2 – Pipe Inspection Data Management Flow Chart* in **Appendix A**, the City GIS Division of Public Works will complete the following to properly manage the resulting inspection data:

- Conduct inspection data quality assurance and quality control (QA/QC) in Cartegraph.
- Determine acceptability and completeness of the data.
- Issue re-inspection work orders if the data is not acceptable or if missing data cannot be obtained without re-inspection.
- Make any necessary GIS attribute and geometry updates.
- Upload inspection data determined to be thorough and complete to Cartegraph.
- Calculate the CoF scores for all inspected assets. This scoring represents the impacts to people and property if a pipe fails and will be used in the next step in the process: Condition Assessment.

3.2 Condition Assessment Protocol

Condition assessments will be performed for each pipe inspected. During the condition assessment process, the LoF scores, along with risk scores calculated using a combination of CoF and LoF results, will be assigned, and repair, replacement, and maintenance recommendations will be determined. The goal of the condition assessment process is to provide prioritized pipe repair, replacement, and maintenance recommendations to enable the City's stormwater team to make informed, risk-based decisions on maintaining, repairing, rehabilitating, or replacing assets.

3.2.1 Condition Assessment Roles and Responsibilities

As with the inspection protocol, the division of roles for the condition assessments may change over time. For the near term, the condition assessment work will be performed by City staff. As the volume of annual inspections increases and depending on City staff availability, the City may explore hiring a consultant to manage or perform the condition assessments. These roles may be covered by the same person and not be a full-time responsibility in the near term, but this may change as the on-going scope of this program increases. The following additional job responsibilities will be needed to implement the condition assessment protocol:

- **Condition Assessment Project Manager (PM):** The Condition Assessment PM will oversee the condition assessment process and review repair, replacement, and maintenance recommendations assigned by the Data Reviewer. The Condition Assessment PM will assign work orders to City crews or prepare contract packages to address recommended repair, replacement, and maintenance actions.
- **Data Reviewer:** For the condition assessment process, the Data Reviewer will ensure inspection and GIS data is complete and up to date. The Data Reviewer will also review inspection data and use the CoF previously assigned in association with the NASSCO PACP pipe ratings to determine the LoF for all inspected assets and the identify first and second priority status. Based on those determinations, pipes will be evaluated, and repair, replacement, and maintenance recommendations will be assigned by the reviewer. This role requires NASSCO PACP certification or equivalent knowledge.

3.2.2 Condition Assessment Data, Tracking, and Storage

Condition assessment data consists of a CoF score, a structural and maintenance LoF score, a priority (such as first, second, or monitoring), and a repair, replacement, or maintenance recommendation. GIS and Cartegraph, as described previously, will also be used to complete the condition assessment protocol. Cartegraph will be used to track and store the final inspection data, which includes CoF and LoF scores and prioritized repair, replacement, maintenance, and monitoring recommendations.

3.2.3 Condition Assessment Workflow

Condition assessment workflow involves multiple lateral and sequential steps for the City to perform and is illustrated in a detailed workflow diagram included in **Appendix A**. The flow chart *Step 3 – Pipe Condition Assessment Flow Chart* outlines the process required to complete the pipe condition assessment.

Following *Step 3 – Pipe Condition Assessment Flow Chart* in **Appendix A**, the City Stormwater Department will complete the following to properly implement the pipe condition assessment process:

- Conduct QA/QC reviews to ensure the inspection and GIS data uploaded to Cartegraph is complete and up to date. The City Stormwater Department can update GIS attributes and geometry, address inspection data issues, and redirect the workflow back to Step 2 if the condition assessment cannot be completed with the current data.
- Review CCTV data and assign LoF scores.
- Determine if review is needed by the City Engineering Department.
- Determine pipe risk based on the combination of CoF and LoF scores in the risk matrix.
- For pipes determined to be First Priority risk where immediate action is needed:
  - Determine and schedule repair, replacement, or maintenance action.

  - Determine if review is needed by the City Engineering Department.
  - Create work orders and contract bundles.
- For pipes determined to be either First Priority risk where immediate action is not needed, or Second Priority risk:
  - Determine repair, replacement, or maintenance recommendation.
  - Determine if review is needed by the City Engineering Department.
  - Conduct QA/QC on the recommendation.
  - Create work orders and contract bundles.
- Pipes that are neither First nor Second Priority risk are categorized as either Regular or Increased Monitoring.

Following *Step 3 – Pipe Condition Assessment Flow Chart* in **Appendix A**, the City Engineering Department will complete the following to properly implement the pipe condition assessment process:

- Review CCTV data flagged by the City Stormwater Department.
- Assign LoF Scores.
- Determine repair, replacement, or maintenance recommendations.

3.3 Repair, Replacement, and Maintenance Recommendations

The condition assessment data will provide information about the severity of the structural and maintenance defects as well as the location and number of defects in each pipe segment. Depending on the condition of each asset, a range of options will be available for restoring pipe functionality.

3.3.1 Spot Repairs

Spot repairs are repairs that can be conducted on a portion of the pipe without replacing the entire pipe segment. These repairs can be made for pipes that have one severe defect or many defects that are confined to a short segment of pipe. Spot repairs can be open cut or trenchless.

3.3.2 Trenchless Repair

Trenchless repairs, such as cured-in-place (CIPP) lining, slip lining, fold and form lining, spiral wound lining, spray applied polymer lining, or other trenchless repair types, are appropriate for pipes that have multiple defects but are generally intact without large offsets or voids. These pipes can be effectively repaired with trenchless technology. Trenchless repair is typically the default repair method, whereas open cut replacement is reserved as a last resort for pipes that have failed or deteriorated beyond the limits of trenchless repair.

3.3.3 Full Replacement

Full pipe replacement is warranted for pipes that have multiple severe defects or voids that trenchless repair technology cannot appropriately address. Additionally, full replacement may be necessary if pipes are not sized correctly or have other physical attributes such as position, slope, or change in pipe diameter that warrant replacement in addition to the pipe's condition.

3.3.4 Maintenance

Pipes will be cleaned before each inspection and as needed to attempt to complete the CCTV inspection. However, there are instances where sediment, debris, roots, and other maintenance obstructions, such as intruding laterals, will not be cleared with this light cleaning. These maintenance condition observations will be noted in the CCTV report and represented in the maintenance ratings. The maintenance ratings can be used to identify and prioritize the necessary maintenance activities.

3.3.5 Special Situations

The condition assessment will identify special situations that require City decisions for repair or replacement actions. These include but are not limited to illicit connections and utility crossings. Most of these situations require coordination with other entities to resolve the issues.

3.3.5.1 Illicit Connections

Condition assessment will identify illicit connections where pipes have been tapped into the City's drainage pipes. Connections to the storm system should be made at the upstream and downstream structures. Some illicit connections may have been installed using appropriate construction technique and cause no damage to the mainline. However, most illicit connections cause issues, such as protruding laterals or damage to the mainline where the connection was made. These situations will be included and evaluated as part of the pipe's inspection findings.

If a lateral connection is determined to be a sanitary sewer lateral, the City will follow its National Pollution Discharge Elimination System (NPDES) Phase II Permit requirements for removing the lateral. If lateral connections are stormwater laterals such as roof drains or groundwater laterals such as footing drains or sump pump drains, they are generally left alone until the mainline pipe needs repair or replacement.

3.3.5.2 Utility Crossings

New utility lines are often constructed using trenchless technology, which can result in drainage pipes occasionally being intersected by other utilities. These crossbores will be picked up during CCTV inspection and must be remedied to ensure the proper functionality and safety of the drainage system and the utility that crosses the City's drainage network. Some utilities, such as gas line crossings, should be immediately resolved. Other utilities should be notified of the problem and a request should be made to move their line.

3.3.6 Monitoring

Pipes that are neither first nor second priority risk based on their CoF and LoF scores are categorized as either Regular or Increased Monitoring.

3.3.7 Packaging Repair, Replacement, and Maintenance Activities

The Risk Matrix (visualized in **Figure 2**) provides a framework for prioritizing future repairs, replacement, and maintenance actions. Similar types of repairs, replacement, and maintenance actions should be bundled together for a contractor to perform. Additionally, work that the City wants to perform in-house should be pulled from these bundles. However, there are other practical considerations that may factor into the prioritization scheme. These considerations include opportunities to partner with other capital projects and geographic project packaging.

Following both the completion of the condition assessments and the determination of repair, replacement, or maintenance recommendations, the City can identify pipes relative to planned capital projects and identify potential opportunities for repairs or replacements with other projects. When packaging similar types of repairs, replacements, and maintenance actions, second priority pipes located near first priority

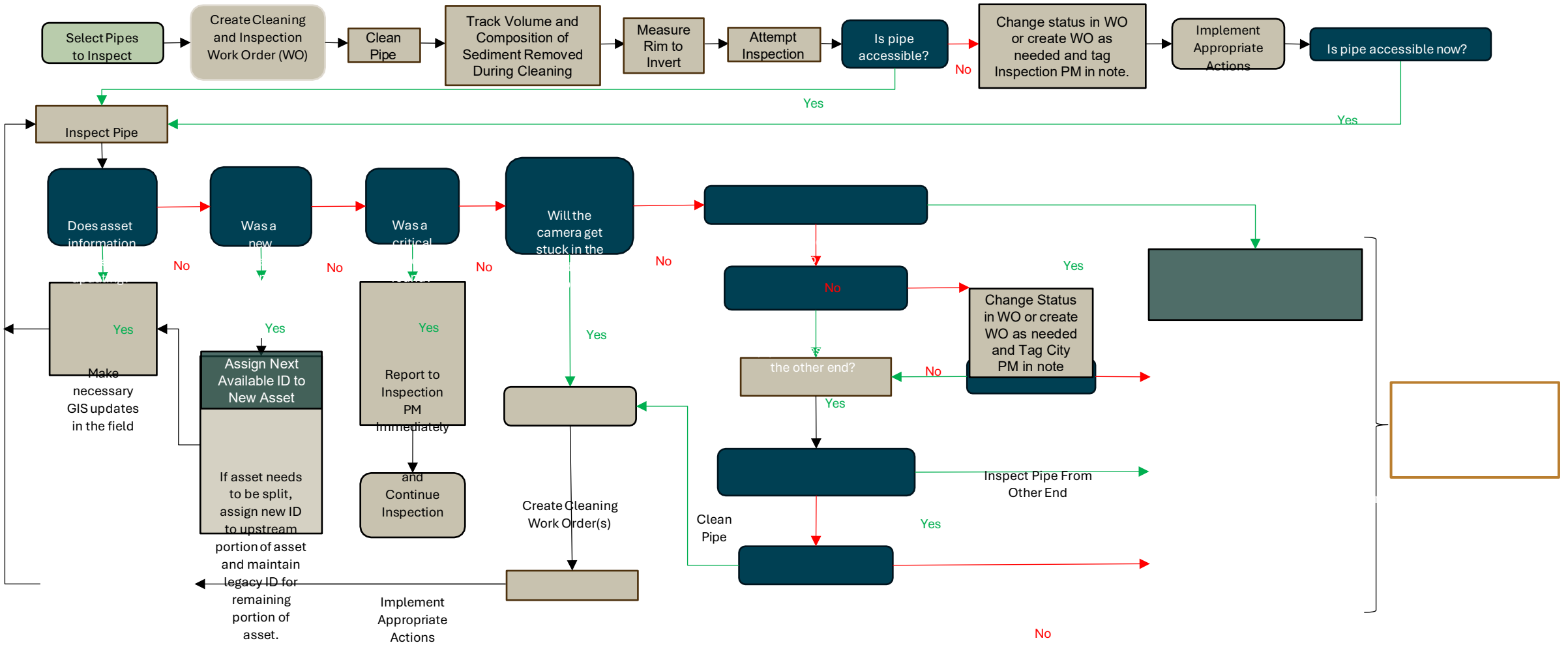
pipes should also be evaluated to bundle work located within the same neighborhood or relative geographic area within the City.

SECTION 4 CONCLUSION AND NEXT STEPS

This memorandum summarizes the framework for the City's Stormwater Pipe Repair and Replacement Program and includes near-term and ongoing program recommendations where applicable. With the framework defined, the City can continue inspecting the stormwater system, begin performing condition assessments, and undertake recommended repair, replacement, and maintenance projects.

APPENDIX A
WORKFLOW DIAGRAMS

Step 1:
Annual CCTV Pipe Inspection Flow Chart



Step 1:
Annual CCTV Pipe Inspection Flow Chart

Yes

No

Yes

No

Continue to Step 2 (Pipeline Inspection Data Management Flow Chart)

Done –
Upload Partial PACP Report to Cartegraph; Submit Video and Photos to GIS

Done –
Upload PACP Report to Cartegraph; Submit Video and Photos to GIS

Done –
Upload Partial PACP Report to Cartegraph; Submit Video and Photos to GIS

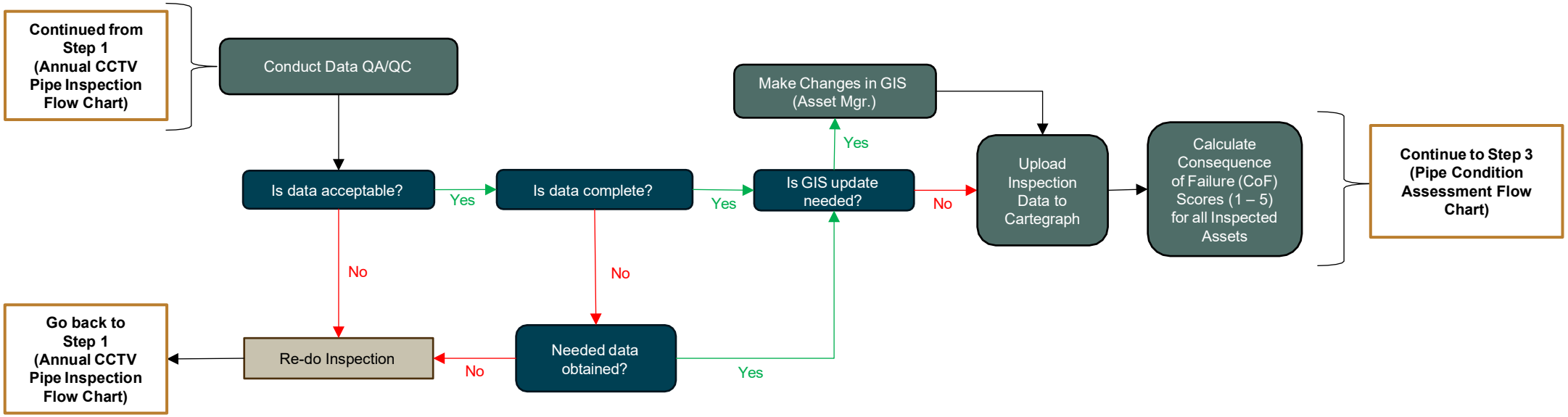
LEGEND:

- Evaluation
- City – O&M
- City – GIS/IT
- City – Stormwater Department
- City – Engineering

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Step 2:
Pipe Inspection Data Management Flow Chart



LEGEND:

- Evaluation
- City – O&M
- City – GIS/IT
- City – Stormwater Department
- City – Engineering

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Step 3:
Pipe Condition Assessment Flow Chart

Continued from Step 2 (Pipe Inspection Data Management Flow Chart)

Conduct Data QA/QC

Is inspection data

Update GIS Attribute

Update GIS geometry

Implement Appropriate Actions

Can pipe condition assessment still be

Go back to Step 2 (Pipe Inspection Data Management Flow Chart)

Yes / No

Review CCTV Data and Assign Likelihood of Failure (LoF) Scores (1 – 5)

Review CCTV Data and Assign Likelihood of Failure (LoF) Scores (1 – 5)

Determine Pipe Risk Based on Combination of CoF and LoF Scores in Risk Matrix

Is Pipe First Priority Risk?

Is Pipe Second Priority Risk?

Is immediate action needed?

Determine Repair, Replacement, or Maintenance Recommendation

Determine and Schedule Repair, Replacement, or Maintenance Action

Is Engineering review needed?

Determine Repair, Replacement, or Maintenance Action

Determine Repair, Replacement, or Maintenance Action

Create Repair, Replacement, or Maintenance Work Orders/ Contract Bundles

QA/QC

Likelihood of Failure (LoF)	Consequence of Failure (CoF) 1	2	3	4	5
5	First Priority Rehabilitation or Maintenance				
4	Second Priority Rehabilitation or Maintenance				
3	Monitoring				
2					
1					

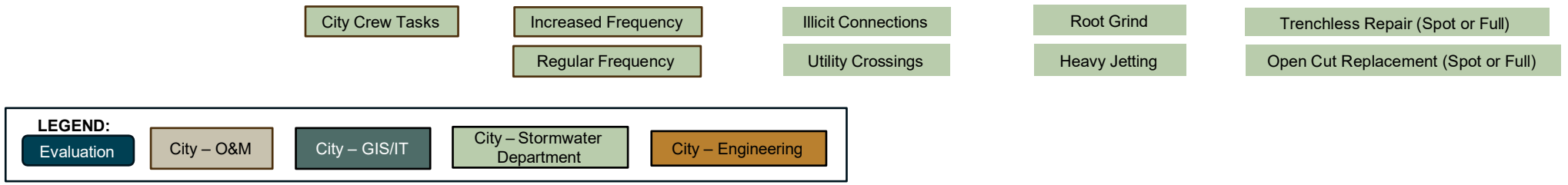
Pipe is categorized as Monitoring

Other | Monitoring | Special Situations | Maintenance | Repair or Replace

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Step 3:
Pipe Condition Assessment Flow Chart



APPENDIX D:
SYSTEMWIDE HYDRAULIC MODEL

TECHNICAL MEMORANDUM

Date: November 27, 2024

Project: City of Anacortes 2025 Stormwater Master Plan
To: Andrew Rheume, Public Works Director | City of Anacortes
Aaron Esterholt, Stormwater Program Manager | City of Anacortes

From: Dave Jacobs, PE | Osborn Consulting
Tom Spangenberg, PE | Osborn Consulting Katrina
Tang, EIT | Osborn Consulting
Subject: Systemwide Hydraulic Modeling

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Background 1

BACKGROUND

Osborn was contracted by the City of Anacortes to create a model of their stormwater system. The project area encompasses the entire City of Anacortes but was split into eight different basins. This section will provide figures for each basin and their maintenance holes, pipes, outfalls, and detention facilities.

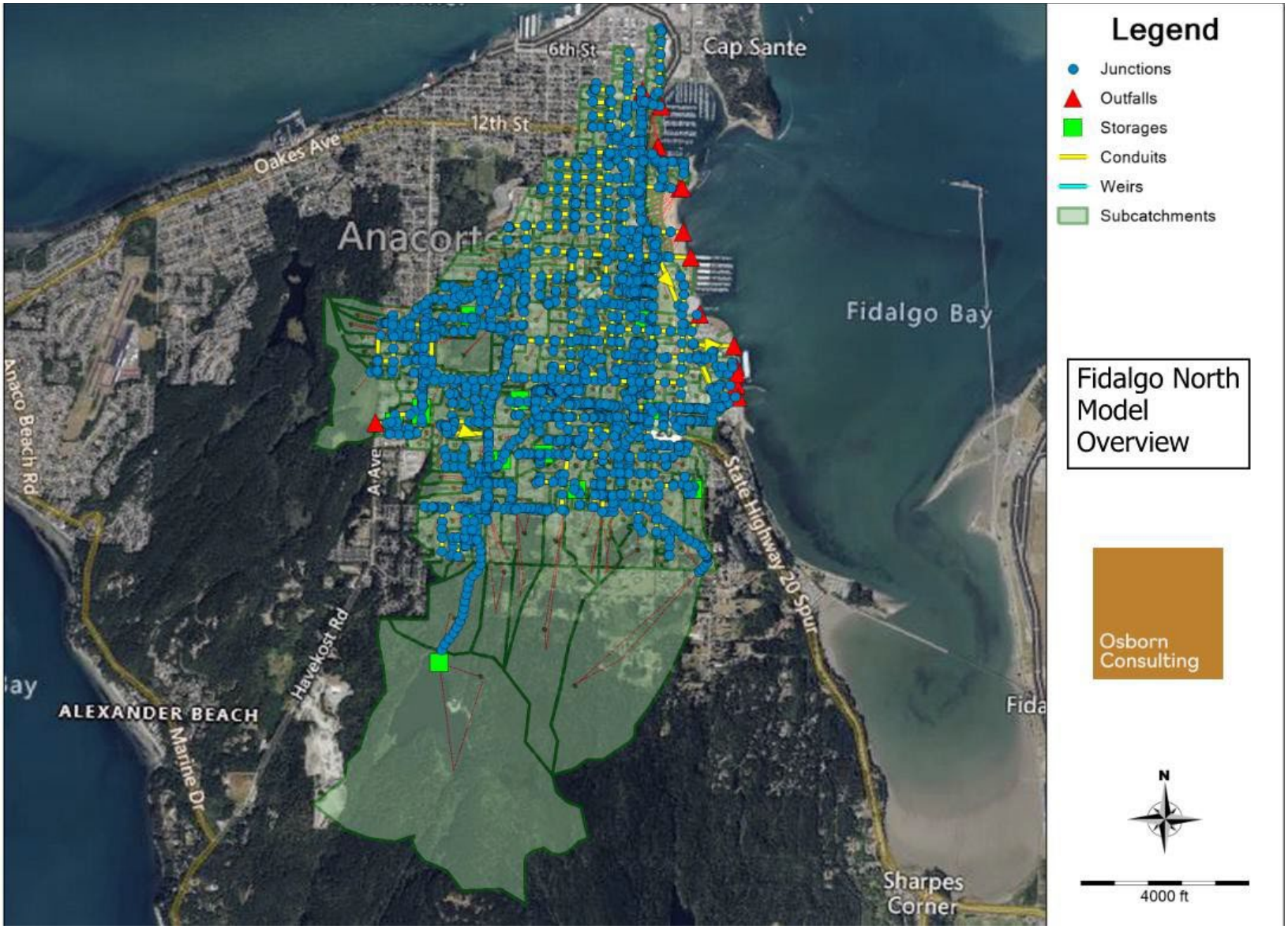


Figure 1. Fidalgo North Model Overview

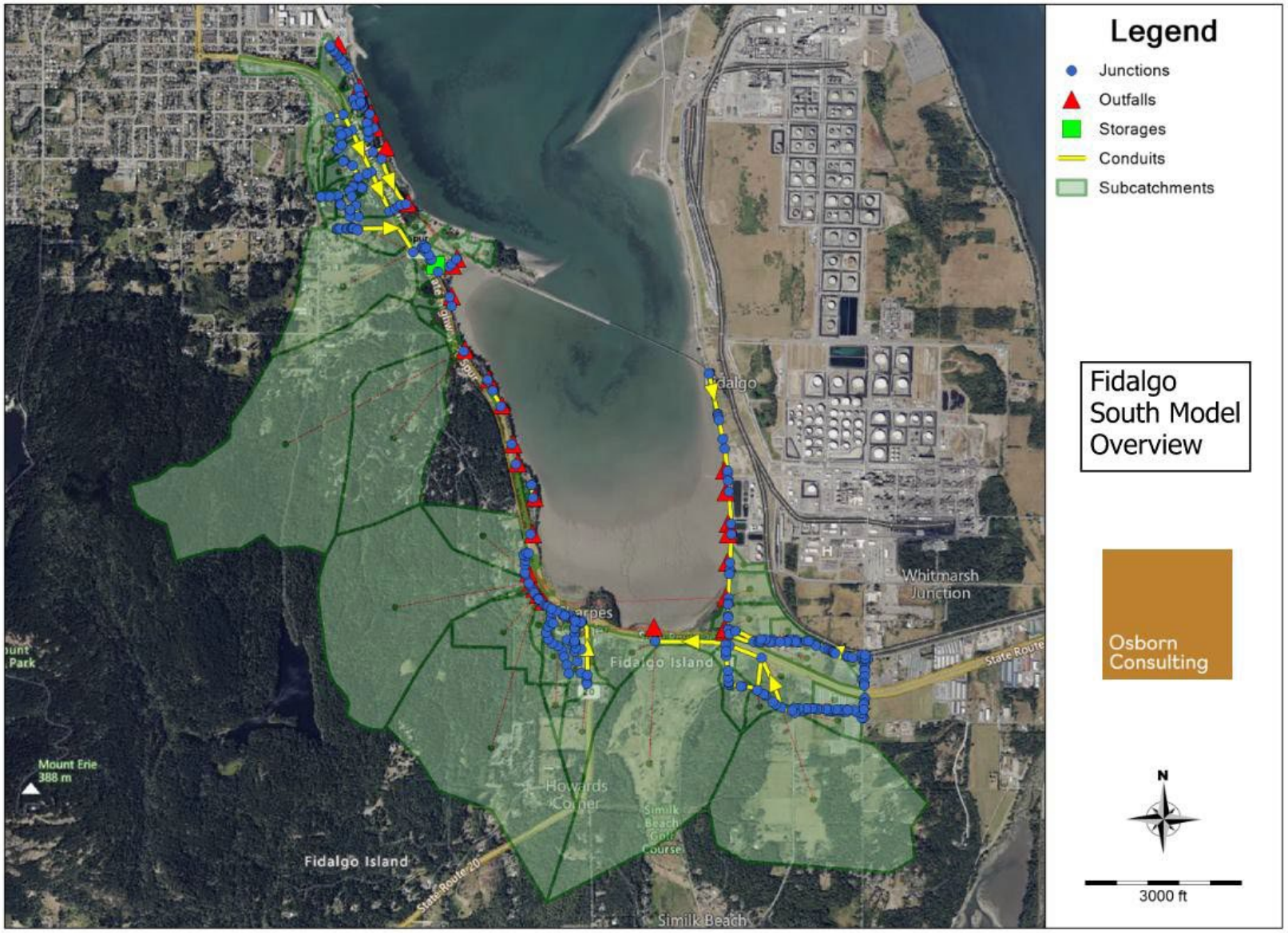


Figure 2. Fidalgo South Model Overview

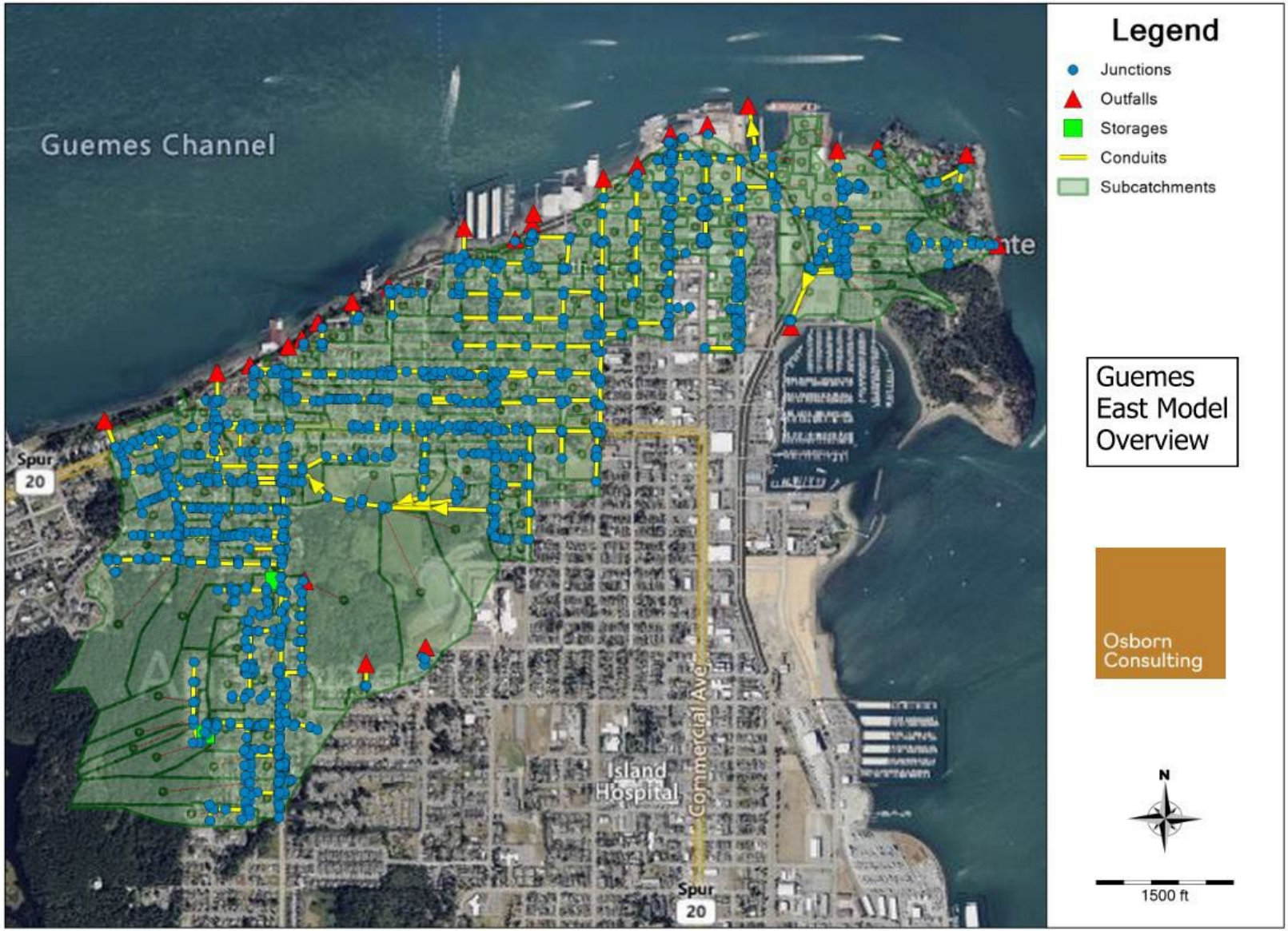


Figure 3. Guemes East Model Overview

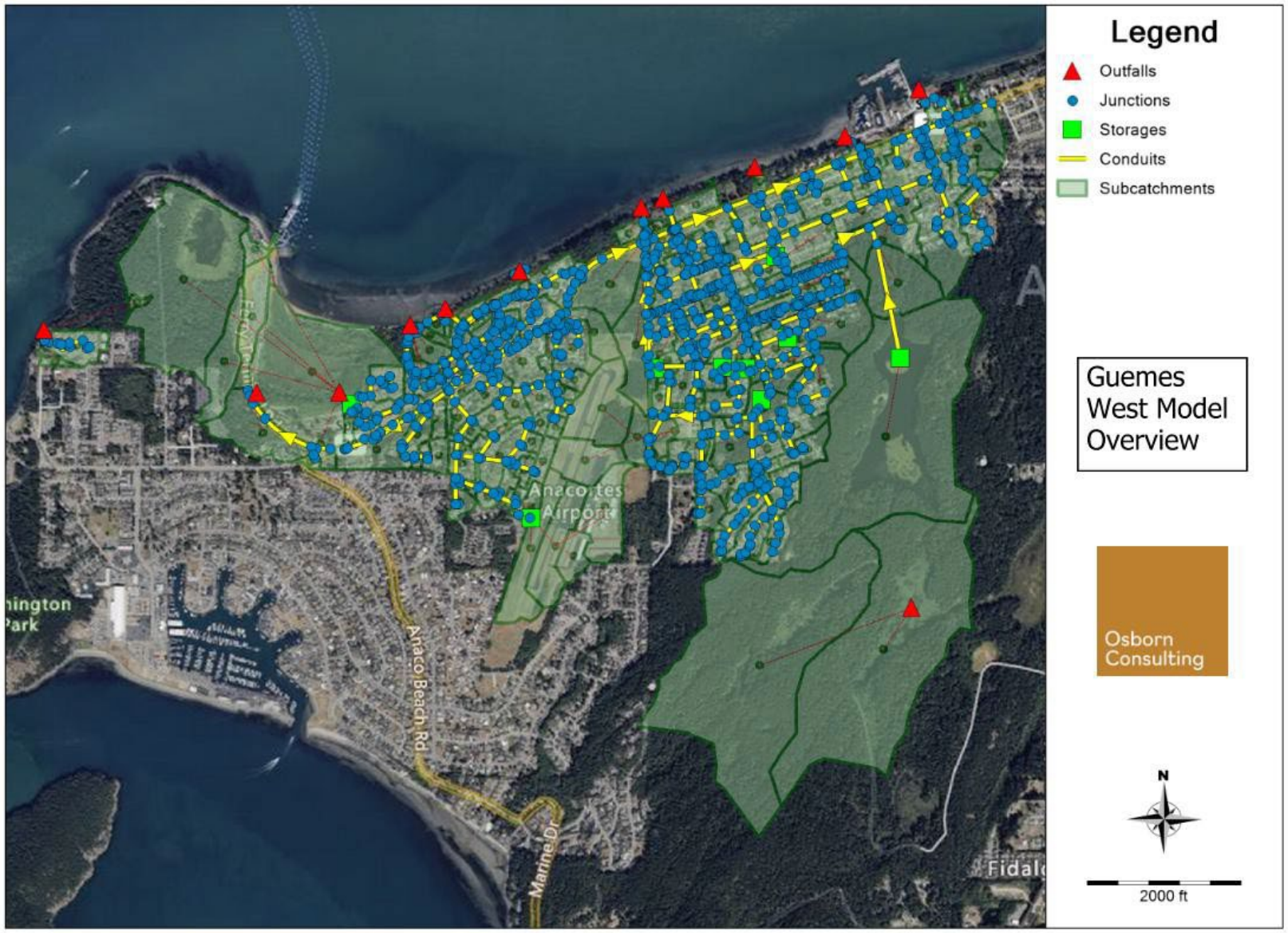


Figure 4. Guemes West Model Overview

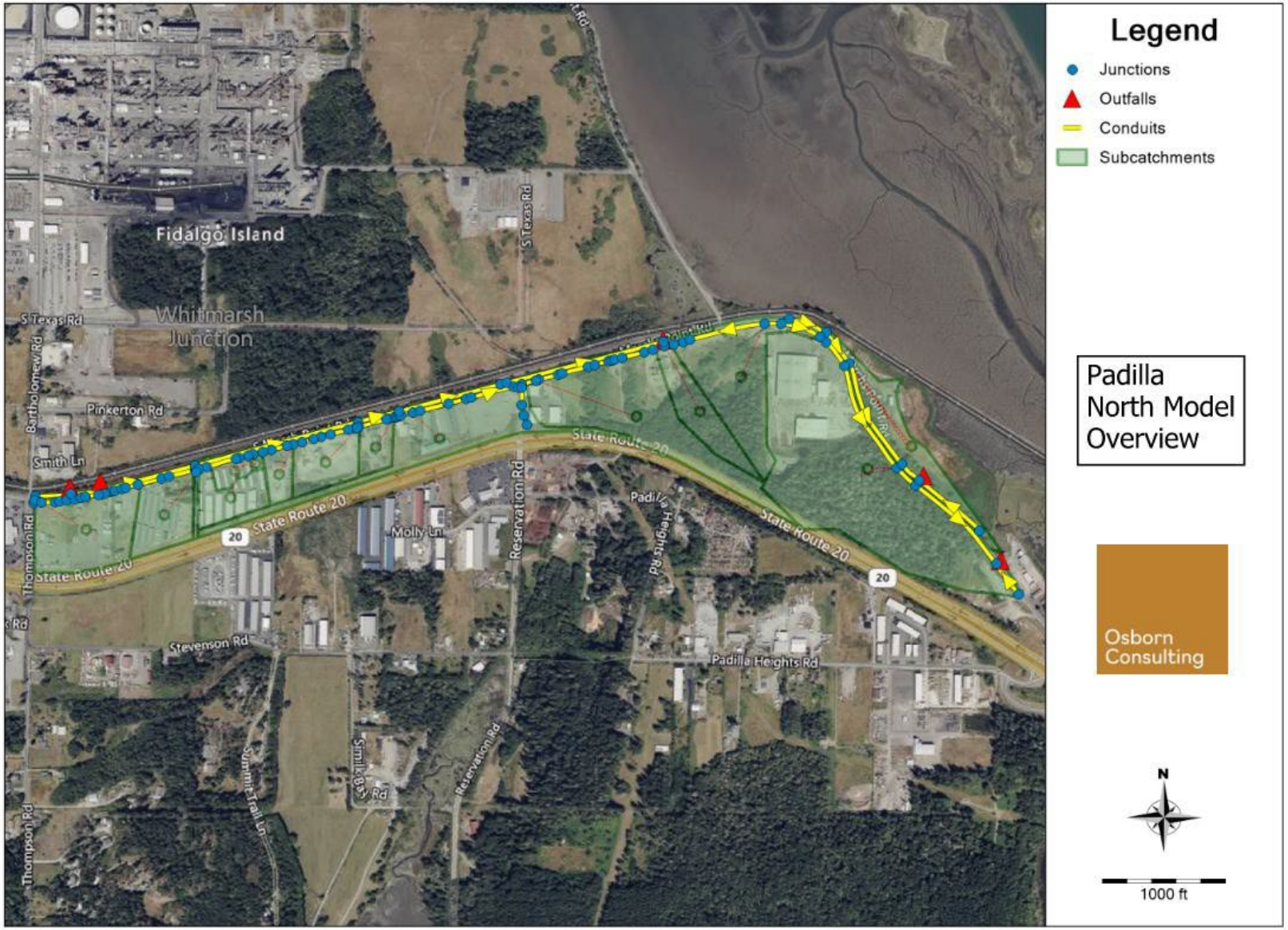


Figure 5. Padilla North Model Overview

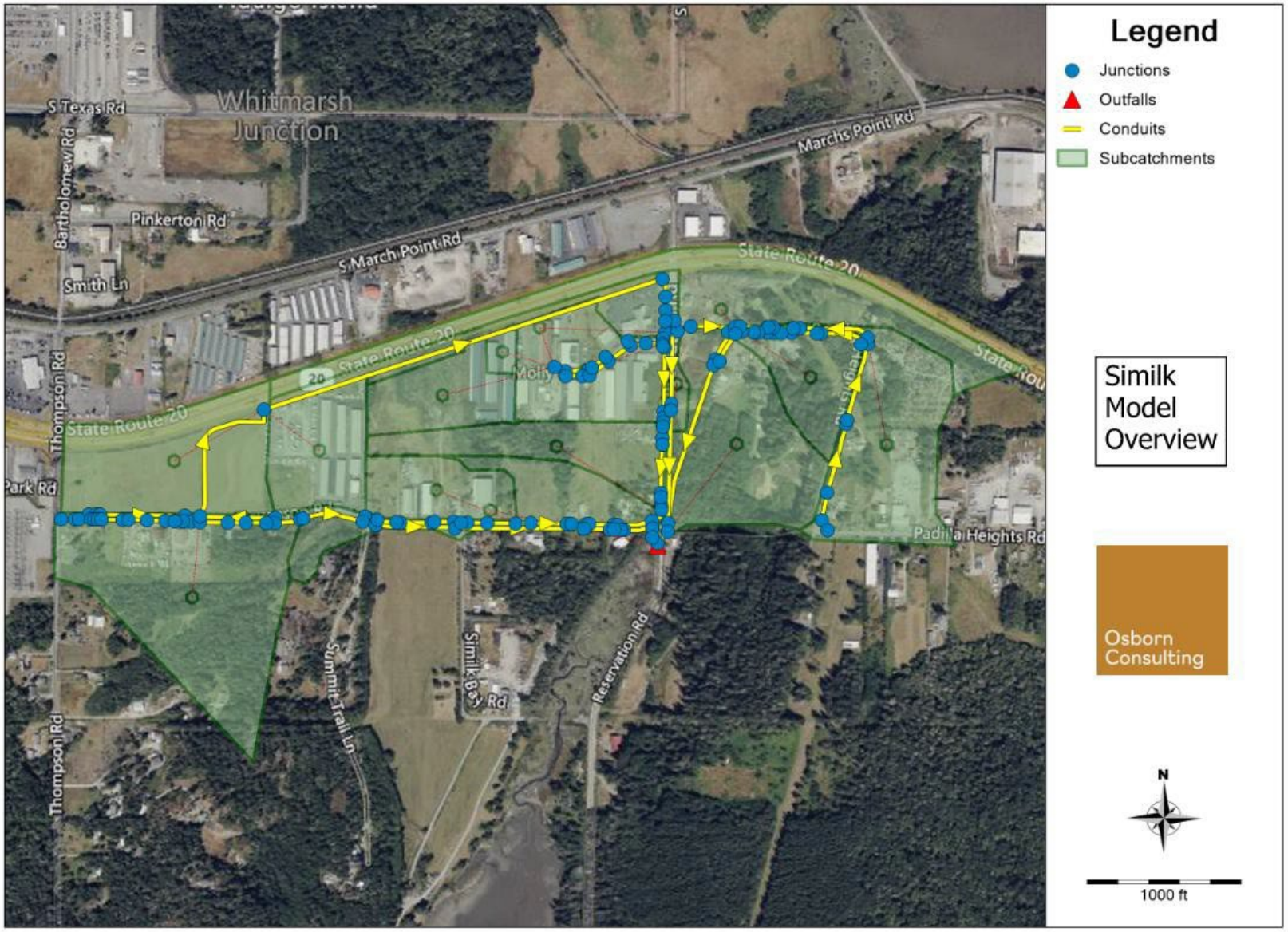


Figure 6. Similk Model Overview

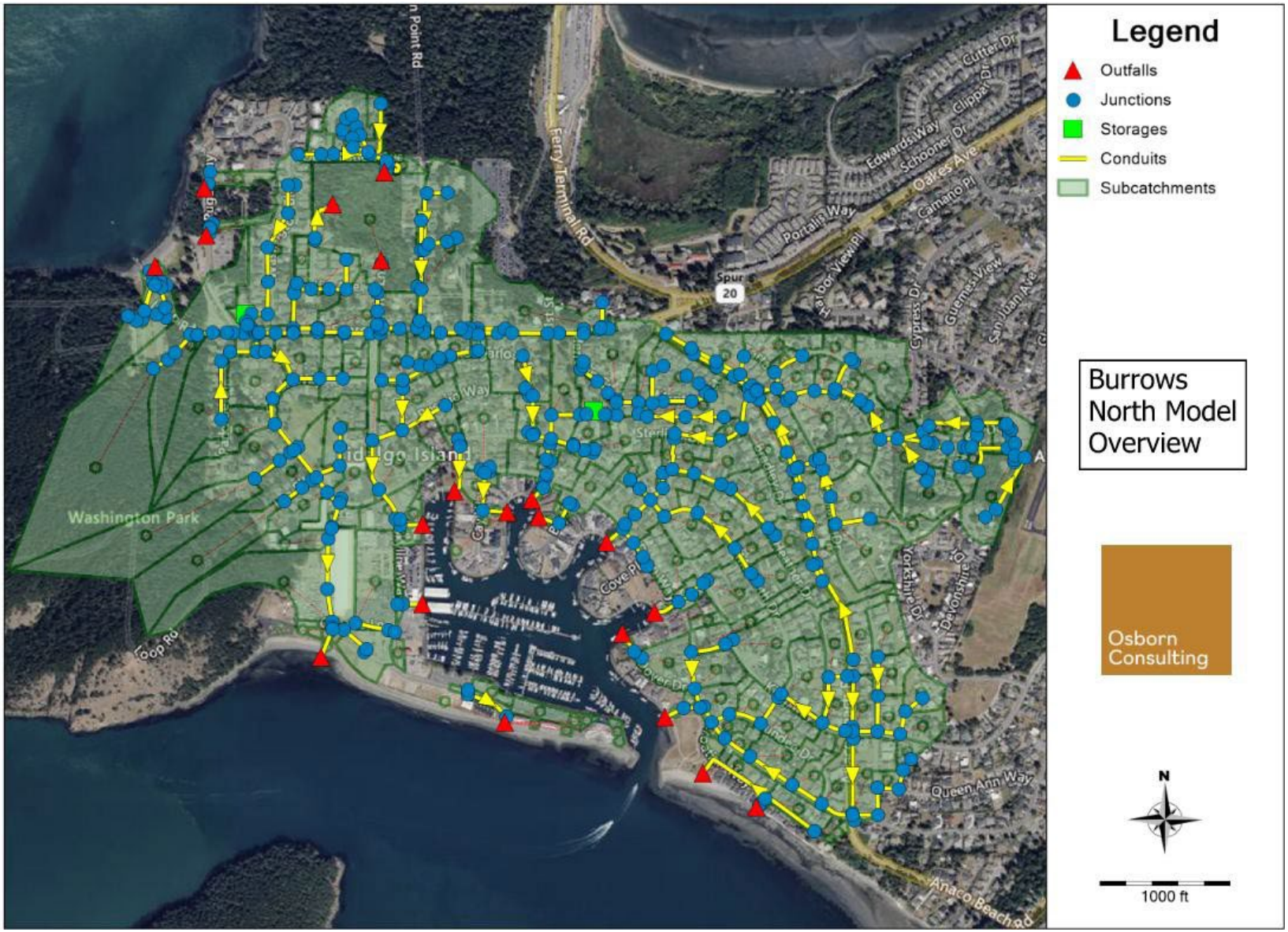


Figure 7. Burrows North Model Overview

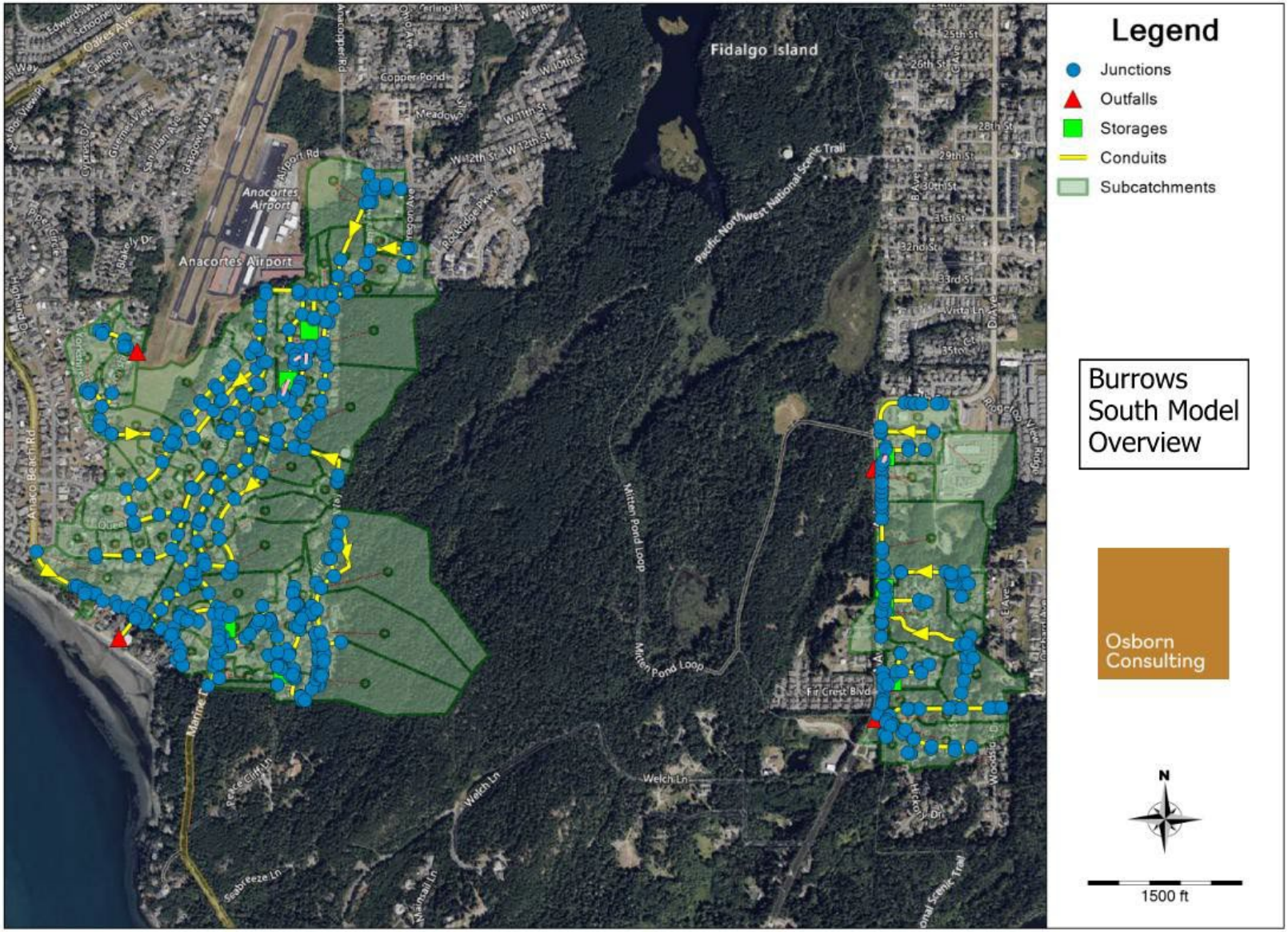


Figure 8. Burrows South Model Overview

APPENDIX E: SUMMARY OF MODEL DEVELOPMENT AND EXECUTION

Osborn Consulting
1800 112th Avenue NE, Suite 220E Bellevue,
Washington 98004
425.451.4009

TECHNICAL MEMORANDUM

Date: November 27, 2024

Project: City of Anacortes 2025 Stormwater Master Plan
To: Andrew Rheume, Public Works Director | City of Anacortes
Aaron Esterholt, Stormwater Program Manager | City of Anacortes
From: Dave Jacobs, PE | Osborn Consulting
Tom Spangenberg, PE | Osborn Consulting Katrina Tang, EIT | Osborn Consulting
Subject: Summary of Model Development and Execution

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BACKGROUND

Osborn Consulting (Osborn) was contracted by the City of Anacortes to complete a stormwater evaluation study on the City's storm pipe system. The project area encompasses the entire City of Anacortes. This section will detail the step-by-step process for how the models were developed and the parameters were used.

The following subsections describe the setup of the hydraulic and hydrologic portions of the model including the parameters and inputs.

1.1. Software

The modeling software that was used for this project was PCSWMM Professional 2023, which utilizes the EPA SWMM version 5.2.4 computational engine.

1.2. Model Extent

According to the City's watershed shapefile, there are eight drainage basins within the City limits: Burrows North, Burrows South, Fidalgo North, Fidalgo South, Guemes East, Guemes West, Padilla North, and Similk. Following a review of the basins, it was determined that an additional basin, Padilla South, covered the pipes located outside of the city limits. However, this basin was not modeled because it was determined that the small section of pipe outside of the city limits discharges straight into Padilla Bay.

Figure 1, on the next page, shows the model extent and basins.

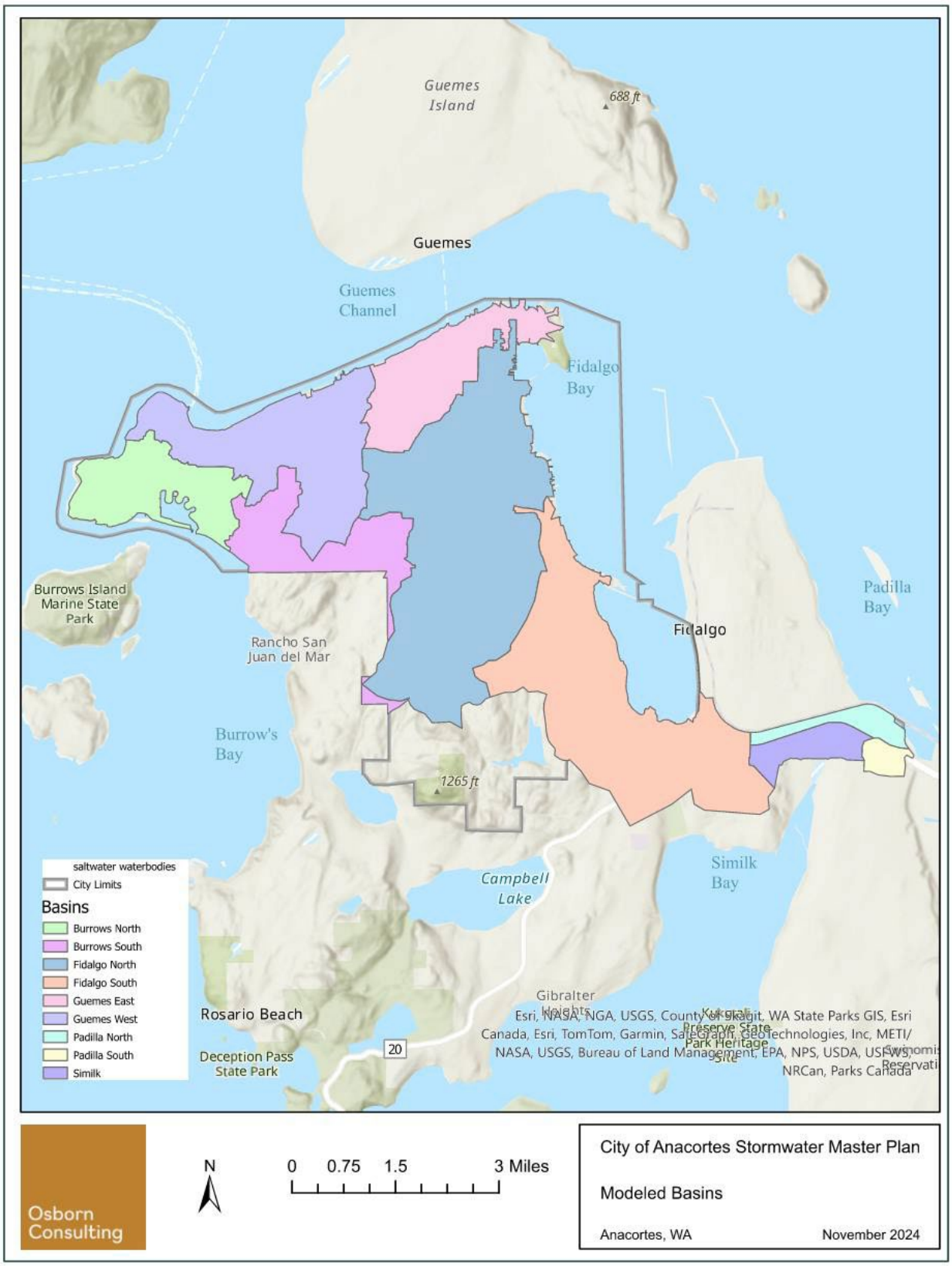


Figure 1. Modeled Basins

1.3. Boundary Conditions

One-hundred and twelve outfalls exist in the model. Outfalls that discharge to the Puget Sound are all set at an assumed High-High level of 10 feet. All outfalls in the model that discharge to wetlands or lakes are treated as free outfalls.

1.4. Hydrologic Methodology

The main hydrologic features include catchments, streams, and design storms. The following sections focus on how each of these features were developed to accurately replicate the rainfall and runoff response of the City's basins.

1.4.1. Drainage Area Delineations

The topographic survey data and two-foot contours were generated from the 2017 North Puget Digital Terrain Model (DTM) for use in drainage area delineations. The watershed boundary shapefiles provided by the City were verified using the two-foot contours and served as a basis for the basin delineations.

Additional areas outside of the city limits that are upstream of the delineated basins and drain into the city limits through streams or sheet flows that flow into City-owned drainage systems were delineated using 20-foot contours and are included in their respective basins. The eight basins were divided into smaller catchments using the 2-foot contours, resulting in a total of 1,110 catchments. The catchments were developed based on the surface area draining to downstream manholes. The sizes of the catchments ranged from 0.001 acres to 515.98 acres. Within urban areas the catchments were developed to not be larger than 10 acres.

A summary of the drainage basins and catchments used in developing the PCSWMM model is included in **Table 1.**

Table 1. Drainage Basins and Catchment Summary

Basin Name	Number of Catchments	Total Catchment Area (acres)
Fidalgo North	423	2571.75
Fidalgo South	86	1801.83
Guemes East	120	668.35
Guemes West	194	1147.75
Padilla North	16	148.75
Similk	15	212.56
Burrows North	162	440.37
Burrows South	94	573.91

The catchments were further broken down into three subcatchments. The total area and percent impervious for each subcatchment were determined using GIS data. The following schematic in **Figure 3** shows how **Equation 1** was applied to maintain the total subcatchment area.

- **Building (BLD) subcatchments** – Building footprints were used to determine the building rooftop areas within each catchment. A polygon was then developed to represent the building areas in the PCSWMM model. These were represented by a square-shaped polygon in the existing SWMM model.
- **Right-of-Way (ROW) subcatchments** – The NOAA C-Cap High Resolution Land Cover data for Impervious Surface layer was used to delineate ROW catchments. A polygon was then developed to represent the right-of-way areas in the PCSWMM model. These were represented by a hexagon-shaped polygon in the existing SWMM model.
- **Catchment (C) subcatchments** – The remaining area in each catchment, not categorized as right-of-way or buildings, was categorized as catchments. The original catchment delineation polygon was maintained for this catchment.

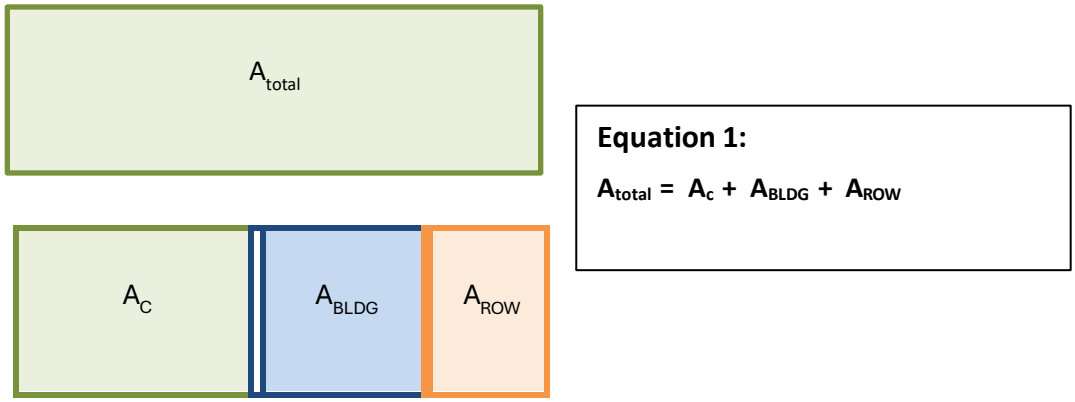


Figure 3. Conservation of Area Schematic

1.4.1.1. Catchment Inputs

Inputs into the subcatchments included flow length, catchment slopes, curve numbers, percent routing, and impervious percentages.

- *Flow lengths* were calculated for the catchments from the highest topographic point in the catchments to the outlets, to indicate the longest flow path within each catchment.
- *Catchment slopes* were calculated by subtracting the contour elevation at the outlet from the contour elevation at the highest topographic point in the catchment and then dividing the result by the flow length.
- *Percent routing* was set to pervious, meaning the routing percentages would determine the percent of runoff from impervious areas to pervious areas. Percent routing was assumed to be 85 percent for buildings, 15 percent for right-of-way, and 75 percent for catchments unless the area was particularly pervious or had treatment facilities.
- *Effective impervious area (EIA),* was developed for each catchment to compute the runoff response more effectively for the modeled catchments. EIA is the portion of *total impervious area (TIA)* that is hydraulically connected to the drainage system and serves as a better parameter in the determination of actual urban runoff. To compute the EIA of each catchment, the TIA for each basin was first computed from the impervious GIS coverage obtained from the 2021 National Oceanic and Atmospheric Administration (NOAA) layer.

A connection factor was then applied to the TIA. The connection factor reduced the TIA based on the type of impervious surface and how connected the impervious areas were to the drainage system. The connections factors are shown in **Figure 4**. This process was adopted based on the findings from the SPU *Curb and Gutter Conveyance Guidance* memorandum.

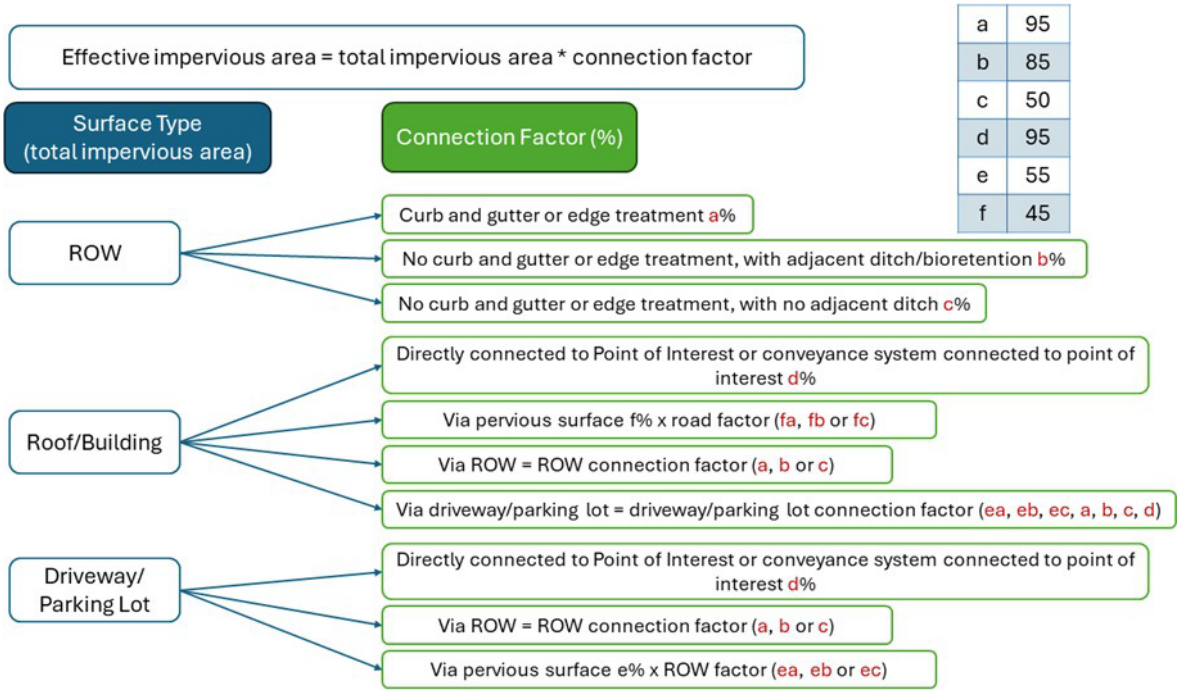


Figure 4. Connection Factors Used to Calculate Effective Impervious Surfaces

As an example, a building that had a TIA of 85 percent which drained onto a lawn and then into a curb or gutter in the street would have an EIA of 36 percent, which translates to the following:

(85 (TIA) x .45 (connection factor f) x .95 (connection factor a).

1.4.2. Streams

Streams that connect into the City's piped systems were added into the models. The streams are modeled in the conduits layer as ditches with cross sections gathered from field visits to accurately model the bank height and width of the streams. During the field visits the flows were calculated based on a velocity measurement at each location. Each stream added into the model has an associated baseflow, which represents the existing water conditions in the stream before rainfall occurs.

These baseflows are shown in **Table 2**, on the next page.

Table 2. Streams Inputs and Baseflows

Stream Name	Basin Name	Sample Location	Flow (Ft^3/s)[1]
Morrison Run	Guemes East	23rd Street and Cascade Court	No Flow Observed
Cranberry Creek	Guemes West	Georgia Avenue	0.24
Clyde River	Burrows South	Clyde Way (North)	0.25
		Queen Anne Way (Middle)	0.13
		Beachwood Lane (South)	0.56
Ace of Hearts	Fidalgo North	34th Street between K and M Avenue (North)	1.60
		K Avenue and 34th Street (Middle)	1.12
		H Avenue (South)	0.11
Beaver Brook	Fidalgo North	29th Street and B Avenue (North)	4.29
		Creekside Lane (South)	1.94
Happy Valley	Fidalgo North	Whistle Lake Road	5.47

[1.] ft^3/s = cubic feet per second.

1.4.3. Design Storm

The design storms used in this study are the 25-year 3-hour design storm, the 25-year 24-hour design storm, and the 25-year 24-hour climate perturbed design storm. The SCS Type 1A rainfall distribution was selected as the hyetograph for the design storms. The design storms were input into the PCSWMM model to simulate the rainfall and runoff response of each basin.

- ***25-year 24-hour design storm:*** The 25-year 24-hour design storm total volumes are derived from the Washington State Department of Ecology's isopluvial maps.

  The maps indicate that the City is on the boarder of a 2.5-inch to 3-inch isopluvial. The team reviewed the City's daily rainfall records taken at the Anacortes Wastewater Treatment Plant from 1992 to 2024 to support the development of an accurate design storm volume. The associated data is not suitable to develop a design storm because it lacks 5-minute rain volumes.

  The highest 24-hour rainfall that occurred in this period was approximately 2 inches—33 percent lower than the rainfall depth of 3.0 inches published in the "Washington 24-hour Isopluvial Maps" by the Washington State Department of Transportation. Given this information, a 25-year, 24-hour rainfall depth of 2.5 inches was used because it was the low end of the isopluvial range. A review of a longer data set (over 50 years) is required if a lower volume design storm was used.

- ***25-year 3-hour design storm:*** For the 3-hour design storm, a conversion factor of 1.06, determined from Appendix F of the 2017 Seattle Public Utilities Stormwater Manual was used to convert the 25-year 24-hour precipitation depth to the 3-hour storm depth.

- ***25-year 24-hour climate perturbed design storm:*** To develop the 25-year, 24-hour climate perturbed rainfall event, it is necessary to determine the climate precipitation extremes to account for future increases or decreases in precipitation rates.

  Based on data from *Changes in Climate Extremes and their Impacts on the Natural Physical Environment*, an increase of 15 percent in volume for the existing 25-year 24-hour precipitation is predicted to occur between the years 2081 and 2100. This value was determined by reviewing the median precipitation rates for Western North America for a mid-range greenhouse gas emission scenario where a hot day experienced once in 20 years becomes a day experienced once in every three years.

The rainfall depths used for the design storms can be found in **Table 3**.

Table 3. 25-Year Magnitude Design Storms

Duration	Magnitude (in/day)
3 hour	1.07
24 hour	2.50
24 hour climate perturbed	2.875

1.5. Hydraulic Methodology

Hydraulic modeling was intended to simulate rainfall as it travels through both the natural and built environment. Features included in the model for each respective basin include junctions, conduits, storages, and outfalls. All of these features were created based on GIS data, as broken down by **Table 4.**

Table 4. Layers in the Anacortes GIS Data

Layer Name	Layer Usage
SDCB.shp	Included as part of the junctions layer in PCSWMM.
SD_Culverts.shp	Included as part of the conduits layer in PCSWMM.
SD_Detention.shp	Included as part of the storage layer in PCSWMM.
SD_Ditches.shp	Included as part of the conduits layer in PCSWMM.
SDMH.shp	Included as part of the junctions layer in PCSWMM.
SD_Outfalls.shp	Included as part of the outfalls layer in PCSWMM.
Storm_Mains3.shp	Included as part of the conduits layer in PCSWMM.
Streams.shp	Included as part of the conduits layer in PCSWMM.

The City shapefiles were updated to fill in missing data and provide coverage for the entire study area. The modifications made to the City shapefiles are summarized below:

- **Conduits** – Conduits were created for the model based on existing GIS data provided by the City for ditches, pipes, and culverts. The storm mains layer was filtered to include only City owned active pipes larger than 8 inches in diameter.

  Additional conduits, modeled as ditches, were added to connect any orphan conduits that were not connected to the larger to the stormwater system. Ditch rim elevations were based on LiDAR information obtained from the Department of Natural Resources. An assumption was made that the invert elevation for these ditches was assumed to be equal to the upstream and downstream rim elevations minus the ditch depth, which was estimated based on Google Maps. Conduit roughness of 0.013, 0.03, and 0.06 were assigned to pipes, ditches, and streams, respectively.

- **Junctions** – Junctions were created for the model using existing GIS data provided by the City for catch basins and maintenance holes. Only catch basin and maintenance holes within one foot of a modeled conduit were included in the model. Additional junctions were added to connect conduits which did not have existing catch basins or maintenance holes. Two-foot contours developed from the 2017 North Puget Digital Terrain Model (DTM) were used to assign rim elevations for junctions that were not included in the City's GIS data.

- **Storages** – The detention facilities GIS layer was used to create the storages layer in the model. The depth-area relationship for the storage curve was developed using the Spatial Analyst extension in ArcGIS. LiDAR information from the Department of Natural Resources was used to calculate the area for depth of the detention facility. This information was used as input for storage curves to assess the capacity of storage nodes.

1.5.1. Hydraulic Assumptions

In locations where the City's information did not have data, some assumptions were made to determine the invert and rim elevations for the PCSWMM model based on typical stormwater pipe design principles. The assumptions are as follows:

- Where rim elevation data were lacking, rim elevations were estimated from the topographic data.
- Where rim invert elevations data were lacking Invert elevations were assumed to be three feet below the rim elevation, plus the size of the largest pipe entering the junction. Three feet was chosen because it represents the typical cover depth found in stormwater pipes. Additionally, the invert elevation values were adjusted as needed to ensure a positive slope for the pipes. These adjustments are noted in the description section of each junction.
- Where detention ponds lacked as-builts, storage curves were developed from the DEM.
- In some areas, the topography was outdated and did not match what looked like recent development. Any missing information was filled in based on engineering judgment. Notes were added to the model regarding any assumptions that were made.
- The tailwater elevation at the outfalls that discharge into the various bays was assumed to be fixed at 10 feet, which is the Mean High Higher Water level. Outfalls with invert elevations greater than 10 feet were treated as free outfalls. Tide gates were also incorporated at the outfalls to restrict the amount of water entering the system.
- City as-builts were used to develop pipe slopes and MH depths. This approach was used only in areas of the model that indicated flooding.

1.6. Model Verification

Once the initial assumptions were made and the model was developed, the model was run to verify that desktop assumptions were accurately portraying real-world scenarios. After running the model, flow lengths, catchment slopes, curve numbers, and routing type were modified to improve the model predictions.

Catchment flow lengths were calculated by PCSWMM based on the area of the catchment and the catchment width. After running the model, it was determined that catchment widths were being overestimated, and therefore catchment flow lengths were estimated instead. Catchment flow lengths were calculated based on the distance between the highest topographic point in the catchment and the outlet of the catchment. Additional adjustments were made for areas of large pervious area draining to the system to account for additional attenuation in the catchments.

Initially, catchment slopes were going to be automatically calculated based off the DEM but were later manually calculated. Additional adjustments were made for areas of large pervious area draining to the system to account for additional attenuation in the catchments. The starting slope used the following approach: the elevation at the highest topographic point in the catchment was subtracted from the elevation at the outlet of the catchment and divided over the catchment flow length and multiplied by 100:

$$Catchment\ Slope = \frac{Highest\ Topgraphic\ Elevation - Topographic\ Elevation\ at\ Outlet}{Catchment\ Flow\ Length} \times 100$$

Curve numbers were calculated to provide a better estimate of runoff based on soil type. All building subcatchments were assigned a curve number of 87 and all ROW subcatchments were assigned a curve number of 85. Curve numbers for C subcatchments were calculated using soil groups provided by the web soil survey from the USDA web soil survey. Curve numbers for soil groups C and D were assigned a curve number of 80, soil group A was assigned a curve number of 49, and soil group B was assigned a curve number of 69. Larger catchments were then adjusted based on land use and type of ground cover.

Subarea routing was initially set to outlet but was later changed to the parameters stated in **Section 1.4.1.1.** Subarea routing was changed to pervious to better estimate how much runoff from impervious areas flow to pervious areas. In addition, all BLDG were routed to the associated C subcatchment to account for roofs draining to yards.

1.7. Model Recommendations and Next Steps

To improve the accuracy of the models, the following next steps are recommended:

- Calibrate the models to observed flow data. Flow meters could be installed at key locations within the City to collect data that could be used to calibrate the models.
- Fill in data gaps and verify assumptions as identified in the models.
- Verify the assumption made that all assets are in good condition and have no blockages.

More in-depth review of known flooding areas could be utilized to help validate the models further.

APPENDIX F: SUMMARY OF CONSTRAINED DRAINAGE SYSTEMS FINDINGS

Osborn Consulting
1800 112th Avenue NE, Suite 220E
Bellevue, Washington 98004
425.451.4009

TECHNICAL MEMORANDUM

Date: November 27, 2024

Project: City of Anacortes 2025 Stormwater Master Plan
To: Andrew Rheume, Public Works Director | City of Anacortes
Aaron Esterholt, Stormwater Program Manager | City of Anacortes
From: Dave Jacobs, PE | Osborn Consulting
Tom Spangenberg, PE | Osborn Consulting Katrina
Tang, EIT | Osborn Consulting
Project: City of Anacortes 2025 Stormwater Master Plan
Subject: Summary of Constrained Drainage System Findings

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Similk 87
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INTRODUCTION

Tables for the 25-year 24-hour design storm, 25-year 3-hour design storm, and the 25-year 24-hour climate perturbed design storm were created to summarize surcharging conduits and flooding nodes for each basin. The columns include the asset ID and the parameters that will be used in the flooding and surcharge analysis.

Fidalgo North

The 25-year 24-hour storm caused 1.405 million gallons of flooding in junctions, with the affected junctions remaining surcharged for about 2,845 hours. Approximately 9.04 percent of pipes in Fidalgo North were surcharged in this event. In comparison, the 25-year 3-hour storm caused 14.39 million gallons of flooding, with the affected junctions surcharging for about 4537 hours. 0.05 percent of the total pipes in Fidalgo North surcharged in this event. Additionally, the 25-year 24-hour climate perturbed storm caused 2.809 million gallons of flooding, with the affected junctions surcharging about 3260 hours. 12 percent of the total pipes in

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Fidalgo North surcharged in this event.

Table 1. Fidalgo North Surcharging Conduits for the 25-year, 24-hour Design Storm

Conduit Asset ID	Max/Full Flow
SD003415002202_2	1.17
SD003515001226_1	1.48
SD003515001226_2	2.13
SD003812001228_1	1.9
SD003812001228_2	1.43
SD003912001229	1.25
SD004008001230	1.03
SD004108001231	1.07
SD004308001232	1.02
SD008508001190	1.32
SD010921000107	2.14
SD012936000277	1
SD015012000266	1.08
SD026512000259	1.43
SD036212001233	1.03
SD036608002319	1.25
SD046908002251	1.16
SD047908002234	1.12
SD048008001582	1.5
SD049018001249_1	1.57
SD049218001250	1.17
SD049715001248	1
SD052308003423	1.01
SD059512002379	1.98
SD059612002378	1.98
SD066108001439	1.13
SD067208001437	1.27
SD071421000046	1.37
SD071715000254	1.38
SD073327000256	1.01
SD074108002196	1.18
SD075212000281	1.1
SD075608002318	1.95
SD079312001307	2.84
SD079412001308	2.13
SD083108001395	1.21
SD088308002310	1.02
SD130930000057	1.02
SD141112001099	1.37
SD141206002653	1.2

Conduit Asset ID	Max/Full Flow
SD141808001276	3.27
SD145808002921	1.13
SD153112002886	1.01
SD155608002993	1.09
SD155927000045	1.15
SD156812001346	1.13
SD157206002654	2.15
SD158708001443	1.09
SD158808001442	1.03
SD160508002568	2.29
SD162408001769	1.79
SD163508001430	1.31
SD163808001429	1.06
SD164210001408	1.21
SD165018002332_1	1.7
SD165018002332_2	1.36
SD165415000102	1.37
SD166008002702	1.91
SD166912003259	1.28
SD167012003293	1.19
SD167630000040	2.68
SD167730000041	1.06
SD169818001553	1.35
SD170818003091	1.2
SD179208002508	1.43
SD182210001343	1.02
SD184142000083	1.24
SD184342000082	1.25
SD186408002992	1.74
SD187727000042	1.12
SD187927000044	1.07
SD188027000043	3.78
SD190408003157	1.21
SD190512000258	1.86
SD190512001885	1.83
SD191208001188	1.07
SD191312000260	1
SD193908003129	1.16
SD194008003130	1.14
SD199308002700	2.08
SD200312001098	1.42

Conduit Asset ID	Max/Full Flow
SD200610002838	1
SD200710002837	1.41
SD202118003089	1.92
SD202312002660	1.25
SD203515001247	1
SD219308001503	1.47
SD220212002637_2	1.09
SD220408002662	53.7
SD224212000125	1.01
SD224412001793	1.01
SD225812000135	2
SD226012000136	1.7
SD226212000140	2.04
SD226312000141	1.07
SD226812000146	1.08
SD227012000148	1.14
SD230312003019	1.85
SD234218002101	1.04
SD237148000086	1.08
SD239412001935	1.11
SD243312002769	1.22
SD243412002770	1.2
SD252436000278	1.05
SD253712000272	1.53
SD254112000271	1.27
SD254212000270	1.09
SD254412000269	1.06
SD254612000268	1.13
SD254812002478	1.08
SD255012000267	1.21
SD256612001176	1.56
SD257008002317	1.05
SD265910002709	1.21
SD272112002909	1.38
SD273510002675	1.95
SD276512001350	1.03
SD277518002766	1.1
SD279818000032	1.72
SD291621000029	1.14
SD304912002306	1.7
SD311412001910	1.39

Conduit Asset ID	Max/Full Flow
SD311512001911	1.08
SD319227001348	1.07
SD323810000121	1.08
SD329012001791	1.91
SD330012001820	1.01
SD330112001821	1.46
SD330212001822_2	1.61
SD333212003419	1.24
SD333612001772	1.11
SD333712001771	1.39
SD336108002834	1.9
SD336208002832	2.51
SD340108003027	1.14
SD347615002266	1.41
SD372612004103	1.34
SD372712004102	1.63
SD390712004301	2.6
SD391312004311	1.4
SD434008004781	1.69
SD445208004960	1.04
SD445308004962	1.83
SD955108004469	1
SD959612002387	2.12
SD960108003865_1	1.13
SD960308003863	1.41
SD970612003659	1.07
SD982308002861	2.09
SD986008002911	1.44
SD991924002608	1.09
SD993908001507	1.19
SD995515002385	1.18
SD996808002327	1.36
SD999908004998	1.19
SD999908005011	1.09
SDCLVRT0192	1.33
SDCLVRT0224	2.46
SDCLVRT0272	1.22
SDCLVRT0434	1.78
SDCLVRT0437_2	1.53
SDCLVRT0460	2.38
SDCLVRT0501	1.39

Table 2. Fidalgo North Flooding Junctions for the 25-year, 24-hour Design Storm

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
1	0.85	0
53	0.91	0
62	0.7	0
68	0.64	0
1373	1.13	0
1431	1.45	0
1550	0.8	0
1551	1.02	0
1552	1.06	0
3034	1.19	0.002
3069	0.36	0
FN7	0.38	0
J61	3.72	0
SDCBF01-1016	1.22	0
SDCBF01-1020	0.91	0
SDCBF01-1021	0.72	0
SDCBF01-1022	1.87	0
SDCBF01-1023	0.72	0
SDCBF01-1027	2.25	0
SDCBF01-1028	23.24	0.011
SDCBF01-1032	22.98	0.065
SDCBF01-1033	20.2	0.016
SDCBF01-1041	0.09	0
SDCBF01-1042	0.11	0
SDCBF01-1064	0.28	0
SDCBF01-1065	3.18	0
SDCBF01-1068	3.39	0
SDCBF01-1073	0.16	0
SDCBF01-1074	0.54	0
SDCBF01-1078	0.15	0
SDCBF01-1079	0.33	0
SDCBF01-1084	1.34	0
SDCBF01-1085	1.36	0
SDCBF01-1086	0.53	0
SDCBF01-1087	0.47	0
SDCBF01-1088	0.57	0
SDCBF01-1089	1.16	0
SDCBF01-1090	1.37	0

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
SDCBF01-1091	1.37	0
SDCBF01-1092	47.76	0
SDCBF01-1093	1.86	0
SDCBF01-1094	47.78	0
SDCBF01-1095	48.01	0
SDCBF01-1096	47.87	0
SDCBF01-1097	33.97	0
SDCBF01-1098	47.99	0
SDCBF01-1099	47.87	0
SDCBF01-1100	47.86	0
SDCBF01-1101	4.36	0
SDCBF01-1102	48.07	0
SDCBF01-1103	48	0
SDCBF01-1104	48.09	0
SDCBF01-1105	47.95	0
SDCBF01-1106	47.83	0
SDCBF01-1113	47.89	0
SDCBF01-1114	47.8	0
SDCBF01-1115	1.59	0
SDCBF01-1116	28.12	0
SDCBF01-1117	2.66	0
SDCBF01-1118	1.62	0
SDCBF01-1119	0.76	0
SDCBF01-1120	0.87	0.001
SDCBF01-1121	4.29	0.002
SDCBF01-1122	4.89	0.004
SDCBF01-1128	2.71	0.007
SDCBF01-1130	1.76	0.01
SDCBF01-1132	0.51	0.001
SDCBF01-1136	0.37	0
SDCBF01-1143	3.44	0
SDCBF01-1145	1.43	0
SDCBF01-1149	0.02	0
SDCBF01-1151	42.29	0
SDCBF01-1152	0.37	0
SDCBF01-1153	42.25	0
SDCBF01-1154	0.52	0
SDCBF01-1165	15.74	0
SDCBF01-1167	3.15	0.009
SDCBF01-1170	0.11	0
SDCBF01-1181	0.35	0

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
SDCBF01-1189	3.2	0.017
SDCBF01-1190	3.19	0.01
SDCBF01-1191	0.29	0
SDCBF01-1192	0.4	0
SDCBF01-1194	0.47	0
SDCBF01-1195	0.54	0
SDCBF01-1196	0.74	0.001
SDCBF01-1204	0.22	0
SDCBF01-1205	0.86	0
SDCBF01-1206	4.33	0.006
SDCBF01-1211	0.32	0
SDCBF01-1213	0.39	0
SDCBF01-1217	47.81	0
SDCBF01-1218	47.81	0
SDCBF01-1225	47.75	0
SDCBF02-1003	0.12	0
SDCBF02-1013	0.23	0
SDCBF02-1015	0.27	0
SDCBF02-1017	0.34	0
SDCBF02-1020	0.47	0
SDCBF02-1021	0.41	0
SDCBF02-1022	0.32	0
SDCBF02-1023	0.49	0
SDCBF02-1024	0.44	0
SDCBF02-1025	0.18	0
SDCBF02-1028	1.03	0
SDCBF02-1032	0.15	0
SDCBF02-1033	0.18	0
SDCBF02-1034	0.1	0
SDCBF02-1035	0.38	0
SDCBF02-1036	0.46	0
SDCBF02-1040	0.06	0
SDCBF03-1002	4.01	0.032
SDCBF03-1015	0.27	0
SDCBF03-1028	0.6	0
SDCBF03-1033	0.01	0
SDCBF03-1038	3.71	0.012
SDCBF03-1044	0.24	0
SDCBF03-1046	0.18	0
SDCBF03-1087	32.39	0
SDCBF03-1100	0.95	0

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
SDCBF03-1108	0.41	0
SDCBF03-1109	0.44	0
SDCBF03-1110	1.8	0
SDCBF03-1137	1.64	0
SDCBF03-1188	0.16	0
SDCBF03-1278	0.31	0
SDCBF03-1289	3.95	0
SDCBF03-1314	0.09	0
SDCBF03-1318	0.72	0
SDCBF03-1339	3.8	0.02
SDCBF04-1001	0.21	0
SDCBF04-1081	0.09	0
SDCBF04-1083	0.17	0
SDCBF04-1097	0.51	0
SDCBF04-1125	1.5	0.009
SDCBF04-1126	0.38	0
SDCBF04-1144	0.42	0
SDCBF04-1146	3.88	0
SDCBF04-1147	4.06	0
SDCBF04-1148	0.89	0
SDCBF04-1218	1.78	0
SDCBF04-1219	0.68	0
SDCBF04-1220	2.28	0
SDCBF04-1223	2.61	0.043
SDCBF04-1224	2.83	0
SDCBF04-1225	2.64	0
SDCBF04-1276	1.22	0
SDCBF04-1277	2.01	0.002
SDCBF04-1280	1.65	0
SDCBF04-1310	2.27	0
SDCBF04-1311	2.7	0.012
SDCBF04-1312	2.3	0
SDCBF04-1335	3.78	0
SDCBF04-1340	1.58	0
SDCBF04-1361	2.77	0
SDCBF04-1362	1.82	0
SDCBF04-1366	1.6	0
SDCBF04-1394	0.11	0
SDCBF04-1397	0.15	0
SDCBF04-1398	0.16	0
SDCBF04-1406	0.01	0

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
SDCBF04-1440	1.33	0
SDCBF04-1441	1.43	0
SDCBF04-1443	1.1	0
SDCBF04-1444	1.15	0
SDCBF04-1445	1.11	0
SDCBF04-1446	0.83	0
SDCBF04-1473	0.15	0
SDCBF04-1474	0.33	0
SDCBF04-1475	0.98	0
SDCBF04-1476	0.47	0
SDCBF04-1478	0.41	0
SDCBF04-1480	0.75	0
SDCBF04-1556	1.5	0.011
SDCBF04-1559	0.74	0
SDCBF04-1561	2.42	0
SDCBF04-1562	2.48	0.004
SDCBF04-1565	1.38	0
SDCBF04-1570	0.65	0
SDCBF06-1003	0.51	0
SDCBF06-1008	0.53	0
SDCBF06-1010	0.47	0
SDCBF06-1012	0.3	0
SDCBF07-1005	0.71	0
SDCBG19-1043	0.56	0
SDCBG20-1002	2.88	0
SDCBG20-1003	2.89	0
SDCBG20-1012	48.71	0
SDCBG20-1013	48.48	0
SDCBG20-1068	3.01	0
SDCBG20-1069	2.98	0
SDCBG20-1105	49.08	0
SDCBG20-1117	47.47	0.021
SDCBG21-1013	2.89	0
SDJCTF01-1001	0.14	0
SDJCTF01-1012	0.49	0
SDJCTF01-1013	0.93	0
SDJCTF01-1018	2.09	0.001
SDJCTF01-1019	18.78	0.008
SDJCTF01-1022	0.68	0.001
SDJCTF01-1026	47.89	0
SDJCTF01-1033	1.93	0

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
SDJCTF01-1034	0.53	0
SDJCTF03-1135	3.69	0
SDJCTF04-1117	13.57	0
SDJCTF04-1223	0.66	0.002
SDJCTF04-1225	1.98	0
SDJCTF04-1295	0.44	0
SDJCTF06-1002	0.54	0
SDJCTG20-1067	21.8	0
SDMHF01-1001	3.13	0
SDMHF01-1002	22.32	0.047
SDMHF01-1003	48.17	0
SDMHF01-1004	47.9	0
SDMHF01-1005	47.96	0
SDMHF01-1010	1.8	0
SDMHF01-1012	22.18	0
SDMHF01-1013	22.03	0.013
SDMHF01-1022	1.55	0
SDMHF01-1024	13.76	0
SDMHF01-1026	17.76	0
SDMHF01-1027	48.05	0
SDMHF01-1028	47.01	0
SDMHF01-1029	47.89	0
SDMHF01-1030	47.97	0
SDMHF01-1031	9.24	0
SDMHF01-1032	47.97	0.002
SDMHF01-1033	47.92	0.003
SDMHF01-1034	3.23	0
SDMHF01-1035	3.29	0
SDMHF01-1036	3.45	0
SDMHF01-1038	1.61	0.001
SDMHF01-1039	0.35	0
SDMHF01-1040	48.17	0
SDMHF01-1046	4.91	0
SDMHF01-1047	3.23	0
SDMHF01-1049	4.2	0
SDMHF01-1051	0.4	0
SDMHF01-1052	0.3	0
SDMHF01-1054	16.72	0
SDMHF01-1055	3.21	0.014
SDMHF01-1056	22.01	0.166
SDMHF01-1057	19.6	0.112

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
SDMHF01-1058	19.49	0.036
SDMHF01-1059	19.5	0.062
SDMHF01-1063	4.26	0
SDMHF01-1065	42.08	0
SDMHF01-1066	47.8	0
SDMHF01-1068	47.84	0
SDMHF01-1069	3.01	0
SDMHF01-1070	0.7	0
SDMHF01-1071	2.29	0
SDMHF01-1072	1.04	0
SDMHF02-1001	0.38	0
SDMHF02-1003	0.06	0
SDMHF02-1004	0.45	0
SDMHF02-1006	0.49	0
SDMHF03-1001	4.05	0.071
SDMHF03-1002	4.95	0.256
SDMHF03-1007	0.5	0
SDMHF03-1014	0.5	0
SDMHF03-1015	0.43	0
SDMHF03-1018	0.9	0
SDMHF03-1019	0.68	0
SDMHF03-1020	0.54	0
SDMHF03-1026	0.2	0
SDMHF03-1027	4.12	0.005
SDMHF03-1028	4.25	0
SDMHF03-1029	4.98	0
SDMHF03-1030	2.11	0
SDMHF03-1032	0.25	0
SDMHF03-1034	2.59	0.015
SDMHF03-1035	0.36	0
SDMHF03-1042	1.02	0
SDMHF03-1047	1.81	0.011
SDMHF03-1052	3.61	0.05
SDMHF03-1057	4.06	0.158
SDMHF03-1067	0.2	0
SDMHF03-1073	3.97	0
SDMHF03-1074	3.76	0
SDMHF03-1080	0.07	0
SDMHF03-1088	4.59	0
SDMHF03-1097	2.52	0.007
SDMHF04-1044	1.44	0

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
SDMHF04-1050	1.43	0
SDMHF04-1061	0.55	0
SDMHF04-1064	0.46	0.001
SDMHF04-1065	0.12	0
SDMHF04-1094	0.72	0
SDMHF04-1144	0.34	0
SDMHF04-1147	1.05	0
SDMHF04-1159	0.52	0
SDMHF04-1167	7.2	0
SDMHF04-1173	1.23	0
SDMHF04-1182	0.78	0
SDMHF04-1183	1.45	0
SDMHF05-1001	0.36	0
SDMHF06-1001	0.25	0
SDMHF06-1003	48.11	0.009
SDMHG20-1001	2.87	0
SDMHG20-1002	47.87	0.002
SDMHG20-1003	2.9	0
SDMHG20-1004	0.52	0
SDMHG20-1009	4.79	0
SDMHG20-1040	3.08	0
SDMHG20-1042	2.92	0
SDMHG20-1054	47.13	0.013
SDMHG20-1055	7.58	0
SDMHG20-1056	47	0.011
SDMHG20-1057	46.8	0
SDMHG20-1058	48.65	0

Table 3. Fidalgo North Surcharging Conduits for the 25-year, 3-hour Design Storm

Conduit Asset ID	Max/Full Flow
2	1.02
SD003415002202_2	1.19
SD003515001226_1	1.51
SD003515001226_2	2.17
SD003715001227	1.07
SD003812001228_1	2.03
SD003812001228_2	1.49
SD003912001229	1.29
SD004008001230	1.01
SD004108001231	1.08

Conduit Asset ID	Max/Full Flow
SD004308001232	1.02
SD005110001242_2	1.21
SD005210001243	1.01
SD005408002805	1.07
SD006121000053	1.04
SD006210001236	1.17
SD006321000052	1.02
SD008508001190	1.54
SD008818000024	1.7
SD010921000107	2.39
SD012936000277	1.13
SD015012000266	1.32
SD016018000003	1.39
SD016908002160	1.3
SD026512000259	1.6
SD035808001406	1.07
SD036212001233	1.06
SD036608002319	1.33
SD046908002251	1.17
SD047308003320	1
SD047908002234	1.82
SD048008001582	1.52
SD049018001249_1	1.61
SD049218001250	1.32
SD049715001248	1.1
SD050415001246	1.2
SD052308003423	1.04
SD056808003402	2.69
SD059412002380	1.8
SD059512002379	3.65
SD059612002378	3.67
SD064608000123	1.01
SD066108001439	1.13
SD066615001414	1.1
SD066808001434	1
SD067208001437	1.3
SD071421000046	1.39
SD071715000254	1.43
SD073327000256	1.25
SD073718000262	1.01
SD074108002196	1.78

Conduit Asset ID	Max/Full Flow
SD074415000263	1.14
SD075212000281	1.31
SD075312000282	1.1
SD075412000283	1.08
SD075608002318	2.02
SD075808003693	1.13
SD078618001298	1
SD079312001307	3.59
SD079412001308	2.69
SD081112000788	1.08
SD081918000098	1.19
SD082612000094	1.26
SD083108001395	1.22
SD083508001396	1.01
SD083708001399	1.05
SD088308002310	1.32
SD129424001323	1
SD130930000057	1.21
SD132936001362	1.01
SD133127001379	1.07
SD133212001375	1.58
SD141012001097	1.11
SD141112001099	1.82
SD141206002653	1.53
SD141808001276	3.64
SD145808002921	1.64
SD149115000222	1.54
SD149612002661	1.15
SD153112002886	1.1
SD155008002920	1.07
SD155608002993	1.1
SD155927000045	1.2
SD156812001346	1.15
SD157206002654	2.15
SD158708001443	1.08
SD158808001442	1.03
SD159815001275	1.07
SD160508002568	2.31
SD160512004303	1.07
SD162408001769	1.61
SD163415001420	1.03

Conduit Asset ID	Max/Full Flow
SD163508001430	1.62
SD163808001429	1.29
SD164210001408	1.44
SD165018002332_1	2.18
SD165018002332_2	1.75
SD165315000104	1.04
SD165415000102	1.69
SD165921000030	1.23
SD166008002702	2.03
SD166912003259	1.38
SD167012003293	1.27
SD167630000040	2.56
SD167730000041	1.1
SD169818001553	1.69
SD170818003091	1.54
SD179208002508	1.44
SD181408002485	1.13
SD181512000034	1.3
SD181608003002	1.21
SD181708003003	1.33
SD181812000035	1.1
SD182008002567	1
SD182210001343	1.02
SD182212004306	1.16
SD184142000083	1.39
SD184342000082	1.38
SD186408002992	1.97
SD186912003256	1.51
SD187012003253	1.01
SD187727000042	1.14
SD187927000044	1.11
SD188027000043	3.93
SD188236000251	1.28
SD189718003362	1.04
SD190208003769	1.22
SD190408003157	1.58
SD190512000258	2.06
SD190512001885	1.93
SD191208001188	1.34
SD191312000260	1.25
SD193908003129	1.37

Conduit Asset ID	Max/Full Flow
SD194008003130	1.14
SD199208002701	1.05
SD199308002700	2.21
SD200312001098	1.89
SD200410002828	1.17
SD200610002838	1.11
SD200710002837	1.41
SD202118003089	2.49
SD202208003512	1.21
SD202312002660	1.42
SD203515001247	1.11
SD219308001503	2.34
SD220212002637_2	1.12
SD220408002662	57
SD220815001415	1.18
SD221808002704	1.48
SD223608003321	1.02
SD224012000126	1
SD224212000125	1.15
SD224412001793	1.12
SD225812000135	2.14
SD226012000136	1.82
SD226212000140	2.17
SD226312000141	1.14
SD226812000146	1.15
SD227012000148	1.27
SD230312003019	4.29
SD234118002768	1.23
SD234218002101	1.28
SD237148000086	1.29
SD239008002159	1.09
SD239412001935	1.14
SD240118004623	1.05
SD241718003025	1.03
SD243312002769	2.56
SD243412002770	1.49
SD245210000830	1.16
SD252436000278	1.25
SD253112000285	1.27
SD253412000284	1.33
SD253612002479	1.14

Conduit Asset ID	Max/Full Flow
SD253712000272	1.97
SD254112000271	1.51
SD254212000270	1.22
SD254412000269	1.33
SD254612000268	1.38
SD254812002478	1.28
SD255012000267	1.38
SD256612001176	1.56
SD256908001894	1.28
SD257008002317	1.09
SD263208000110	1.07
SD265910002709	2.61
SD266318003093	1.02
SD266612002785	1.07
SD269618002935	1.13
SD269808001551	1.04
SD272112002909	1.71
SD273510002675	3.05
SD275708001389	1.09
SD275912000095	1
SD276512001350	1.05
SD277208001397	1
SD277518002766	1.72
SD278418002309	1.1
SD278812003251	1.14
SD279818000032	2.74
SD284208002311	1.2
SD291321000047	1
SD291621000029	1.91
SD293208003069	1.51
SD298418003090	1.28
SD304912002306	2.47
SD311412001910	1.37
SD311512001911	1.07
SD312612001846	1.28
SD312712001845	1.3
SD315608001898	1.02
SD319227001348	1.31
SD323810000121	1.24
SD329012001791	2.24
SD329215001799	1.23

Conduit Asset ID	Max/Full Flow
SD330012001820	1.43
SD330112001821	2.05
SD330212001822_2	2.27
SD333212003419	1.37
SD333412001775	1.08
SD333612001772	1.3
SD333712001771	1.63
SD335115001423	1.05
SD336108002834	1.87
SD336208002832	2.26
SD340108003027	1.21
SD346712003056	1.03
SD347615002266	1.66
SD349218003352	1.18
SD349608003364	1.27
SD364308004031	1.23
SD365108004029	1.27
SD365208004030	1.01
SD372008004092	2.29
SD372612004103	1.58
SD372712004102	2.05
SD390712004301	3.76
SD391312004311	1.99
SD406708004466	1.04
SD406808004467	1.25
SD424008004660	1.43
SD424212004664	1.38
SD434008004781	1.8
SD445208004960	1.15
SD445308004962	1.98
SD446108005009	1.2
SD955108004469	1.78
SD958724000023	1.82
SD959612002387	2.53
SD960108003865_1	1.47
SD960308003863	1.81
SD970612003659	1.41
SD979512003431	1.07
SD981008002328	1.27
SD982308002861	1.87
SD985908002918	1.47

Conduit Asset ID	Max/Full Flow
SD986008002911	2.01
SD988808001192_4	1.17
SD990812002657	1.11
SD991924002608	1.6
SD993908001507	2.62
SD995515002385	1.91
SD996808002327	1.34
SD999908004961	2.66
SD999908004998	1.73
SD999908005011	1.05
SDCLVRT0061	1.02
SDCLVRT0165	1.01
SDCLVRT0166	1.15
SDCLVRT0192	1.93
SDCLVRT0224	2.58
SDCLVRT0272	1.08
SDCLVRT0433	1.31
SDCLVRT0434	2.1
SDCLVRT0435	1.15
SDCLVRT0437_2	1.65
SDCLVRT0460	3.1
SDCLVRT0501	1.24
SDCLVRT0628	1.27

Table 4. Fidalgo North Flooding Junctions for the 25-year, 3-hour Design Storm

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
1	1.14	0
53	4.63	0
55	0.59	0
62	1.29	0
63	0.02	0
68	0.92	0
75	2.42	0.06
1373	1.55	0
1381	0.27	0
1431	2.48	0
1550	1.28	0
1551	1.51	0
1552	1.54	0

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
1693	41.63	0.14
1694	41.8	0
1695	37.58	0
1733	42.34	0.225
1739	44.97	0.137
1740	47.1	0.138
1756	41.52	0.173
1757	42.17	0.169
1939	0.33	0.002
1971	1.06	0.006
3002	1.18	0.001
3034	2.55	0.01
3069	0.77	0
AH10	46.94	1.692
AH2	19.28	0.051
AH3	28.23	0.246
AH4	31.83	0.431
AH5	34.25	0.471
AH6	37.18	0.86
AH7	38.93	1.073
AH8	41.49	1.621
AH9	43.19	2.712
FN7	0.66	0
J61	6.55	0
SDCBF01-1016	1.63	0.003
SDCBF01-1020	1.39	0
SDCBF01-1021	1.07	0
SDCBF01-1022	2.94	0
SDCBF01-1023	1.16	0
SDCBF01-1027	3.72	0
SDCBF01-1028	25.5	0.016
SDCBF01-1032	25.13	0.082
SDCBF01-1033	22.63	0.027
SDCBF01-1041	0.47	0
SDCBF01-1042	0.5	0
SDCBF01-1063	0.41	0
SDCBF01-1064	0.61	0
SDCBF01-1065	4.79	0
SDCBF01-1068	4.85	0
SDCBF01-1073	0.41	0
SDCBF01-1074	0.71	0

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
SDCBF01-1078	0.41	0
SDCBF01-1079	0.55	0
SDCBF01-1084	1.68	0
SDCBF01-1085	1.7	0
SDCBF01-1086	0.79	0
SDCBF01-1087	0.79	0
SDCBF01-1088	0.89	0
SDCBF01-1089	1.52	0
SDCBF01-1090	1.74	0
SDCBF01-1091	1.74	0
SDCBF01-1092	47.98	0
SDCBF01-1093	2.66	0
SDCBF01-1094	47.99	0
SDCBF01-1095	48.2	0
SDCBF01-1096	48.07	0
SDCBF01-1097	35.68	0
SDCBF01-1098	48.18	0
SDCBF01-1099	48.07	0
SDCBF01-1100	48.06	0
SDCBF01-1101	5.32	0.001
SDCBF01-1102	48.25	0
SDCBF01-1103	48.19	0
SDCBF01-1104	48.27	0
SDCBF01-1105	48.15	0
SDCBF01-1106	48.04	0
SDCBF01-1113	48.08	0
SDCBF01-1114	48.01	0
SDCBF01-1115	2.01	0
SDCBF01-1116	30.27	0
SDCBF01-1117	3.87	0.003
SDCBF01-1118	2.13	0
SDCBF01-1119	1.09	0
SDCBF01-1120	1.15	0.006
SDCBF01-1121	7.84	0.011
SDCBF01-1122	8.36	0.013
SDCBF01-1128	3.84	0.013
SDCBF01-1130	2.4	0.019
SDCBF01-1132	1.24	0.006
SDCBF01-1136	0.65	0
SDCBF01-1141	0.28	0
SDCBF01-1143	5.05	0.001

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
SDCBF01-1145	2.09	0
SDCBF01-1149	0.52	0
SDCBF01-1150	0.4	0
SDCBF01-1151	42.33	0
SDCBF01-1152	0.7	0
SDCBF01-1153	42.3	0
SDCBF01-1154	0.79	0
SDCBF01-1165	17.03	0
SDCBF01-1167	4.73	0.018
SDCBF01-1170	0.47	0
SDCBF01-1181	0.7	0
SDCBF01-1189	4.61	0.023
SDCBF01-1190	4.6	0.016
SDCBF01-1191	0.5	0
SDCBF01-1192	0.63	0
SDCBF01-1194	1.24	0
SDCBF01-1195	1.29	0
SDCBF01-1196	1.38	0.005
SDCBF01-1204	0.63	0
SDCBF01-1205	1.4	0
SDCBF01-1206	7.88	0.015
SDCBF01-1211	0.89	0.004
SDCBF01-1213	0.73	0
SDCBF01-1216	0.23	0
SDCBF01-1217	48.02	0
SDCBF01-1218	48.01	0
SDCBF01-1225	47.97	0
SDCBF01-1234	0.13	0
SDCBF02-1002	0.48	0
SDCBF02-1003	0.44	0.002
SDCBF02-1004	0.34	0
SDCBF02-1005	0.31	0
SDCBF02-1013	0.49	0
SDCBF02-1015	0.51	0
SDCBF02-1017	0.55	0
SDCBF02-1020	0.68	0
SDCBF02-1021	0.62	0
SDCBF02-1022	0.56	0
SDCBF02-1023	0.71	0
SDCBF02-1024	0.66	0
SDCBF02-1025	0.54	0

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
SDCBF02-1026	0.4	0
SDCBF02-1028	1.38	0
SDCBF02-1031	0.24	0
SDCBF02-1032	0.44	0
SDCBF02-1033	0.45	0
SDCBF02-1034	0.42	0
SDCBF02-1035	0.78	0.003
SDCBF02-1036	0.83	0.003
SDCBF02-1039	0.42	0
SDCBF02-1040	0.43	0
SDCBF02-1050	0.03	0
SDCBF03-1002	4.61	0.047
SDCBF03-1015	0.6	0
SDCBF03-1026	0.55	0
SDCBF03-1027	0.76	0
SDCBF03-1028	2.2	0
SDCBF03-1029	0.97	0
SDCBF03-1033	0.52	0
SDCBF03-1038	4.34	0.026
SDCBF03-1044	0.94	0
SDCBF03-1045	0.29	0
SDCBF03-1046	0.77	0
SDCBF03-1047	0.32	0
SDCBF03-1065	28.96	0
SDCBF03-1066	29.98	0
SDCBF03-1087	24.06	0
SDCBF03-1100	1.6	0
SDCBF03-1108	0.65	0
SDCBF03-1109	0.66	0
SDCBF03-1110	2.77	0
SDCBF03-1137	3.11	0.003
SDCBF03-1144	35.28	0
SDCBF03-1151	43.53	0.232
SDCBF03-1152	47.95	0.129
SDCBF03-1153	47.19	0.092
SDCBF03-1154	26.23	0
SDCBF03-1155	34.01	0
SDCBF03-1167	0.52	0
SDCBF03-1168	0.74	0
SDCBF03-1188	0.58	0
SDCBF03-1278	0.79	0

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
SDCBF03-1279	48.21	0.142
SDCBF03-1284	0.24	0
SDCBF03-1286	0.22	0
SDCBF03-1289	5.82	0
SDCBF03-1314	0.54	0
SDCBF03-1316	0.47	0
SDCBF03-1318	0.29	0
SDCBF03-1339	4.43	0.034
SDCBF03-1378	0.12	0
SDCBF04-1001	0.73	0
SDCBF04-1002	0.16	0
SDCBF04-1059	0.59	0
SDCBF04-1080	0.35	0
SDCBF04-1081	0.57	0
SDCBF04-1083	0.63	0
SDCBF04-1084	0.38	0
SDCBF04-1085	0.26	0
SDCBF04-1086	0.22	0
SDCBF04-1096	0.27	0
SDCBF04-1097	0.95	0
SDCBF04-1125	2.4	0.02
SDCBF04-1126	0.85	0.002
SDCBF04-1144	4.33	0
SDCBF04-1146	6.69	0
SDCBF04-1147	6.88	0.007
SDCBF04-1148	0.65	0
SDCBF04-1177	0.79	0
SDCBF04-1178	0.68	0
SDCBF04-1218	3.57	0
SDCBF04-1219	1.45	0
SDCBF04-1220	4.01	0
SDCBF04-1223	4.36	0.065
SDCBF04-1224	4.53	0.002
SDCBF04-1225	4.38	0
SDCBF04-1226	0.24	0
SDCBF04-1256	0.48	0
SDCBF04-1270	0.07	0
SDCBF04-1276	2.28	0
SDCBF04-1277	2.94	0.011
SDCBF04-1280	2.26	0
SDCBF04-1310	3.68	0

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
SDCBF04-1311	4.17	0.023
SDCBF04-1312	3.71	0
SDCBF04-1327	0.23	0
SDCBF04-1335	6.55	0
SDCBF04-1340	3.14	0
SDCBF04-1361	4.29	0
SDCBF04-1362	2.97	0
SDCBF04-1366	1.41	0
SDCBF04-1394	0.86	0
SDCBF04-1397	0.68	0
SDCBF04-1398	0.69	0
SDCBF04-1399	0.08	0
SDCBF04-1404	0.06	0
SDCBF04-1406	0.56	0
SDCBF04-1407	0.14	0
SDCBF04-1408	0.15	0
SDCBF04-1440	2.83	0
SDCBF04-1441	10.43	0
SDCBF04-1443	2.38	0
SDCBF04-1444	2.47	0
SDCBF04-1445	2.41	0
SDCBF04-1446	2.02	0
SDCBF04-1450	0.71	0
SDCBF04-1452	1.17	0
SDCBF04-1473	1.48	0
SDCBF04-1474	1.59	0
SDCBF04-1475	2.19	0
SDCBF04-1476	1.65	0
SDCBF04-1478	1.6	0
SDCBF04-1480	1.91	0
SDCBF04-1506	0.14	0
SDCBF04-1507	0.03	0
SDCBF04-1545	2.13	0
SDCBF04-1546	2.49	0
SDCBF04-1547	1.38	0
SDCBF04-1556	2.7	0.038
SDCBF04-1559	1.35	0
SDCBF04-1561	3.82	0
SDCBF04-1562	3.9	0.015
SDCBF04-1565	2.72	0
SDCBF04-1570	1.26	0

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
SDCBF06-1003	0.82	0
SDCBF06-1004	0.45	0
SDCBF06-1005	0.51	0
SDCBF06-1008	0.84	0
SDCBF06-1009	0.02	0
SDCBF06-1010	0.79	0
SDCBF06-1011	0.01	0
SDCBF06-1012	0.66	0
SDCBF07-1005	1.8	0
SDCBG19-1043	0.84	0
SDCBG20-1001	0.75	0
SDCBG20-1002	4	0
SDCBG20-1003	4.01	0
SDCBG20-1012	48.82	0
SDCBG20-1013	48.61	0
SDCBG20-1068	4.34	0
SDCBG20-1069	4.27	0
SDCBG20-1105	49.16	0
SDCBG20-1117	47.73	0.028
SDCBG21-1013	4.01	0
SDJCTF01-1001	0.4	0
SDJCTF01-1012	0.75	0
SDJCTF01-1013	1.49	0
SDJCTF01-1018	3.24	0.006
SDJCTF01-1019	20.56	0.015
SDJCTF01-1022	1.1	0.01
SDJCTF01-1026	48.08	0
SDJCTF01-1033	2.6	0.002
SDJCTF01-1034	0.8	0
SDJCTF03-1086	42.4	0.089
SDJCTF03-1087	44.62	0.122
SDJCTF03-1103	44.94	0.306
SDJCTF03-1112	36.06	0.109
SDJCTF03-1132	0.11	0
SDJCTF03-1135	5.36	0.001
SDJCTF03-1192	31.42	0.08
SDJCTF04-1015	0.83	0
SDJCTF04-1067	1.23	0.003
SDJCTF04-1117	21.47	0
SDJCTF04-1191	0.24	0.001
SDJCTF04-1223	3.09	0.022

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
SDJCTF04-1225	3.71	0
SDJCTF04-1295	0.95	0
SDJCTF06-1002	0.79	0
SDJCTG20-1067	22.2	0
SDMHF01-1001	4.77	0
SDMHF01-1002	24.68	0.076
SDMHF01-1003	48.33	0
SDMHF01-1004	48.1	0
SDMHF01-1005	48.16	0
SDMHF01-1010	2.71	0
SDMHF01-1012	24.9	0.006
SDMHF01-1013	24.82	0.025
SDMHF01-1020	0.36	0
SDMHF01-1021	0.23	0
SDMHF01-1022	2.31	0
SDMHF01-1024	16.14	0
SDMHF01-1026	19.33	0
SDMHF01-1027	48.23	0
SDMHF01-1028	47.72	0
SDMHF01-1029	48.09	0
SDMHF01-1030	48.17	0
SDMHF01-1031	10.58	0
SDMHF01-1032	48.16	0.012
SDMHF01-1033	48.13	0.013
SDMHF01-1034	4.7	0.002
SDMHF01-1035	4.86	0
SDMHF01-1036	5.06	0
SDMHF01-1038	2.11	0.004
SDMHF01-1039	0.67	0
SDMHF01-1040	48.33	0
SDMHF01-1043	0.1	0
SDMHF01-1046	6.49	0
SDMHF01-1047	4.72	0.001
SDMHF01-1048	0.42	0
SDMHF01-1049	7.76	0.001
SDMHF01-1051	0.73	0
SDMHF01-1052	0.5	0
SDMHF01-1054	17.81	0
SDMHF01-1055	4.61	0.021
SDMHF01-1056	24.13	0.205
SDMHF01-1057	21.46	0.138

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
SDMHF01-1058	21.31	0.063
SDMHF01-1059	21.32	0.083
SDMHF01-1063	5.78	0
SDMHF01-1065	42.18	0
SDMHF01-1066	48.01	0
SDMHF01-1068	48.04	0
SDMHF01-1069	4.89	0
SDMHF01-1070	1.07	0
SDMHF01-1071	3.3	0
SDMHF01-1072	1.36	0
SDMHF02-1001	0.62	0
SDMHF02-1002	0.4	0
SDMHF02-1003	0.53	0
SDMHF02-1004	0.82	0
SDMHF02-1006	0.82	0
SDMHF03-1001	4.63	0.087
SDMHF03-1002	5.6	0.29
SDMHF03-1010	0.21	0
SDMHF03-1011	0.44	0
SDMHF03-1014	0.93	0
SDMHF03-1015	1.03	0
SDMHF03-1018	1.56	0
SDMHF03-1019	1.16	0
SDMHF03-1020	0.72	0.002
SDMHF03-1022	0.56	0.005
SDMHF03-1023	0.58	0.001
SDMHF03-1024	0.6	0
SDMHF03-1025	0.47	0
SDMHF03-1026	0.71	0
SDMHF03-1027	4.83	0.027
SDMHF03-1028	4.94	0.002
SDMHF03-1029	5.65	0
SDMHF03-1030	3.17	0
SDMHF03-1032	0.68	0
SDMHF03-1034	4.16	0.025
SDMHF03-1035	0.8	0
SDMHF03-1038	0.79	0
SDMHF03-1042	0.28	0
SDMHF03-1047	2.7	0.037
SDMHF03-1052	4.24	0.066
SDMHF03-1055	0.32	0

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
SDMHF03-1056	0.27	0
SDMHF03-1057	4.64	0.175
SDMHF03-1060	45.14	0.194
SDMHF03-1062	45.16	0.033
SDMHF03-1063	42.77	0
SDMHF03-1067	0.63	0
SDMHF03-1069	0.33	0
SDMHF03-1073	5.61	0
SDMHF03-1074	5.4	0
SDMHF03-1080	0.1	0
SDMHF03-1088	6.71	0
SDMHF03-1097	4.11	0.018
SDMHF04-1039	0.33	0
SDMHF04-1044	2.36	0.003
SDMHF04-1045	0.72	0
SDMHF04-1050	2.35	0
SDMHF04-1061	4.8	0.002
SDMHF04-1064	0.61	0.01
SDMHF04-1065	0.38	0.002
SDMHF04-1074	0.11	0
SDMHF04-1077	0.23	0
SDMHF04-1091	0.45	0.015
SDMHF04-1094	4.33	0
SDMHF04-1098	0.29	0
SDMHF04-1100	0.47	0
SDMHF04-1122	0.18	0.001
SDMHF04-1124-1	1.85	0.001
SDMHF04-1144	0.49	0
SDMHF04-1147	1.15	0
SDMHF04-1149	0.27	0
SDMHF04-1159	1.73	0
SDMHF04-1167	17.26	0
SDMHF04-1173	1.05	0
SDMHF04-1178	0.18	0
SDMHF04-1179	0.1	0
SDMHF04-1182	1.96	0
SDMHF04-1183	2.67	0
SDMHF04-1215	0.06	0
SDMHF05-1001	0.54	0
SDMHF06-1001	0.61	0
SDMHF06-1002	0.11	0

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
SDMHF06-1003	48.29	0.014
SDMHG20-1001	3.97	0
SDMHG20-1002	48.08	0.007
SDMHG20-1003	4.06	0
SDMHG20-1004	0.75	0
SDMHG20-1009	6.31	0
SDMHG20-1040	4.43	0
SDMHG20-1042	4.17	0
SDMHG20-1054	47.43	0.021
SDMHG20-1055	11.55	0
SDMHG20-1056	47.32	0.019
SDMHG20-1057	47.15	0
SDMHG20-1058	48.77	0
SDOUTF04-1007	34.5	0.492

Table 5. Fidalgo North Surcharging Conduits for the 25-year, 24-hour Climate Perturbed Design Storm

Conduit Asset ID	Max/Full Flow
SD003415002202_2	1.18
SD003515001226_1	1.5
SD003515001226_2	2.15
SD003715001227	1.01
SD003812001228_1	1.94
SD003812001228_2	1.44
SD003912001229	1.28
SD004008001230	1.03
SD004108001231	1.08
SD004308001232	1.02
SD005110001242_2	1.05
SD005408002805	1.05
SD006121000053	1.03
SD006321000052	1.05
SD008508001190	1.35
SD008818000024	1.11
SD010921000107	2.47
SD012936000277	1.07
SD015012000266	1.1
SD026512000259	1.47
SD036212001233	1
SD036608002319	1.25

Conduit Asset ID	Max/Full Flow
SD046908002251	1.17
SD047908002234	1.25
SD048008001582	1.53
SD048308002230	1.03
SD049018001249_1	1.57
SD049218001250	1.26
SD049715001248	1.08
SD050415001246	1.08
SD052108003425	1
SD052208003424	1.07
SD052308003423	1.26
SD053918000219	1.13
SD056808003402	1.24
SD059412002380	1.24
SD059512002379	2.5
SD059612002378	2.51
SD064608000123	1.19
SD065112001809	1.17
SD066108001439	1.15
SD066808001434	1
SD067208001437	1.3
SD071421000046	1.41
SD071715000254	1.4
SD073327000256	1.1
SD074108002196	1.41
SD075212000281	1.22
SD075312000282	1.02
SD075608002318	1.96
SD079312001307	3.58
SD079412001308	2.68
SD081918000098	1.02
SD083108001395	1.23
SD088308002310	1.17
SD130630000059	1.06
SD130830000058_1	1.05
SD130830000058_2	1.03
SD130930000057	1.29
SD132936001362	1.04
SD133127001379	1.02
SD133212001375	1.24
SD141112001099	1.63

Conduit Asset ID	Max/Full Flow
SD141206002653	1.22
SD141808001276	3.66
SD145808002921	1.31
SD148818000218	1.21
SD149115000222	1.24
SD149612002661	1.07
SD153112002886	1.08
SD155608002993	1.14
SD155927000045	1.18
SD156812001346	1.15
SD157206002654	2
SD158708001443	1.09
SD158808001442	1.04
SD159815001275	1.05
SD160508002568	2.3
SD162408001769	2.34
SD163508001430	1.44
SD163808001429	1.33
SD164210001408	1.27
SD165018002332_1	1.98
SD165018002332_2	1.58
SD165315000104	1.06
SD165415000102	1.57
SD166008002702	2.01
SD166912003259	1.32
SD167012003293	1.21
SD167630000040	2.69
SD167730000041	1.07
SD169818001553	1.55
SD170818003091	1.3
SD179208002508	1.44
SD181512000034	1.1
SD182008002567	1
SD182210001343	1.04
SD182212004306	1.12
SD184142000083	1.33
SD184342000082	1.31
SD186408002992	1.78
SD187727000042	1.13
SD187927000044	1.09
SD188027000043	3.86

Conduit Asset ID	Max/Full Flow
SD188236000251	1.09
SD190208003769	1.08
SD190408003157	1.39
SD190512000258	1.9
SD190512001885	1.88
SD191208001188	1.14
SD191312000260	1.06
SD193908003129	1.25
SD194008003130	1.15
SD199208002701	1.04
SD199308002700	2.19
SD200312001098	1.69
SD200410002828	1.11
SD200610002838	1.18
SD200710002837	1.94
SD200908002835	1.05
SD202118003089	2.1
SD202312002660	1.46
SD203515001247	1.08
SD219308001503	1.81
SD220212002637_2	1.11
SD220408002662	56.03
SD220815001415	1.03
SD221808002704	1.25
SD224012000126	1.09
SD224212000125	1.26
SD224312000124	1.08
SD224412001793	1.25
SD224612001792	1.03
SD225812000135	2.2
SD226012000136	1.87
SD226112000139	1.01
SD226212000140	2.24
SD226312000141	1.18
SD226812000146	1.19
SD227012000148	1.25
SD230312003019	2.14
SD234218002101	1.14
SD237148000086	1.2
SD239412001935	1.14
SD243312002769	1.66

Conduit Asset ID	Max/Full Flow
SD243412002770	1.26
SD252436000278	1.14
SD253112000285	1.06
SD253412000284	1.1
SD253712000272	1.7
SD254112000271	1.43
SD254212000270	1.12
SD254412000269	1.09
SD254612000268	1.15
SD254812002478	1.1
SD255012000267	1.18
SD256612001176	1.57
SD257008002317	1.05
SD258721000051	1.05
SD265910002709	1.85
SD266612002785	1.06
SD269808001551	1.05
SD272112002909	1.55
SD273510002675	2.52
SD276512001350	1.06
SD277518002766	1.22
SD279818000032	2.01
SD284208002311	1.01
SD291621000029	1.33
SD304912002306	1.88
SD311412001910	1.48
SD311512001911	1.16
SD312712001845	1.02
SD319227001348	1.31
SD323810000121	1.36
SD329012001791	2.34
SD329215001799	1.14
SD330012001820	1.24
SD330112001821	1.79
SD330212001822_2	1.97
SD333212003419	1.37
SD333412001775	1.08
SD333612001772	1.22
SD333712001771	1.52
SD336108002834	2.33
SD336208002832	3.71

Conduit Asset ID	Max/Full Flow
SD340108003027	1.25
SD347615002266	1.38
SD372008004092	1.55
SD372612004103	1.35
SD372712004102	1.65
SD390712004301	3.33
SD391312004311	1.72
SD406808004467	1.43
SD424212004664	1.08
SD434008004781	1.69
SD445208004960	1.07
SD445308004962	1.94
SD955108004469	1.17
SD959612002387	2.31
SD960108003865_1	1.3
SD960308003863	1.49
SD970612003659	1.26
SD981008002328	1.02
SD982308002861	2.72
SD985908002918	1.14
SD986008002911	1.55
SD988808001192_4	1.15
SD991924002608	1.38
SD993908001507	1.44
SD995312002393	1.05
SD995515002385	1.52
SD996808002327	1.45
SD999908004998	1.38
SD999908005011	1.09
SDCLVRT0166	1.09
SDCLVRT0192	1.58
SDCLVRT0224	2.71
SDCLVRT0272	1.23
SDCLVRT0319	1.09
SDCLVRT0433	1.02
SDCLVRT0434	1.89
SDCLVRT0437_2	1.62
SDCLVRT0446	1.24
SDCLVRT0460	2.52
SDCLVRT0501	1.81

Table 6. Fidalgo North Flooding Junctions for the 25-year, 24-hour Climate Perturbed Design Storm

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
1	1.14	0
1373	1.55	0
1381	0.92	0
1431	2.48	0
1501	0.52	0.017
1550	1.28	0
1551	1.51	0
1552	1.54	0
1939	0.33	0.001
1971	1.06	0.006
3002	1.12	0.001
3034	2.55	0.01
3069	1.02	0
53	6.66	0
55	0.58	0
62	1.29	0
63	0.8	0
64	0.47	0
68	0.92	0
75	2.45	0.068
FN7	0.66	0
J61	6.55	0
SDCBF01-1016	1.63	0.003
SDCBF01-1020	1.39	0
SDCBF01-1021	1.08	0
SDCBF01-1022	2.94	0
SDCBF01-1023	1.16	0
SDCBF01-1027	3.72	0
SDCBF01-1028	26.1	0.016
SDCBF01-1032	25.75	0.082
SDCBF01-1033	22.69	0.027
SDCBF01-1041	0.47	0
SDCBF01-1042	0.5	0
SDCBF01-1063	0.41	0
SDCBF01-1064	0.61	0
SDCBF01-1065	4.79	0
SDCBF01-1068	4.85	0
SDCBF01-1073	0.41	0
SDCBF01-1074	0.71	0

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
SDCBF01-1078	0.41	0
SDCBF01-1079	0.55	0
SDCBF01-1084	1.68	0
SDCBF01-1085	1.71	0
SDCBF01-1086	0.8	0
SDCBF01-1087	0.79	0
SDCBF01-1088	0.89	0
SDCBF01-1089	1.52	0
SDCBF01-1090	1.73	0
SDCBF01-1091	1.75	0
SDCBF01-1092	47.97	0
SDCBF01-1093	2.66	0
SDCBF01-1094	47.99	0
SDCBF01-1095	48.2	0
SDCBF01-1096	48.07	0
SDCBF01-1097	35.25	0
SDCBF01-1098	48.18	0
SDCBF01-1099	48.07	0
SDCBF01-1100	48.06	0
SDCBF01-1101	5.3	0.001
SDCBF01-1102	48.25	0
SDCBF01-1103	48.19	0
SDCBF01-1104	48.26	0
SDCBF01-1105	48.15	0
SDCBF01-1106	48.04	0
SDCBF01-1113	48.07	0
SDCBF01-1114	48	0
SDCBF01-1115	2	0
SDCBF01-1116	29.64	0
SDCBF01-1117	3.87	0.003
SDCBF01-1118	2.13	0
SDCBF01-1119	1.1	0
SDCBF01-1120	1.15	0.006
SDCBF01-1121	7.85	0.011
SDCBF01-1122	8.37	0.013
SDCBF01-1128	3.85	0.013
SDCBF01-1130	2.4	0.019
SDCBF01-1132	1.24	0.006
SDCBF01-1136	0.65	0
SDCBF01-1141	0.28	0
SDCBF01-1143	5.05	0.001

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
SDCBF01-1145	2.09	0
SDCBF01-1149	0.52	0
SDCBF01-1150	0.39	0
SDCBF01-1151	42.34	0
SDCBF01-1152	0.7	0
SDCBF01-1153	42.31	0
SDCBF01-1154	0.8	0
SDCBF01-1165	17.56	0.001
SDCBF01-1167	4.73	0.018
SDCBF01-1170	0.47	0
SDCBF01-1181	0.69	0
SDCBF01-1189	4.61	0.023
SDCBF01-1190	4.6	0.016
SDCBF01-1191	0.5	0
SDCBF01-1192	0.63	0
SDCBF01-1194	1.24	0
SDCBF01-1195	1.29	0
SDCBF01-1196	1.38	0.005
SDCBF01-1204	0.63	0
SDCBF01-1205	1.4	0
SDCBF01-1206	7.89	0.015
SDCBF01-1211	0.89	0.004
SDCBF01-1213	0.73	0
SDCBF01-1216	0.23	0
SDCBF01-1217	48.02	0
SDCBF01-1218	48.02	0
SDCBF01-1225	47.97	0
SDCBF01-1234	0.14	0
SDCBF02-1002	0.48	0
SDCBF02-1003	0.44	0.002
SDCBF02-1004	0.34	0
SDCBF02-1005	0.31	0
SDCBF02-1013	0.49	0
SDCBF02-1015	0.51	0
SDCBF02-1017	0.55	0
SDCBF02-1020	0.67	0
SDCBF02-1021	0.62	0
SDCBF02-1022	0.56	0
SDCBF02-1023	0.71	0
SDCBF02-1024	0.66	0
SDCBF02-1025	0.54	0

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
SDCBF02-1026	0.4	0
SDCBF02-1028	1.38	0
SDCBF02-1031	0.24	0
SDCBF02-1032	0.44	0
SDCBF02-1033	0.45	0
SDCBF02-1034	0.42	0
SDCBF02-1035	0.78	0.003
SDCBF02-1036	0.83	0.003
SDCBF02-1039	0.42	0
SDCBF02-1040	0.43	0
SDCBF02-1050	0.03	0
SDCBF03-1002	7.45	0.107
SDCBF03-1015	0.6	0
SDCBF03-1025	0.31	0
SDCBF03-1026	0.64	0
SDCBF03-1027	1.12	0
SDCBF03-1028	2.19	0.005
SDCBF03-1029	1.26	0
SDCBF03-1033	1.07	0
SDCBF03-1035	3.2	0
SDCBF03-1038	7.16	0.077
SDCBF03-1044	0.91	0
SDCBF03-1045	0.3	0
SDCBF03-1046	0.77	0
SDCBF03-1047	0.32	0
SDCBF03-1087	36.2	0
SDCBF03-1088	0.72	0
SDCBF03-1100	1.64	0
SDCBF03-1108	0.66	0
SDCBF03-1109	0.67	0
SDCBF03-1110	3.6	0
SDCBF03-1137	3.11	0.003
SDCBF03-1167	0.52	0
SDCBF03-1168	0.74	0
SDCBF03-1188	0.95	0
SDCBF03-1239	0.73	0
SDCBF03-1278	0.79	0
SDCBF03-1284	0.24	0
SDCBF03-1286	0.22	0
SDCBF03-1289	5.82	0
SDCBF03-1314	0.93	0

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
SDCBF03-1315	0.42	0
SDCBF03-1316	0.92	0
SDCBF03-1318	1.36	0
SDCBF03-1339	7.26	0.085
SDCBF03-1377	0.69	0
SDCBF03-1378	0.76	0
SDCBF04-1001	0.73	0
SDCBF04-1002	0.16	0
SDCBF04-1059	0.59	0
SDCBF04-1080	0.35	0
SDCBF04-1081	0.57	0
SDCBF04-1083	0.63	0
SDCBF04-1084	0.38	0
SDCBF04-1085	0.26	0
SDCBF04-1086	0.22	0
SDCBF04-1096	0.27	0
SDCBF04-1097	0.95	0
SDCBF04-1125	2.4	0.02
SDCBF04-1126	0.81	0.002
SDCBF04-1144	4.33	0
SDCBF04-1146	6.69	0
SDCBF04-1147	6.88	0.007
SDCBF04-1148	1.91	0
SDCBF04-1177	0.79	0
SDCBF04-1178	0.68	0
SDCBF04-1218	3.59	0
SDCBF04-1219	1.45	0
SDCBF04-1220	4.01	0
SDCBF04-1223	4.36	0.065
SDCBF04-1224	4.53	0.002
SDCBF04-1225	4.38	0
SDCBF04-1226	0.24	0
SDCBF04-1256	0.48	0
SDCBF04-1270	0.81	0
SDCBF04-1272	0.78	0.023
SDCBF04-1276	2.16	0
SDCBF04-1277	2.94	0.011
SDCBF04-1280	2.27	0
SDCBF04-1310	3.68	0
SDCBF04-1311	4.17	0.023
SDCBF04-1312	3.71	0

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
SDCBF04-1327	0.23	0
SDCBF04-1335	6.54	0
SDCBF04-1340	3.14	0
SDCBF04-1361	4.29	0
SDCBF04-1362	2.97	0
SDCBF04-1366	3.68	0
SDCBF04-1394	0.86	0
SDCBF04-1397	0.68	0
SDCBF04-1398	0.69	0
SDCBF04-1399	0.08	0
SDCBF04-1404	0.06	0
SDCBF04-1406	0.56	0
SDCBF04-1407	0.14	0
SDCBF04-1408	0.15	0
SDCBF04-1440	2.83	0
SDCBF04-1441	10.44	0
SDCBF04-1443	2.38	0
SDCBF04-1444	2.47	0
SDCBF04-1445	2.41	0
SDCBF04-1446	2.02	0
SDCBF04-1450	0.71	0
SDCBF04-1452	1.18	0
SDCBF04-1473	1.48	0
SDCBF04-1474	1.59	0
SDCBF04-1475	2.18	0
SDCBF04-1476	1.65	0
SDCBF04-1478	1.6	0
SDCBF04-1480	1.91	0
SDCBF04-1506	0.14	0
SDCBF04-1507	0.03	0
SDCBF04-1545	2.13	0
SDCBF04-1546	2.49	0
SDCBF04-1547	1.38	0
SDCBF04-1556	2.7	0.038
SDCBF04-1559	1.35	0
SDCBF04-1561	3.82	0
SDCBF04-1562	3.9	0.015
SDCBF04-1565	2.72	0
SDCBF04-1570	1.26	0
SDCBF06-1003	0.83	0
SDCBF06-1004	0.45	0

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
SDCBF06-1005	0.51	0
SDCBF06-1008	0.85	0
SDCBF06-1009	0.01	0
SDCBF06-1010	0.79	0
SDCBF06-1011	0.01	0
SDCBF06-1012	0.66	0
SDCBF07-1005	1.8	0
SDCBG19-1043	0.84	0
SDCBG20-1001	0.74	0
SDCBG20-1002	4	0
SDCBG20-1003	4.01	0
SDCBG20-1012	48.82	0
SDCBG20-1013	48.61	0
SDCBG20-1068	4.34	0
SDCBG20-1069	4.28	0
SDCBG20-1105	49.16	0
SDCBG20-1117	47.73	0.028
SDCBG21-1013	4.02	0
SDJCTF01-1001	0.4	0
SDJCTF01-1012	0.75	0
SDJCTF01-1013	1.49	0
SDJCTF01-1018	3.24	0.006
SDJCTF01-1019	20.6	0.015
SDJCTF01-1022	1.1	0.01
SDJCTF01-1026	48.07	0
SDJCTF01-1033	2.6	0.002
SDJCTF01-1034	0.79	0
SDJCTF03-1132	0.11	0
SDJCTF03-1135	5.36	0.002
SDJCTF03-1146	0.41	0.009
SDJCTF04-1015	0.8	0
SDJCTF04-1067	1.23	0.003
SDJCTF04-1117	21.47	0
SDJCTF04-1191	0.24	0.001
SDJCTF04-1223	3.09	0.022
SDJCTF04-1225	3.71	0
SDJCTF04-1295	0.95	0
SDJCTF06-1002	0.79	0
SDJCTG20-1067	22.2	0
SDMHF01-1001	4.77	0
SDMHF01-1002	25.29	0.077

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
SDMHF01-1003	48.33	0
SDMHF01-1004	48.1	0
SDMHF01-1005	48.16	0
SDMHF01-1010	2.71	0
SDMHF01-1012	25.18	0.006
SDMHF01-1013	25.1	0.025
SDMHF01-1020	0.36	0
SDMHF01-1021	0.23	0
SDMHF01-1022	2.31	0
SDMHF01-1024	17.03	0
SDMHF01-1026	19.96	0
SDMHF01-1027	48.23	0
SDMHF01-1028	47.55	0
SDMHF01-1029	48.09	0
SDMHF01-1030	48.16	0
SDMHF01-1031	10.49	0
SDMHF01-1032	48.16	0.012
SDMHF01-1033	48.12	0.014
SDMHF01-1034	4.69	0.002
SDMHF01-1035	4.86	0
SDMHF01-1036	5.06	0
SDMHF01-1038	2.11	0.004
SDMHF01-1039	0.67	0
SDMHF01-1040	48.33	0
SDMHF01-1043	0.1	0
SDMHF01-1046	6.43	0
SDMHF01-1047	4.72	0.001
SDMHF01-1048	0.42	0
SDMHF01-1049	7.77	0.001
SDMHF01-1051	0.73	0
SDMHF01-1052	0.5	0
SDMHF01-1054	18.39	0
SDMHF01-1055	4.61	0.021
SDMHF01-1056	24.77	0.207
SDMHF01-1057	22.08	0.141
SDMHF01-1058	21.95	0.066
SDMHF01-1059	21.96	0.086
SDMHF01-1063	5.78	0
SDMHF01-1065	42.18	0
SDMHF01-1066	48.01	0
SDMHF01-1068	48.04	0

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
SDMHF01-1069	4.88	0
SDMHF01-1070	1.07	0
SDMHF01-1071	3.31	0
SDMHF01-1072	1.36	0
SDMHF02-1001	0.62	0
SDMHF02-1002	0.4	0
SDMHF02-1003	0.53	0
SDMHF02-1004	0.81	0
SDMHF02-1006	0.82	0
SDMHF03-1001	7.48	0.15
SDMHF03-1002	8.51	0.325
SDMHF03-1003	0.66	0
SDMHF03-1004	0.79	0.012
SDMHF03-1005	0.82	0.001
SDMHF03-1006	2.5	0
SDMHF03-1007	1.08	0
SDMHF03-1010	0.21	0
SDMHF03-1011	0.44	0
SDMHF03-1014	1.1	0.002
SDMHF03-1015	1.32	0.001
SDMHF03-1016	0.86	0
SDMHF03-1018	1.6	0
SDMHF03-1019	1.17	0
SDMHF03-1020	0.72	0.002
SDMHF03-1022	0.61	0.005
SDMHF03-1023	0.64	0.002
SDMHF03-1024	0.68	0
SDMHF03-1025	0.98	0
SDMHF03-1026	1.67	0
SDMHF03-1027	7.27	0.029
SDMHF03-1028	7.57	0.004
SDMHF03-1029	8.61	0
SDMHF03-1030	3.98	0
SDMHF03-1032	0.69	0
SDMHF03-1034	4.16	0.025
SDMHF03-1035	0.8	0
SDMHF03-1038	1.14	0
SDMHF03-1042	2.2	0
SDMHF03-1045	0.71	0
SDMHF03-1047	3.37	0.038
SDMHF03-1052	7.08	0.134

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
SDMHF03-1055	0.32	0
SDMHF03-1056	0.27	0
SDMHF03-1057	7.49	0.24
SDMHF03-1067	0.96	0
SDMHF03-1069	0.73	0
SDMHF03-1073	5.61	0
SDMHF03-1074	5.4	0
SDMHF03-1080	0.14	0
SDMHF03-1088	6.71	0
SDMHF03-1094	0.37	0
SDMHF03-1097	4.11	0.018
SDMHF03-1098	0.02	0
SDMHF03-1099	3.25	0.001
SDMHF04-1039	0.33	0
SDMHF04-1044	2.36	0.003
SDMHF04-1045	0.72	0
SDMHF04-1050	2.35	0
SDMHF04-1061	4.79	0.002
SDMHF04-1064	1.26	0.026
SDMHF04-1065	0.99	0.022
SDMHF04-1074	0.82	0.04
SDMHF04-1075	0.75	0
SDMHF04-1077	0.23	0
SDMHF04-1088	0.22	0
SDMHF04-1091	0.42	0.014
SDMHF04-1094	4.32	0
SDMHF04-1098	0.29	0
SDMHF04-1100	0.47	0
SDMHF04-1122	0.86	0.013
SDMHF04-1124-1	1.88	0.001
SDMHF04-1144	0.49	0
SDMHF04-1147	1.81	0
SDMHF04-1149	0.27	0
SDMHF04-1159	1.73	0
SDMHF04-1167	17.27	0
SDMHF04-1173	2.46	0
SDMHF04-1178	0.18	0
SDMHF04-1179	0.1	0
SDMHF04-1182	1.96	0
SDMHF04-1183	2.67	0
SDMHF04-1215	0.21	0

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
SDMHF05-1001	1.15	0
SDMHF06-1001	0.61	0
SDMHF06-1002	0.12	0
SDMHF06-1003	48.28	0.014
SDMHG20-1001	3.97	0
SDMHG20-1002	48.08	0.007
SDMHG20-1003	4.07	0
SDMHG20-1004	0.75	0
SDMHG20-1009	6.3	0
SDMHG20-1040	4.44	0
SDMHG20-1042	4.17	0
SDMHG20-1054	47.43	0.021
SDMHG20-1055	11.57	0
SDMHG20-1056	47.32	0.019
SDMHG20-1057	47.15	0
SDMHG20-1058	48.77	0

Fidalgo South

The 25-year 24-hour storm caused 0.011 million gallons of flooding, with the affected junctions remaining surcharged for about 573.53 hours. 1.8 percent of the total pipes in Fidalgo South surcharged. In comparison, the 25-year, 3-hour storm caused 0.011 million gallons of flooding, with the affected junctions surcharging for about 368.38 hours. 2.5 percent of the total pipes in Fidalgo South surcharged. Additionally, the 25-year 24-hour climate perturbed storm caused 0.012 million gallons of flooding, with the affected junctions surcharging about 583.6 hours. 2.2 percent of the total pipes in Fidalgo South surcharged.

Table 7. Fidalgo South Surcharging Conduits for the 25-year, 24-hour Design Storm

Conduit Asset ID	Max/Full Flow
SD346212003792	1.42
SD999518002105	2.39
SDCLVRT0041	1.52
SDCLVRT0108	2
SDCLVRT0336	1.29
SDDITCH0902	1.58

Table 8. Fidalgo South Flooding Junctions for the 25-year, 24-hour Design Storm

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
FS-18	39.28	0
FS-19	39.47	0

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
FS-20	41.44	0
FS-21	40.88	0
FS-22	42.66	0
FS-23	39.69	0
FS-96	13.11	0
J27	49.96	0
SDCBF10-1028	46.03	0
SDCBF10-1029	46.38	0.011
SDJCTF10-1003	44.41	0
SDJCTF15-1028	40.51	0
SDMHF10-1019	44.9	0
SDMHF10-1020	44.81	0

Table 9. Fidalgo South Surcharging Conduits for the 25-year, 3-hour Design Storm

Conduit Asset ID	Max/Full Flow
SD346212003792	2.06
SD348910000803_2	1.38
SD999518002105	3.06
SDCLVRT0041	1.52
SDCLVRT0108	1.6
SDCLVRT0333	1.05
SDCLVRT0336	1.3
SDDITCH0902	1.58

Table 10. Fidalgo South Flooding Junctions for the 25-year, 3-hour Design Storm

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
FS-22	48.01	0
J27	49.96	0
SDCBF10-1020	0.02	0
SDCBF10-1028	48.69	0
SDCBF10-1029	48.73	0.011
SDJCTF10-1003	48.54	0
SDJCTF15-1028	27.23	0
SDMHF10-1019	48.6	0
SDMHF10-1020	48.6	0

Table 11. Fidalgo South Surcharging Conduits for the 25-year, 24-hour Climate Perturbed Design Storm

Conduit Asset ID	Max/Full Flow
AssumedFlowFS6_2	1.04
SD346212003792	1.72
SD999518002105	2.96
SDCLVRT0041	1.52
SDCLVRT0108	2.46
SDCLVRT0336	1.3
SDDITCH0902	1.58

Table 12. Fidalgo South Flooding Junctions for the 25-year, 24-hour Climate Perturbed Design Storm

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
FS-100	1.24	0
FS-18	40.45	0
FS-19	40.59	0
FS-20	41.88	0
FS-21	41.53	0
FS-22	43.19	0
FS-23	40.74	0
FS-96	16.38	0
J27	49.96	0
SDCBF10-1028	46.44	0
SDCBF10-1029	46.76	0.012
SDJCTF10-1003	44.9	0
SDJCTF15-1028	38.87	0
SDMHF10-1019	45.38	0
SDMHF10-1020	45.29	0

Guemes East

The 25-year, 24-hour storm caused 0.41 million gallons of flooding, with the affected junctions remaining surcharged for about 110 hours. 6.5 percent of the total pipes in Guemes East surcharged. In comparison, the 25-year, 3-hour storm caused 0.516 million gallons of flooding, with the affected junctions surcharging for about 3561 hours. 10.6 percent of the total pipes in Guemes East surcharged. Additionally, the 25-year, 24-hour climate perturbed storm caused 0.804 million gallons of flooding, with the affected junctions surcharging about 3932 hours. 7.9 percent of the total pipes in Guemes East surcharged.

Table 13. Guemes East Surcharging Conduits for the 25-year, 24-hour Design Storm

Conduit Asset ID	Max/Full Flow
SD025608003124	3.58
SDCLVRT0096	3.51
SD334412001661_2	3.5
SDCLVRT0098	2.91
SD009008001991_1	2.9
SD007510001196_4	2.62
SD270508003507	2.58
SD007310001197_1	2.41
SD021312001199	2.39
SD002908001220	2.26
SD197812002034	2.23
SDCLVRT0081	2.11
SD393612002037	2.07
SD006912001198_1	2.06
AssumedFlowGE32	2.03
SD025708003123	1.96
SD007310001197_6	1.95
SD007310001197_2	1.93
SD025108003137	1.86
SD007510001196_3	1.81
SD004708001653	1.74
SD034708001866	1.73
SD007510001196_1	1.63
SD009008001991_2	1.59
SD992612002599	1.56
SD025208003139	1.53
SD006912001198_4	1.51
SD045608001874	1.43
SD292218002571	1.42
SD422218004678	1.42
SD000208002002_4	1.4
SD071808001647	1.37
SD032212002040	1.35
SD422118004677	1.35
SD247212001159	1.34
SD046008001222	1.33
SD000208002002_2	1.31
SD002608001654	1.29

Conduit Asset ID	Max/Full Flow
SD394412004357	1.29
SD002118001214	1.28
SDCLVRT0547	1.28
SD021108002024	1.26
SD422518004682_2	1.26
SD028224000007_2	1.24
SD002708001645_2	1.23
SD006912001198_2	1.23
SD025008003136	1.23
SD423308004650_2	1.23
SD028224000007_4	1.22
SD024918001216	1.21
SD028224000007_6	1.21
SD084708001998	1.21
SD998308002477	1.2
SD002018001215	1.19
SD422518004682_1	1.19
SD002318001212_1	1.18
SDCLVRT0082	1.16
AssumedFlowGE60	1.14
SD086008001742	1.13
AssumedFlowGE58	1.11
SDCLVRT0538	1.1
SD033008003122_1	1.09
SD988612004262	1.08
SD002218001213	1.07
AssumedFlowGE59	1.06
SD000308003237	1.06
SD000208002002_3	1.05
SD002808001644	1.05
SD235608003260_1	1.05
SD238218002094	1.05
SD000608003143	1.02
SD003012001219_2	1.02
SD026908001660	1.01
SD000408003140	1
SD031108002001	1
SD235424002728	1
SDCLVRT0093	1

Table 14. Guemes East Flooding Junctions for the 25-year, 24-hour Design Storm

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
GE-105	0.98	0
GE-111	0.58	0
GE-112	46.02	0
GE-116	3.1	0
GE-117	2.14	0
GE-120	2.2	0
GE-121	2.09	0
GE-122	2.07	0.004
GE-124	5.66	0
GE-125	0.68	0
GE-160	1.43	0
GE-161	4.34	0
GE-163	45.64	0
GE-165	46.45	0
GE-167	46.1	0
GE-168	46.01	0
GE-170	45.8	0
GE-171	44.61	0
GE-177	5.99	0
GE-184	8.17	0.022
GE-186	45.33	0
GE-218	0.95	0
GE-384	0.32	0
GE-427	0.5	0
GE-443	3.36	0.043
GE-444	10.29	0
GE-449	8.34	0
GE-458	8.58	0
GE-460	7.79	0
GE-462	9.11	0.065
GE-463	9.28	0
GE-471	2.32	0.005
GE-495	0.01	0.024
GE-497	6.36	0.001
GE-498	1.83	0
GE-503	47.55	0
GE-506	47.55	0
GE-507	0.5	0

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
GE-512	3.92	0.004
GE-544	45.56	0
GE-549	4.02	0.008
GE-550	3.67	0
GE-559	1.35	0
GE-560	1.32	0.009
GE-561	1.51	0
GE-562	0.04	0
GE-564	4.19	0
GE-565	16.55	0
GE-566	1.65	0
GE-78	1.14	0
GE-98	0.71	0
J1	2.68	0
J10	2.56	0
J11	0.97	0
J13	0.26	0
J14	4.11	0
J16	3.96	0
J21	1.57	0.009
J22	1.37	0
J25	47.47	0
J26	47.52	0
J3	0.51	0
J30	13.64	0
J37	45.25	0
J4	1.91	0.003
J44	0.47	0
J46	0.58	0
J47	0.82	0
J49	2.89	0
J5	0.85	0.005
J50	1.41	0
J51	0.61	0
J55	1.17	0
J57	47.73	0
J60	4.58	0.012
SDCBF01-1177	1.02	0
SDCBG10-1002	1.62	0
SDCBG11-1035	1.67	0

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
SDCBG11-1036	0.23	0
SDCBG11-1069	1.67	0
SDCBG12-1004	0.77	0
SDCBG15-1009	0.58	0
SDCBG15-1013	0.46	0
SDCBG16-1015	0.77	0
SDCBG16-1017	0.87	0
SDCBG17-1001	2.01	0
SDCBG17-1002	1.68	0
SDCBG17-1003	1.59	0
SDCBG17-1004	1.49	0
SDCBG17-1007	0.47	0.002
SDCBG17-1014	3.69	0
SDCBG17-1015	10.77	0
SDCBG17-1016	12.8	0.003
SDCBG17-1017	1.59	0
SDCBG17-1018	0.83	0
SDCBG17-1019	0.8	0
SDCBG17-1020	1.12	0
SDCBG17-1022	6.65	0.006
SDCBG17-1023	6.62	0
SDCBG17-1025	1.23	0
SDCBG17-1029	4.72	0.035
SDCBG17-1033	2.81	0
SDCBG17-1034	2.37	0
SDCBG17-1035	2.71	0
SDCBG17-1036	5.84	0
SDCBG17-1037	5.12	0
SDCBG17-1039	4.06	0.003
SDCBG17-1040	0.94	0
SDCBG17-1041	0.95	0
SDCBG17-1051	4.81	0.004
SDCBG17-1052	4.71	0
SDCBG17-1056	2.39	0
SDCBG17-1058	1.8	0.001
SDCBG17-1059	0.16	0
SDCBG17-1060	2.64	0
SDCBG17-1061	0.54	0
SDCBG17-1062	0.4	0
SDCBG17-1071	8.92	0

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
SDCBG17-1072	2.64	0
SDCBG17-1073	1.75	0
SDCBG17-1074	0.35	0
SDCBG17-1078	1.8	0
SDCBG17-1079	4.26	0
SDCBG17-1080	2.67	0
SDCBG17-1081	2.3	0
SDCBG17-1084	1.61	0.029
SDCBG17-1086	2.67	0
SDCBG17-1087	2.23	0
SDCBG17-1089	50	0
SDCBG19-1001	47.5	0
SDCBG19-1002	47.54	0
SDCBG19-1005	0.87	0
SDCBG19-1006	0.93	0
SDCBG19-1011	0.95	0
SDCBG19-1016	0.92	0
SDCBG19-1017	1.06	0
SDCBG19-1019	0.68	0
SDCBG19-1020	0.53	0
SDCBG19-1021	0.39	0
SDCBG19-1032	47.54	0
SDCBG19-1033	47.52	0
SDCBG19-1034	47.65	0
SDCBG19-1036	0.95	0
SDCBG19-1037	1.47	0
SDCBG19-1038	47.54	0
SDCBG19-1044	47.56	0
SDCBG19-1045	47.83	0
SDCBG19-1046	47.71	0
SDCBG19-1047	47.57	0
SDCBG19-1048	47.56	0
SDCBG20-1047	0.29	0
SDCBG20-1048	0.46	0
SDCBG20-1055	0.2	0
SDCBG21-1011	44.68	0
SDCBG21-1012	45.14	0
SDCBG21-1016	0.71	0
SDCBG21-1018	26.69	0
SDCBG21-1021	45.7	0

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
SDCBG21-1022	0.79	0
SDCBG21-1023	46.04	0
SDCBG21-1024	46.26	0
SDCBG21-1027	44.65	0
SDMHG11-1030	1.47	0
SDMHG17-1001	6.19	0
SDMHG17-1002	4.85	0
SDMHG17-1003	1.09	0
SDMHG17-1004	1.82	0.003
SDMHG17-1005	3.27	0.001
SDMHG17-1007	8.42	0.002
SDMHG17-1008	1.26	0
SDMHG17-1009	1.77	0
SDMHG17-1011	4.55	0.077
SDMHG17-1013	2.64	0
SDMHG17-1014	0.52	0
SDMHG17-1015	0.53	0
SDMHG17-1016	0.8	0
SDMHG17-1018	0.4	0
SDMHG17-1019	1.39	0.014
SDMHG17-1020	4.03	0
SDMHG17-1021	4.77	0
SDMHG17-1024	1.63	0.016
SDMHG17-1027	14.56	0
SDMHG19-1002	47.57	0
SDMHG19-1003	47.56	0
SDMHG19-1005	47.6	0
SDMHG19-1006	47.48	0
SDMHG19-1009	1.55	0
SDMHG19-1013	2.69	0
SDMHG19-1014	0.43	0
SDMHG19-1015	0.58	0
SDMHG19-1016	2.43	0
SDMHG19-1018	1.12	0
SDMHG19-1020	1.95	0
SDMHG19-1021	1.05	0
SDMHG19-1022	1.67	0
SDMHG19-1023	0.88	0
SDMHG19-1024	1.22	0
SDMHG19-1027	0.31	0

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
SDMHG19-1028	47.55	0
SDMHG19-1029	47.62	0
SDMHG19-1030	47.76	0
SDMHG19-1031	47.64	0
SDMHG19-1032	48.01	0
SDMHG19-1034	47.55	0
SDMHG20-1013	0.79	0
SDMHG20-1014	45.65	0
SDMHG20-1015	0.61	0
SDMHG20-1028	0.19	0
SDMHG20-1029	0.19	0
SDMHG20-1036	0.65	0
SDMHG20-1038	0.72	0
SDMHG20-1039	45.89	0
SDMHG20-1041	0.93	0
SDMHG20-1060	45.9	0
SDMHG20-1061	45.38	0
SDMHG20-1062	45.32	0
SDMHG20-1064	45.35	0
SDMHG20-1065	45.32	0
SDMHG21-1001	44.78	0
SDMHG21-1002	46.35	0
SDMHG21-1003	46.29	0
SDMHG21-1004	46.52	0
SDMHG21-1005	46.23	0
SDMHG21-1006	45.19	0
SDMHG21-1007	44.74	0
SDMHG21-1008	31.67	0
SDMHG21-1009	3.69	0
SDMHG21-1010	46.48	0
SDMHG21-1011	45.76	0
SDMHG21-1012	45.43	0
SDMHG21-1013	45.48	0
SDMHG21-1014	48.33	0
SDMHG21-1015	46.1	0
SDMHG21-1016	46.13	0
SDMHG21-1017	46.31	0
SDMHG21-1018	46.44	0
SDMHG21-1019	46.72	0
SDMHG21-1020	46.84	0

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
SDMHG21-1021	0.54	0

Table 15. Guemes East Surcharging Conduits for the 25-year, 3-hour Design Storm

Conduit Asset ID	Max/Full Flow
SDCLVRT0098	4.62
SDCLVRT0096	4.49
SD334412001661_2	3.85
SDCLVRT0081	3.79
SD025608003124	3.59
SD270508003507	3.16
SD197812002034	3.05
SD021312001199	2.94
SD009008001991_1	2.92
SD007310001197_1	2.64
SD393612002037	2.63
SD007510001196_4	2.62
SD006912001198_1	2.61
SD021108002024	2.51
SD002908001220	2.32
SD007310001197_2	2.12
AssumedFlowGE32	2.03
SD007310001197_6	2.03
SD992612002599	2.03
SD237312002020	1.98
SD025708003123	1.97
SD394412004357	1.97
SD034708001866	1.91
SD007510001196_3	1.86
SD032212002040	1.85
SD237512002019	1.82
SD025108003137	1.81
SD198212002548_2	1.81
SD028224000007_2	1.79
SD023508002527	1.77
SD004708001653	1.76
SD006912001198_4	1.76
SD028224000007_4	1.76
SD028224000007_6	1.75

Conduit Asset ID	Max/Full Flow
SD292012000009	1.75
SD007510001196_1	1.7
SD196512000016_1	1.68
SD196512000016_2	1.68
SD009008001991_2	1.59
SD013312002180	1.59
SDCLVRT0082	1.58
SD021008002025	1.54
SD197408002547	1.54
SD998308002477	1.54
SD391808004321	1.53
SD197112000015_4	1.52
SD247212001159	1.49
SD025208003139	1.48
SD292218002571	1.45
SD018712002168_1	1.44
SD045608001874	1.44
SD006912001198_2	1.43
SD391908004316	1.43
SD000208002002_4	1.42
SDCLVRT0538	1.39
SDCLVRT0641	1.38
SD071808001647	1.37
SD422218004678	1.37
SD009108002864	1.35
SD235424002728	1.35
SD235608003260_1	1.35
SD000208002002_2	1.33
SD046008001222	1.33
SD393908004351	1.32
SD002118001214	1.31
SD014012002176	1.31
SDCLVRT0547	1.31
SD002608001654	1.3
SD084308001656	1.3
SD233412001575	1.3
SD346812002038	1.3
SD422118004677	1.29
SD401912004417	1.28
AssumedFlowGE60	1.26

Conduit Asset ID	Max/Full Flow
SD199112002041	1.25
SD002708001645_2	1.24
SD084708001998	1.24
SD423308004650_2	1.24
SD024918001216	1.23
SD961110003850	1.23
SD002018001215	1.22
SD441208004891	1.21
SD025008003136	1.2
SD282508001989	1.2
SD422518004682_1	1.2
SD249024001484	1.19
SD002318001212_1	1.18
SD000908003149_1	1.15
SD988612004262	1.15
SD218624001493	1.14
SD322208002085	1.14
SD422518004682_2	1.14
SD017827002162	1.12
SD086008001742	1.12
AssumedFlowGE58	1.11
SD000208002002_3	1.09
SD033008003122_1	1.09
SD318312002698	1.09
SD026908001660	1.08
SD281112003754	1.08
SD002218001213	1.07
SD250024001495	1.07
AssumedFlowGE59	1.06
SD002808001644	1.06
SD021424004318	1.06
SD216824001492	1.06
SD249824001489	1.06
SD988612001150	1.06
SDCLVRT0582	1.06
SD238218002094	1.05
SD412008004840	1.05
SD003012001219_2	1.04
SD006912001198_5	1.04
SD197112000015_1	1.04

Conduit Asset ID	Max/Full Flow
SDCLVRT0428	1.04
SD031108002001	1.03
SD059012000878	1.03
SD984908003031	1.03
SD000308003237	1.02
SD000608003143	1.02
SD002318001212_2	1.02
SD002708001645_1	1.01
SD000408003140	1
SD031308003236	1
SD983608003238	1
SDCLVRT0093	1

Table 16. Guemes East Flooding Junctions for the 25-year, 3-hour Design Storm

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
SDCBG17-1089	50	0
SDMHG21-1014	49.08	0
SDMHG19-1032	49.02	0
SDMHG19-1005	48.97	0.01
SDCBG19-1045	48.97	0
SDMHG19-1030	48.96	0
SDCBG19-1046	48.95	0
J57	48.94	0
SDCBG19-1034	48.94	0
SDMHG19-1029	48.93	0
SDMHG19-1031	48.93	0
GE-503	48.92	0
SDCBG19-1048	48.92	0.002
GE-506	48.92	0.002
SDCBG19-1044	48.92	0
SDCBG19-1047	48.92	0
SDMHG19-1002	48.92	0
SDMHG19-1003	48.92	0
SDMHG19-1028	48.92	0
SDMHG19-1034	48.92	0
SDCBG19-1032	48.91	0
J26	48.9	0
SDCBG19-1001	48.9	0

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
SDCBG19-1033	48.9	0
SDCBG19-1038	48.9	0
SDCBG19-1002	48.9	0
J25	48.89	0
SDMHG19-1006	48.89	0
SDMHG21-1004	48.78	0
GE-165	48.76	0
SDMHG21-1020	48.76	0.008
SDMHG21-1010	48.76	0
SDCBG21-1024	48.75	0
SDMHG21-1002	48.75	0
SDMHG21-1019	48.75	0
SDMHG21-1003	48.74	0
SDMHG21-1005	48.74	0
SDCBG21-1023	48.73	0
GE-167	48.72	0
SDMHG21-1018	48.72	0
GE-168	48.71	0
GE-170	48.7	0
SDMHG21-1017	48.7	0
GE-163	48.69	0
SDCBG21-1012	48.69	0
SDMHG21-1011	48.69	0
SDMHG21-1016	48.69	0
SDMHG21-1006	48.69	0
SDMHG21-1001	48.68	0
SDMHG21-1013	48.68	0
SDMHG21-1015	48.68	0
GE-112	48.67	0
SDMHG20-1060	48.66	0.002
SDCBG21-1021	48.66	0
SDCBG21-1011	48.66	0
SDCBG21-1027	48.66	0
SDMHG20-1039	48.66	0
GE-171	48.65	0
SDMHG20-1014	48.65	0
SDMHG21-1007	48.65	0
GE-544	48.64	0
SDMHG20-1061	48.63	0
SDMHG21-1012	48.63	0

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
J37	48.62	0
SDMHG20-1062	48.62	0
SDMHG20-1064	48.62	0
SDMHG20-1065	48.62	0
GE-186	48.61	0
SDMHG21-1008	16.33	0
SDCBG21-1018	11.1	0
GE-444	3.31	0
SDMHG17-1001	3.01	0
SDCBG17-1036	2.77	0
SDCBG17-1037	2.44	0
SDMHG17-1007	2.36	0.005
SDMHG17-1027	2.29	0
SDCBG17-1016	2.16	0.006
GE-463	2.09	0
SDCBG17-1022	2.07	0.005
SDCBG17-1071	2.07	0
GE-462	2.06	0.036
SDCBG17-1015	2.05	0
SDCBG17-1023	2.03	0
SDCBG17-1079	2.02	0
J30	1.99	0
SDMHG17-1002	1.98	0
GE-458	1.95	0
GE-177	1.94	0
GE-449	1.89	0.001
SDMHG17-1021	1.88	0
SDCBG17-1029	1.87	0.021
J60	1.86	0.018
SDMHG17-1020	1.78	0
GE-460	1.74	0
GE-497	1.74	0.01
SDCBG17-1051	1.72	0.012
GE-116	1.71	0
SDCBG17-1052	1.69	0.003
J49	1.69	0
SDCBG17-1039	1.67	0.007
SDMHG19-1013	1.67	0
GE-565	1.66	0
SDMHG17-1011	1.64	0.06

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
GE-184	1.63	0.017
SDCBG17-1033	1.63	0
SDMHG19-1016	1.6	0.001
SDCBG17-1035	1.6	0
GE-120	1.51	0
SDCBG17-1034	1.51	0
GE-117	1.49	0
GE-121	1.48	0
GE-122	1.48	0.023
GE-549	1.48	0.011
GE-550	1.48	0.002
SDMHG19-1020	1.41	0
SDCBG17-1060	1.37	0
GE-498	1.34	0
J1	1.33	0
SDCBG17-1086	1.33	0
SDCBG17-1078	1.33	0
GE-124	1.32	0
SDMHG17-1005	1.32	0.001
SDCBG17-1072	1.32	0
GE-512	1.29	0.013
J10	1.28	0
SDMHG17-1013	1.28	0
SDCBG17-1056	1.25	0
SDCBG17-1081	1.23	0
SDMHG19-1022	1.23	0
J4	1.2	0.002
SDCBG17-1014	1.19	0
J21	1.18	0.019
SDCBG17-1087	1.18	0
SDMHG21-1009	1.18	0
SDCBG17-1001	1.16	0
SDCBG17-1058	1.15	0.001
SDMHG19-1009	1.15	0
GE-561	1.14	0
J16	1.12	0
SDCBG19-1037	1.11	0
SDMHG11-1030	1.1	0
J50	1.09	0
SDCBG17-1084	1.07	0.032

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
GE-443	1.07	0.025
SDMHG17-1004	1.07	0.007
GE-564	1.07	0
J14	1.07	0
J22	1.07	0.001
SDCBG17-1073	1.06	0
GE-559	1.06	0
SDMHG17-1009	1.05	0
GE-560	1.04	0.014
SDCBG11-1035	1.03	0
SDCBG17-1002	1.03	0
SDCBG17-1004	1.02	0.002
SDMHG17-1024	1.01	0.017
SDMHG20-1041	1.01	0.006
SDCBG17-1003	0.99	0
GE-161	0.99	0
SDMHG19-1024	0.98	0
SDCBG17-1017	0.97	0
SDCBG17-1080	0.94	0
SDMHG19-1018	0.94	0
GE-160	0.91	0
SDCBG19-1017	0.91	0
SDMHG19-1021	0.91	0
GE-125	0.89	0
SDMHG17-1019	0.89	0.013
GE-78	0.89	0
SDCBG19-1006	0.88	0
SDCBG19-1011	0.88	0
SDCBG19-1036	0.88	0
SDMHG20-1038	0.88	0
SDCBG19-1016	0.87	0
SDMHG20-1015	0.87	0
SDMHG19-1023	0.86	0.006
J47	0.86	0
SDCBG19-1005	0.86	0
SDMHG17-1003	0.83	0.003
SDMHG17-1008	0.83	0
SDMHG20-1036	0.83	0
SDCBG17-1025	0.81	0
GE-471	0.8	0.002

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
SDCBG17-1020	0.8	0
SDMHG20-1013	0.8	0
GE-111	0.78	0.013
SDCBG17-1040	0.78	0
SDCBG17-1041	0.78	0
J55	0.77	0
SDCBG16-1017	0.77	0
SDCBG19-1019	0.76	0
GE-105	0.75	0
GE-98	0.74	0
J51	0.74	0
SDMHG17-1016	0.74	0
SDCBG10-1002	0.73	0
J46	0.72	0
SDCBG12-1004	0.72	0
SDCBG16-1015	0.71	0
GE-126	0.7	0
SDCBF01-1177	0.7	0
SDMHG19-1015	0.7	0
J44	0.69	0
SDCBG17-1018	0.69	0
SDCBG20-1048	0.69	0
GE-127	0.68	0
J5	0.68	0.009
J11	0.67	0
SDCBG19-1020	0.67	0.004
SDCBG17-1019	0.67	0
SDCBG21-1016	0.67	0
J3	0.61	0
SDCBG17-1061	0.61	0
SDCBG20-1047	0.61	0
SDMHG19-1014	0.61	0
SDMHG21-1021	0.61	0
SDMHG17-1015	0.6	0
SDMHG17-1014	0.6	0
SDCBG15-1009	0.59	0.005
GE-507	0.58	0
SDCBG19-1021	0.58	0
SDMHG20-1029	0.58	0
SDMHG20-1028	0.58	0

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
SDMHG19-1027	0.57	0.001
SDCBG20-1055	0.57	0
GE-128	0.56	0
SDCBG17-1007	0.56	0.016
SDCBG15-1013	0.52	0
SDCBG17-1062	0.52	0
SDMHG17-1018	0.51	0
SDCBG21-1022	0.5	0
SDCBG17-1074	0.49	0
SDCBG14-1005	0.48	0
GE-218	0.47	0
SDMHG19-1012	0.47	0
GE-133	0.46	0
GE-384	0.46	0.008
GE-96	0.46	0
SDMHG19-1011	0.46	0
SDCBG19-1023	0.44	0
SDCBG19-1022	0.44	0
SDCBG19-1024	0.44	0
GE-131	0.43	0
GE-508	0.43	0
SDMHG20-1016	0.42	0
SDMHG20-1033	0.42	0
GE-500	0.41	0
J42	0.41	0
SDCBG17-1059	0.41	0
GE-132	0.4	0
SDMHG19-1010	0.4	0
SDMHG20-1045	0.4	0
GE-558	0.38	0
SDCBG19-1026	0.38	0
SDCBG21-1056	0.38	0
SDMHG20-1044	0.37	0
SDMHG20-1027	0.35	0
SDCBG11-1069	0.34	0
GE-38	0.32	0
SDCBG17-1054	0.32	0
SDCBG21-1017	0.32	0
SDMHG20-1034	0.32	0
SDCBG16-1008	0.31	0

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
SDCBG16-1019	0.31	0
SDMHG19-1008	0.29	0
GE-427	0.27	0
SDCBG16-1012	0.27	0
SDCBG16-1014	0.27	0
SDMHG13-1001	0.26	0.003
J43	0.24	0
SDCBG19-1027	0.24	0
SDCBG19-1029	0.24	0
SDCBG19-1040	0.24	0
GE-499	0.23	0
SDCBG16-1016	0.23	0
SDCBG13-1004	0.23	0
SDMHG19-1007	0.23	0
SDCBG11-1174	0.22	0
SDCBG11-1184	0.22	0
SDCBG20-1085	0.22	0.001
SDCBG17-1053	0.21	0
SDCBG20-1053	0.21	0
SDCBG21-1054	0.21	0
SDMHG20-1012	0.21	0
SDMHG20-1031	0.21	0
SDCBG13-1003	0.2	0
SDCBG16-1013	0.2	0
GE-447	0.2	0
SDCBG19-1030	0.2	0
SDCBG20-1016	0.2	0
GE-393	0.19	0.001
J36	0.19	0
SDCBG20-1056	0.19	0
SDMHG20-1010	0.19	0
SDMHG20-1011	0.19	0
GE-198	0.18	0
J53	0.18	0
SDCBG19-1041	0.18	0
SDCBG20-1015	0.18	0
SDCBG20-1017	0.18	0
SDCBG20-1052	0.18	0
SDMHG20-1035	0.18	0
SDCBG12-1001	0.17	0

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
SDCBG20-1014	0.17	0
SDCBG20-1116	0.17	0
SDCBG20-1128	0.17	0
SDCBG16-1006	0.16	0
SDCBG17-1044	0.16	0.001
SDCBG17-1045	0.16	0
SDCBG19-1028	0.16	0
J6	0.15	0
SDCBG20-1076	0.15	0
SDMHG20-1030	0.15	0
GE-164	0.14	0
SDCBG11-1036	0.14	0
SDCBG16-1004	0.14	0
SDCBG20-1122	0.14	0
SDCBG20-1054	0.14	0
SDCBG10-1005	0.13	0
GE-217	0.12	0
GE-274	0.12	0.002
J13	0.12	0
SDCBG11-1117	0.11	0
GE-272	0.11	0.001
GE-403	0.11	0
SDMHG20-1032	0.1	0
SDCBG16-1005	0.09	0
SDCBG20-1050	0.09	0
SDCBG21-1055	0.08	0
SDMHG11-1020	0.08	0
GE-216	0.07	0
SDCBG21-1057	0.07	0
SDCBG19-1042	0.07	0
GE-494	0.06	0
GE-566	0.06	0
SDCBG20-1051	0.06	0
SDCBG21-1004	0.06	0
SDCBG20-1123	0.06	0
SDCBG11-1141	0.05	0
SDMHG11-1013	0.05	0
SDMHG11-1029	0.05	0
SDCBG16-1007	0.02	0
GE-37	0.02	0.001

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
GE-495	0.01	0.024
SDCBG18-1011	0.01	0
GE-562	0.01	0

Table 17. Guemes East Surcharging Conduits for the 25-year, 24-hour Climate Perturbed Design Storm

Conduit Asset ID	Max/Full Flow
AssumedFlowGE32	2.03
AssumedFlowGE58	1.11
AssumedFlowGE59	1.06
AssumedFlowGE60	1.19
SD000208002002_2	1.31
SD000208002002_3	1.04
SD000208002002_4	1.4
SD000308003237	1
SD000408003140	1
SD000608003143	1.02
SD000908003149_1	1.02
SD002018001215	1.2
SD002118001214	1.29
SD002218001213	1.07
SD002318001212_1	1.2
SD002318001212_2	1
SD002608001654	1.29
SD002708001645_1	1.01
SD002708001645_2	1.23
SD002808001644	1.05
SD002908001220	2.31
SD003012001219_2	1.03
SD004708001653	1.75
SD006912001198_1	2.11
SD006912001198_2	1.27
SD006912001198_4	1.56
SD007310001197_1	2.46
SD007310001197_2	1.96
SD007310001197_6	1.99
SD007510001196_1	1.66
SD007510001196_3	1.86
SD007510001196_4	2.62

Conduit Asset ID	Max/Full Flow
SD009008001991_1	2.91
SD009008001991_2	1.59
SD021108002024	1.4
SD021312001199	2.56
SD024918001216	1.21
SD025008003136	1.18
SD025108003137	1.78
SD025208003139	1.46
SD025608003124	3.57
SD025708003123	1.96
SD026908001660	1.05
SD028224000007_2	1.37
SD028224000007_4	1.34
SD028224000007_6	1.34
SD031108002001	1
SD031308003236	1
SD032212002040	1.51
SD033008003122_1	1.09
SD034708001866	1.72
SD045608001874	1.43
SD046008001222	1.32
SD056012002618	1.01
SD059012000878	1.06
SD071808001647	1.37
SD084708001998	1.24
SD086008001742	1.19
SD197812002034	2.59
SD199112002041	1.02
SD218624001493	1
SD235424002728	1.17
SD235608003260_1	1.24
SD238218002094	1.25
SD247212001159	1.73
SD249024001484	1.01
SD270508003507	3.32
SD292218002571	1.42
SD334412001661_2	3.69
SD346812002038	1.06
SD391808004321	1.03
SD393612002037	2.49
SD394412004357	1.5

Conduit Asset ID	Max/Full Flow
SD422118004677	1.47
SD422218004678	1.5
SD422518004682_1	1.26
SD422518004682_2	1.25
SD423308004650_2	1.23
SD984908003031	1.03
SD988612001150	1.08
SD988612004262	1.18
SD992612002599	2.1
SD998308002477	1.42
SDCLVRT0081	2.74
SDCLVRT0082	1.45
SDCLVRT0093	1
SDCLVRT0096	4.14
SDCLVRT0098	3.53
SDCLVRT0428	1.26
SDCLVRT0538	1.31
SDCLVRT0547	1.48
SDCLVRT0582	1.06
SDCLVRT0641	1.07

Table 18. Guemes East Flooding Junctions for the 25-year, 24-hour Climate Perturbed Design Storm

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
GE-105	1.69	0
GE-111	0.71	0
GE-112	46.42	0
GE-116	4.86	0
GE-117	2.83	0
GE-120	2.92	0
GE-121	2.74	0
GE-122	2.72	0.011
GE-124	8.19	0
GE-125	0.91	0
GE-126	0.35	0
GE-127	0.24	0
GE-160	1.89	0
GE-161	5.79	0
GE-163	46.13	0

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
GE-165	46.82	0
GE-167	46.5	0
GE-168	46.42	0
GE-170	46.23	0
GE-171	45.11	0
GE-177	8.88	0
GE-184	12.22	0.037
GE-186	45.79	0
GE-216	0.73	0
GE-217	0.93	0
GE-218	1.7	0.001
GE-33	0.14	0.001
GE-37	2.99	0.041
GE-38	3.51	0
GE-384	0.68	0.005
GE-393	0.21	0
GE-425	0.1	0
GE-427	1.51	0
GE-443	4.98	0.075
GE-444	14.07	0
GE-447	0.4	0
GE-449	12.14	0
GE-458	12.38	0
GE-460	11.54	0
GE-462	12.94	0.118
GE-463	13.11	0
GE-471	3.9	0.009
GE-495	0.01	0.024
GE-497	9.92	0.006
GE-498	2.25	0
GE-503	47.79	0
GE-506	47.79	0
GE-507	0.76	0
GE-508	0.25	0
GE-512	5.83	0.011
GE-522	1.59	0.014
GE-544	46	0
GE-549	5.9	0.013
GE-550	5.04	0
GE-559	1.68	0
GE-560	1.65	0.014

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
GE-561	1.85	0
GE-562	5.56	0
GE-563	2.76	0.05
GE-564	12.93	0
GE-565	17.13	0
GE-566	8.74	0
GE-78	1.71	0
GE-96	0.32	0
GE-98	0.91	0
J1	3.95	0
J10	3.76	0
J11	1.47	0
J13	7.27	0
J14	12.57	0
J16	12.79	0
J21	1.91	0.015
J22	1.7	0
J25	47.72	0
J26	47.76	0
J3	0.76	0
J30	16.79	0
J37	45.72	0
J4	2.81	0.004
J44	0.61	0
J46	0.76	0
J47	1.17	0
J49	4.54	0
J5	1.36	0.014
J50	1.75	0
J51	0.8	0
J53	0.53	0
J55	1.64	0
J57	47.94	0
J6	0.46	0
J60	7.15	0.022
SDCBF01-1177	1.5	0
SDCBG10-1002	2.4	0
SDCBG10-1005	0.12	0
SDCBG11-1035	2.13	0
SDCBG11-1036	0.6	0
SDCBG11-1069	4.49	0

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
SDCBG11-1174	0.71	0
SDCBG11-1184	0.46	0
SDCBG12-1004	1.32	0
SDCBG13-1003	0.24	0
SDCBG13-1004	0.32	0
SDCBG14-1005	0.36	0
SDCBG15-1009	0.88	0
SDCBG15-1013	0.76	0
SDCBG16-1008	0.25	0
SDCBG16-1012	0.12	0
SDCBG16-1015	1.2	0
SDCBG16-1017	1.34	0
SDCBG16-1019	0.19	0
SDCBG17-1001	2.82	0
SDCBG17-1002	2.22	0
SDCBG17-1003	2.07	0
SDCBG17-1004	1.96	0
SDCBG17-1007	0.72	0.008
SDCBG17-1014	5.46	0
SDCBG17-1015	14.61	0
SDCBG17-1016	16.31	0.006
SDCBG17-1017	2.09	0
SDCBG17-1018	1.36	0
SDCBG17-1019	1.34	0
SDCBG17-1020	1.58	0
SDCBG17-1022	9.36	0.01
SDCBG17-1023	9.32	0
SDCBG17-1025	1.65	0
SDCBG17-1029	7.29	0.051
SDCBG17-1033	4.15	0
SDCBG17-1034	3.66	0
SDCBG17-1035	4.03	0
SDCBG17-1036	8.07	0
SDCBG17-1037	7.31	0
SDCBG17-1039	6.18	0.009
SDCBG17-1040	1.57	0
SDCBG17-1041	1.57	0
SDCBG17-1044	0.47	0
SDCBG17-1045	0.48	0
SDCBG17-1051	7.92	0.014
SDCBG17-1052	7.69	0

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
SDCBG17-1053	0.13	0
SDCBG17-1054	0.33	0
SDCBG17-1056	3.43	0
SDCBG17-1058	2.64	0.001
SDCBG17-1059	0.44	0
SDCBG17-1060	3.88	0
SDCBG17-1061	0.79	0
SDCBG17-1062	0.65	0
SDCBG17-1071	13	0
SDCBG17-1072	3.89	0
SDCBG17-1073	2.37	0
SDCBG17-1074	0.63	0
SDCBG17-1078	3.04	0
SDCBG17-1079	6.43	0
SDCBG17-1080	5.06	0
SDCBG17-1081	3.28	0
SDCBG17-1084	2.24	0.043
SDCBG17-1086	3.92	0
SDCBG17-1087	3.14	0
SDCBG17-1089	50	0
SDCBG19-1001	47.76	0
SDCBG19-1002	47.78	0
SDCBG19-1005	1.21	0
SDCBG19-1006	1.27	0
SDCBG19-1011	1.3	0
SDCBG19-1016	1.27	0
SDCBG19-1017	1.4	0
SDCBG19-1019	0.97	0
SDCBG19-1020	0.74	0
SDCBG19-1021	0.59	0
SDCBG19-1022	0.14	0
SDCBG19-1023	0.15	0
SDCBG19-1024	0.15	0
SDCBG19-1032	47.77	0
SDCBG19-1033	47.76	0
SDCBG19-1034	47.88	0
SDCBG19-1036	1.29	0
SDCBG19-1037	1.81	0
SDCBG19-1038	47.78	0
SDCBG19-1044	47.79	0
SDCBG19-1045	48.05	0

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
SDCBG19-1046	47.93	0
SDCBG19-1047	47.8	0
SDCBG19-1048	47.79	0
SDCBG20-1047	0.46	0
SDCBG20-1048	0.6	0
SDCBG20-1055	0.4	0
SDCBG21-1011	45.17	0
SDCBG21-1012	45.65	0
SDCBG21-1016	1.13	0
SDCBG21-1017	0.47	0
SDCBG21-1018	27.03	0
SDCBG21-1021	46.12	0
SDCBG21-1022	1.38	0
SDCBG21-1023	46.44	0
SDCBG21-1024	46.66	0
SDCBG21-1027	45.14	0
SDCBG21-1056	0.38	0
SDMHG11-1030	2.2	0
SDMHG13-1001	0.38	0
SDMHG17-1001	8.48	0
SDMHG17-1002	7.03	0
SDMHG17-1003	1.69	0.002
SDMHG17-1004	2.52	0.008
SDMHG17-1005	4.52	0.001
SDMHG17-1007	12.7	0.01
SDMHG17-1008	1.72	0
SDMHG17-1009	2.45	0
SDMHG17-1011	7.42	0.109
SDMHG17-1013	3.89	0
SDMHG17-1014	0.81	0
SDMHG17-1015	0.78	0
SDMHG17-1016	1.24	0
SDMHG17-1018	0.66	0
SDMHG17-1019	1.78	0.023
SDMHG17-1020	6.07	0
SDMHG17-1021	7.34	0
SDMHG17-1024	2.1	0.024
SDMHG17-1027	17.6	0
SDMHG19-1002	47.81	0
SDMHG19-1003	47.8	0
SDMHG19-1005	47.84	0

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
SDMHG19-1006	47.74	0
SDMHG19-1009	1.89	0
SDMHG19-1011	0.2	0
SDMHG19-1012	0.25	0
SDMHG19-1013	3.99	0
SDMHG19-1014	0.63	0
SDMHG19-1015	0.78	0
SDMHG19-1016	3.23	0
SDMHG19-1018	1.46	0
SDMHG19-1020	2.49	0
SDMHG19-1021	1.39	0
SDMHG19-1022	2.01	0
SDMHG19-1023	1.23	0
SDMHG19-1024	1.55	0
SDMHG19-1027	0.48	0
SDMHG19-1028	47.79	0
SDMHG19-1029	47.86	0
SDMHG19-1030	47.97	0
SDMHG19-1031	47.86	0
SDMHG19-1032	48.21	0
SDMHG19-1034	47.79	0
SDMHG20-1013	0.98	0
SDMHG20-1014	46.08	0
SDMHG20-1015	0.85	0
SDMHG20-1028	0.39	0
SDMHG20-1029	0.4	0
SDMHG20-1036	0.79	0
SDMHG20-1038	0.86	0
SDMHG20-1039	46.3	0
SDMHG20-1041	1.2	0
SDMHG20-1060	46.31	0
SDMHG20-1061	45.84	0
SDMHG20-1062	45.78	0
SDMHG20-1064	45.81	0
SDMHG20-1065	45.78	0
SDMHG21-1001	45.27	0
SDMHG21-1002	46.73	0
SDMHG21-1003	46.68	0
SDMHG21-1004	46.89	0
SDMHG21-1005	46.62	0
SDMHG21-1006	45.72	0

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
SDMHG21-1007	45.23	0
SDMHG21-1008	32.15	0
SDMHG21-1009	5.11	0
SDMHG21-1010	46.86	0
SDMHG21-1011	46.19	0
SDMHG21-1012	45.88	0
SDMHG21-1013	45.94	0
SDMHG21-1014	48.47	0
SDMHG21-1015	46.5	0
SDMHG21-1016	46.52	0
SDMHG21-1017	46.69	0
SDMHG21-1018	46.81	0
SDMHG21-1019	47.05	0
SDMHG21-1020	47.16	0
SDMHG21-1021	0.87	0

Guemes West

The 25-year, 24-hour storm caused no flooding in junctions, with the affected junctions remaining surcharged for about 190.24 hours. Approximately 2.5 percent of pipes in Guemes West were surcharged. In comparison, the 25-year, 3-hour storm caused 0.003 million gallons of flooding, with the affected junctions surcharging for about 70.83 hours. 5.8 percent of the total pipes in Guemes West surcharged. Additionally, the 25-year, 24-hour climate perturbed storm caused 0.003 million gallons of flooding, with the affected junctions surcharging about 238.99 hours. 4.2 percent of the total pipes in Guemes West surcharged.

Table 19. Guemes West Surcharging Conduits for the 25-year, 24-hour Design Storm

Conduit Asset ID	Max/Full Flow
C1	1.37
SD040515000334	1.14
SD040908000373	1.03
SD067812000926	1.35
SD089012001668	1
SD089312001669	1.09
SD089808001079	1.06
SD102724000352	1.14
SD127212001670	1.15
SD176608002126	1.1
SD188424002072	1.18
SD234612003648	1.51
SD250615000331	1.03
SD305612001633	1.91

Conduit Asset ID	Max/Full Flow
SD325018002753	1.15
SD352524003909	1.15
SD356408003919	1.17
SD356508003921	1.87
SD383312004219	1.03
SD395008004365	1.05
SD958012004177	1.03
SD959208003632	1.11
SD966912003734	1.24
SD968912003700	1.34
SD969612003690	4.31
SD972008003627_3	1.01
SDCLVRT0085	1.52

Table 20. Guemes West Flooding Junctions for the 25-year, 24-hour Design Storm

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
SDCBG06-1015	3.46	0
SDCBG07-1035	0.53	0
SDCBG07-1047	0.21	0
SDCBG08-1043	0.13	0
SDCBG08-1120	1.81	0
SDCBG08-1121	1.83	0
SDCBG08-1125	1.67	0
SDCBG08-1129	26.03	0
SDCBG08-1138	32.79	0
SDCBG08-1139	35.24	0
SDJCTG08-1014	36.25	0
SDMHG05-1030	0.34	0
SDMHG05-1032	0.3	0
SDMHG05-1050	49.32	0
SDMHG05-1053	0.33	0

Table 21. Guemes West Surcharging Conduits for the 25-year, 3-hour Design Storm

Conduit Asset ID	Max/Full Flow
C1	1.65
SD040908000373	1.71
SD067812000926	1.03
SD068012000929	1.55
SD068212000936	1.18
SD089012001668	1.09

Conduit Asset ID	Max/Full Flow
SD089312001669	1.1
SD089508001725	1.03
SD089808001079	1.37
SD102724000352	1.55
SD127212001670	1.15
SD135812002432	1.05
SD138312000997	1.18
SD173012003594	1.74
SD173812001085	1.41
SD174012002761	1.22
SD176608002126	1.22
SD188424002072	1.57
SD234612003648	1.77
SD246615000949	1.01
SD258524002411	1.16
SD268615000958	1.3
SD283108001727	1.38
SD285812003262	1.06
SD288118003286	1.02
SD288218003287_1	1.03
SD288318003288	1.05
SD288418003289	1.06
SD288518003290_1	1.15
SD288518003290_2	1.06
SD305612001633	2.19
SD325018002753	2
SD352018003905	1.44
SD352524003909	1.62
SD355212003929	1.1
SD356408003919	1.26
SD356508003921	2.01
SD356518003920	1.13
SD375818004143	1.27
SD379712004178	1.12
SD380212004189	1.03
SD380312004188	1.07
SD380512004186	1.01
SD380812004183	1.6
SD380912004181	1.17
SD383312004219	1.28
SD388712004274	1.15
SD395008004365	1.05

Conduit Asset ID	Max/Full Flow
SD433512004745	1.03
SD958012004177	1.25
SD959208003632	1.11
SD966912003734	1.41
SD968912003700	1.28
SD969612003690	3.68
SD971312003643	1.09
SD972008003627_1	1.08
SD972008003627_3	1.35
SD972008003627_5	1
SD978012001632	1.07
SD982512003049	1.11
SD988212002779	1.12
SDCLVRT0066	1.2
SDCLVRT0085	1.29

Table 22. Guemes West Flooding Junctions for the 25-year, 3-hour Design Storm

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
GW64	0.08	0
J15	0.06	0
SDCBG05-1093	0.1	0
SDCBG05-1094	0.18	0
SDCBG05-1095	0.21	0
SDCBG05-1096	0.12	0
SDCBG05-1118	0.11	0
SDCBG06-1008	0.02	0
SDCBG06-1009	0.12	0
SDCBG06-1030	0.25	0
SDCBG06-1032	0.07	0
SDCBG07-1035	0.63	0
SDCBG07-1047	0.56	0
SDCBG07-1063	0.06	0
SDCBG07-1072	0.06	0
SDCBG08-1043	0.32	0
SDCBG08-1092	0.11	0
SDCBG08-1120	1.31	0
SDCBG08-1121	1.33	0
SDCBG08-1123	0.13	0
SDCBG08-1125	1.28	0
SDCBG08-1129	2.12	0
SDCBG08-1132	0.17	0

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
SDCBG08-1138	3.41	0
SDCBG08-1139	6.59	0
SDCBG08-1205	0.08	0
SDCBG09-1011	0.02	0
SDCBG09-1017	0.02	0
SDJCTG08-1092	0.11	0
SDMHG05-1011	0.13	0
SDMHG05-1030	0.33	0
SDMHG05-1032	0.27	0
SDMHG05-1040	0.12	0
SDMHG05-1050	49.36	0
SDMHG05-1053	0.32	0.003
SDMHG05-1058	0.07	0
SDMHG07-1004	0.01	0
SDMHG08-1005	0.13	0
SDMHG08-1014	0.06	0
SDMHG08-1020	0.17	0
SDMHG08-1028	0.05	0
SDMHG08-1033	0.18	0

Table 23. Guemes West Surcharging Conduits for the 25-year, 24-hour Climate Perturbed Design Storm

Conduit Asset ID	Max/Full Flow
C1	1.64
SD040515000334	1.44
SD040908000373	1.27
SD067812000926	1.46
SD068012000929	1.15
SD071212000332	1.19
SD089012001668	1.08
SD089312001669	1.14
SD089808001079	1.25
SD102724000352	1.4
SD127212001670	1.17
SD173012003594	1.08
SD173812001085	1.1
SD174012002761	1.14
SD176608002126	1.38
SD188424002072	1.44
SD234612003648	1.71

Conduit Asset ID	Max/Full Flow
SD250615000331	1.3
SD258524002411	1.09
SD268615000958	1.16
SD283108001727	1.08
SD288418003289	1
SD288518003290_1	1.04
SD288518003290_2	1
SD305612001633	2.11
SD321512003701	1.2
SD325018002753	1.59
SD352018003905	1.25
SD352524003909	1.53
SD356408003919	1.21
SD356508003921	1.93
SD379712004178	1.1
SD380812004183	1.04
SD383312004219	1.24
SD395008004365	1.07
SD958012004177	1.24
SD959208003632	1.25
SD966912003734	1.65
SD968912003700	1.56
SD969612003690	4.87
SD972008003627_3	1.28
SD978012001632	1.03
SD982512003049	1.1
SD988212002779	1.22
SDCLVRT0085	2.03

Table 24. Guemes West Flooding Junctions for the 25-year, 24-hour Climate Perturbed Design Storm

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
SDCBG06-1015	16.56	0
SDCBG06-1019	0.96	0
SDCBG06-1030	1.16	0
SDCBG06-1043	14.59	0
SDCBG07-1035	1.6	0
SDCBG07-1047	1.42	0
SDCBG07-1072	0.48	0
SDCBG08-1043	0.59	0

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
SDCBG08-1092	0.13	0
SDCBG08-1120	3.2	0
SDCBG08-1121	3.22	0
SDCBG08-1123	0.64	0
SDCBG08-1125	3.09	0
SDCBG08-1129	30.76	0
SDCBG08-1132	0.28	0
SDCBG08-1138	33.35	0
SDCBG08-1139	35.75	0
SDCBG09-1011	0.22	0
SDJCTG08-1014	38.58	0
SDMHG05-1011	0.24	0
SDMHG05-1030	0.74	0
SDMHG05-1032	0.71	0
SDMHG05-1050	49.38	0
SDMHG05-1053	0.73	0.003
SDMHG08-1005	0.18	0
SDMHG08-1020	0.27	0
SDMHG08-1033	0.16	0

Padilla North

The 25-year, 24-hour storm caused no flooding in junctions, with the affected junctions remaining surcharged for about 49.91 hours. 9.4 percent of the total pipes in Padilla North were surcharged. In comparison, the 25-year, 3-hour storm caused 0.027 million gallons of flooding, with the affected junctions surcharging for about 2.14 hours. 12.3 percent of the total pipes in Padilla North surcharged. Additionally, the 25-year, 24-hour climate perturbed storm caused no flooding in junctions, with the affected junctions surcharging about 49.91 hours. 11.3 percent of the total pipes in Padilla North surcharged.

Table 25. Padilla North Surcharging Conduits for the 25-year, 24-hour Design Storm

Conduit Asset ID	Max/Full Flow
SD966724003738_2	1.21
SDCLVRT0031	1.2
SDCLVRT0033	1.3
SDCLVRT0119	1.27
SDCLVRT0120	1.27
SDCLVRT0128	1.95
SDCLVRT0135	1.1
SDCLVRT0136	1.1
SDCLVRT0138	1.23
SDCLVRT0142	1.89

Table 26. Padilla North Flooding Junctions for the 25-year, 24-hour Design Storm

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
SDCBP02-1001	49.91	0.000

Table 27. Padilla North Surcharging Conduits for the 25-year, 3-hour Design Storm

Conduit Asset ID	Max/Full Flow
SD966724003738_2	1.21
SDCLVRT0031	1.35
SDCLVRT0033	1.47
SDCLVRT0119	1.27
SDCLVRT0120	1.35
SDCLVRT0125	1
SDCLVRT0128	2.48
SDCLVRT0135	1.44
SDCLVRT0136	1.4
SDCLVRT0138	2.29
SDCLVRT0139	1.35
SDCLVRT0142	3.69
SDCLVRT0146	1.31

Table 28. Padilla North Flooding Junctions for the 25-year, 3-hour Design Storm

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
P22	0.81	0.014
P24	0.58	0.008
P28	0.44	0.003
P26	0.31	0.002
P29	0.26	0
P30	0.08	0
SDCBP02-1001	49.91	0

Table 29. Padilla North Surcharging Conduits for the 25-year, 24-hour Climate Perturbed Design Storm

Conduit Asset ID	Max/Full Flow
SD966724003738_2	1.21
SDCLVRT0031	1.43

Conduit Asset ID	Max/Full Flow
SDCLVRT0033	1.45
SDCLVRT0119	1.27
SDCLVRT0120	1.51
SDCLVRT0121	1.16
SDCLVRT0128	2.2
SDCLVRT0135	1.26
SDCLVRT0136	1.25
SDCLVRT0138	1.44
SDCLVRT0142	2.22
SDCLVRT0146	1.23

Table 30. Padilla North Flooding Junctions for the 25-year, 24-hour Climate Perturbed Design Storm

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
SDCBP02-1001	49.91	0

Similk

The 25-year, 24-hour storm caused no flooding in junctions, with the affected junctions remaining surcharged for about 24 hours. Approximately 5.4 percent of pipes in Similk were surcharged. In comparison, the 25-year, 3-hour storm caused no flooding, with the affected junctions surcharging for about 24.18 hours. 7.7 percent of the total pipes in Similk surcharged. Additionally, the 25-year, 24-hour climate perturbed storm caused no flooding in junctions, with the affected junctions surcharging about 25.87 hours. 8.5 percent of the total pipes in Similk surcharged.

Table 31. Similk Surcharging Conduits for the 25-year, 24-hour Design Storm

Conduit Asset ID	Max/Full Flow
SD290612003669	1.07
SDCLVRT0050	1.21
SDCLVRT0243	1.07
SDCLVRT0331	12.98
SDCLVRT0601	1.03
SDCLVRT0675	1.09
SDCLVRT0720	1.89

Table 32. Similk Flooding Junctions for the 25-year, 24-hour Design Storm

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
76	24	0

Table 33. Similk Surcharging Conduits for the 25-year, 3-hour Design Storm

Conduit Asset ID	Max/Full Flow
SD290212003674	1.24
SD290612003669	1.34
SD392312004325	1.41
SD970212003668	1.04
SDCLVRT0050	1.41
SDCLVRT0243	1.26
SDCLVRT0331	14.05
SDCLVRT0601	1.12
SDCLVRT0675	1.35
SDCLVRT0720	2.16

Table 34. Similk Flooding Junctions for the 25-year, 3-hour Design Storm

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
76	24	0
SDCBS01-1016	0.14	0
SDCBS01-1003	0.04	0

Table 35. Similk Surcharging Conduits for the 25-year, 24-hour Climate Perturbed Design Storm

Conduit Asset ID	Max/Full Flow
SD290612003669	1.25
SDCLVRT0050	1.4
SDCLVRT0243	1.19
SDCLVRT0331	16.16
SDCLVRT0332	1.06
SDCLVRT0601	1.3
SDCLVRT0675	1.46
SDCLVRT0720	2.11
SDDITCH0895	1.01
SDDITCH1113	1
SDDITCH1114	1

Table 36. Similk Flooding Junctions for the 25-year, 24-hour Climate Perturbed Design Storm

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
76	24	0

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
S43	0.79	0
S44	1.08	0

Burrows North

The 25-year, 24-hour storm caused 0.27 million gallons of flooding in junctions, with the affected junctions remaining surcharged for about 1,310 hours. Approximately 3.7 percent of pipes in Burrows North were surcharged. In comparison, the 25-year, 3-hour storm caused 0.397 million gallons of flooding, with the affected junctions surcharging for about 1,296 hours. 10.2 percent of the total pipes in Burrows North surcharged. Additionally, the 25-year, 24-hour climate perturbed storm caused 0.578 million gallons of flooding, with the affected junctions surcharging about 1348 hours. 6.9 percent of the total pipes in Burrows North surcharged.

Table 37. Burrows North Surcharging Conduits for the 25-year, 24-hour Design Storm

Conduit Asset ID	Max/Full Flow
SD110724000418	1.46
SD111012000580	1.08
SD115712000528	1.17
SD116712000541	1.04
SD117312001831	1.3
SD118212000523	1.46
SD118624000724	1.09
SD124424000725	1.46
SD208012000527	1.04
SD212012000245	1.04
SD213212000404	1.19
SD216112000624	1.1
SD216912000692	1.13
SD361512003995	2.28
SD361612003996	1.51

Table 38. Burrows North Flooding Junctions for the 25-year, 24-hour Design Storm

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
BN13	20.75	0
SDCBB02-1006	1	0.01
SDCBB02-1019	46.72	0.95
SDCBB03-1007	0.64	0
SDCBB03-1008	0.35	0.17
SDCBB03-1011	0.3	0

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
SDCBB03-1015	49.21	0
SDCBB03-1053	0.34	0
SDCBB03-1054	0.56	0
SDCBB03-1055	0.43	0
SDCBB04-1004	47.52	0
SDCBB04-1005	47.68	0
SDCBB04-1008	46.78	0
SDCBB04-1009	46.87	0
SDCBB07-1001	28.64	0
SDCBB07-1002	44.46	0
SDCBB09-1038	2.99	0
SDCBB10-1001	47.9	0
SDJCTB09-1022	50	0
SDMHB02-1001	46.8	0
SDMHB02-1002	2.65	0.01
SDMHB02-1003	1.01	0
SDMHB02-1013	47.37	0
SDMHB02-1014	47.07	0.95
SDMHB02-1015	46.92	0.01
SDMHB02-1016	46.94	0.03
SDMHB03-1001	0.23	0
SDMHB03-1003	0.19	0
SDMHB03-1004	48.83	0
SDMHB03-1005	49.04	0
SDMHB03-1006	48.34	14.97
SDMHB03-1007	1.75	1.71
SDMHB03-1008	1.82	0.01
SDMHB03-1009	0.14	0
SDMHB03-1010	0.43	0
SDMHB04-1001	47.5	0
SDMHB04-1002	46.96	0
SDMHB04-1004	47.39	0
SDMHB04-1005	47.13	0
SDMHB04-1006	47.45	0
SDMHB06-1001	0.2	0
SDMHB09-1004	4.94	0
SDMHB09-1005	48.78	0
SDMHB09-1006	48.81	0
SDMHB09-1007	1.97	0
SDMHB09-1038	0.48	0

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
SDMHB10-1003	47.94	0
SDMHB11-1030	48.43	0

Table 39. Burrows North Surcharging Conduits for the 25-year, 3-hour Design Storm

Conduit Asset ID	Max/Full Flow
SD106818000302	1.09
SD106918000605	1.28
SD107224000602	1.12
SD107912001977	1.33
SD110224000417	1.2
SD110724000418	1.75
SD110812000578	1.22
SD111012000580	1.52
SD114518000661	1.4
SD115712000528	1.4
SD115812000533	1.07
SD116312000536	1
SD116712000541	1.06
SD117312001831	1.98
SD118212000523	1.47
SD118624000724	1.11
SD118924000721	1.03
SD124424000725	1.49
SD124608000704	1.43
SD208012000527	1.24
SD210612002278	1
SD211812003585	1.03
SD211912003586	1.2
SD212012000245	1.46
SD212212000243	1.36
SD213212000404	1.36
SD215224000594	1
SD215812002068	1.08
SD216112000624	1.23
SD216912000692	1.84
SD217012003975	1.01
SD257518001602	1.18
SD257612002249	1.38
SD268718000663	1.4

Conduit Asset ID	Max/Full Flow
SD288912000525	1.04
SD358712003970	1.01
SD358912003994	1.16
SD359112003973	1.06
SD361512003995	2.85
SD361612003996	1.91
SD366012004042	1.39

Table 40. Burrows North Flooding Junctions for the 25-year, 3-hour Design Storm

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
BN13	4	0
BN14	0.2	0
SDCBB02-1006	0.97	0
SDCBB02-1019	48.48	0.027
SDCBB02-1024	0.24	0
SDCBB02-1036	0.2	0
SDCBB02-1050	0.11	0
SDCBB02-1052	0.39	0
SDCBB02-1067	0.2	0
SDCBB03-1007	0.86	0
SDCBB03-1008	0.74	0.011
SDCBB03-1009	0.48	0
SDCBB03-1011	0.57	0
SDCBB03-1013	0.07	0
SDCBB03-1015	49.33	0
SDCBB03-1026	0.03	0
SDCBB03-1044	0.02	0
SDCBB03-1053	0.57	0
SDCBB03-1054	0.62	0
SDCBB03-1055	0.6	0
SDCBB03-1060	0.03	0
SDCBB04-1004	48.99	0
SDCBB04-1005	49.02	0
SDCBB04-1006	0.11	0
SDCBB04-1008	48.73	0
SDCBB04-1009	48.8	0
SDCBB06-1001	0.12	0
SDCBB06-1002	0.03	0
SDCBB06-1003	0.1	0

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
SDCBB07-1001	7.44	0
SDCBB07-1002	34.79	0
SDCBB09-1038	1.33	0
SDCBB09-1062	0.37	0
SDCBB09-1063	0.32	0
SDCBB09-1064	0.21	0
SDCBB09-1065	0.16	0
SDCBB09-1068	0.46	0
SDCBB10-1001	49.06	0
SDJCTB09-1022	50	0
SDMHB02-1001	48.8	0.02
SDMHB02-1002	1.45	0.014
SDMHB02-1003	1.07	0
SDMHB02-1008	0.15	0
SDMHB02-1009	0.14	0
SDMHB02-1013	48.88	0
SDMHB02-1014	48.84	0.06
SDMHB02-1015	48.82	0
SDMHB02-1016	48.83	0.003
SDMHB02-1017	0.06	0
SDMHB02-1018	0.13	0
SDMHB03-1001	0.73	0
SDMHB03-1002	0.53	0
SDMHB03-1003	0.55	0.006
SDMHB03-1004	49.2	0.001
SDMHB03-1005	49.27	0
SDMHB03-1006	49.04	0.154
SDMHB03-1007	1.4	0.042
SDMHB03-1008	1.43	0
SDMHB03-1009	0.54	0.005
SDMHB03-1010	0.6	0
SDMHB04-1001	48.9	0
SDMHB04-1002	48.83	0
SDMHB04-1004	48.89	0
SDMHB04-1005	48.84	0
SDMHB04-1006	48.9	0
SDMHB06-1001	0.21	0
SDMHB06-1002	0.18	0
SDMHB09-1004	1.61	0
SDMHB09-1005	49.21	0

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
SDMHB09-1006	49.22	0
SDMHB09-1007	1.13	0.014
SDMHB09-1008	0.39	0
SDMHB09-1012	0.41	0
SDMHB09-1014	0.22	0
SDMHB09-1016	0.15	0.001
SDMHB09-1032	0.45	0.001
SDMHB09-1037	0.1	0
SDMHB09-1038	0.65	0.037
SDMHB10-1003	49.07	0
SDMHB11-1004	0.03	0
SDMHB11-1013	0.21	0
SDMHB11-1017	0.36	0
SDMHB11-1029	0.18	0
SDMHB11-1030	49.14	0

Table 41. Burrows North Surcharging Conduits for the 25-year, 24-hour Climate Perturbed Design Storm

Conduit Asset ID	Max/Full Flow
SD106918000605	1.15
SD107912001977	1.24
SD110224000417	1.09
SD110724000418	1.71
SD110812000578	1.25
SD111012000580	1.36
SD114518000661	1.12
SD115712000528	1.33
SD116312000536	1
SD116712000541	1.07
SD117312001831	1.69
SD118212000523	1.5
SD118624000724	1.1
SD118924000721	1.04
SD124424000725	1.48
SD208012000527	1.18
SD210612002278	1.15
SD211912003586	1.05
SD212012000245	1.25
SD212212000243	1.17

Conduit Asset ID	Max/Full Flow
SD213212000404	1.44
SD216112000624	1.13
SD216912000692	1.35
SD257612002249	1.04
SD268718000663	1.13
SD358912003994	1
SD361512003995	2.46
SD361612003996	1.63

Table 42. Burrows North Flooding Junctions for the 25-year, 24-hour Climate Perturbed Design Storm

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
BN13	22.02	0
BN14	0.18	0
SDCBB02-1006	1.85	0
SDCBB02-1019	46.67	0.024
SDCBB02-1036	0.16	0
SDCBB02-1052	0.62	0
SDCBB02-1067	0.16	0
SDCBB03-1007	2.37	0
SDCBB03-1008	1.31	0.014
SDCBB03-1009	0.76	0
SDCBB03-1011	1.02	0
SDCBB03-1015	49.28	0
SDCBB03-1053	1.01	0
SDCBB03-1054	1.45	0
SDCBB03-1055	1.23	0
SDCBB04-1004	47.77	0
SDCBB04-1005	47.92	0
SDCBB04-1008	47.09	0
SDCBB04-1009	47.2	0
SDCBB06-1001	0.42	0
SDCBB06-1003	0.3	0
SDCBB07-1001	29	0
SDCBB07-1002	44.94	0
SDCBB09-1038	4.47	0
SDCBB09-1062	0.26	0
SDCBB09-1068	0.42	0
SDCBB10-1001	48.12	0
SDJCTB09-1022	50	0

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
SDMHB02-1001	47.14	0.007
SDMHB02-1002	4.23	0.01
SDMHB02-1003	2.03	0
SDMHB02-1013	47.63	0
SDMHB02-1014	47.36	0.064
SDMHB02-1015	47.23	0
SDMHB02-1016	47.26	0.002
SDMHB03-1001	1.26	0
SDMHB03-1002	0.77	0
SDMHB03-1003	0.86	0.004
SDMHB03-1004	48.93	0
SDMHB03-1005	49.13	0
SDMHB03-1006	48.44	0.365
SDMHB03-1007	3.5	0.067
SDMHB03-1008	3.56	0
SDMHB03-1009	0.8	0.001
SDMHB03-1010	1.24	0
SDMHB04-1001	47.74	0
SDMHB04-1002	47.27	0
SDMHB04-1004	47.65	0
SDMHB04-1005	47.42	0
SDMHB04-1006	47.71	0
SDMHB06-1001	1.03	0
SDMHB06-1002	0.69	0
SDMHB09-1004	8.44	0
SDMHB09-1005	48.89	0
SDMHB09-1006	48.92	0
SDMHB09-1007	2.85	0.003
SDMHB09-1008	0.2	0
SDMHB09-1012	0.26	0
SDMHB09-1014	0.09	0
SDMHB09-1032	0.4	0
SDMHB09-1038	0.78	0.017
SDMHB10-1003	48.15	0
SDMHB11-1013	0.45	0
SDMHB11-1017	0.39	0
SDMHB11-1029	0.29	0
SDMHB11-1030	48.56	0

Burrows South

The 25-year, 24-hour storm caused no flooding in junctions, with the affected junctions remaining surcharged for about 126.74 hours. Approximately 1.7 percent of pipes in Burrows South were surcharged. In comparison, the 25-year, 3-hour storm caused no flooding, with the affected junctions surcharging for about 96.89 hours. 2.5 percent of the total pipes in Burrows South surcharged.
Additionally, the 25-year, 24-hour climate perturbed storm caused 0.02 million gallons of flooding, with the affected junctions surcharging about 174.08 hours. 2.3 percent of the total pipes in Burrows South surcharged.

Table 43. Burrows South Surcharging Conduits for the 25-year, 24-hour Design Storm

Conduit Asset ID	Max/Full Flow
SD041312000159	1.38
SD041912001761	1
SD093812000556	1.35
SD111412000448	1.19
SD244012000196	1.83
SD244112000152	1.06
SD978312003471	2.06
SDCLVRT0199	1.06
SDCLVRT0201	3.43
SDCLVRT0202	2.02
SDCLVRT0414	1.18
SDCLVRT0451	1.01

Table 44. Burrows South Flooding Junctions for the 25-year, 24-hour Design Storm

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
SDCBB13-1036	27.94	0
SDCBB13-1047	42.65	0
SDCBB13-1048	42.36	0
SDCBG08-1045	3.11	0
SDCBG08-1046	10.68	0

Table 45. Burrows South Surcharging Conduits for the 25-year, 3-hour Design Storm

Conduit Asset ID	Max/Full Flow
SD041312000159	1.38
SD041912001761	1
SD093812000556	1.35
SD111412000448	1.19
SD244012000196	1.83
SD244112000152	1.06

Conduit Asset ID	Max/Full Flow
SD978312003471	2.06
SDCLVRT0199	1.06
SDCLVRT0201	3.43
SDCLVRT0202	2.02
SDCLVRT0414	1.18
SDCLVRT0451	1.01

Table 46. Burrows South Flooding Junctions for the 25-year, 3-hour Design Storm

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
BS98	0.09	0
SDCBB13-1047	48.38	0
SDCBB13-1048	48.21	0
SDCBG08-1157	0.03	0
SDCBG08-1158	0.05	0
SDMHB13-1036	0.04	0
SDMHB13-1037	0.09	0

Table 47. Burrows South Surcharging Conduits for the 25-year, 24-hour Climate Perturbed Design Storm

Conduit Asset ID	Max/Full Flow
ClydeRiver6	1.16
SD041312000159	1.02
SD111412000448	1.26
SD244012000196	1.57
SD978312003471	2.14
SDCLVRT0199	1.02
SDCLVRT0201	3.2
SDCLVRT0202	1.8
SDCLVRT0414	1.17
SDCLVRT0451	1.39
SDCLVRT0712	1.19

Table 48. Burrows South Flooding Junctions for the 25-year, 24-hour Climate Perturbed Design Storm

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
BS100	2.71	0.004
BS102	2.16	0.003
BS106	2.24	0

Junction Asset ID	Hours Surcharged	Total Flood Volume 10^6 gal
BS97	1.16	0.001
BS98	3.36	0.012
SDCBB13-1003	20.65	0
SDCBB13-1036	32.69	0
SDCBB13-1047	43.19	0
SDCBB13-1048	42.74	0
SDCBG08-1045	8.04	0
SDCBG08-1046	14.64	0
SDMHB13-1036	0.22	0
SDMHB13-1037	0.28	0

APPENDIX G: STREAM AND HABITAT ASSESSMENT FIELD NOTES AND RECOMMENDED RESTORATION CAPITAL FACILITIES PROJECTS

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Stream and Habitat Assessment Field Notes and Recommended Restoration Capital Facilities Projects

Date: November 26, 2024

Project: City of Anacortes 2025 Stormwater Master Plan
To: Aaron Esterholt, Stormwater Program Manager | City of Anacortes
From: Brennan Helwig, Fisheries Biologist | Osborn Consulting
Isaac Fournier, P.E. | Osborn Consulting
Subject: Stream and Habitat Assessment Field Notes and Recommended Capital Facilities Projects

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PROJECT SUMMARY

Purpose: As part of the 2025 Stormwater Master Plan (Plan) development, Osborn Consulting (Osborn) performed a planning-level condition assessment of area streams and the associated drainage infrastructure for the City of Anacortes (City). With the current statewide multi-agency focus on salmonid population health, habitat restoration, and the correction of fish passage barriers, the City wanted to gain insights about the City's systems and potential opportunities for improving fish habitat through future implementation of the Plan.

Objective: Osborn conducted field surveys in streams within the City limits to achieve the following:

- Verify the current Washington State Department of Fish and Wildlife (WDFW) fish passage barrier dataset.
- Assess stream, fish habitat, and riparian conditions.
- Assess conditions of stream conveyance infrastructure.
- Identify potential stream and wetland habitat restoration opportunities to include in capital facilities project and program planning.

Assessed Streams: The study area included the accessible reaches of streams conveyed through City-owned culverts and open channel sections within the City limits that are documented to have historically or currently inhabited fish species as identified in the Statewide Washington Integrated Fish Distribution (SWIFD) database. The surveyed streams were the following:

- Ace of Hearts Creek
- Aqua Creek
- Beaver Brook
- Clyde Creek
- Cranberry Creek
- Happy Valley Stream

Documentation Review: In preparation for the field assessments, Osborn reviewed the following information for the area streams and the surrounding infrastructure:

- City Geographic Information System (GIS) data (City of Anacortes 2024)
- Fish passage barrier maps and dataset from WDFW (WDFW 2024)
- Fish species distribution data from the SWIFD dataset (NWIFC and WDFW 2018)
- Stormwater management action plans (City of Anacortes 2023)
- Habitat review and recommendation reports (GeoEngineers 2022)

Assessment Staff: The field assessments were performed by Osborn professionals B. Helwig (fish biologist) and I. Fournier, P.E. (hydraulic engineer).

Assessment Dates: Field assessments were performed on June 14 and June 18, 2024.

OBSERVATIONS AND FINDINGS

The following subsections detail the observations and findings for each of the assessed streams.

Ace of Hearts Creek



Ace of Hearts Creek at Ace of Hearts Rotary Park

Ace of Hearts Creek is a historically fish-bearing stream that spans approximately 2.6 miles in length. The field assessment for Ace of Hearts Creek was conducted from the headwaters at Heart Lake to the outfall to Fidalgo Bay. From its headwaters at Heart Lake, which is located within the 2,137-acre Whistle Lake Anacortes Community Forest Lands (ACFL), the stream flows north as an open channel through dense forested areas of the ACFL and then through the more developed properties outside of the ACFL. The stream is conveyed beneath 41st Street through a culvert then continues as an open channel along the west side of H Avenue before the next culvert crossing at H Avenue, where the stream enters a City park, Ace of Hearts Rotary Park, as a roadside ditch. Heavy sedimentation and invasive species, such as Himalayan blackberry (*Rubus armeniacus)* and reed canarygrass (*Phalaris arundinacea*), were observed within this reach at the southern park entrance. The stream is piped for most of its length through the park but daylights again for approximately 1,000 feet per City GIS data before entering a series of culverts and open ditches as it flows northeast towards 33rd Street. At the southwest corner of 33rd Street and M Avenue, the stream enters a 4,990-foot underground pipe network that runs north beneath M Avenue, west beneath 32nd Avenue, north beneath T Avenue to 28th Street, and then east into the Pacific Marine Center property where it discharges to Fidalgo Bay.

Overall, Ace of Hearts Creek is conveyed through nine identified roadway or other culvert crossings between the ACFL and the stream's entrance into the subsurface pipe network. In the stream's upper-most reaches, the open channel segments generally contain suitable spawning cobble-gravel substrate for fish, and adequate canopy and instream cover throughout. Rearing habitat potential exists within the stream as well as in the headwaters of Heart Lake, most suitably for coastal cutthroat and resident trout, and to a lesser extent chinook salmon. Throughout the entire length of the stream, WDFW has identified

three complete fish passage barrier crossings (WDFW ID 920991 at 34th Street, 920951 at 35th Street/Mallard Court, and 920994 at H Avenue) and three crossings with unknown barrier status (WDFW ID 920992 at 33rd Street, 920993 in Ace of Hearts Rotary Park, and 995449 at Fidalgo Bay). All three complete barriers, in addition to the unknown barrier in Ace of Hearts Rotary Park, are owned by the City.

Stream reaches and culverts requiring access through private property, along with the 4,990-foot-long buried pipe network, were not assessed. This included the final pipe inlet at 33rd Street and M Avenue, which is located on fenced private property. The full pathway of the pipe network was traversed to identify any potential open reaches of stream.

Potential opportunities identified for capital facilities projects or programs on Ace of Hearts Creek are discussed in **Section 2.0**.

Aqua Creek



Aqua Creek upstream of South Fidalgo Bay Road

Aqua Creek is a short 0.62-mile fish-bearing (Type F) stream located in the southeastern portion of Anacortes. The headwaters of the stream appear to form on the hillside area southwest of South Fidalgo Bay Road and State Route (SR) 20. Given Aqua Creek's short length and limited access to private property, the stream assessment focused on the short open channel reaches upstream and downstream of its culvert crossing at South Fidalgo Bay Road immediately north of Aqua Lane (WDFW ID 933575) and the surrounding area. Upstream of the City-owned crossing, the stream is generally unconfined with no discernible channel and could be categorized as wetland. No spawning habitat potential was observed. The stream primarily flows subsurface under matted reed canarygrass. There were no indicators of past flooding or culvert condition issues observed. Downstream of the City-owned crossing, the stream flows into an apparent wetland complex that is densely vegetated with reed canarygrass and appears to be part of the Washington State Department of Transportation (WSDOT) right-of-way. Overall, canopy cover is minimal to non-existent throughout the majority of the short stream reach, outside of the potential wetland complexes.

The Aqua Creek culvert at South Fidalgo Bay Road, along with three other culverts to the south (WDFW ID 933574, 933573, and 955576) are all categorized as fish barriers and flow into the wetland complex located between South Fidalgo Bay Road and SR 20. Flow from the wetland appears to discharge to Fidalgo Bay through any one of the three separate WSDOT-owned culverts located beneath SR 20 that are also categorized as barriers (WDFW ID 995423, 9954224, and 995425).

Beaver Brook



Beaver Brook west of 28th Street

Beaver Brook flows approximately 1.65 miles in a southwest-to-northeast direction through the east side of Anacortes. Beaver Brook was surveyed from upstream to downstream, beginning at the headwaters where the stream flows from a wetland complex within the 738-acre Cranberry Lake ACFL at the west terminus of 32nd Street and ending at its outlet into Fidalgo Bay at the Anacortes Marina.

From ACFL, Beaver Brook is conveyed through a pipe network for several blocks from the west end of 31st Street before returning to an open channel flow at the northeast corner of B Avenue and 29th Street. The open channel reach continues through private properties from 29th Street to D Avenue, where the stream crosses into a private community through a PVC culvert. This open stream reach contained native vegetation and moderate canopy cover. Culvert pipe conditions appeared to be intact, and evidence of erosion was not observed.

Downstream of the D Avenue crossing, the stream flows within an open channel through a private community except for one crossing under Creekside Lane. The stream is conveyed within a pipe again west of the private community entrance at Creekside Place and H Avenue. Except for a short open channel section west of J Avenue, stream flows are conveyed east from H Avenue within a subsurface pipe network for approximately 4,500 feet to the outfall at Fidalgo Bay.

No immediate signs of failure, flooding, or erosion issues associated with culvert crossings were observed at 29th Street, D Avenue, Creekside Place, H Avenue, or J Avenue. An assessment of the fish passage status at these crossings has not been completed by WDFW because of Beaver Brook's unclassified fish bearing status according to SWIFD. Based on the visual inspections completed for the entire reach of Beaver Brook, there were no notable findings related to stormwater infrastructure or environmental issues. Notable rearing potential for fish exists in the upper reach of Beaver Brook near the headwaters west of B Street, and occasional spawning habitat throughout the upper reach west of H Avenue.

Clyde Creek



Clyde Creek southwest of Queen Ann Way

Clyde Creek is an approximately 0.9-mile-long stream on the west side of Anacortes that originates near the Anacortes Regional Airport and flows south-southwest to Burrows Bay. Generally, the stream has an open channel morphology that flows through a residential neighborhood, with several crossings through short pipe culverts. The stream is then conveyed within a pipe beneath Anaco Beach Road and continues through a private residence to the outfall to Burrows Bay. SWIFD identifies Clyde Creek as potentially fish bearing (type F stream).

Clyde Creek was assessed from upstream to downstream, beginning at Jasper Way/33rd Street. At 33rd Street, flow from a wetland complex to the north ties into the stormwater system, where it combines with roadway runoff and is conveyed southwest within a pipe between private residences and then discharges through an outfall to a stormwater pond south of Marion Way. The culvert at Marion Way was not visible, but there were no drainage issues observed in this reach and no visible signs of erosion or flooding at Marion Way. The end of potential fish use in Clyde Creek has been mapped and is verified to be at or near this culvert crossing. Overall, most of Clyde Creek has potential to support adequate rearing habitat, with moderate canopy and instream cover and occasional forced pools. Spawning ground potential is occasionally present, but the stream sediment is mostly dominated by fines and small gravels.

The stream flows through an open channel to the culvert crossing beneath Clyde Way (WDFW ID 921001). Large boulders were observed within the channel upstream of and blocking most of the culvert inlet. The boulders appear to have fallen into the channel from the roadway embankment. Significant aggradation and debris accumulation was observed at the culvert inlet and immediately upstream of the boulders. Evidence of significant backwater and potential flooding suggest the culvert is potentially undersized resulting in sediment and debris buildup. Dislodged boulders from the roadway embankment have encroached beyond the top of the culvert and appear to have damaged the structure. Evidence of erosion on the side of the culvert suggests the stream is undermining the embankment. Further failure of the embankment may result in additional boulders falling into the channel, increasing the potential for further inlet blockage, backwater, and flooding. Tree root exposure and fallen trees with wood rot were noted as well. Downstream, the channel is incised with evidence of significant bank erosion and undercutting.

The stream continues through an open channel to the crossing beneath Queen Anne Way (WDFW ID 921000). Aggradation and debris accumulation were observed upstream of this culvert inlet, along with evidence of potential flooding, erosion, and wood rot at tree bases and root systems. Downstream of the culvert, significant bank erosion, undercutting, root scour, and rot were observed. Trees growing on the near-vertical banks had exposed roots and were leaning over the channel. There is concern for potential bank failure immediately downstream of the culvert based on this combination of observed conditions.

The stream continues southwest through an open channel, crosses through a culvert beneath a driveway along Anaco Beach Road (WDFW ID FD47), enters a pipe crossing under Anaco Beach Road (WDFW ID FD46), and discharges to Burrows Bay. There was moderate vegetative canopy cover upstream of the driveway culvert. For both culverts, there no visible signs of failure or potential erosion or flooding issues. Trees growing on the near-vertical banks had exposed roots and were leaning over the channel but did not seem to pose immediate threat to property.

Potential opportunities identified for capital facilities projects or programs on Clyde Creek are discussed in **Section 2.0**.

Cranberry Creek



Cranberry Creek in Cranberry Lake ACFL

Cranberry Creek flows for approximately 0.52 miles on the northwest side of Anacortes from Little Cranberry Lake to Guemes Channel. The SWIFD database lists the stream as type F and potentially fish bearing. There are currently four total fish passage barriers inventoried throughout Cranberry Creek.

The assessment team walked the stream system from upstream to downstream beginning within the Cranberry Lake ACFL at the outlet of Little Cranberry Lake. Previously in 2015, WDFW assessed the flow control structure at the lake outfall to determine its fish passage status and determined it to be a total barrier caused by a water surface drop (WDFW ID 920999). There were no erosion control or flooding issues noted at the flow control structure. Downstream of the flow control structure, the stream maintains an average bankfull width of around 20 feet while it meanders through a forested area for approximately 700 feet. The area exhibits a high amount of canopy cover with adequate spawning and rearing substrate within the open stream section immediately downstream of Little Cranberry Lake.

At Cranberry Lake Road, the stream bottlenecks into a City-owned fish passage barrier culvert (WDFW ID 920998). From this inlet, the stream is conveyed entirely through multiple connecting pipe systems along Georgia Avenue and then across SR 20, before daylighting north of SR 20 as a ditch (for 113 feet) and entering another section of pipe (for 114 feet, WDFW ID 935678; privately-owned) before discharging to Guemes Channel. The consecutively piped section of Cranberry Creek is approximately 1,318 feet long and extends from City of Anacortes owned pipe to a WSDOT-owned asset. In particular, WSDOT owns the SR 20 culvert crossing (WDFW ID 933175) at Georgia Avenue.

Potential opportunities identified for capital facilities projects or programs on Cranberry Creek are discussed in **Section 2.0**.

Happy Valley Stream



Happy Valley Stream north of Longview Avenue

Happy Valley Stream is an approximately 1.6-mile-long stream located on the east side of Anacortes and serves as a tributary to Ace of Hearts Creek. The stream connects to Ace of Hearts Creek at the intersection of R Avenue and 32nd Street, where both systems are fully piped. The SWIFD lists the stream as a Type F stream and potentially fish bearing. In 2009, WDFW performed an upstream habitat survey where they inventoried 11 fish passage barriers with 8 designated as complete fish passage barriers. In their assessment, they determined the stream headwaters to be a wetland complex south of Haddon Road and observed limited spawning ground throughout the stream.

Osborn surveyed Happy Valley Stream from its downstream end to its upstream end. South of its connection to Ace of Hearts Creek, most of the stream is contained within a piped system under Avenue R. South of SR 20, the stream is mostly open channel with culvert crossings at SR 20 (WDFW ID 995430; WSDOT-owned) and multiple residential streets. The open channel portions of the stream south of SR 20 flow through primarily private residential properties with little canopy cover. The middle portions of the stream have increased instream cover and pass through several barriers, including City-owned barriers (WDFW ID 995447 at 37th Street, 930835 at Longview Avenue, and 930933 at Saint Mary's Drive). There is potential for a stream channel at the Hadron Road crossing (WDFW ID 930842), but no flow was

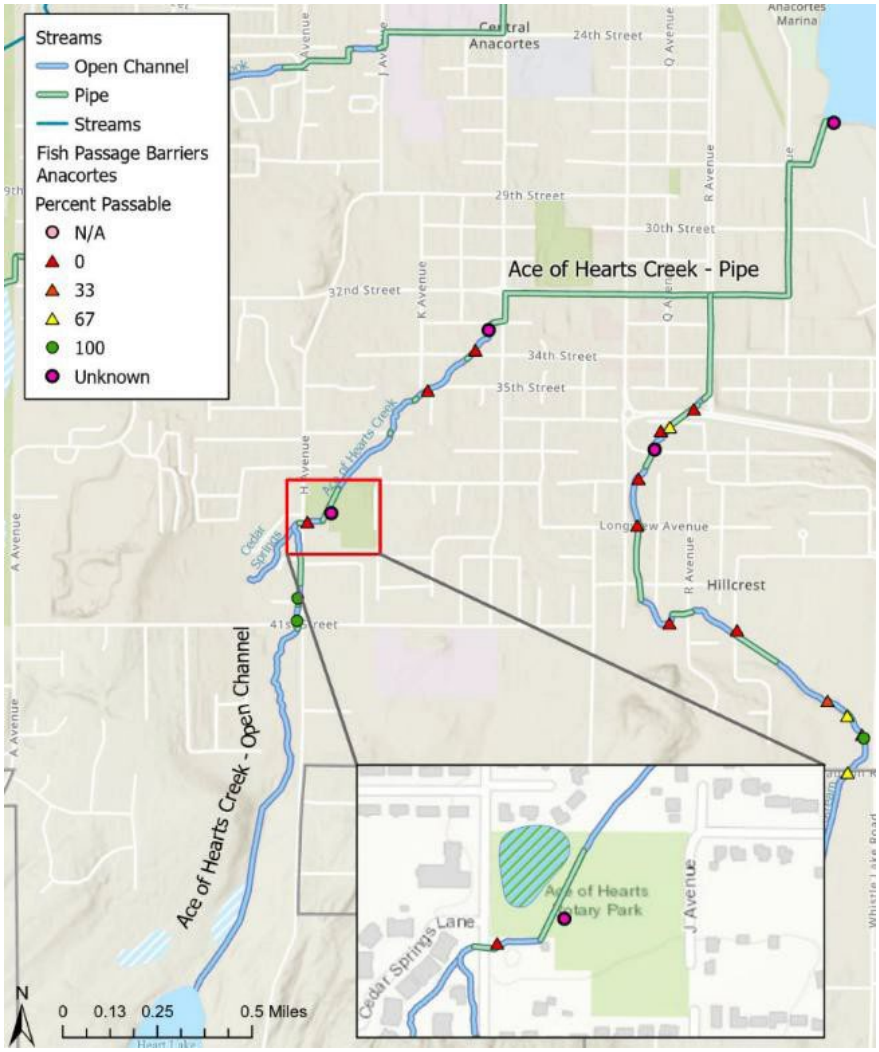
observed at the time of the site assessment. At the time of the survey, flows within Happy Valley Stream were observed downstream of the Saint Mary's Drive crossing.

The stream generally had narrow bankfull widths, with occasional widening and incising parallel to Commercial Avenue. There were very low amounts of spawning gravel material, so the stream could be characterized as providing primarily rearing habitat. Noticeable signs of culvert failure, flooding, or erosion issues associated with culvert crossings along Happy Valley Stream were not observed.

POTENTIAL CAPITAL FACILITIES PROJECT OPPORTUNITIES

The following subsections detail the potential capital facilities project opportunities.

Ace of Hearts Rotary Park Stream Restoration



Overview and location of Ace of Hearts Creek within Ace of Hearts Rotary Park

In 2023, the City completed the Fidalgo North Stormwater Management Action Plan, which included actions to improve water quality in this high priority basin for the City. One of those actions included the riparian restoration of Ace of Hearts Creek as it passes through Ace of Hearts Rotary Park by daylighting an approximately 1,000-foot-long piped section of stream. Part of this action would also be improving the

adjacent storm pond and wetland area. The open stream channel on the north end of this pipe receives input from the park's adjacent storm pond and wetland complex. This project should remain on the list of recommended capital facilities projects because of its focus on fish barrier removal and replacement, and stream channel restoration and creation, and native planting.

Based on the current stream assessment completed in 2024, the project could be enhanced further by including the restoration of all open channel areas and the removal or replacement of all cross-culverts in Ace of Hearts Creek within the park. These areas include where the stream enters the park at H Avenue as a roadside ditch, which exhibits heavy sedimentation and invasive species, and the culverted section starting at the park's entrance road. Opportunities also exist to connect the stream and wetland area to create a larger, more functional riparian-wetland complex. Overall, there are potential long-term solutions to improve stream health in this area, with the added benefit of it being in a public park.



Ace of Hearts Creek culvert inlet, east side of entrance road to Ace of Hearts Rotary Park from H Avenue



Ace of Hearts Creek culvert outlet on the north end of Ace of Hearts Rotary Park



Ace of Hearts Creek, looking north along the east side of the park entrance road



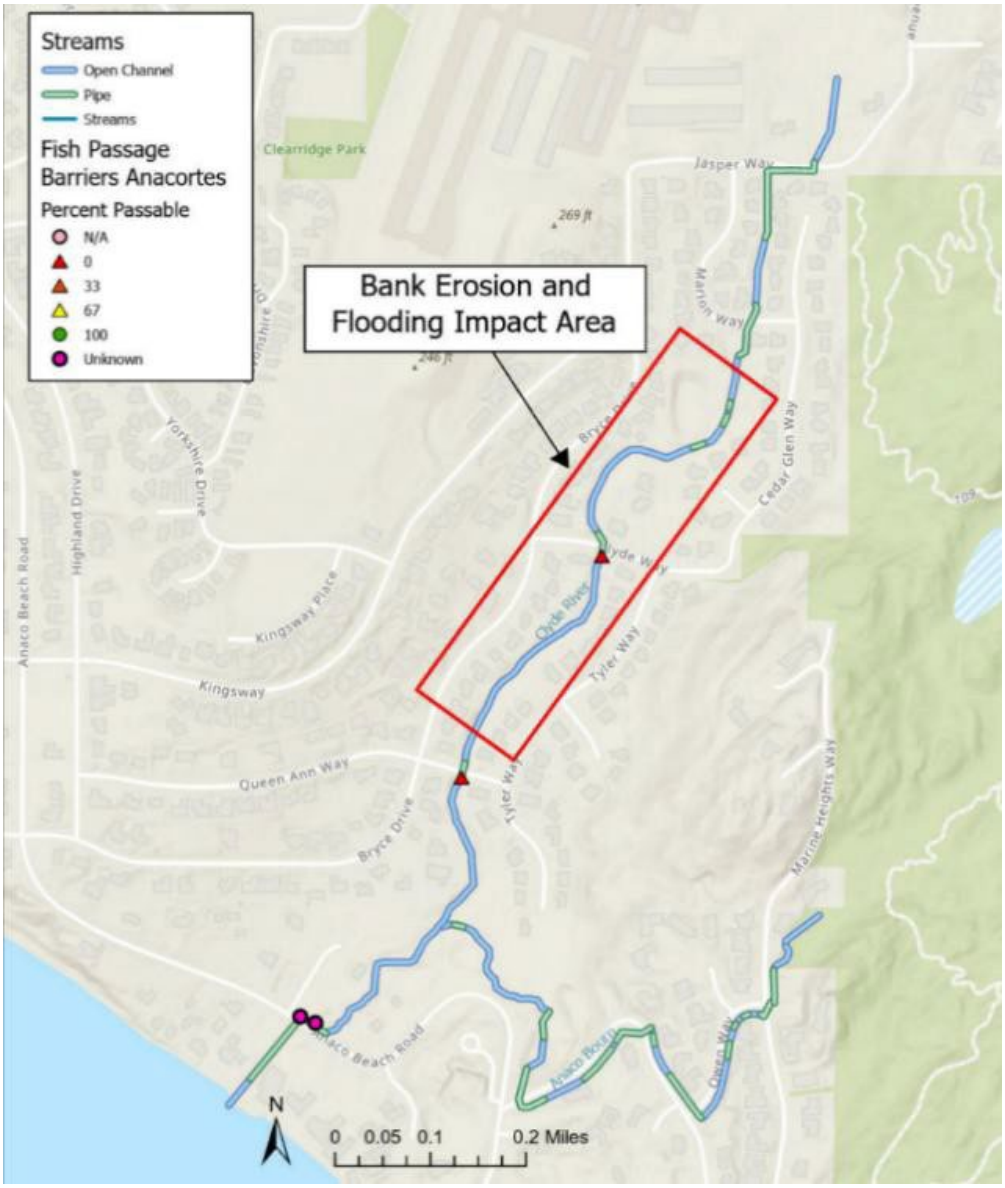
Ace of Hearts Creek, looking south along the east side of the park entrance road towards H Avenue





Vegetation conditions in Ace of Hearts Creek at park entrance

Clyde Creek Streambank Stabilization and Flooding Mitigation



Overview of impacted erosion and flooding area withing Clyde Creek

Potential environmental concerns within and along Clyde Creek include erosion, flooding, and risk of falling trees. Even though fallen trees in stream systems, known as recruitment of large woody material, is good for fish habitat and creating natural sinuosity in streams, fallen trees could create a risk to nearby properties in the urbanized location. At the crossing of Clyde Way, the high-water debris line exceeds the height of the bankfull width, which indicates flooding issues that were most likely caused by an undersized culvert and failing bank armoring at the culvert inlet creating a debris blockage.

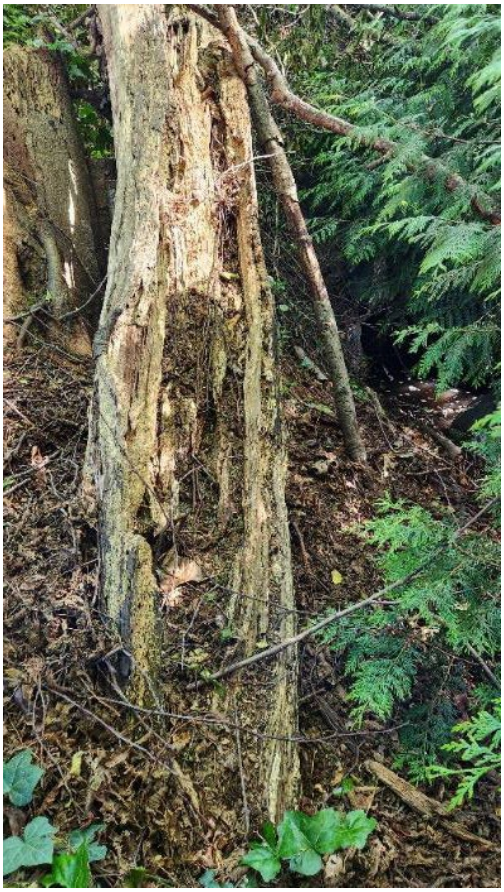
A capital facility project for Clyde Creek could focus on replacement of the culvert or culvert armoring, felling specific trees with rotten bases and root systems, and planting native shrubs and trees.



Failed roadway embankment blocking culvert inlet at Clyde Way



Exposed tree bases and roots, high water debris line exceeding bankfull width upstream of Clyde Way



Native tree with base wood rot from regular exposure to high water



Erosion, exposed tree roots, falling trees, and high-water line upstream of culvert at Clyde Way

Cranberry Creek Restoration and Habitat Improvement



Overview of Cranberry Creek Potential Restoration

In its current state, Cranberry Creek flows in an open channel from Little Cranberry Lake through a forested riparian area in the Cranberry Lake ACFL before entering a City-owned fish barrier pipe at Cranberry Lake Road (WDFW ID 920998). The subsurface pipe network continues east towards Georgia Avenue and then turns downhill to the north at steep slopes towards SR 20 for approximately 1,318 feet before entering Guemes Channel. Although there is potential for a wildlife corridor between the ACFL and Guemes Channel, the gradient at the SR 20 culvert is too steep for anadromous fish access and the culvert is not included on WSDOT's schedule for replacement (WSDOT 2024).

Given those circumstances, a capital facility project for Cranberry Creek could focus on the following restoration and habitat improvements within the ACFL:

1. Daylighting the piped upper reach of Cranberry Creek along Cranberry Lake Road to help expand fish habitat by creating newly open reaches of stream channel with proper streambed material and planting native shrub and tree species.
2. Maintenance or enhancement of the forested riparian areas within the Cranberry Lake ACFL that helps support Cranberry Creek. Efforts could include invasive species removal and native species planting in specific areas to be identified.
3. Enact policies or develop programs to further enhance and protect the natural areas associated with Cranberry Creek and Little Cranberry Lake.



Cranberry Creek flows from left to right along Cranberry Creek Road prior to its inlet to the piped system



Cranberry Creek at culvert inlet to piped system at Cranberry Lake Road



Inlet to the piped Cranberry Creek system at Cranberry Creek Road

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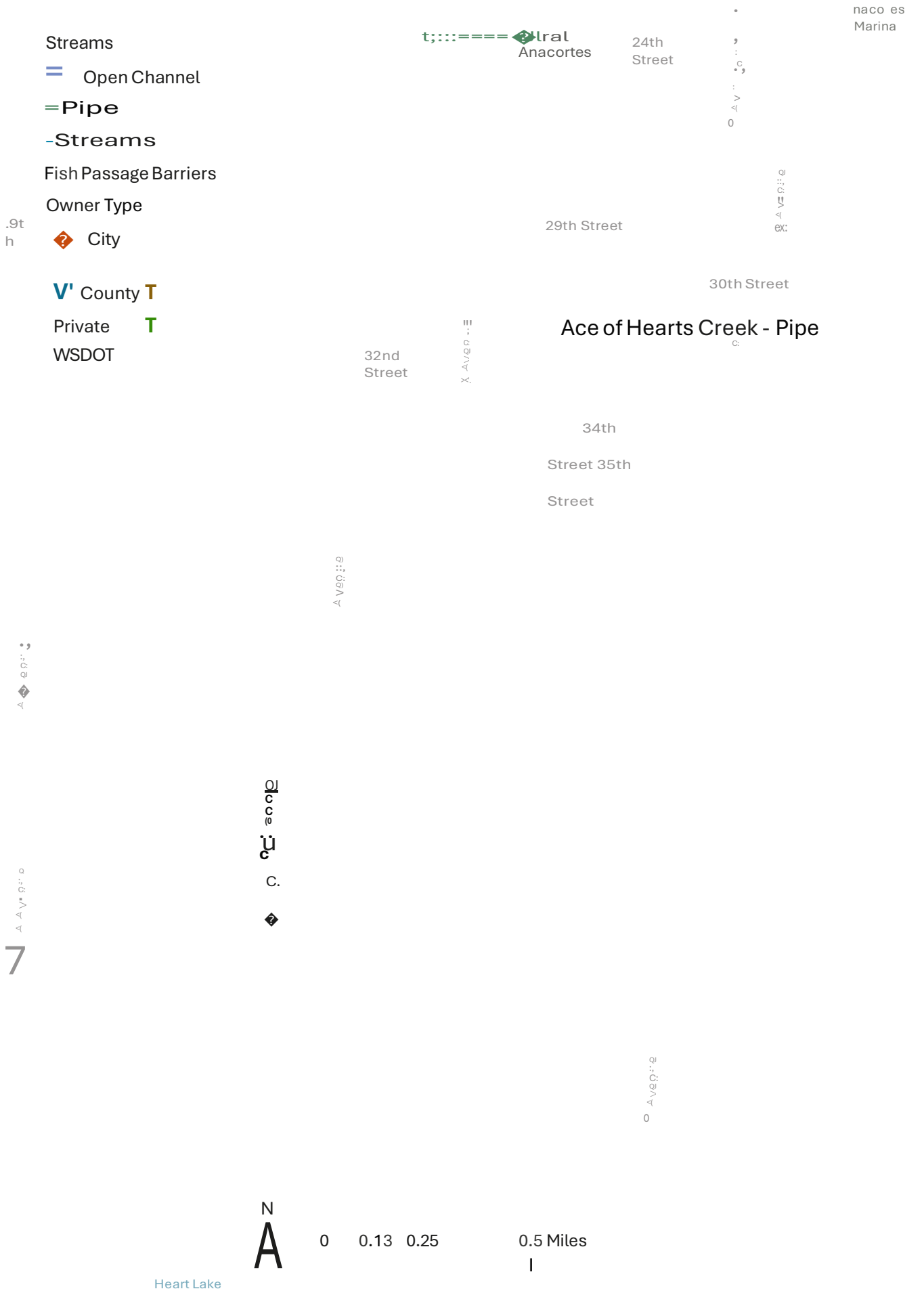
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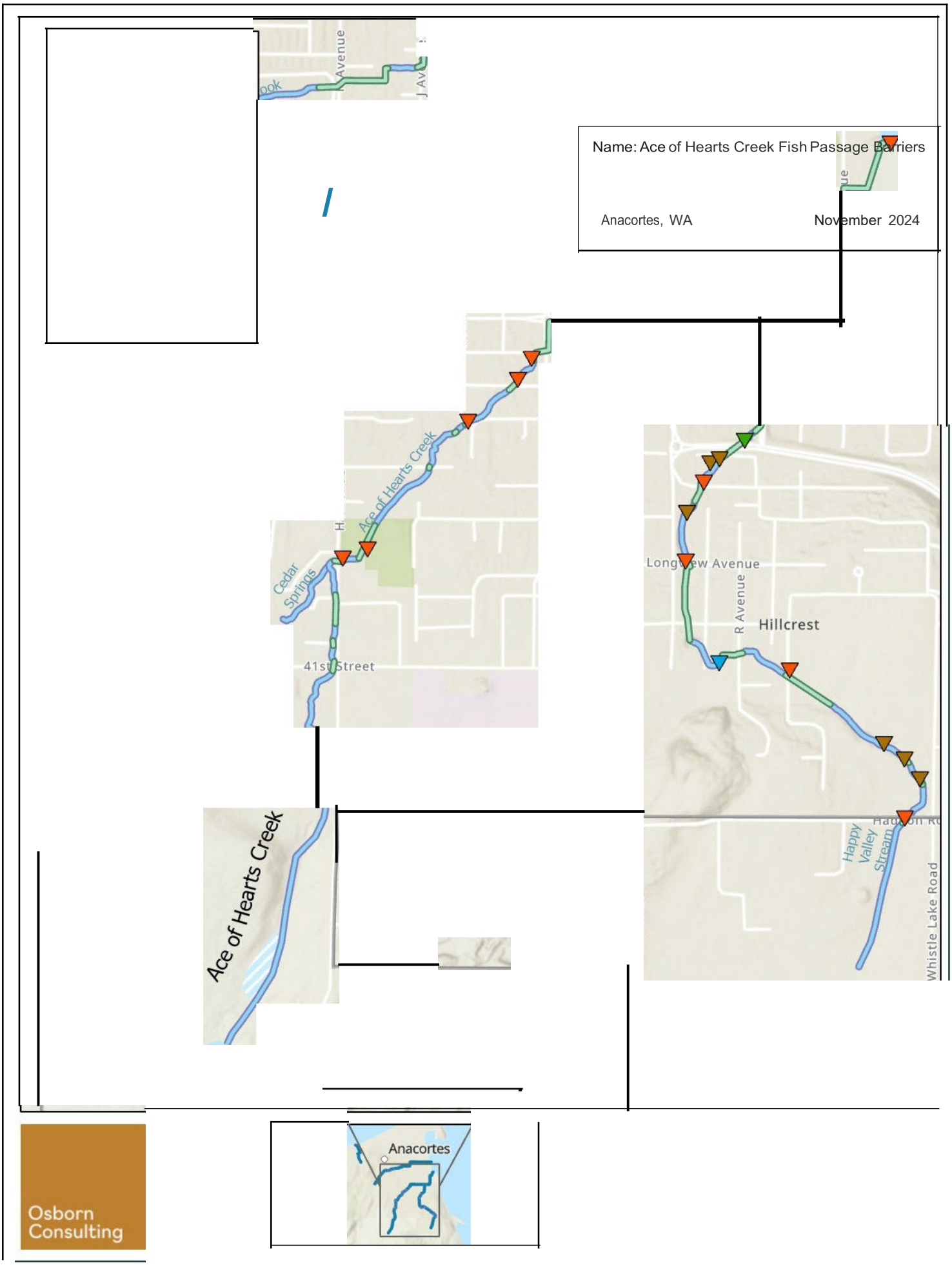
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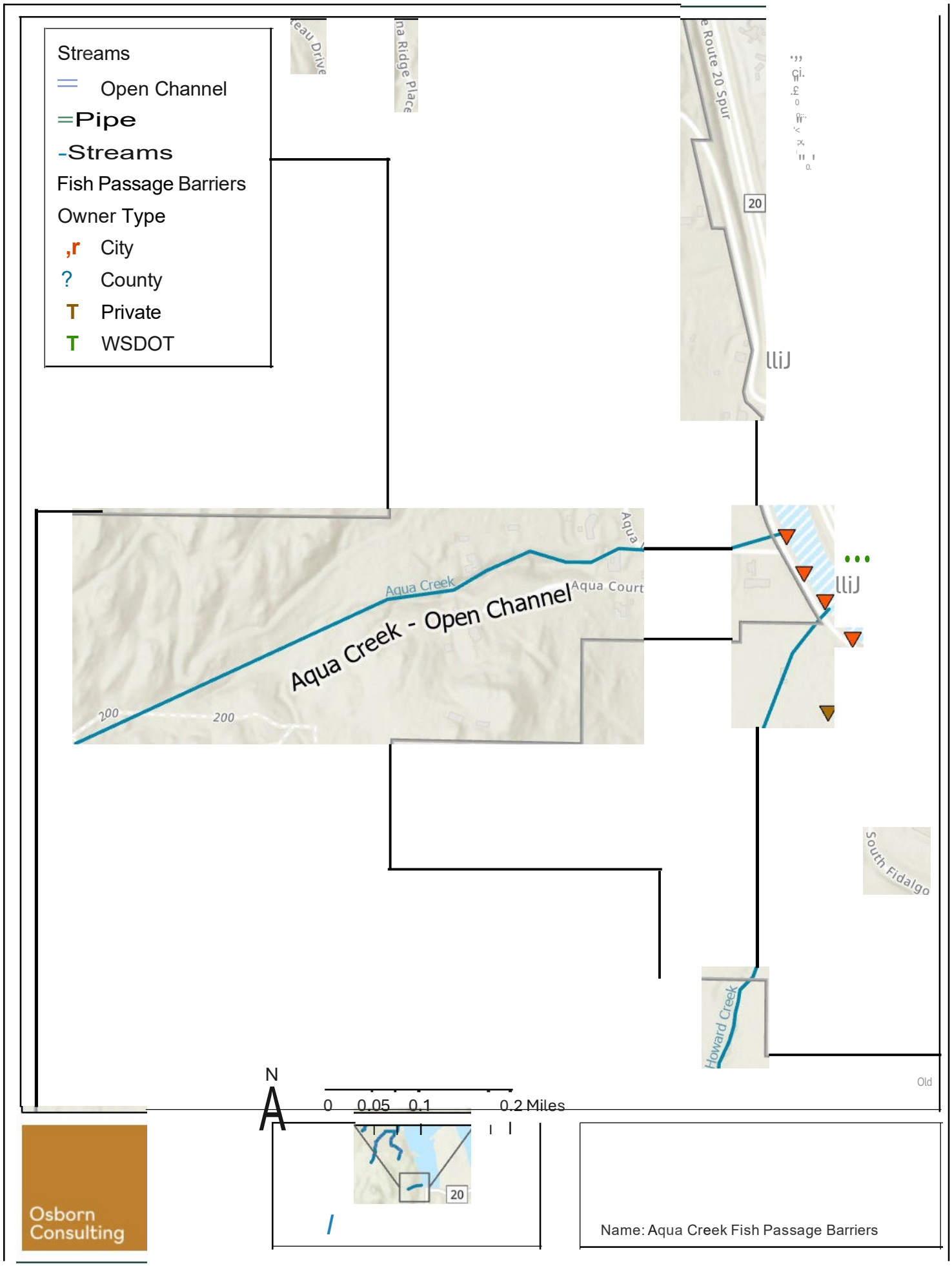
WDFW (Washington State Department of Fish and Wildlife). Washington State Fish Passage Web App. Accessed June 2024 at https://geodataservices.wdfw.wa.gov/hp/fishpassage/index.html.

WSDOT (Washington State Department of Transportation). WSDOT communication with City of Anacortes by email on July 30, 2024.

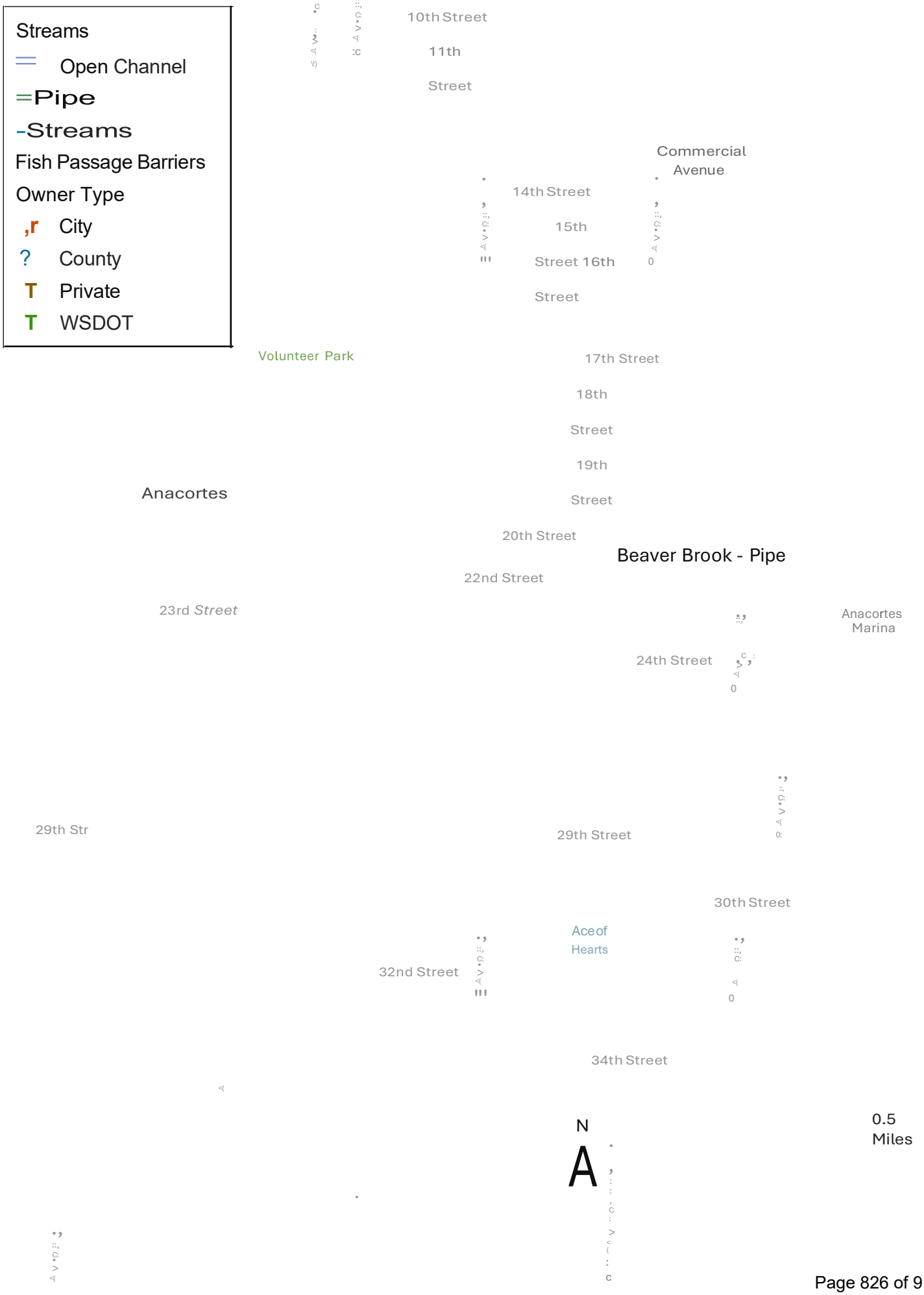
APPENDIX H: FISH PASSAGE BARRIER MAPS AND LIST


Streams
Open Channel
Pipe
Streams
Fish Passage Barriers
Owner Type
City
County
Private
WSDOT
Anacortes
24th Street
29th Street
30th Street
32nd Street
34th Street
35th Street
Ace of Hearts Creek - Pipe
Heart Lake
N
0
0.13
0.25
0.5 Miles


Name: Ace of Hearts Creek Fish Passage Barriers
Anacortes, WA
November 2024
Ace of Hearts Creek
Cedar Springs
41st Street
Longview Avenue
R Avenue
Hillcrest
Happy Valley Stream
Whistle Lake Road
Ace of Hearts Creek
Anacortes
Osborn Consulting



Osborn Consulting

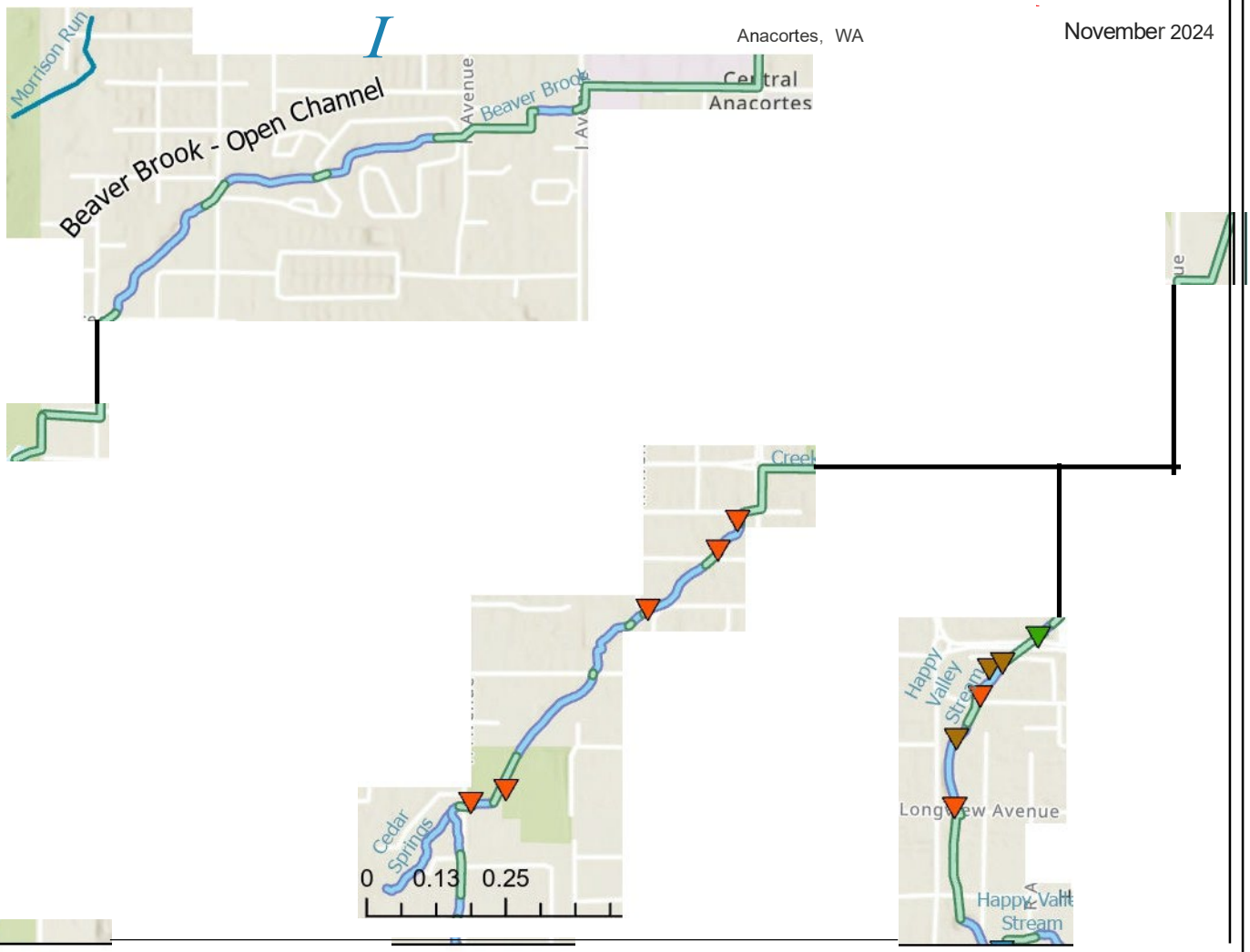

Streams
Open Channel
Pipe
Streams
Fish Passage Barriers
Owner Type
City
County
Private
WSDOT
10th Street
11th
Street
Commercial
Avenue
14th Street
15th
Street 16th
Street
Volunteer Park
17th Street
18th
Street
19th
Street
Anacortes
20th Street
Beaver Brook - Pipe
22nd Street
23rd Street
Anacortes
Marina
24th Street
29th Str
29th Street
30th Street
Ace of
Hearts
32nd Street
34th Street
N
0.5
Miles

Name: Beaver Brook Fish Passage Barriers

DRAFT

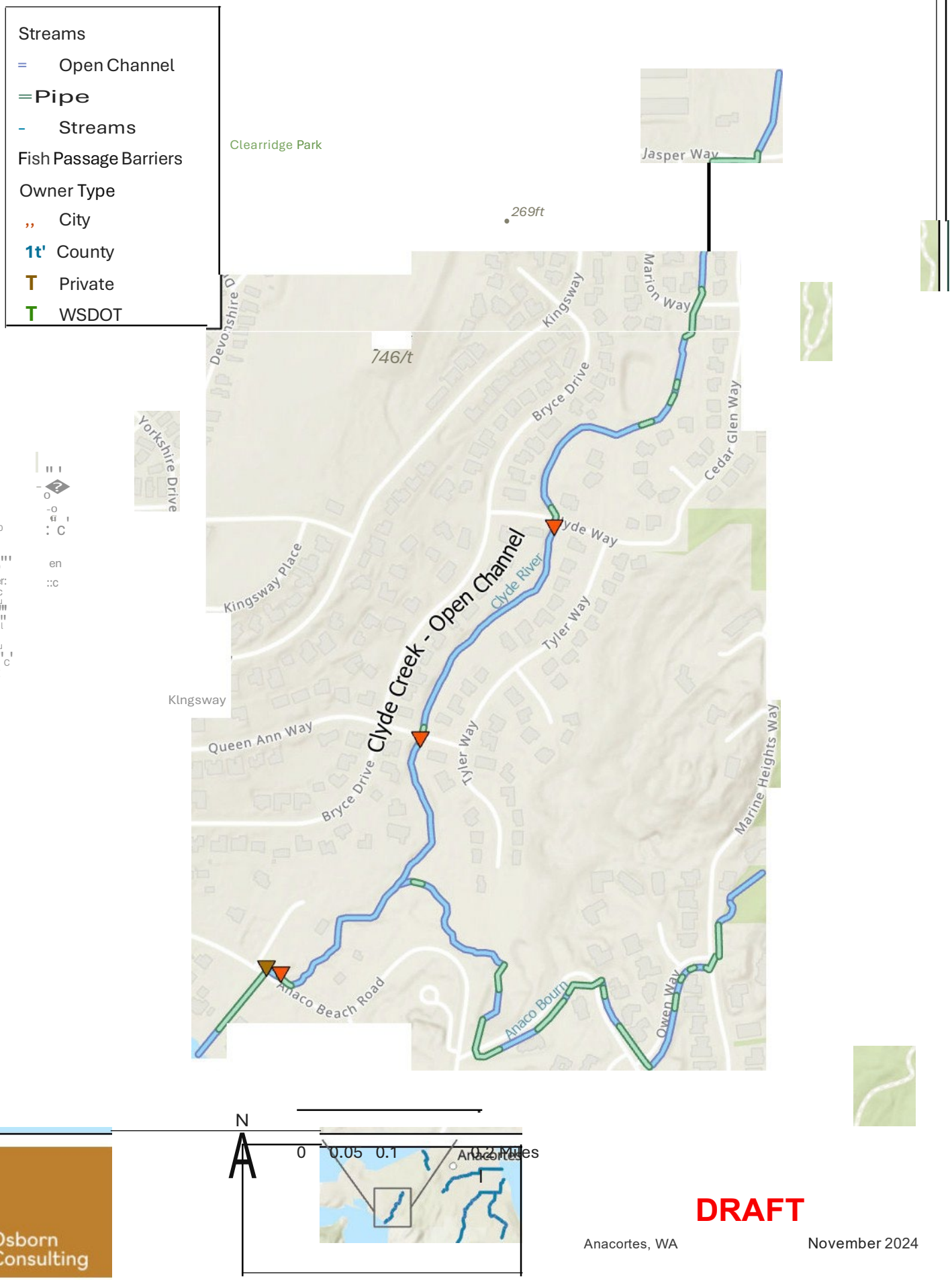
Anacortes, WA

November 2024





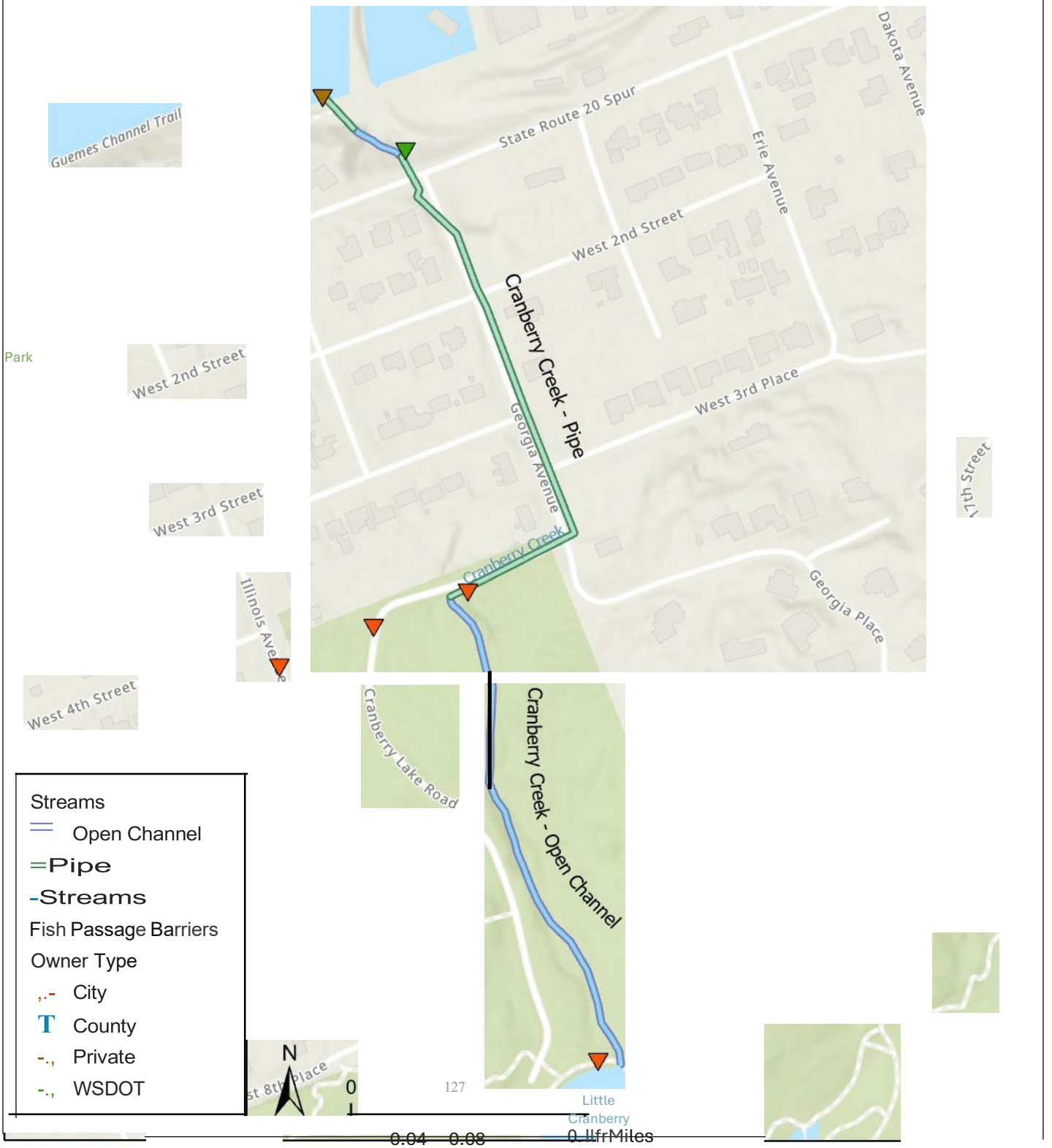
Osborn Consulting


Streams
Open Channel
Pipe
Streams
Fish Passage Barriers
Owner Type
City
County
Private
WSDOT
Clearridge Park
Jasper Way
269ft
Marion Way
Kingsway
Devonshire D
746/t
Bryce Drive
Cedar Glen Way
Yorkshire Drive
Kingsway Place
Clyde Creek - Open Channel
Clyde River
Tyler Way
Klngsway
Queen Ann Way
Bryce Drive
Marine Heights Way
Anaco Beach Road
Anaco Bourn
Owen Way
N
0
0.05
0.1
0.2 Miles
Anacortes
DRAFT
Anacortes, WA
November 2024
Osborn Consulting

Name: Clyde Creek Fish Passage Barriers

DRAFT

Anacortes, WA November 2024



Osborn Consulting

Name: Cranberry Creek Fish Passage Barriers

Anacortes, WA

November 2024



Streams

Open Channel

Pipe

Streams

Fish Passage Barriers

Owner Type

City

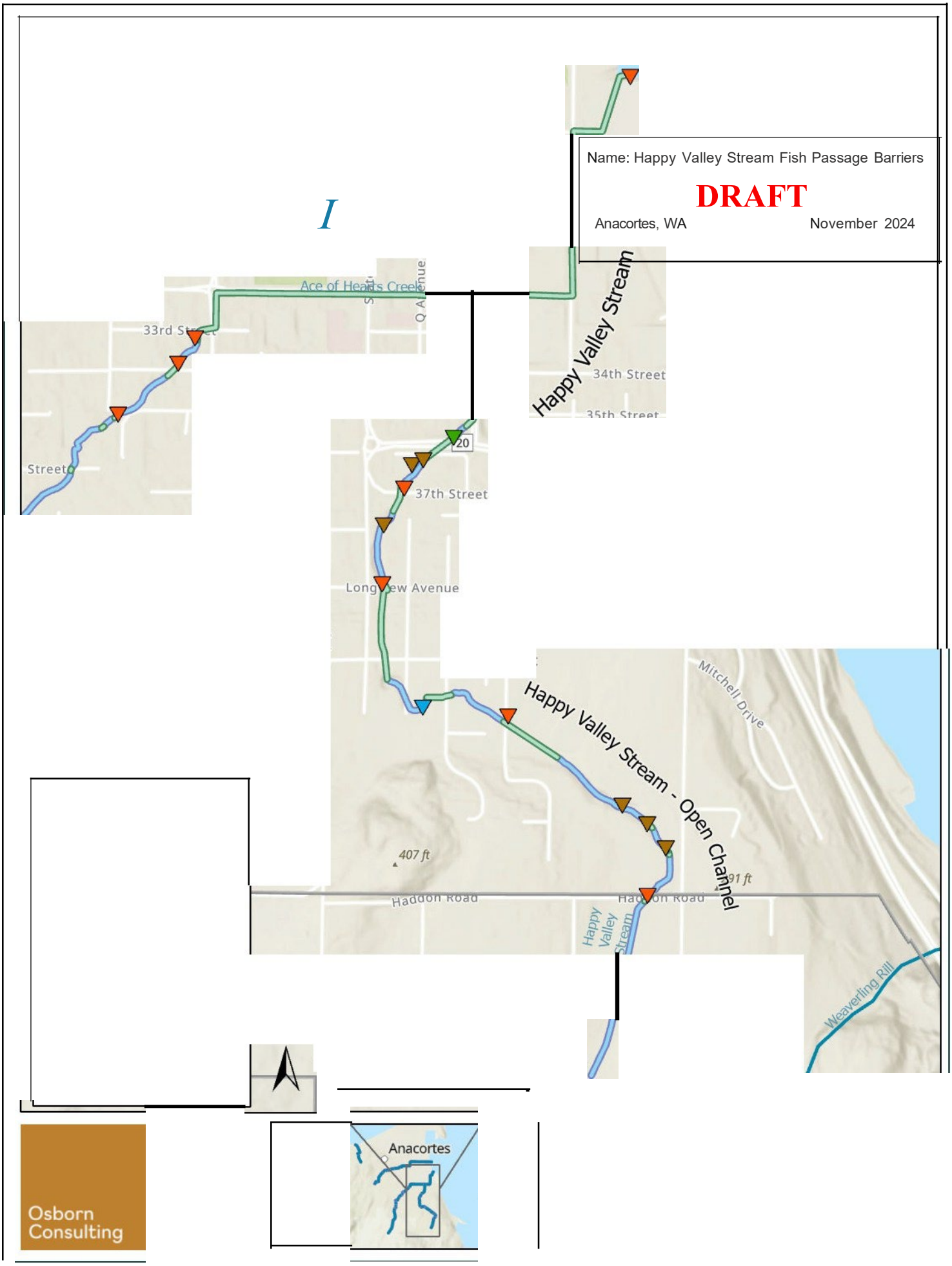
County

Private

WSDOT

N

0 0 0.1 0.2 0.4 Miles


Name: Happy Valley Stream Fish Passage Barriers
DRAFT
Anacortes, WA
November 2024
Ace of Hearts Creek
33rd Street
Q Avenue
Happy Valley Stream
34th Street
35th Street
20
37th Street
Longview Avenue
Happy Valley Stream - Open Channel
Mitchell Drive
407 ft
391 ft
Haddon Road
Haddon Road
Happy Valley Stream
Weaverling Rill
Anacortes
Osborn Consulting

Appendix H - Fish Passage Barrier List (City-Owned Barriers)

Number	Asset ID	WDFW Site ID	Site Location[1] (Latitude/Longitude)		Fish Passage Feature Type	Stream Name[2]	Drainage Basin Name[3]	Tributary To	Fish Use	Fish Use Criteria[4]	Road Name	Fish Passage Barrier Status[5]	Fish Passage Barrier Reason	Percent Fish Passable[6] (%)	Significant Reach[7]	Owner Type	Data Source	Survey Date	Lineal Gain Measurement[8] (meters)	Priority Index Score[9]	Potential Fish Species[10]
1	18327	FD11	48.458256	-122.544158	Culvert	Turner's Creek	Similk	Skagit Bay	Yes	Biological	Stevenson Road	No	N/A	100	Yes	City	WDFW	05/18/2015			Coho, SR Cutthroat, Resident Trout
2	18328	FD12	48.461770	-122.542120	Culvert	Turner's Creek	Similk	Skagit Bay	No	Physical	Padilla Heights Road	N/A	N/A	N/A	N/A	City	Skagit System CoOp	04/15/1999			
3	75891	920949	48.462490	-122.571135	Culvert	Summit Creek	Fidalgo South	Fidalgo Bay	Yes	Physical	Christianson Road	Yes	Debris	Unknown	Unknown	City	WDFW	03/22/2023			Pink, Coho, Steelhead, SR Cutthroat, Resident Trout
4	106484	933576	48.464717	-122.585508	Culvert	Howard Creek	Fidalgo South	Fidalgo Bay	Yes	Physical	S Fidalgo Bay Road	Yes	Slope	67	Yes	City	WDFW	10/27/2015			Chum, Coho, Steelhead, SR Cutthroat, Resident Trout
5	106481	933573	48.465103	-122.585936	Culvert	Howard Creek	Fidalgo South	Fidalgo Bay	Yes	Physical	S Fidalgo Bay Road	Yes	Slope	0	No	City	WDFW	10/27/2015			Chum, Coho, Steelhead, SR Cutthroat, Resident Trout
6	106482	933574	48.465392	-122.586263	Culvert	Howard Creek	Fidalgo South	Fidalgo Bay	Yes	Physical	S Fidalgo Bay Road	Yes	Slope	33	No	City	WDFW	10/27/2015			Chum, Coho, Steelhead, SR Cutthroat, Resident Trout
7	106483	933575	48.465774	-122.586533	Culvert	Aqua Creek	Fidalgo South	Fidalgo Bay	Yes	Physical	S Fidalgo Bay Road	Yes	Slope	0	Yes	City	WDFW	10/27/2015			Chum, Coho, Steelhead, SR Cutthroat, Resident Trout
8	106490	933584	48.466087	-122.586710	Dam	Aqua Creek	Fidalgo South	Fidalgo Bay	No	Physical	S Fidalgo Bay Road	N/A	N/A	N/A	N/A	City	WDFW	10/27/2015			
9	106489	933583	48.466184	-122.586758	Culvert	Aqua Creek	Fidalgo South	Fidalgo Bay	No	Physical	S Fidalgo Bay Road	N/A	N/A	N/A	N/A	City	WDFW	10/27/2015			
10	75892	920997	48.468926	-122.629694	Culvert	Unnamed	Fidalgo North	Heart Lake	Yes	Physical	Heart Lake Road	Yes	Slope	0	Unknown	City	WDFW	05/19/2015			Coho, Steelhead, SR Cutthroat, Resident Trout
11	75893	920950	48.477119	-122.572904	Culvert	Unnamed	Fidalgo South	Fidalgo Bay	Yes	Physical	March's Point Road	Yes	Tidegate	0	Unknown	City	WDFW	05/18/2015			Pink, Chinook, Coho, Steelhead, SR Cutthroat, Resident Trout
12	40144	930842	48.484240	-122.604374	Culvert	Happy Valley Stream	Fidalgo North	Ace of Hearts Creek	Yes	Physical	Hadron Road	Yes	Depth	67	Yes	City	WDFW	02/09/2023	1198	8.11	Coho, Steelhead, SR Cutthroat, Resident Trout
13	18361	FD47	48.486715	-122.665764	Culvert	Clyde Creek	Burrows South	Burrows Bay	Yes	Physical	Anaco Beach Road	Unknown	Insufficient Data	Unknown	Unknown	City	WDFW	05/20/2015			Coho, Steelhead, SR Cutthroat, Resident Trout
14	40149	930933	48.487840	-122.608597	Culvert	Happy Valley Stream	Fidalgo North	Ace of Hearts Creek	Yes	Physical	Saint Marys Drive	Yes	Other	0	Yes	City	WDFW	12/07/2009	1687	12.91	Coho, SR Cutthroat, Resident Trout
15	75894	920996	48.488077	-122.625406	Culvert	Ace of Hearts Creek	Fidalgo North	Fidalgo Bay	Yes	Physical	41st Street	No	N/A	100	Unknown	City	WDFW	05/19/2015			Coho, Steelhead, SR Cutthroat, Resident Trout
16	75895	920995	48.488650	-122.625373	Culvert	Ace of Hearts Creek	Fidalgo North	Fidalgo Bay	Yes	Physical	40th Court	No	N/A	100	Unknown	City	WDFW	05/19/2015			Coho, Steelhead, SR Cutthroat, Resident Trout
17	75896	921000	48.489188	-122.663551	Culvert	Clyde Creek	Burrows South	Burrows Bay	Yes	Mapped	Queen Ann Way	Yes	Slope	0	Unknown	City	WDFW	05/20/2015			Coho, Steelhead, SR Cutthroat, Resident Trout
18	40029	930835	48.490492	-122.612410	Culvert	Happy Valley Stream	Fidalgo North	Ace of Hearts Creek	Yes	Physical	Longview Avenue	Yes	WS Drop	0	Yes	City	WDFW	05/19/2015	2170	13.21	Coho, Steelhead, SR Cutthroat, Resident Trout
19	75897	920994	48.490580	-122.625011	Culvert	Ace of Hearts Creek	Fidalgo North	Fidalgo Bay	Yes	Physical	H Avenue	Yes	Slope	0	Unknown	City	WDFW	05/19/2015			Coho, Steelhead, SR Cutthroat, Resident Trout
20	75898	920993	48.490802	-122.624100	Culvert	Ace of Hearts Creek	Fidalgo North	Fidalgo Bay	Yes	Physical	H Avenue (driveway)	Unknown	Level B Required	Unknown	Unknown	City	WDFW	05/19/2015			Coho, Steelhead, SR Cutthroat, Resident Trout
21	75899	921001	48.491419	-122.661427	Culvert	Clyde Creek	Burrows South	Burrows Bay	Yes	Mapped	Clyde Way	Yes	Slope	0	Unknown	City	WDFW	05/20/2015			Coho, Steelhead, SR Cutthroat, Resident Trout
22	16274	995447	48.492369	-122.611723	Culvert	Happy Valley Stream	Fidalgo North	Ace of Hearts Creek	Yes	Physical	37th Street	Yes	Other	Unknown	Yes	City	WDFW	05/19/2015	2561	11.23	Coho, Steelhead, SR Cutthroat, Resident Trout
23	75900	920951	48.493906	-122.620412	Culvert	Ace of Hearts Creek	Fidalgo North	Fidalgo Bay	Yes	Physical	35th Street	Yes	Slope	0	Unknown	City	WDFW	05/19/2015			Pink, Chum, Coho, Steelhead, SR Cutthroat, Resident Trout
24	75901	920991	48.494923	-122.618591	Culvert	Ace of Hearts Creek	Fidalgo North	Fidalgo Bay	Yes	Physical	34th Street	Yes	Slope	0	Unknown	City	WDFW	05/19/2015			Pink, Chum, Coho, Steelhead, SR Cutthroat, Resident Trout
25	75902	920992	48.495435	-122.618083	Culvert	Ace of Hearts Creek	Fidalgo North	Fidalgo Bay	Yes	Physical	33rd Street	Unknown	Insufficient Data	Unknown	Unknown	City	WDFW	05/19/2015			Coho, Steelhead, SR Cutthroat, Resident Trout
26	16276	995449	48.500678	-122.604900	Culvert	Ace of Hearts Creek	Fidalgo North	Fidalgo Bay	Yes	Physical	T Avenue	Yes	Rack	Unknown	Yes	City	WDFW	05/18/2015	2817		Chum, Coho, Steelhead, SR Cutthroat, Resident Trout
27	75903	920999	48.504364	-122.644546	Dam	Cranberry Creek	Guemes West	Guemes Channel	Yes	Physical	Cranberry Lake Road (footpath)	Yes	WS Drop	0	Yes	City	WDFW	05/20/2015	1780	20.34	Resident Trout
28	127341	933822	48.506731	-122.647642	Culvert	Cranberry Creek	Guemes West	Guemes Channel	Yes	Physical	Illinois Avenue	Yes	Slope	67	No	City	WDFW	06/01/2016	30		Resident Trout
29	127342	933821	48.507162	-122.646727	Culvert	Cranberry Creek	Guemes West	Guemes Channel	Yes	Physical	Cranberry Lake Road	Yes	WS Drop	33	No	City	WDFW	06/01/2016	123		Resident Trout
30	75904	920998	48.507390	-122.645810	Culvert	Cranberry Creek	Guemes West	Guemes Channel	Yes	Physical	W 4th Street	Yes	WS Drop	0	No	City	WDFW	05/19/2015			Resident Trout

Notes:

N/A = not applicable

WDFW = Washington State Department of Fish and Wildlife

WRIA = Water Resource Inventory Area (Washington is divided into 62 WRIAs based on natural

watersheds) SR = State Route

SR Cutthroat = Sea Run

Cutthroat WS Drop = Water

Surface Drop

1. Site Location data sources include WDFW and Skagit System Cooperative (CoOp).

2. Stream names from Revised Stream Buffer Best Available Science Review and Buffer Recommendations (City of Anacortes, June 29, 2022).

3. Basin names from City of Anacortes 2024 Stormwater Master Plan Update.

4. Fish Use Criteria definitions: Biological = Fish Observed; Physical = Meets physical stream criteria for fish use; Mapped = Presumed Fish Use

5. Fish Passage Barrier Status source: WDFW Fish Passage Statewide Inventory Database

6. Fish Passage Barrier Percent Fish Passable definitions: 100% = Not a barrier; 67% = Moderate Barrier; 33% = Severe Barrier; 0% = Total Barrier

7. Significant Reach definition: Stream contains at least 200 linear meters of usable habitat without natural barriers upstream and downstream

8. Lineal Gain Measurement: The potential habitat gain for a barrier correction, measured from the upstream end of the barrier, until the mainstem and each tributary becomes non fish-bearing according to physical criteria, or have a total natural barrier.

9. Priority Index Score: A weighted numeric scoring model indicator of the relative priority of a fish passage barrier correction project derived from an equation with multiple variables (i.e., an objective value for prioritizing fish passage barrier correction projects based on potential species benefit, potential habitat gain, cost of project, etc.).

10. Potential Fish Species Present data source: Statewide Washington Integrated Fish Distribution (SWIFD) Database

Appendix H - Fish Passage Barrier List (State and Private Owned Barriers)

Number	Asset ID	WDFW Site ID	Site Location[1] (Latitude/ Longitude)		Fish Passage Feature Type	Stream Name[2]	Drainage Basin Name[3]	Tributary To	Fish Use	Fish Use Criteria[4]	Road Name	Fish Passage Barrier Status[5]	Fish Passage Barrier Reason	Percent Fish Passable[6] (%)	Significant Reach[7]	Owner Type	Data Source	Survey Date	Lineal Gain Measurement[8] (meters)	Priority Index Score[9]	Potential Fish Species[10]
1	17102	996337	48.454486	-122.63532	Culvert	Unnamed		Lake Erie	Yes	Physical	Driveway	No	N/A	100	Unknown	Private	WDFW	12/18/2003			
2	18326	FD10	48.45818	-122.54397	Culvert	Turner's Creek	Similk	Skagit Bay	Unknown	Unknown	Reservation Road	Unknown	N/A	Unknown	Unknown	Private	Skagit System CoOp	04/15/1999			
3	413741	936263	48.463439	-122.576643	Culvert	Unnamed	Fidalgo South	Fidalgo Bay	Yes	Physical	State Route (SR) 20	Yes	Tidegate	0	Yes	State	WDFW	03/22/2023			Pink, Chum, Coho, Steelhead, SR Cutthroat, Resident Trout, Bull Trout
4	106485	933577	48.463958	-122.585888	Culvert	Unnamed	Fidalgo South	Fidalgo Bay	Yes	Physical	Unnamed	Yes	Slope	33	Unknown	Private	WDFW	10/28/2015			Chum, Coho, Steelhead, SR Cutthroat, Resident Trout
5	16251	995423	48.465126	-122.584809	Culvert	Unnamed	Fidalgo South	Fidalgo Bay	Yes	Biological	SR 20	Yes	Depth	Unknown	Yes	State	WDFW	07/17/2017			Chum, Coho, Steelhead, SR Cutthroat, Resident Trout
6	16252	995424	48.465678	-122.585425	Culvert	Unnamed	Fidalgo South	Fidalgo Bay	Yes	Biological	SR 20	Yes	Depth	Unknown	Yes	State	WDFW	07/17/2017			Chum, Coho, Steelhead, SR Cutthroat, Resident Trout
7	16253	995425	48.466284	-122.58578	Culvert	Unnamed	Fidalgo South	Fidalgo Bay	Yes	Biological	SR 20	Yes	Depth	Unknown	Yes	State	WDFW	07/17/2017			Chum, Coho, Steelhead, SR Cutthroat, Resident Trout
8	16254	995426	48.478028	-122.592326	Culvert	Miller Creek	Fidalgo South	Fidalgo Bay	No	Physical	SR 20	N/A	N/A	N/A	N/A	State	WDFW	06/18/2003			
9	16255	995427	48.478338	-122.592564	Culvert	Whistle Creek	Fidalgo South	Fidalgo Bay	Yes	Physical	SR 20	Yes	Slope	0	No	State	WDFW	06/18/2003	79		SR Cutthroat, Resident Trout
10	16256	995428	48.483081	-122.595504	Culvert	Weaverling Rill	Fidalgo South	Fidalgo Bay	No	Physical	SR 20	N/A	N/A	N/A	N/A	State	WDFW	06/18/2003			
11	40145	930841	48.48511	-122.603755	Non Culvert	Happy Valley Stream	Fidalgo North	Fidalgo Bay	Yes	Physical	Whistle Lake Rd	No	N/A	100	Yes	Private	WDFW	12/07/2009			
12	40146	930840	48.485194	-122.603824	Culvert	Happy Valley Stream	Fidalgo North	Fidalgo Bay	Yes	Physical	Whistle Lake Rd	Yes	Slope	33	Yes	Private	WDFW	12/07/2009	1348	11.14	Coho, SR Cutthroat, Resident Trout
13	40147	930839	48.485677	-122.604387	Culvert	Happy Valley Stream	Fidalgo North	Fidalgo Bay	Yes	Physical	Whistle Lake Rd	Yes	Slope	67	Yes	Private	WDFW	12/07/2009	1414	9.53	Coho, SR Cutthroat, Resident Trout
14	16257	995429	48.485902	-122.597768	Culvert	Unnamed	Fidalgo South	Fidalgo Bay	No	Physical	SR 20	N/A	N/A	N/A	N/A	State	WDFW	06/18/2003			
15	40148	930838	48.486052	-122.605139	Dam	Happy Valley Stream	Fidalgo North	Fidalgo Bay	Yes	Physical	Whistle Lake Rd	Yes	WS Drop	33	Yes	Private	WDFW	12/07/2009	1497	12.67	Coho, SR Cutthroat, Resident Trout
16	18360	FD46	48.486778	-122.665992	Culvert	Clyde Creek	Burrows South	Burrows Bay	Unknown	Unknown	Anaco Beach Road	Unknown	N/A	Unknown	Unknown	Private	Skagit System CoOp	03/23/2000			
17	40028	930836	48.488016	-122.61118	Culvert	Happy Valley Stream	Fidalgo North	Fidalgo Bay	Yes	Physical	R Ave	Yes	Slope	0	Yes	County	WDFW	11/18/2009	1971	12.98	Coho, SR Cutthroat, Resident Trout
18	16275	995448	48.491633	-122.612343	Culvert	Happy Valley Stream	Fidalgo North	Fidalgo Bay	Yes	Physical		Yes	WS Drop	0	Yes	Private	WDFW	07/09/2003	2518	13.32	Coho, SR Cutthroat, Resident Trout
19	16273	995446	48.492841	-122.611488	Dam	Happy Valley Stream	Fidalgo North	Fidalgo Bay	Yes	Physical		Yes	WS Drop	0	Yes	Private	WDFW	05/19/2015	2663	14.71	Coho, SR Cutthroat, Resident Trout
20	16272	995445	48.492939	-122.611146	Dam	Happy Valley Stream	Fidalgo North	Fidalgo Bay	Yes	Physical	36th Street	Yes	WS Drop	67	Yes	Private	WDFW	05/19/2015	2668	11.23	Coho, SR Cutthroat, Resident Trout
21	16258	995430	48.493389	-122.610225	Culvert	Happy Valley Stream	Fidalgo North	Fidalgo Bay	Yes	Physical	SR 20	Yes	Slope	0	Yes	State	WDFW	06/18/2003	2702	9.34	Coho, SR Cutthroat, Resident Trout
22	75905	933175	48.510232	-122.646417	Culvert	Cranberry Creek	Guemes West	Guemes Channel	Yes	Physical	SR 20	Yes	WS Drop	0	No	State	WDFW	11/09/2021	2382	5.74	Resident Trout
23	301302	935678	48.510575	-122.647223	Culvert	Cranberry Creek	Guemes West	Guemes Channel	Yes	Physical	Private; Guemes Chnl Trail	Yes	Slope	0	Unknown	Private	WDFW	11/09/2021			Coho, Steelhead, SR Cutthroat, Resident Trout

Notes:

N/A = not applicable

WDFW = Washington State Department of Fish and Wildlife

WRIA = Water Resource Inventory Area (Washington is divided into 62 WRIAs based on natural watersheds) SR = State Route

SR Cutthroat = Sea Run Cutthroat

1. Site Location data sources include WDFW and Skagit System Cooperative (CoOp).

2. Stream names from Revised Stream Buffer Best Available Science Review and Buffer Recommendations (City of Anacortes, June 29, 2022).

3. Basin names from City of Anacortes 2024 Stormwater Master Plan Update.

4. Fish Use Criteria definitions: Biological = Fish Observed; Physical = Meets physical stream criteria for fish use; Mapped = Presumed Fish Use

5. Fish Passage Barrier Status source: WDFW Fish Passage Statewide Inventory Database

6. Fish Passage Barrier Percent Fish Passable definitions: 100% = Not a barrier; 67% = Moderate Barrier; 33% = Severe Barrier; 0% = Total Barrier

7. Significant Reach definition: Stream contains at least 200 linear meters of usable habitat without natural barriers upstream and downstream

8. Lineal Gain Measurement: The potential habitat gain for a barrier correction, measured from the upstream end of the barrier, until the mainstem and each tributary becomes non fish-bearing according to physical criteria, or have a total natural barrier.

9. Priority Index Score: A weighted numeric scoring model indicator of the relative priority of a fish passage barrier correction project derived from an equation with multiple variables (i.e., an objective value for prioritizing fish passage barrier correction projects based on potential species benefit, potential habitat gain, cost of project, etc.).

10. Potential Fish Species Present data source: Statewide Washington Integrated Fish Distribution (SWIFD) Database

APPENDIX I:
2025 STORMWATER CAPITAL FACILITIES PROJECTS AND PROGRAMS

Appendix I: 2025 Stormwater Capital Facilities Projects and Programs

Project or Program Name	Source	Type of Issue or Program[2]	Location and City Drainage Basin	Description	Estimated Cost Magnitude[3]	Year Planned[4]
Projects						
1. 32nd Street Wetlands Culvert Removal	**Fidalgo North Basin Stormwater Management Action Plan[1]**	**Habitat**	2400 block of 32nd Street, Fidalgo North	This project will remove the existing culvert and restore the streambank at the outlet of the 32nd Street wetlands, which flows into Beaver Brook.	**$**	To Be Determined
2. Ace of Hearts Rotary Park Stream Restoration	**Fidalgo North Basin Stormwater Management Action Plan, 2025 Stormwater Master Plan**	**Habitat**	3817 H Avenue, Fidalgo North	This project will daylight a stretch of Ace of Hearts Creek where it passes through Ace of Hearts Rotary Park and enhance the adjacent storm pond and wetland area. The project will include restoration of an open stream channel and removal or replacement of cross-culverts in the park.	**$$$**	2027
3. Cranberry Creek Restoration and Habitat Improvement	**2025 Stormwater Master Plan**	**Habitat**	Cranberry Creek at Georgia Avenue, Guemes West	In its current state, Cranberry Creek flows in an open channel from Cranberry Lake through a forested riparian area in the Cranberry Lake ACFL before entering a City-owned fish barrier pipe at Cranberry Lake Road (WDFW ID 920998). The subsurface pipe network continues east towards Georgia Avenue and then turns downhill to the north at steep slopes towards State Route 20 for approximately 1,318 feet. A capital facilities project for Cranberry Creek could focus on restoration and habitat improvements including: 1. Daylighting the piped upper reach of Cranberry Creek along Cranberry Lake Road to help expand fish habitat by creating newly open reaches of stream channel with proper streambed material and planting native shrub and tree species. 2. Maintenance and/or enhancement of the forested riparian areas within the Cranberry Lake ACFL that help support Cranberry Creek. Efforts could include invasive species removal and native species planting in specific areas to be identified. 3. Enact policies and/or develop programs to further enhance/protect the natural areas associated with Cranberry Creek and Cranberry Lake.	**$$$**	To Be Determined
4. Saint Mary's Drive Culvert Replacement	**City's 2024-29 Capital Facilities Plan**	**Habitat and Infrastructure Repair**	St. Mary's Drive (700 41st Place), Fidalgo North	This project will include replacing an existing 36-inch concrete culvert on a fish bearing stream and repair damaged areas of the road. The culvert replacement will prevent the road from collapsing.	**$$**	2027
5. Fidalgo Bay Road Flood Mitigation	**City's 2024-29 Capital Facilities Plan, 2025 Stormwater Master Plan - Modeling Results**	**Flooding**	Fidalgo Bay road & Samish RV Park, Fidalgo South	There is ongoing flooding issues on Fidalgo Bay Road due to an undersized dry well. This project will include flood mitigation at Fidalgo Bay to ensure that Fidalgo Bay Road is not flooded during rain events, reducing the risk of vehicle crashes and collisions. Flooding is due to underperforming dry wells that have inadequate storage. The project has already been designed and will add a new pipe to bypass flows to an existing ditch during storm events.	**$$**	2025
6. Marion Pond Water Quality Retrofit	**2007 Stormwater Management Plan (*CIP S*)**	**Water Quality**	Cedar Glen Way, Burrows South	This project replaces an existing 4,900 square-foot stormwater pond with a 7-foot by 13-foot water quality filter vault. Due to downstream detention, water quality is only needed to treat the existing Cedar Glen Plat (built in 2005). This project is designed and needs to be constructed.	**$$**	2026
7. Clyde Creek Streambank Stabilization	**2025 Stormwater Master Plan**	**Flooding and Habitat**	Approximately between Queen Ann Way and Jasper Way on Clyde Creek, Burrows South Drainage Basin	Environmental concerns within and along Clyde Creek include erosion, flooding, and risk of falling trees. This project includes replacing the undersized culvert and/or the culvert armoring, felling specific trees with rotted root systems, and planting native shrubs and tree species to mitigate current flooding issues and restore/enhance riparian habitat.	**$$$**	To Be Determined
8. 37th Street Storm Conveyance Reconstruction	**Fidalgo North Basin Stormwater Management Action Plan, 2025 Stormwater Master Plan - Modeling Results**	**Flooding and Water Quality**	37th Street east of Commercial Avenue, Fidalgo North	Upgrade the existing undersized stormwater system along 37th Street by installing water quality treatment, new structures and upsizing the storm drainage conveyance system. The system further downstream along R Avenue is also undersized and will need to be upsized as well.	**$$$**	To Be Determined
9. 34th Street Storm Conveyance Reconstruction	**Fidalgo North Basin Stormwater Management Action Plan**	**Flooding and Water Quality**	34th Street from R Avenue to O Avenue, Fidalgo North	This project includes the installations of bioswales on 34th Street from R Avenue to O Avenue to improve water quality and flow.	**$$$$**	2026

Project or Program Name	Source	Type of Issue or Program[2]	Location and City Drainage Basin	Description	Estimated Cost Magnitude[3]	Year Planned[4]
Projects						
10. Q Avenue Storm Conveyance Reconstruction	**Fidalgo North Basin Stormwater Management Action Plan**	**Flooding and Water Quality**	22nd Street to 34th Street, Fidalgo North	Upgrade the existing undersized storm drainage along Q Avenue by installing water quality treatment, twelve (12) new structures and upsizing the storm drainage conveyance system.	**$$$$**	To Be Determined
11. 17th Street Stormwater Pipe and Outfall Repair	**City's 2024-29 Capital Facilities Plan**	**Flooding and Infrastructure Repair**	West of Q Avenue & 17th Street intersection, Fidalgo North	A local developer plans to develop the property to the west of Q Avenue and 17th Street, which would eliminate the City's access to maintain an existing ditch, which the City has an easement for. The existing ditch is just to the west of Q Avenue and 17th Street along private property. This project will add a stormwater pipe in place of the existing ditch, which will also eliminate flooding on Q Avenue that is caused by sedimentation build up in the ditch. In addition, the project will lower the downstream outfall will facilitate the continuation of the trail along the shoreline, eliminating the need for a bridge.	**$$$**	2025
Programs						
1. Storm Pipe Repair and Replacement	**2025 Stormwater Master Plan**	**Citywide Program**	Citywide	The new "Stormwater Pipe Repair and Replacement" program will include cleaning, inspecting, performing condition assessments, assigning repair, replacement, and maintenance recommendations, and creating stormwater small works projects to repair and replace aging or failing stormwater pipe throughout the City. Repairs and replacements will occur as funding is available. City staff will perform cleaning, inspections, condition assessments, assign repair, replacement, and maintenance actions, and prioritize the pipe repairs and replacement.	**$$ annually**	Annual
2. Outfall Evaluation and Rehabilitations	**City's 2024-29 Capital Facilities Plan**	**Citywide Program**	Citywide	The City has 73 existing stormwater outfalls. The new "Outfall Evaluation and Rehabilitations" program will address degraded conditions of many outfalls that are below the ordinary high water line into the salt water resulting in saltwater intrusion into the storm system. Outfall evaluations and rehabilitations will occur as fundings is available. City staff will prioritize the outfall evaluations and rehabilitation locations.	**$ annually**	Annual (2026 Start)
3. Storm System Facility Upgrades, Restoration and Maintenance	**City's 2024-29 Capital Facilities Plan**	**Citywide Program**	Citywide	The new "Storm System Upgrades, Restoration and Maintenance" program will identify small works projects to upgrade, restore and maintain the City's existing stormwater system facilities. This program may include storm pond cleaning, repair fencing at stormwater ponds, and the separation of combined storm/sanitary sewer system. City staff will prioritize the upgrades, restoration and maintenance projects.	**$$ annually**	Annual
4. Storm System Capacity Upgrades	**2025 Stormwater Master Plan**	**Citywide Program**	Citywide	The new "Storm System Capacity Upgrades" program is to address needed stormwater capacity upgrades that are identified in the H/H modeling results in this plan. City staff will prioritize the system capacity upgrade projects. In addition, City staff will need to coordinate both internally between the stormwater program and this program, as well as other City programs such as the Asphalt Overlay Program and the Transportation Benefit District.	**$$$ annually**	Annual (2026 Start)

Notes:

1. Fidalgo North Stormwater Management Action Plan (SMAP) was updated July 2024.
2. Types of Issues : Flood Mitigation, Water Quality, Maintenance, Capacity, Habitat, Outfall Rehabilitation, Infrastructure Repair
3. Magnitude of Costs to Complete the Project or Annual Program: $ = $0 to $100K; $$ = $100K to $250K; $$$ = $250K to $1M; $$$$ = $1M +.
4. Year Planned for implementation will be determined through workshop(s) with the City Council.

Stormwater Master Plan Overview and Updates

City of Anacortes | April 27, 2026

Aaron Esterholt – Stormwater Program Manager
Tarelle Osborn, PE – Project Manager, Osborn Consulting

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Osborn Consulting



Stormwater Master Plan Overview

- Updated the City's 2007 Stormwater Management Plan.
- Assessed NPDES Phase II Permit requirements and programs.
- Documented the City's stormwater infrastructure.
- Reviewed the City's existing stormwater asset inventory and established a pipe repair and replacement program.
- Identified stormwater system deficiencies through a citywide H&H model.
- Assessed stream, habitat, and conveyance infrastructure conditions.
- **Finalized Stormwater Capital Facilities Projects and Programs.**
- **Addendum**



NPDES Phase II Permit Compliance

Section Reference	Requirement	Programmatic Activities	Status	Due By Date
S5.A.3.a	**Cost by Stormwater Management Program Element**	• Review budget tracking and timesheets system with the City's finance department for required updates to track time and costs per SWMP element. • Update the timesheet system, as needed, for ease of reporting.	**In Progress**	March 31, 2027
S5.C.1.iii	**Tree Canopy Goals and Policies**	• Review and update City tree canopy goals and policies, including the AMC, to support stormwater management and water quality improvements.	**In Progress**	December 31, 2028
S5.C.1.d.i	**Stormwater Management Action Plan**	• Write another SMAP or **develop additional actions** for an existing Fidalgo North. • New SMAP or **additional actions** need to address tire wear and 6PPD.	**In Progress**	March 31, 2027
S5.C.4	**New MS4 Mapping Requirements**	• Review MS4 outfall locations; determine updates. – **Competed** • Submit the MS4 outfall mapping requirements. – **Completed** • Determine a process for mapping tree canopy in GIS for City owned-operated properties. – **Completed** • Map tree canopy and produce data inputs. – **Completed** • Other mapping requirements.	**In Progress**	March 31, 2026 March 31, 2026 March 31, 2028
S5.C.5.c	**IDDE Ordinance or Code**	• Review the AMC's existing IDDE code and update to address PCB regulations, as needed. • Adopt new IDDE code.	**In Progress**	July 1, 2027

NPDES Phase II Permit Compliance

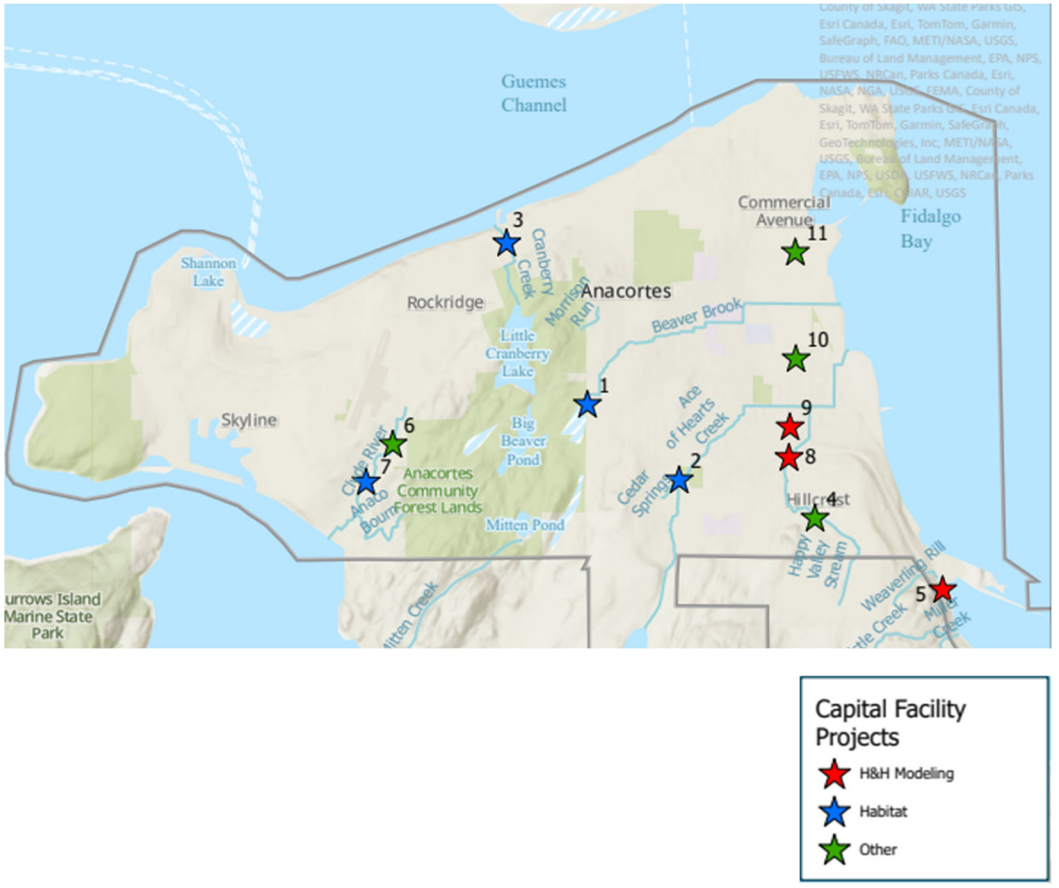
Section Reference	Requirement	Programmatic Activities	Status	Due By Date
S5.C.7	**SMED**	• City to review CFP projects that include retrofits with water quality treatment. Determine how much area is being treated. For more information, see Section 5.	**Completed**	March 31, 2028
S5.C.8.a	**Source Control Ordinance or Code**	• Review the AMC's exiting source control codes. Update as needed to meet new permit requirements. • Adopt new Source Control code.	**Completed**	August 1, 2027
S5.C.8.d	**Source Control Enforcement Policy**	• Research other Phase II source control escalating enforcement policies. – **Completed** • Development and implement a policy. Work with local source control inspectors to implement the new policy.	**In Progress**	August 1, 2027
S5.C.9.a	**Maintenance Standards**	• Update maintenance standards, as needed, in the AMC and other procedural documents including SWPPPs. Address PCBs for building (built 1950–1980) washdown. • Create an inventory of buildings built 1950–1980. – **Completed**	**In Progress**	June 30, 2027
S5.C.9.e	**Street Sweeping**	• Identify high-priorities for street sweeping. • Implement new street sweeping locations and updated frequencies.	**Completed**	July 1, 2027

Capital Facilities Projects

CFP Number	Capital Facilities Projects
1	32nd Street Wetlands Culvert Removal
2	Ace of Hearts Rotary Park Stream Restoration
3	Cranberry Creek Restoration and Habitat Improvement
4	Saint Mary's Drive Culvert Replacement
5	Fidalgo Bay Road Flood Mitigation
6	Marion Pond Water Quality Retrofit
7	Clyde Creek Streambank Stabilization and Flooding Mitigation
8	37th Street Storm Conveyance Reconstruction
9	34th Street Storm Conveyance Reconstruction
10	Q Avenue Storm Conveyance Reconstruction
11	17th St Stormwater Pipe and Outfall Repair

Project Goals:

- Protect/Restore Habitat
- Improve Water Quality
- Reduce Flooding & Mitigate Existing Issues by Updating Infrastructure



Capital Facilities – Citywide Programs

Program Name	Program Type	Source	Program Description
1. Stormwater Pipe Repair and Replacement (New)	Ongoing Small Works Program	2025 Stormwater Master Plan	• Program will address repair and replacement of aging or failing stormwater pipes throughout the City.
2. Outfall Evaluation and Rehabilitations (Ongoing)	Ongoing Small Works Program	City's 2024-29 Capital Facilities Plan	• Program will address degraded conditions of the City's 73 storm system outfalls to recommend a rehabilitation plan. • Many outlets throughout the City were below the ordinary high-water line, which resulted in saltwater intrusion into the storm system, degrading conditions of the outfall.
3. Storm System Facility Upgrades, Restoration and Maintenance (Ongoing)	Ongoing Small Works Program	City's 2024-29 Capital Facilities Plan	• Program will address upgrading, restoring, and maintaining the City's existing stormwater infrastructure. These projects included or involved the following: – Storm pond cleaning – Repair fencing at stormwater ponds – Separation of combined storm and sanitary sewer system
4. Storm System Capacity Upgrades (New)	Ongoing Small Works Program	2025 Stormwater Master Plan	• Program will address needed stormwater capacity upgrades that are identified in the H&H modeling results in this plan.

Public Outreach Results

- **High awareness and use** of local waterways
- **City performing well** in maintenance and responsiveness
- **Top concern:** urban runoff impacts water quality
- **Priorities:** drainage systems, streams, and lakes
- **Future focus:** flooding, capacity, and infrastructure upgrades
- **Public input captured:** open-ended responses and all survey results are included in the Appendix B of the Plan



Clyde Creek southwest of Queen Ann Way

Next Steps

- Plan & Implement Capital Facility Projects
- Develop Programs
  - Outfall Evaluation and Rehabilitations
  - Pipe Repair and Replacement Program
  - Storm System Facility Upgrades, Restoration, and Maintenance
  - Storm System Capacity Upgrades Program
- NPDES Permit Compliance Approach and Execution
- The Stormwater Utility's Future – Funding Strategy

Questions

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Thank you for attending.

Osborn Consulting

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City Council Agenda Bill

April 27, 2026

Action Type: Ordinance **Item:** 8.d.

Title: Ordinance 5028: Amending regulations for vehicle and boat repair and boat sales in the Industrial zone

Staff Contact(s): John Coleman, Libby Grage

Approved for Submittal to Council by:
Libby Grage
John Coleman
Steve Hoglund
Darcy Swetnam

Summary: This ordinance would amend AMC Title 19 to expand allowed vehicle and boat repair and boat sales uses in the Industrial zone and resolve related inconsistent regulations for these uses. The Planning Commssion reviewed and held a public hearing on the proposal on April 14, 2026. After the public hearing, the Planning Commisison voted to recommend adoption, with changes, to the City Council. The PC's recommended changes are included in Attachment A.

Budget Impact:

Previous Action: Planning Commission Public Hearing and Recommendation — April 14, 2026

Recommended Motion: This is a first read. The eventual motion will be to adopt Ordinance 5028 to clarify and expand allowed vehicle and boat repair and boat sales uses in the Industrial zone, and resolve related code inconsistencies.

Alternative Actions:

Attachments (listed in order presented):
1. DRAFT Ord. 5028

2. Attachment A - Proposed Amendments
3. PC Recorded Motion - Signed
4. Planning Commission Materials (4/14/26 Meeting)
5. 4/27/26 CC Presentation Slides

Ordinance No. 5028

An Ordinance Amending Anacortes Municipal Code Sections 19.41.050 (Principal Uses Permitted in Mixed-Use and Industrial Zones), 19.44.020 (General Service), and 19.44.130 (Vehicle Sales and Rental) to Clarify and Expand Allowed Vehicle and Boat Repair and Boat Sales Uses in the Industrial zone and Resolve Related Code Inconsistencies

Whereas the City of Anacortes has adopted development regulations codified in Title 19 of the Anacortes Municipal Code to guide land use and development within the City; and

Whereas Anacortes Municipal Code Sections 19.41.020, 19.44.050, and 19.44.130 establish regulations for principal uses permitted in mixed-use and industrial zones, general services uses, and vehicle sales and rental, respectively; and

Whereas the City has identified ambiguity and potential inconsistency in the application of these sections as they relate to vehicle repair, and boat repair and sales; and

Whereas the proposed amendments are intended to clarify existing regulations, and where appropriate, expand allowed uses in the Industrial zone, without substantially altering the overall land use framework; and

Whereas the proposed amendments were reviewed in accordance with the State Environmental Policy Act (SEPA), Chapter 43.21C RCW, and the City's SEPA procedures, and a determination of non-significance (DNS) was issued on March 25, 2026; and

Whereas the Anacortes Planning Commission reviewed the proposed amendments at a public meeting and conducted a public hearing on April 14, 2026; and

Whereas following its review, the Planning Commission recommended approval of the proposed amendments, with modifications, to the City Council; and

Whereas the City Council has considered the recommendations of the Planning Commission, the staff report, environment review, and all public testimony received; and

Whereas the City Council finds that clarifying these regulations will promote consistent interpretation of the Municipal Code, reduce permitting uncertainty, and support orderly development consistent with the City's Comprehensive Plan, and the public health, safety, and welfare;

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

Section 1. Findings. The above recitals are hereby adopted by reference as legislative findings in support of this ordinance.

Section 2. Development Regulation Amendments Adopted. The Anacortes Municipal Code is hereby amended as set forth in Attachment A, which is incorporated herein by this reference.

Section 3. Transmittal to State. Pursuant to RCW 36.70A.106, a copy of this ordinance shall be submitted to the Washington State Department of Commerce.

Section 4. Severability. If any section, sentence, clause, phrase, or word of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this ordinance.

Section 5. Effective Date. Consistent with RCW 35A.12.130, this ordinance takes effect 5 days after publication as required by law.

Section 6. PASSED and APPROVED this ___ day of _____ 2026.

CITY OF ANACORTES:

_____
Ryan Walters, Mayor

Attest:

_____
Steve Hoglund, City Clerk-Treasurer

Approved as to Form:

_____
Darcy James Swetnam, City Attorney

LEG-26-05: Vehicle and Boat Sales and Repair Code Amendments
Draft – 4/15/26 - PC Recommended

Key to proposed changes:
Black text is existing.
Blue underlined text is added.
~~Red strike-through text~~ is deleted.
Green underlined text indicates revisions recommended by Planning Commission to the initial proposal.

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
[no change to previous rows]											
.....											
Commercial											
.....											
General Service, Except as listed below	P	P	P	P	P		P				AMC 19.44.020(A)
Heavy service		P					P		P	P	AMC 19.44.020(C)
Public safety facility	C	P	C	P	C	P	P	C	P	P	AMC 19.44.020(E)
i The below uses are currently grouped within the General Service category; however, this structure reduces clarity and limits the ability to distinguish regulatory standards for vehicle and boat repair from other General Service uses, so they've been listed separately here.											
Small boat repair	P	P	P	P	P		P		P		AMC 19.44.020(F)
Minor vehicle repair	P	P	P	P	P		P		P(X)		AMC 19.44.020(G) (X) AMC 19.44.020(G)(2)(a)
Major vehicle repair	P	P	P	P	P		P		P		AMC 19.44.020(G)
.....											

Principal Use	CBD	C	MMU	CM	CM2	LM	LM1	MS	I	HM	Reference
.....											
Vehicle and Boat Sales/Rental, ~~except~~ as listed below		~~P~~					~~P~~				AMC 19.44.130~~(A) & (B)~~
Vehicle sales/rental		P					P				AMC 19.44.130(B)
~~Marine~~ Boat sales/rental	P[X]	P	P	P	P		P	P	P		AMC 19.44.130(C) [X]AMC 19.44.130(C)(2)
.....											
Industrial											
..... [no changes proposed to this part; provided for context only]											
Water-Oriented Industrial Uses, except as listed below			C	P	P	P		P	P	P	AMC 19.45.080(A) *[Note: This category includes "Ship and boat building and repair".]*
Dry stack boat storage			C	P	P				P	P	
Boat launch facility			P	P	P	P		P	P	P	

.....

19.44.020 General-service.

Detail added to this description to clarify that presence and size of outdoor activities or large outdoor storage areas can cause a use to be reclassified as Heavy Service. It's a detail that can be overlooked.

A. *General-Service Use Category.* Includes a category of uses whose primary activity is the provision of service, rental, and/or repair to boats, vehicles, appliances, tools, electronic equipment, machinery, and other similar products for personal, commercial, or civic use. General service uses involving exterior activities that meet the definition of Heavy Service (see subsection (C), below), are classified as Heavy Service uses for purposes of determining whether the use is permitted in a particular zone.

Specific uses in this category include, but are not limited to:

1. Postal and courier services, post office.

The "Small boat sales/rental" is relocated to the e "Marine sales/rental" subcategory, which currently exists under the Vehicle Sales/Rental category. The dimensions are relocated to the 'small boat repair' definition below.

2. Small boat ~~sales, rental, and~~ repair ~~(small boats are less than 40 feet long, eight and one-half feet wide, and 14 feet tall).~~
3. Appliance repair.
4. Equipment rentals.
5. Electronic or equipment service.

New definitions for vehicle repair, including major and minor categories. "Commercial vehicle repair" is incorporated into the "major repair" definition, so a separate term is unnecessary.

6. Vehicle repair.
7. ~~Commercial vehicle repair.~~
8. Municipal service facility.
9. Public safety facility.
10. Car wash.
11. Heavy service.

B. *Standards for General-Service Uses with Drive-Through Facilities*.

1. Drive-through facilities are prohibited in the CBD zone.
2. Drive-through facilities are subject to the site design standards in AMC 19.62.060(D).

C. *Heavy Service*.

1. *Definition*. General-service uses that have any exterior service activities or feature exterior storage areas that total greater than 15,000 gross square feet or occupy an area larger than the size of the use's principal building.

D. *Municipal Service Facility*.

1. *Definition*. An occupied facility supporting the external and internal operations provided by municipal government, including but not limited to maintenance of water, sewer, stormwater, roads, parks, vehicles, and facilities.

E. *Public Safety Facility*.

1. *Definition*. A facility for the provision of fire and rescue, medical, police, and emergency response services by a governmental entity.

New subsection (F) added. Relocate the definition for small boat repair from the list in subsection (A) for formatting consistency. Add cross reference to clarify classification of large boat repair activities.

F. Small boat repair.

1. Definition. Repair of small boats which are capable of being transported on public roadways as a standard load without a special permit, typically not exceeding 40 feet in overall length, 8.5 feet in width, and 14 feet in height. Repair of boats exceeding these dimensions is classified as a Water-Oriented Industrial Use (AMC 19.45.080).

New subsection (G) added. New definitions are added to differentiate between major and minor vehicle repair.

G. Vehicle repair.

1. Definition. A service use engaged in the diagnosis, maintenance, and repair of motor vehicles. Vehicle repair uses that meet the Heavy Service definition in AMC 19.44.020(C) are only permitted in zones where Heavy Service is permitted.

a. "Minor Vehicle Repair" means a service use primarily engaged in routine maintenance and light mechanical work on motor vehicles. Typical activities include part replacement, diagnostics, fluid service, tire and battery work, and similar minor repairs performed within an enclosed building. The use typically serves light-duty vehicles, though occasional service of medium-duty vehicles may occur. The use does not include repair activities defined under major vehicle repair and does not include prolonged outdoor storage of vehicles awaiting service.

b. "Major Vehicle Repair" means a service use primarily engaged in extensive mechanical, structural, or body-related repair or reconditioning of motor vehicles. Typical activities include engine or transmission repair or replacement, drivetrain work, collision and body repair, frame straightening, painting, dismantling, or other heavy duty repair services. Major repair may serve light-, medium-, or heavy-duty vehicles. Minor repairs are only allowed when part of a major repair.

New subsection (G)(2) added. High-customer-turnover vehicle repair uses are prohibited in the Industrial zone.

2. Zone specific standards.

a. In the Industrial zone, minor vehicle repair uses primarily engaged in rapid, routine services such as fluid service, lubrication, filter replacement, tire repair and replacement, or other short-duration maintenance with high customer turnover, are prohibited.

.....

19.44.130 Vehicle & Boat sales/rental.

A. *Vehicle & Boat Sales/Rental Use Category*. This category includes, but is not limited to, direct sales, rental or leasing of consumer motor vehicles and watercraft ~~passenger vehicles, light and medium trucks, and other consumer motor vehicles such as motorcycles, boats, and recreational vehicles.~~

The term 'vehicle sales/rental, enclosed' is not used elsewhere in the code.

B. *Vehicle Sales/Rental~~, Enclosed.~~*

1. Definition. ~~Vehicle sales/rental use that is conducted entirely indoors.~~ An establishment engaged in sales, rental, or leasing of passenger vehicles, light and medium trucks, ~~and other consumer motor vehicles such as~~ motorcycles, ~~boats, and~~ or recreational vehicles

C. ~~*Marine*~~ *Boat Sales/Rental.*

1. *Definition*. An establishment where boats 16 feet or more in length are rented or sold. The sale or rental of boats under 16 feet in length ~~must be~~ is classified as a retail sales use.

2. Zone-specific standards.

    a. In the CBD zone, boat sales are limited to small boats up to 40’ long.

Anacortes Planning Commission's Recorded Motion Regarding LEG-2026-05: Vehicle and Boat Sales and Repair Code Amendments

City file number:	LEG-2026-05
Proposal name:	Vehicle and Boat Sales and Repair Code Amendments
Documents available at:	https://www.anacorteswa.gov/1547/Legislative-Planning-Updates
Public hearing body:	Anacortes Planning Commission
Public hearing date:	April 14, 2026
Deliberations & recommendation:	April 14, 2026

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.

A. Findings of Fact and Reasons for Action

1. The proposed amendments will allow a broader range of vehicle repair and boat repair and sales uses in the Industrial zone and resolve internal code inconsistencies with how vehicle repair, boat repair, and boat sales uses are regulated in the City.
2. The City of Anacortes SEPA Responsible Official issued a Determination of Nonsignificance (DNS) on March 25, 2026.
3. The City notified the Washington State Department of Commerce ("Commerce") of its intent to adopt amendments to its development regulations on March 25, 2026, requesting expedited review. Commerce granted the City's request and confirmed City compliance with Growth Management Act requirements for notice to state agencies in RCW 36.70A.106 as of April 8, 2026.
4. Public notice of the proposal and the public hearing was provided consistent with AMC 19.16.070, including publication on the Planning, Community & Economic Development Department webpage, email notice to the department's email list, and paid notice in the city's official newspaper.
5. The Planning Commission reviewed the proposal and held a public hearing at their regular meeting on April 14, 2026. One member of the public provided testimony during the public hearing.

6. The Planning Commission deliberated and considered all relevant matters including public hearing testimony and written comments, staff recommendations and analysis, legal advice, and consistency with the Anacortes Comprehensive Plan.
7. Based on review of the public testimony, the staff recommendations and analysis, and legal advice, the Planning Commission finds that the proposed amendments are consistent with the Anacortes Comprehensive Plan, the City of Anacortes's local regulations and policies, and applicable state law.

B. Recommendation

The Planning Commission recommends that the City Council **adopt** the proposed development regulation amendments in ***Attachment A***, with the following changes:

- *Within Table 19.44.050, add a superscript (X) adjacent to the "P" for Minor vehicle repair in the Industrial zone. In the "Reference" column, insert a corresponding (X) with a cross-reference to AMC 19.44.020(G)(2)(a), which establishes special use limitations applicable to Minor vehicle repair in the Industrial zone.*
- *Revise the fluid service and oil change terminology used in the Minor vehicle repair definition and in the Industrial zone-specific standards to ensure consistency in wording and scope.*
- *Add "tire repair and replacement" to the Industrial zone-specific standards for vehicle repair.*

Commission Vote

Position	Commissioner Name	Support	Oppose	Absent	Abstain
1	Mike Mills	X			
2	William McCombs	X			
3	Paul Ryan			X	
4	Jill Underwood	X			
5	Vacant				
6	Frank Jeretzky, Chair	X			
7	Linda Martin, Vice Chair	X			
	Total	**5**	**0**		

This recorded motion was approved on April 14, 2026.

Frank Jeretzky, Chair
City of Anacortes Planning Commission

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

Anacortes Planning Commission

Municipal Building - Council Chambers
904 6th Street

April 14, 2026
6:00 PM

PRELIMINARY AGENDA
Packet Materials / Watch Meeting

1. **Roll Call**
2. **Pledge of Allegiance**
3. **Minutes**
   a. Minutes of 03/10/2026
4. **Public Comment**
5. **Public Hearings**
   a. LEG-26-05: Vehicle and Boat Sales and Repair Code Amendments
6. **Other Business**
   a. Shoreline Master Program Update — Review of Proposed Amendments and Project Status
7. **Planning Department Update**
8. **Adjournment**

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

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

Planning Commission Agenda Bill

Meeting Date: April 14, 2026 **Agenda Item:** 5.a.

Subject: LEG-26-05: Vehicle and Boat Sales and Repair Code Amendments
Staff Contact: Libby Grage, John Coleman

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

Summary Statement: The Planning Commission will hold a public hearing to consider proposed amendments to the Anacortes Municipal Code (AMC). The changes would expand the range of permitted uses in the Industrial zone to include additional vehicle repair, boat repair, and boat sales activities, and resolve inconsistencies between how these uses are regulated under different use categories. The hearing will provide an opportunity for public comment before the Planning Commission considers a recommendation to City Council.

Background: See staff memo, attached.

Previous Action: None.

Competing Viewpoints Considered:

Recommended Motion: I move to recommend that the City Council adopt the proposed amendments as presented.

Alternative Actions: Do not recommend approval. Recommend approval with changes.

Attachments (listed in order presented):

1. Staff Memo, 3/25/26
2. Attachment A - Draft Amendments
3. SEPA DNS
4. SEPA Checklist
5. Notice of Availability
6. Public Comment - 20260325-Erikson
7. DRAFT PC Recommendation
8. 20260414-Slides

Date: March 25, 2026

To: Planning Commission

From: Planning, Community & Economic Development (PCED) Department

Re: LEG-26-05 – Vehicle and Boat Sales and Repair Code Amendments

Purpose

This memo summarizes the background, rationale, and public participation process for a proposed amendment to the Anacortes Municipal Code (AMC) Title 19 to expand allowed vehicle and boat repair and sales uses in the Industrial zone and address inconsistent regulations.

Background & Analysis

Vehicle and boat repair and sales uses are regulated under multiple provisions of AMC Title 19. AMC 19.41, Allowed Uses, establishes the zoning districts in which these uses are permitted, conditionally allowed, or prohibited. AMC 19.44, Commercial Uses, and AMC 19.45, Industrial Uses, define these uses and establish applicable standards.

Together, these sections form the regulatory framework governing where vehicle and boat-related uses may locate and how they must operate within the city.

Based on experience administering the code, staff have found that comparable vehicle and boat-related uses are regulated differently based on their classification, leading to inconsistent allowances within the Industrial zone.

For example, under the General Service category, vehicle repair and small boat repair are only permitted in the Industrial zone when they meet the definition of “heavy service” (i.e. large outdoor service or storage areas). As a result, smaller-scale, indoor vehicle and boat repair uses are not permitted in the Industrial zone.

In contrast, under the Water-Oriented Industrial category, boat and ship building and repair are permitted in the Industrial zone without limitation related to size or extent of outdoor activity.

Similarly, small boat sales are regulated under the General Service category and are only permitted if the use qualifies as “heavy service”. Small boats are defined as vessels that are less than 40’ long, 8 ½ feet wide, and 14 feet tall. However, under a separate category, marine sales/rental of

boats 16 feet or more in length are permitted outright in the Industrial zones, regardless of whether the use involves outdoor activity or storage.

Proposed Amendment / Recommendation

Amend the code to:

- Allow a broader range of vehicle repair and boat repair and sales uses in the Industrial zone, regardless of whether they meet the definition of "heavy service"
- Prohibit auto-oriented quick-service uses (e.g. oil change and quick lube facilities)

The proposed amendments are included in Attachment A.

Rationale

The proposed amendments:

- Improves consistency by aligning regulations for similar uses
- Supports industrial function by allowing important repair and marine services
- Maintains compatibility by allowing appropriate uses while excluding high-turnover, auto-oriented uses better suited to commercial areas
- Simplifies code administration and improves predictability.

Policy Consistency

The proposed amendments are consistent with the following Comprehensive Plan goals and policies:

- **Table LU-1.** Land use designations – Industrial.

  Purpose: This designation provides for manufacturing and closely related uses in areas with existing industrial uses or other areas with suitable land and transportation access that are buffered from residential and other uses that are likely to complain about industrial activities.

  Expected development & uses: Industrial, research and development, repair, warehouse, shipping terminals that minimize external impacts to adjacent districts, and accessory uses.

- **Land Use Policy LU-8.3.** Capitalize on maritime industry by making full use of sites already tailored to marine uses.

  A. Preserve Industrial-zoned land south of 22nd Street for future industrial businesses and potential for green industries.

- **Land Use Goal 9. Industrial & Manufacturing Areas.** Maintain and promote active use of Industrial lands.

Policy LU-9.4. Limit non-industrial uses to those that are complementary to industrial activities in terms of access and circulation, public safety, hours of operation, and other land use activities.

Policy LU-9.5. Protect industrial and manufacturing lands from encroachment by other land uses, which would reduce the economic viability of industrial lands.

- **Economic Development Policy ED-1.5.** Support existing commercial, manufacturing and industrial enterprises as a vital part of Anacortes's economy.

SEPA Review

The Planning, Community and Economic Development (PCED) Department completed environmental review of the non-project proposal. The SEPA responsible official issued Determination of Nonsignificance (DNS) on March 25, 2026. The SEPA determination was sent to the SEPA register on March 25, 2026 and published the same day under SEPA #202601199.

Public Notice / Outreach

Notice of the proposal, public comment period, public hearing, and SEPA determination was provided on March 25, 2026 through:

- Publication in the Anacortes American
- Posting on the City website: https://www.anacorteswa.gov/1547/Legislative-Planning-Updates
- Distribution via the Department email list
- Notification to the Washington State Department of Commerce per RCW 36.70A.106(3)(b)

LEG-26-05: Vehicle and Boat Sales and Repair Code Amendments
Draft – 3/24/26

Key to proposed changes:
Black text is existing.
Blue underlined text is added.
~~Red strike-through text~~ is deleted.

Table 19.44.050 Principal uses permitted in mixed-use and industrial zones

Principal Use	CBD	C	MMU	CM	CM2	LM	LM1	MS	I	HM	Reference
[no change to previous rows]											
.....											
Commercial											
.....											
General Service, Except as listed below	P	P	P	P	P		P				AMC 19.44.020~~(A)~~
Heavy service		P					P		P	P	AMC 19.44.020(C)
Public safety facility	C	P	C	P	C	P	P	C	P	P	AMC 19.44.020(E)
i The below uses are currently grouped within the General Service category; however, this structure reduces clarity and limits the ability to distinguish regulatory standards for vehicle and boat repair from other General Service uses, so they've been listed separately here.											
Small boat repair	P	P	P	P	P		P		P		AMC 19.44.020(F)
Minor vehicle repair	P	P	P	P	P		P		P		AMC 19.44.020(G)
Major vehicle repair	P	P	P	P	P		P		P		AMC 19.44.020(G)
.....											
.....											

Principal Use	CBD	C	MMU	CM	CM2	LM	LM1	MS	I	HM	Reference
Vehicle and Boat Sales/Rental, ~~except~~ as listed below		~~P~~					~~P~~				AMC 19.44.130~~(A) & (B)~~
Vehicle sales/rental		P					P				AMC 19.44.130(B)
~~Marine~~ Boat sales/rental	P(X)	P	P	P	P		P	P	P		AMC 19.44.130(C) (X)AMC 19.44.130(C)(2)
.....											
Industrial											
..... [no changes proposed to this part; provided for context only]											
Water-Oriented Industrial Uses, except as listed below			C	P	P	P		P	P	P	AMC 19.45.080(A) *[Note: This category includes "Ship and boat building and repair".]*
Dry stack boat storage			C	P	P				P	P	
Boat launch facility			P	P	P	P		P	P	P	

.....

19.44.020 General-service.

Detail added to this description to clarify that presence and size of outdoor activities or large outdoor storage areas can cause a use to be reclassified as Heavy Service. It's a detail that can be overlooked.

A. *General-Service Use Category.* Includes a category of uses whose primary activity is the provision of service, rental, and/or repair to boats, vehicles, appliances, tools, electronic equipment, machinery, and other similar products for personal, commercial, or civic use. General service uses involving exterior activities that meet the definition of Heavy Service (see subsection (C), below), are classified as Heavy Service uses for purposes of determining whether the use is permitted in a particular zone.

Specific uses in this category include, but are not limited to:

1. Postal and courier services, post office.

The "Small boat sales/rental" is relocated to the e "Marine sales/rental" subcategory, which currently exists under the Vehicle Sales/Rental category. The dimensions are relocated to the 'small boat repair' definition below.

2. Small boat ~~sales, rental, and~~ repair ~~(small boats are less than 40 feet long, eight and one-half feet wide, and 14 feet tall).~~
3. Appliance repair.
4. Equipment rentals.
5. Electronic or equipment service.

New definitions for vehicle repair, including major and minor categories. "Commercial vehicle repair" is incorporated into the "major repair" definition, so a separate term is unnecessary.

6. Vehicle repair.
7. ~~Commercial vehicle repair.~~
8. Municipal service facility.
9. Public safety facility.
10. Car wash.
11. Heavy service.

B. *Standards for General-Service Uses with Drive-Through Facilities.*

1. Drive-through facilities are prohibited in the CBD zone.
2. Drive-through facilities are subject to the site design standards in AMC 19.62.060(D).

C. *Heavy Service.*

1. *Definition.* General-service uses that have any exterior service activities or feature exterior storage areas that total greater than 15,000 gross square feet or occupy an area larger than the size of the use's principal building.

D. *Municipal Service Facility.*

1. *Definition.* An occupied facility supporting the external and internal operations provided by municipal government, including but not limited to maintenance of water, sewer, stormwater, roads, parks, vehicles, and facilities.

E. *Public Safety Facility.*

1. *Definition.* A facility for the provision of fire and rescue, medical, police, and emergency response services by a governmental entity.

Relocate the definition for small boat repair from the list in subsection (A) for formatting consistency. Add cross reference to clarify classification of large boat repair activities.

F. Small boat repair.

1. Definition. Repair of small boats which are capable of being transported on public roadways as a standard load without a special permit, typically not exceeding 40 feet in overall length, 8.5 feet in width, and 14 feet in height. Repair of boats exceeding these dimensions is classified as a Water-Oriented Industrial Use (AMC 19.45.080).

ℹ New definitions are added to differentiate between major and minor vehicle repair.

G. Vehicle repair.

1. Definition. A service use engaged in the diagnosis, maintenance, and repair of motor vehicles. Vehicle repair uses that meet the Heavy Service definition in AMC 19.44.020(C) are only permitted in zones where Heavy Service is permitted.

a. "Minor Vehicle Repair" means a service use primarily engaged in routine maintenance and light mechanical work on motor vehicles. Typical activities include part replacement, diagnostics, fluid service, tire and battery work, and similar minor repairs performed within an enclosed building. The use typically serves light-duty vehicles, though occasional service of medium-duty vehicles may occur. The use does not include repair activities defined under major vehicle repair and does not include prolonged outdoor storage of vehicles awaiting service.

b. "Major Vehicle Repair" means a service use primarily engaged in extensive mechanical, structural, or body-related repair or reconditioning of motor vehicles. Typical activities include engine or transmission repair or replacement, drivetrain work, collision and body repair, frame straightening, painting, dismantling, or other heavy duty repair services. Major repair may serve light-, medium-, or heavy-duty vehicles. Minor repairs are only allowed when part of a major repair.

ℹ High-customer-turnover vehicle repair uses are prohibited in the Industrial zone.

2. Zone specific standards.

a. In the Industrial zone, minor vehicle repair uses primarily engaged in rapid, routine services such as oil changes, lubrication, filter replacement, or other short-duration maintenance with high customer turnover is prohibited.

.....

19.44.130 Vehicle & Boat sales/rental.

A. *Vehicle & Boat Sales/Rental Use Category.* This category includes, but is not limited to, direct sales, rental or leasing of consumer motor vehicles and watercraft ~~passenger vehicles, light and medium trucks, and other consumer motor vehicles such as motorcycles, boats, and recreational vehicles~~.

ℹ The term 'vehicle sales/rental, enclosed' is not used elsewhere in the code.

B. *Vehicle Sales/Rental~~, Enclosed.~~*

1. Definition. ~~Vehicle sales/rental use that is conducted entirely indoors.~~ An establishment engaged in sales, rental, or leasing of passenger vehicles, light and medium trucks, ~~and other consumer motor vehicles such as~~ motorcycles, ~~boats, and~~ or recreational vehicles

C. ~~*Marine*~~ *Boat Sales/Rental.*

1. *Definition.* An establishment where boats 16 feet or more in length are rented or sold. The sale or rental of boats under 16 feet in length ~~must be~~ is classified as a retail sales use.

2. Zone-specific standards.

a. In the CBD zone, boat sales are limited to small boats up to 40' long.

SEPA

Determination of Non-Significance (DNS)

CITY FILE #: LEG-26-05

PROPOSAL NAME: Vehicle and Boat Sales and Repair Code Amendments

DESCRIPTION OF PROPOSAL: The City of Anacortes is considering amendments to the Anacortes Municipal Code (AMC) to allow a broader range of vehicle repair and boat repair and sales uses in the Industrial zone, while continuing to prohibit auto-oriented quick-service uses (e.g. oil change and quick lube facilities).

The amendment does not introduce new categories of uses but instead allows lower-impact versions of already permitted uses in the Industrial zone. The proposal also resolves internal inconsistencies between how vehicle repair, and boat repair, and boat sales uses are regulated in the Industrial zone.

LOCATION: Anacortes city limits and Urban Growth Area

PROPONENT & LEAD AGENCY: City of Anacortes, Planning, Community and Economic Development (PCED) Department.

CONTACT PERSON: Libby Grage, Planning Manager; libbyb@anacorteswa.gov; 360-299-1986; PO Box 547, Anacortes, WA 98221

THRESHOLD DETERMINATION: The City of Anacortes has determined that this non-project proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of completed environmental checklists and other information on file with the City. This information is available to the public upon request and at https://www.anacorteswa.gov/1547/Legislative-Planning-Updates.

This threshold Determination of Non-Significance (DNS) is issued under WAC **197-11-340**(2); the City of Anacortes will not act on this proposal during the comment period. Written comments on this threshold determination must be submitted to the Contact Person listed above by **5:00 PM, April 8, 2026.**

Appeals: This threshold determination may be appealed to the City Council in accordance with AMC 18.04.250. Appeals must be delivered, accompanied by the required appeal fee, to the City Clerk's Office at 904 6th St., Anacortes, WA, by mail or personal delivery no later than **5:00 pm, April 15, 2026**. Full appeal procedures can be reviewed in AMC Ch. 18.04.

Responsible Official:	John Coleman, AICP
Position and Title:	Director of Planning, Community & Economic Development
Phone/Email:	360-299-1901; johnc@cityofanacortes.org
Address:	P.O. Box 547, Anacortes, WA 98221

Date Issued: March 25, 2026 Signed:

SEPA[1] Environmental Checklist

Purpose of checklist

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

Instructions for applicants

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

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

Instructions for lead agencies

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

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-

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

projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

A.Background

Find help answering background questions[2]

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

   Vehicle and Boat Sales and Repair Code Amendments

2. **Name of applicant:**

   City of Anacortes

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

   Libby Grage, Planning Manager
   City of Anacortes Planning, Community & Economic Development (PCED) Department
   P.O. Box 547
   Anacortes, WA 98221
   360-299-1986
   libbyb@anacorteswa.gov

4. **Date checklist prepared:**

   March 24, 2026

5. **Agency requesting checklist:**

   City of Anacortes PCED Department

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

   - *Planning Commission public hearing and recommendation on April 14, 2026*
   - *City Council review and adoption in April or May 2026*

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

   No.

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

   No site-specific environmental studies have been prepared for this non-project proposal. SEPA review and environmental analysis will be conducted for any future development projects under the amended code, as required by applicable local, state, and federal regulations.

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

   No. There are no known pending applications for governmental approvals directly affecting the Industrial zone sites covered by this non-project proposal.

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

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

City Council adoption by ordinance after recommendation by Planning Commission.

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

The City of Anacortes is considering amendments to the Anacortes Municipal Code to allow a broader range of vehicle repair and boat repair and sales uses in the Industrial zone, while continuing to prohibit auto-oriented quick-service uses (e.g. oil change and quick lube facilities).

The amendment does not introduce new categories of uses but instead allows lower-impact versions of already permitted uses in the Industrial zone. The proposal also resolves internal inconsistencies between how vehicle repair, and boat repair, and boat sales uses are regulated in the Industrial zone.

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

This non-project proposal primarily applies to land within the Industrial zone of the city. The sites include parcels zoned for manufacturing, service, storage, and related industrial uses. Boundaries correspond to the city's official zoning map. Certain code clarifications apply to applicable uses citywide and within the Urban Growth Area (UGA).

B.Environmental Elements

1. Earth

Find help answering earth questions[3]

a. General description of the site:

Anacortes is located in the northwest portion of Washington State, on the west side of Skagit County. Anacortes is bordered by Puget Sound and the San Juan Islands to the north and west, Padilla Bay to the east and unincorporated Skagit County - Fidalgo Island - to the south. The total city area comprises about 15.5 square miles, of which 11.75 miles are land area and 3.8 miles are water area.

The Industrial zone is approximately 170 acres in size, including 125 acres of upland area along Fidalgo Bay.

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

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

Anacortes has a variety of terrain, including flat, rolling, hilly, steep slopes and mountainous (Mt. Erie).

The Industrial zone is primarily flat, very gently sloping toward Fidalgo Bay to the east.

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

Anacortes has a variety of slopes throughout the city, including some areas with up to 100% slope. The steepest slopes are primarily located along the marine shoreline and Mount Erie. There are no steep slopes identified within the Industrial zone.

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

Soils within the city include a mix of silt loams, gravelly loams, sandy soils, muck, and rocky outcrop complexes, along with some urban-disturbed and tidal soils.

There are no known agricultural lands of long-term commercial significance within the UGA.

Soils in the Industrial zone are mapped as Bow-Urban land complex, 0 to 8% slopes, and Xerorthents, O to 5% slopes.

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

Geologically hazardous areas within the City include steep slopes, landslide and erosion hazards, and seismic hazards (liquefaction prone areas). These hazard areas are concentrated along the northern portion of Anacortes near Guemes Channel and Burrows Bay near Washington Park. Liquefaction prone areas are located in areas of modified shorelines near Skyline and the eastern part of the city along Fidalgo Bay.

There are no known indications or history of unstable soils within the Industrial zone.

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

No filling, excavation, or grading is proposed as part of this non-project action. This amendment modifies allowable uses within existing zoning and does not authorize site-specific development or ground disturbance. Any future development or site modifications would be evaluated separately and subject to applicable permitting and environmental review requirements.

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

No. The proposal is a non-project action and does not involve clearing, construction or ground disturbance. Therefore, no erosion is anticipated. Any future site-specific development would be subject to applicable erosion and sediment control requirements at the time of permit review.

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

Not applicable. This is a non-project action and does not include site-specific development or construction. Therefore, no change in impervious surface coverage is proposed. Any future development would be evaluated at the project level and subject to applicable regulations governing impervious surfaces.

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

No specific measures are proposed as part of this non-project action. Any future development or site work would be required to implement erosion and sediment control measures in accordance with applicable local, state, and federal regulations at the time of permit review.

2. Air

Find help answering air questions[4]

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

The proposal is a non-project action and does not involve construction. No direct emissions would result from the amendment itself.

Operation/Maintenance: Future indoor vehicle repair and small boat sales may produce minor emissions such as vehicle exhaust, paint fumes, or volatile organic compounds (VOCs) from cleaning, painting, or fuel handling. Quantities are expected to be low and regulated under existing federal, state, and local air quality standards. Heavy-service vehicle repair and large boat sales, which are already permitted, typically have equal or higher potential emissions, so no new significant impacts are anticipated.

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

No off-site emissions or odors are expected to affect the non-project proposal. The amendment regulates allowable uses and does not involve construction or site-specific operations. Future businesses operating under the amendment may be affected by ambient air conditions typical of Industrial zones, such as existing vehicle traffic or nearby industrial activities, but these are not expected to create significant impacts.

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

No specific measures are proposed as part of this non-project action. Any future indoor vehicle repair or small boat sales operations would be required to comply with applicable federal, state, and local air quality regulations, including proper ventilation, emission controls, and use of low-VOC materials, as required by law.

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

Water

Find help answering water questions[5]

- **Surface:**
  Find help answering surface water questions[6]

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

    Anacortes is surrounded on three sides by marine shorelines including Guemes Channel, Burrows Bay, Fidalgo Bay, and a portion of Padilla Bay. Lakes include Little Cranberry Lake, Heart Lake, Whistle Lake, and a portion of Lake Erie. The Industrial zone is bordered on its east side by approximately 2,300 lineal feet of Fidalgo Bay shoreline.

    There are multiple streams located within city limits. The Ace of Hearts Creek traverses the Industrial zone within an underground pipe before outfalling to Fidalgo Bay.

    There are no known or mapped wetlands within the Industrial zone.

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

    No. This is a non-project proposal and does not involve construction or physical work over, in, or adjacent to any water bodies. Any future development on individual sites would be subject to applicable permitting and environmental review requirements if located near water.

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

    This non-project proposal does not involve any fill, dredging, or other disturbance of surface water or wetlands. Any future site-specific development would be reviewed separately and would be required to comply with all applicable regulations regarding fill, dredge, and wetland impacts.

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

    No. This non-project proposal does not involve any surface water withdrawals or diversions. Future businesses operating under the amendment may use water for routine operations (e.g., cleaning, maintenance), but such uses would be subject to standard municipal water service and regulatory requirements. Quantities are expected to be typical of small-scale commercial operations and not significant at the zone-wide level.

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

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

Parts of Anacortes are located within the 100-year floodplain as mapped by the Federal Emergency Management Agency (FEMA) flood insurance rate maps (FIRMs). A portion of the Industrial zone located along Fidalgo Bay shoreline is located within the 100-year floodplain (Zone AE, EL 7).

The non-project proposal does not involve site-specific development, so no construction or alteration within a floodplain is proposed. Individual sites in the Industrial zone may lie within or outside a 100-year floodplain; any future development at such sites would be required to comply with applicable floodplain regulations.

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

  No. The non-project proposal does not allow discharges to surface waters. Future operations must comply with waste-handling regulations.

a. Ground:

Find help answering ground water questions[7]

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

  No groundwater withdrawal or discharge is proposed. This non-project proposal only amends allowable uses. Any future businesses using water would rely on existing municipal water and wastewater systems and comply with applicable regulations.

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

  No waste material will be discharged to the ground as part of this non-project proposal. Any future businesses operating under the amendment would use existing municipal sewer systems or other regulated wastewater systems and must comply with applicable local, state, and federal regulations.

b. Water Runoff (including stormwater):

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

  The non-project proposal does not involve construction or site changes. Any future development or operations would generate stormwater from rooftops, paved areas, and parking, which would be managed according to existing stormwater regulations. Runoff

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

would be conveyed through approved drainage systems and would not directly discharge to surface waters without proper treatment.

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

  No. This non-project proposal does not authorize activities that would release waste materials to ground or surface waters. Any future businesses would be required to manage fluids, chemicals, and other wastes in compliance with applicable regulations to prevent contamination.

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

  No. This non-project proposal does not involve construction or site modification and does not alter existing drainage patterns. Any future development would be required to follow applicable stormwater and drainage regulations.

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

No measures are proposed as part of this non-project proposal. Any future development or operations would be required to implement stormwater, drainage, and runoff controls in compliance with applicable local, state, and federal regulations.

4. Plants

Find help answering plants questions

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

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

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

☒ **shrubs**

☒ **grass**

☒ **pasture**

☒ **crop or grain**

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

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

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

☒ **other types of vegetation**

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

None. This non-project proposal does not involve site development or land clearing, so no vegetation will be removed or altered.

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

Various species of rare plants, listed by the Washington Natural Heritage Program, may occur in the city. No threatened or endangered plant species are known to be within the Industrial zone.

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

None. This non-project proposal does not include site development or landscaping. Any future development or redevelopment would be required to comply with applicable landscaping standards, including the use of native plants where required.

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

Various species of noxious or invasive species are known to occur throughout Anacortes, including, Poison Hemlock, Himalayan blackberry, Holly, and English ivy.

5. Animals

Find help answering animal questions[8]

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

Examples include:

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

Many species of birds, mammals, and fish are known to occur throughout Anacortes.

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

No threatened or endangered species are expected to be affected on the Industrial zone land covered by this non-project proposal. ESA-listed species are present in nearby Fidalgo Bay, but the amendment does not authorize activities that would impact those habitats. Any future site-specific development would be subject to applicable federal, state, and local protections for threatened or endangered species.

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

Anacortes located within the Pacific Flyway migration route utilized by waterfowl migrating north into Alaska and northern Canada. Marine shorelines include salmonid migratory routes.

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

None. This non-project proposal does not involve site development or habitat modification. Any future development would be required to comply with applicable regulations and best management practices to preserve or enhance wildlife habitat.

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

There are likely invasive animal species occurring in different locations throughout the city limits. None are known to be present on the Industrial zone land covered by this non-project proposal. Any future development would be subject to applicable regulations and best management practices to prevent or control invasive animal species.

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

6. Energy and natural resources

Find help answering energy and natural resource questions[9]

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

The non-project proposal does not involve construction or site-specific development, so no new energy use is proposed. Future businesses operating under the amendment would likely use electricity and natural gas for heating, lighting, and equipment operation. Energy use is expected to be typical of small- to medium-scale commercial operations.

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

No. This non-project proposal does not involve construction or structures that could shade or block solar access. Future development would be subject to standard height and setback regulations, which protect the potential use of solar energy by adjacent properties.

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

None are included as part of this non-project proposal. Any future development under the amendment would be required to comply with applicable building codes and energy efficiency standards to reduce energy consumption and environmental impacts.

7. Environmental health

Health Find help with answering environmental health questions[10]

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

No new environmental health hazards are introduced by this non-project proposal. Future indoor vehicle repair or small boat sales operations may involve handling fuels, lubricants, paints, or other chemicals, but such activities would be required to comply with applicable federal, state, and local regulations for storage, handling, and disposal of hazardous materials.

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

No specific contamination is identified for the Industrial zone sites covered by this non-project proposal. Many sites are previously developed, so historic industrial activities may have resulted in localized contamination. Any future development or redevelopment would be subject to applicable environmental cleanup and remediation regulations.

[9] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou
[10] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health

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

   No hazardous conditions are created by this non-project proposal. Some Industrial zone sites may contain existing hazardous materials, underground fuel tanks, or utility pipelines due to prior or current industrial uses. Any future development would be required to identify, manage, and mitigate such hazards in compliance with applicable safety and environmental regulations.

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

   The non-project proposal does not involve construction or site-specific development, so no chemicals will be stored or used as part of the proposal itself. Future operations under the amendment, such as indoor vehicle repair or small boat sales, may involve fuels, lubricants, paints, and cleaning solvents. All such materials would be handled, stored, and disposed of in accordance with applicable federal, state, and local regulations.

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

   The non-project proposal does not create immediate demand for emergency services. Future businesses operating under the amendment may occasionally require fire, medical, or police response, similar to other commercial or industrial uses. All operations would be subject to applicable fire, building, and safety codes.

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

   No measures are proposed as part of this non-project proposal. Any future development or operations would be required to comply with all applicable federal, state, and local regulations governing hazardous materials, fire safety, and environmental health protections.

b. Noise

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

   The non-project proposal does not involve construction or operations. Industrial zone sites are typically subject to existing noise from traffic, machinery, and industrial operations. Future businesses operating under the amendment would be affected by these ambient noise sources but are not expected to create significant additional impacts beyond what is already allowed in the Industrial zone.

2. **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?**

   The non-project proposal does not involve construction, so no short-term noise is generated. Long-term noise from future businesses allowed under the amendment would be similar to other permitted Industrial uses, including operational equipment and vehicle activity during normal business hours. Noise levels are not expected to exceed Industrial zone standards.

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

No specific measures are proposed as part of this non-project proposal. Any future development or operations would be required to comply with applicable local noise ordinances and Industrial zone standards to minimize noise impacts.

8. Land and shoreline use

Find help answering land and shoreline use questions[11]

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

The Industrial zone sites covered by this non-project proposal are primarily developed with industrial, manufacturing, warehouse, and service uses. Adjacent properties generally have similar Industrial or commercial uses. Land to the southwest of the Industrial zone is residentially developed. The proposal does not change current uses on nearby properties; it only amends the allowable uses within the Industrial zone to permit indoor vehicle repair and small boat sales.

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

No. The Industrial zone sites covered by this non-project proposal have not been used as working farmland or forestland. No agricultural or forest land will be converted as a result of this non-project proposal.

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

   No. The Industrial zone sites covered by this non-project proposal are not adjacent to working farm or forest lands. The proposal does not affect, nor would it be affected by, normal agricultural or forestry operations.

c. Describe any structures on the site.

The Industrial zone sites covered by this non-project proposal are developed with industrial buildings, warehouses, and service structures. No new structures are proposed as part of this non-project proposal.

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

No. This non-project proposal does not involve demolition or removal of any structures

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

The Anacortes Official Zoning Map divides Anacortes into different zoning districts. The map is available here: https://www.anacorteswa.gov/DocumentCenter/View/15289/Zoning-Map

The sites covered by this non-project proposal are currently zoned Industrial, intended for manufacturing, service, storage, and related industrial uses.

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

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

The Anacortes Comprehensive Plan Future Land Use Map divides Anacortes into different general future land use designations. The map is available here: https://www.anacorteswa.gov/DocumentCenter/View/117/2016-Comprehensive-Plan-PDF

The sites covered by this non-project proposal are currently designated Industrial, intended for manufacturing, service, storage, and related industrial uses.

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

The Anacortes Shoreline Master Program assigns different shoreline areas shoreline environment designations. The map is available here: https://www.anacorteswa.gov/DocumentCenter/View/861/2010-Shoreline-Master-Program-PDF

Below the Ordinary High Water Mark (OHWM), Fidalgo Bay has an "Aquatic" Shoreline Environment Designation. The portion of the Industrial zone located within shoreline jurisdiction landward of the OHWM has an "Urban Maritime" Shoreline Environment Designation.

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

Critical areas are located throughout Anacortes, including wetlands, geologically hazardous areas, fish & wildlife habitat conservation areas, critical aquifer recharge areas, and frequently flooded areas.

Fidalgo Bay contains designated fish and wildlife habitat conservation areas, including WDFW-mapped Priority Habitats and Species. A portion of the Industrial zone located along the shoreline is within a Tsunami Hazard Area. Any future site development would be subject to applicable shoreline master program and critical area regulations if such features are present.

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

The non-project proposal does not directly create residents or employees. Future businesses operating under the amendment may employ a small number of workers typical of indoor vehicle repair and small-scale sales uses, consistent with existing Industrial zone employment levels.

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

None. The non-project proposal does not involve demolition or redevelopment and is not expected to displace any people.

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

None. This non-project proposal does not involve demolition or redevelopment of existing structures and is not expected to displace residents or businesses.

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

  The non-project proposal is designed to be compatible with existing and projected Industrial zone uses. It allows indoor vehicle repair and small boat sales, which are lower-impact versions of uses already permitted (heavy-service vehicle repair and large boat sales). No additional measures are required, as the amendment aligns with the zone's purpose and applicable comprehensive plan policies.

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

None. The non-project proposal applies to Industrial zone sites and does not affect agricultural or forest lands of long-term commercial significance.

9. Housing

Find help answering housing questions[12]

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

None. This non-project proposal does not involve residential development and will not provide housing of any type or income level.

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

None. This non-project proposal does not involve demolition or redevelopment of housing and will not eliminate any residential units.

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

None. This non-project proposal does not involve construction, demolition, or redevelopment and is not expected to impact housing.

10. Aesthetics

Find help answering aesthetics questions[13]

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

None. This non-project proposal does not involve construction of any structures.

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

No views would be altered or obstructed. This non-project proposal does not involve construction or modification of existing structures.

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

None. This non-project proposal does not involve construction or exterior modifications and is not expected to create aesthetic impacts. Future development or redevelopment would comply with applicable site and building design standards to address aesthetic impacts.

[12] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing
[13] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics

11. Light and glare

Find help answering light and glare questions[14]

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

The non-project proposal does not involve construction or operations that generate light or glare. Any future businesses operating under the would likely use standard commercial lighting during normal business hours, with minimal exterior glare.

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

No. The non-project proposal does not involve construction or lighting. Any future development would be subject to applicable lighting standards to prevent safety hazards or interference with views.

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

Existing Industrial zone lighting, streetlights, and nearby commercial or industrial operations may create ambient light and glare. The non-project proposal does not change or increase exposure to these sources.

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

None. The non-project proposal does not involve construction or lighting. Any future development would be required to comply with applicable lighting and glare control regulations.

12. Recreation

Find help answering recreation questions

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

Anacortes contains many designated and informal recreational opportunities, including city parks, the Anacortes Community Forest Lands, beaches, trails, boating, and more.

Designated and informal recreational opportunities near the Industrial zone include nearby parks, trails, and waterfront areas such as Fidalgo Bay. The non-project proposal does not affect access to or use of these recreational areas.

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

No. This non-project proposal does not involve construction or redevelopment and will not displace any existing recreational uses.

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

None. This non-project proposal does not involve construction or redevelopment and is not expected to impact recreational opportunities.

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

13. Historic and cultural preservation

Find help answering historic and cultural preservation questions[15]

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

There are many buildings in Anacortes that are over 45 years old. Some of them are eligible for listing, or are listed, in national, state, or local preservation registers.

No buildings or structures over 45 years old on the Industrial zone sites covered by this non-project proposal are listed in or known to be eligible for national, state, or local historic registers. Any future site development would be subject to applicable historic preservation regulations.

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

No known landmarks, artifacts, cemeteries, or evidence of historic or Indigenous use are present on the Industrial zone sites covered by this non-project proposal. Any future development would be required to comply with applicable historic and cultural resource regulations.

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

Staff referred to the department of archaeology and historic preservation and the Anacortes register of historic places. The non-project proposal did not involve site-specific assessment because it applies broadly to Industrial zone sites. Potential impacts would be evaluated during future development through consultation with tribes, review of historic maps and GIS data, and compliance with the Department of Archaeology and Historic Preservation and other applicable regulations.

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

None are included as part of this non-project proposal. Any future development would be required to avoid, minimize, or mitigate impacts to cultural or historic resources in accordance with applicable federal, state, and local regulations, and obtain any necessary permits.

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

14. Transportation

Find help with answering transportation questions[16]

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

The non-project proposal does not include construction or changes to access. Industrial zone sites are served by existing public streets and highways. Any future development would use current access points and comply with applicable city or county transportation standards.

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

Yes, Skagit Transit provides public transit service throughout Anacortes with connections to Burlington, Mount Vernon, Sedro-Woolley, and other destinations within Skagit County. Transfers are available for transit to destinations in Whatcom and Snohomish counties.

Route 410 is the nearest bus route, with stops on R Avenue just west of the Industrial zone. The non-project proposal does not alter transit service or accessibility. Future development would continue to rely on existing transit options, typically within a short walking distance of Industrial zone sites.

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

No. This non-project proposal does not involve construction or modifications to roads, streets, pedestrian or bicycle facilities, or state transportation infrastructure. Any future development would be required to comply with applicable transportation and public works regulations.

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

No. This non-project proposal does not involve use of water, rail, or air transportation. Future businesses operating under the amendment may receive deliveries by truck, and boat sales may involve water transport, but these activities would occur under normal commercial operations and existing infrastructure.

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

The non-project proposal does not directly generate vehicular trips. Future businesses allowed under the amendment would generate trips typical of small- to medium-scale industrial or commercial uses, including passenger vehicles and delivery trucks during normal business hours. Specific trip counts would be evaluated at the site-specific development stage using standard traffic analysis methods.

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

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

No. The non-project proposal does not involve construction or activities that would interfere with the transport of agricultural or forest products on local roads. Industrial zone sites are not adjacent to active farmland or forest lands.

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

None. This non-project proposal does not involve construction or site-specific operations that would create additional traffic. Any future development would be required to comply with applicable transportation regulations and standards to manage traffic and access.

15. Public services

Find help answering public service questions[17]

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

  No significant increase in public service demand is expected from this non-project proposal. Future businesses allowed under the amendment may occasionally require fire, police, or emergency medical response, similar to other permitted Industrial zone uses.

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

  None. This non-project proposal does not involve construction or new operations. Any future development would be required to comply with applicable codes and standards for fire, safety, and emergency services.

16. Utilities

Find help answering utilities questions[18]

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

Electricity, natural gas, water, refuse service, telephone, and sanitary sewer are available at Industrial zone sites. The non-project proposal does not include construction or utility installation.

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

No new utilities are proposed as part of this non-project proposal. Any future development under the amendment would connect to existing utility services and follow standard construction and installation practices in compliance with applicable codes and regulations

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

C.Signature

Find help about who should sign[19]

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



Type name of signee: Libby Grage

Position and agency/organization: Planning Manager, City of Anacortes PCED Department

Date submitted: March 24, 2026

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

D.Supplemental sheet for nonproject actions

Find help for the nonproject actions worksheet[20]

Do not use this section for project actions.

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

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

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

   The non-project proposal itself would not increase discharges to water, air emissions, storage or release of hazardous substances, or noise. Future development under the amendment may involve routine operations typical of similar Industrial zone uses, including minor emissions, controlled chemical use, and operational noise, all subject to applicable federal, state, and local regulations.

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

     None are included as part of this non-project proposal. Any future development would be required to comply with applicable regulations for water quality, air emissions, hazardous materials, and noise control to avoid or minimize environmental impacts.

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

   The non-project proposal would not directly affect plants, animals, fish, or marine life. Industrial zone sites are developed and disturbed. Any future development under the amendment would be required to comply with regulations protecting habitat and ESA-listed species in nearby areas such as Fidalgo Bay.

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

     None. This non-project proposal does not involve construction or habitat modification. Any future development would be required to follow applicable federal, state, and local regulations to protect plants, animals, fish, and marine life.

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

   The non-project proposal itself would not deplete energy or natural resources. Future businesses operating under the amendment (indoor vehicle repair or small boat sales) would use typical amounts of electricity, natural gas, water, and other commercial resources, consistent with similar Industrial zone uses.

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

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

None. This non-project proposal does not involve construction or operations. Any future development would be required to comply with applicable energy efficiency and conservation standards under local building codes and regulations.

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

   The non-project proposal would not directly use or affect environmentally sensitive areas. Industrial zoned land is significantly developed and does not contain any known protected features. Nearby areas, such as Fidalgo Bay, may include ESA-listed species or wetlands, but the amendment does not authorize activities that would impact these habitats. Future site-specific development would be subject to all applicable protections and regulations.

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

     None. This non-project proposal does not involve construction or habitat modification. Any future development would be required to comply with federal, state, and local regulations protecting environmentally sensitive areas, including ESA-listed species, wetlands, floodplains, and cultural or historic resources.

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

   The non-project proposal would not change existing land or shoreline use. It amends the code to allow indoor vehicle repair and small boat sales in the Industrial zone, which are consistent with the zone's purpose and compatible with existing and planned land uses. Areas within shoreline jurisdiction remain regulated by the Shoreline Master Program, and this amendment does not modify those regulations.

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

   The non-project proposal does not directly create new demands. Future businesses operating under the amendment (indoor vehicle repair or small boat sales) may generate modest increases in traffic, fire, police, and utility use, typical of similar Industrial zone operations, and would be required to comply with applicable codes and service standards.

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

     None. This non-project proposal does not involve construction or operations. Any future development would be required to comply with applicable transportation, utility, and public service regulations to manage demand.

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

   The non-project proposal is not expected to conflict with local, state, or federal environmental laws. Future development under the amendment would be required to comply with all applicable regulations, including those protecting water quality, air quality, hazardous materials, critical areas, and endangered species.

Notice of Availability

Including written comment period, public hearing date, and environmental determination

Notice Issued Date:	March 25, 2026
Proposal Name:	Vehicle and Boat Sales and Repair Code Amendments
City File Number:	LEG-26-05
Documents Available At:	https://www.anacorteswa.gov/1547/Legislative-Planning-Updates
Lead Agency:	City of Anacortes, Planning, Community & Economic Development Department
SEPA Responsible Official:	John Coleman, AICP, Director
Written Comment Period:	March 25, 2026 – April 14, 2026 at 5:00 PM
Public Hearing Date:	Tuesday, April 14, 2026, 2024 at 6:00 PM
Public Hearing Body:	Anacortes Planning Commission City Hall Council Chambers 904 6th Street, Anacortes, WA 98221
Contact Person:	Libby Grage, Planning Manager libbyb@anacorteswa.gov; 360-299-1986

Proposal Description:

The City of Anacortes is considering adopting amendments to the Anacortes Municipal Code (AMC) to clarify development regulations for certain vehicle and boat-related uses. The proposed amendments are intended to reduce ambiguity, recognize existing land uses, and address the operational characteristics of these uses. The proposed amendments include, but are not limited to:

- Allow vehicle repair in the Industrial zone.
- Differentiate between light and heavy vehicle repair to ensure uses locate in zones appropriate for their intensity and impact.
- Resolve conflicting regulations relating to the sale, rental, and repair of boats.

SEPA Threshold Determination

The City of Anacortes, as lead agency for this proposal, determined that this non-project proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

This threshold Determination of Non-Significance (DNS) is issued under WAC 197-11-340(2); the City of Anacortes will not act on this proposal during the comment period. Written comments regarding the SEPA threshold determination must be submitted by April 8, 2026 at 5:00PM. Appeals of the SEPA threshold determination must be delivered, accompanied by the required appeal fee, to the City Clerk's Office at 904 6th Street, Anacortes, WA, by mail or personal delivery not later than 5:00pm, April 15, 2026. Full appeal procedures may be reviewed in AMC Ch. 18.04.

How to Comment

Comments are accepted via email, paper, or verbally.

Email comments are preferred and must be sent to libbyb@anacorteswa.gov.

Paper comments may be mailed or delivered to:
City of Anacortes
Planning, Community & Economic Development Department
ATTN: Libby Grage
P.O. Box 547 / 904 6th St.
Anacortes, WA 98221

Verbal comments may be made at the Public Hearing. The public hearing will be held as hybrid meeting, with virtual and in-person attendance options. Virtual meeting access and participation information can be found here:
https://www.anacorteswa.gov/700/Meeting-Documents-and-Video

Outlook

Vehicle and Boat Sales and Repair Code Amendments

From Cole Erikson <Cole@evanschapel.com>
Date Wed 3/25/2026 10:11 PM
To Libby Grage <libbyb@anacorteswa.gov>

***** This email is from outside the City of Anacortes network. Please use caution when clicking on links, opening attachments, or replying. *****

Hi Libby,

Thank you for the opportunity to comment on the proposed amendments to the Anacortes Municipal Code related to vehicle and boat related uses. I appreciate the City's work to reduce ambiguity in the code and ensure that different types of businesses are located in zones that make sense for their operational characteristics.

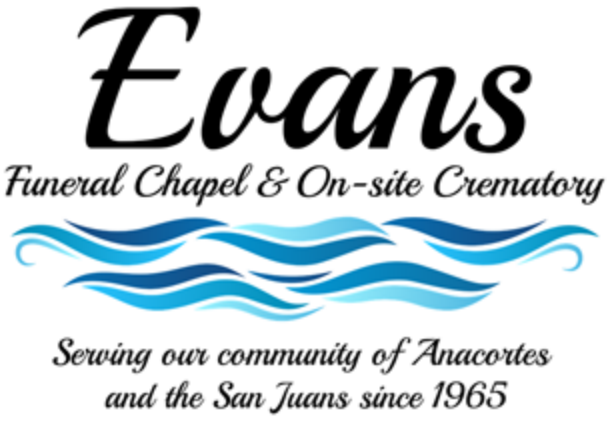
I want to express my support for the effort to clarify these regulations, particularly as they relate to vehicle repair and vehicle sales in Industrial zones. As you know, businesses of this type already operate in these zones, and they have done so for years with very little impact on the surrounding community. Their successful operation demonstrates that these uses are compatible with the intent of the zone and function well in an area designed for higher-intensity activities.

By clearly identifying vehicle repair—both light and heavy—and vehicle sales as allowable uses in the Industrial Zone, the City would be aligning the code with what is already working on the ground. This kind of clarity is important not only for existing operators but also for future businesses that may be considering investing in Anacortes. Regulatory certainty encourages responsible growth, and in this case it can help attract new businesses that bring jobs, support small business development, and ultimately contribute to increased tax revenue.

Overall, I believe these amendments represent a positive step toward a clearer, more functional development code. They support compatible land use, reduce administrative ambiguity, and help create a stable environment for economic growth.

Thank you for your consideration of these comments and for your continued work on behalf of the community.

Thank you,



Cole Erikson

Evans Funeral Chapel

1105 32nd Street

Anacortes, WA 98221

360-293-3311 (office)

360-293-8013 (fax)

Cole@EvansChapel.com

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Anacortes Planning Commission's
Recorded Motion Regarding
LEG-2026-05: Vehicle and Boat Sales and Repair Code Amendments

City file number:	LEG-2026-05
Proposal name:	Vehicle and Boat Sales and Repair Code Amendments
Documents available at:	https://www.anacorteswa.gov/1547/Legislative-Planning-Updates
Public hearing body:	Anacortes Planning Commission
Public hearing date:	April 14, 2026
Deliberations & recommendation:	April 14, 2026

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.

A. Findings of Fact and Reasons for Action

1. The proposed amendments will allow a broader range of vehicle repair and boat repair and sales uses in the Industrial zone and resolve internal code inconsistencies with how vehicle repair, boat repair, and boat sales uses are regulated in the City.
2. The City of Anacortes SEPA Responsible Official issued a Determination of Nonsignificance (DNS) on March 25, 2026.
3. The City notified the Washington State Department of Commerce ("Commerce") of its intent to adopt amendments to its development regulations on March 25, 2026, requesting expedited review. Commerce granted the City's request and confirmed City compliance with Growth Management Act requirements for notice to state agencies in RCW 36.70A.106 as of April 8, 2026.
4. Public notice of the proposal and the public hearing was provided consistent with AMC 19.16.070, including publication on the Planning, Community & Economic Development Department webpage, email notice to the department's email list, and paid notice in the city's official newspaper.
5. The Planning Commission reviewed the proposal and held a public hearing at their regular meeting on April 14, 2026.

6. The Planning Commission deliberated and considered all relevant matters including public hearing testimony and written comments, staff recommendations and analysis, legal advice, and consistency with the Anacortes Comprehensive Plan.
7. Based on review of the public testimony, the staff recommendations and analysis, and legal advice, the Planning Commission finds that the proposed amendments are consistent with the Anacortes Comprehensive Plan, the City of Anacortes's local regulations and policies, and applicable state law.

B. Recommendation

The Planning Commission recommends that the City Council **adopt** the proposed development regulation amendments in ***Attachment A*****,** as presented.

Commission Vote

Position	Commissioner Name	Support	Oppose	Absent	Abstain
1	Mike Mills				
2	William McCombs				
3	Paul Ryan				
4	Jill Underwood				
5	Vacant	-	-	-	-
6	Frank Jeretzky, Chair				
7	Linda Martin, Vice Chair				
	Total				

This recorded motion was approved on April 14, 2026.

Frank Jeretzky, Chair
City of Anacortes Planning Commission

DRAFT

Vehicle and Boat Sales and Repair Code Amendments

Planning Commission Briefing & Public Hearing

April 14, 2026

1

1

Agenda

1. Briefing on proposed amendments
2. Public hearing
3. Planning Commission deliberation and recommendation to City Council

2

2

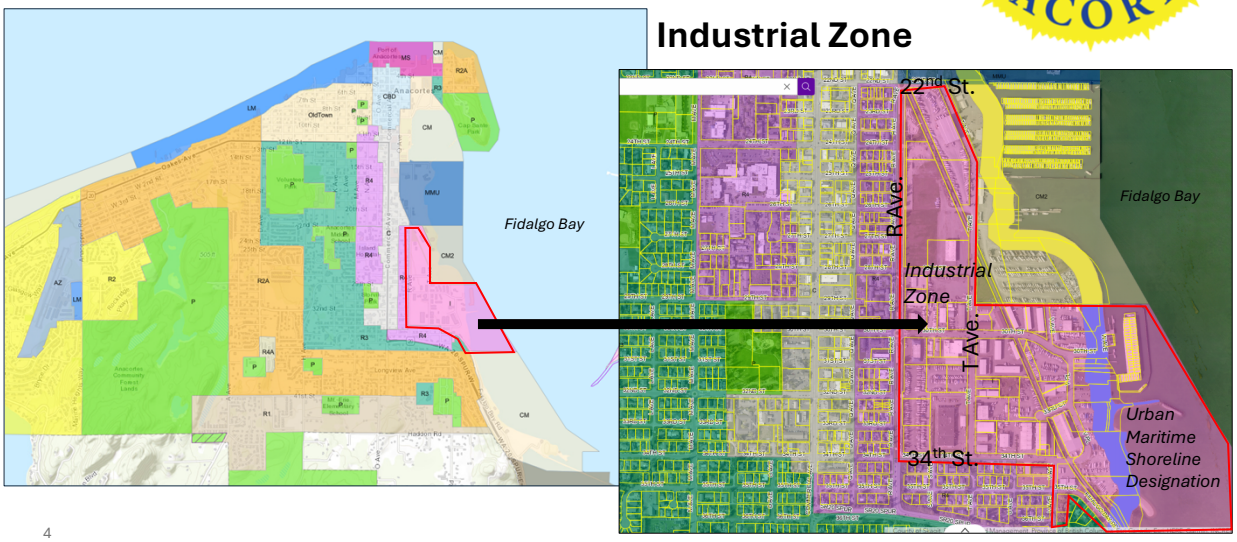
Proposal Summary

- **Issue**
  - The code currently excludes certain compatible industrial-support activities from locating in the Industrial zone
    - Small-scale vehicle and boat repair (General Service)
    - Small boat sales (General Service)
  - Code structure complexity & inconsistencies
    - Can lead to unclear expectations and unintended barriers
- **Staff Recommendation**
  - Amend AMC Title 19, *Unified Development Code*:
    - Allow a broader range of vehicle repair and boat repair and sales uses in the Industrial zone
    - Prohibit auto-oriented quick-service uses in the Industrial zone
    - Resolve code inconsistencies

3

3

Background & Context



4

4

Background & Context, cont.

- *Pre-Ordinance 3040* Industrial Zone – Permitted uses

17.16.020 Permitted uses.

⚠ You are viewing the 5/10/2019 version. This is not the current version of this section.

Any industrial, research and development, office, repair, warehousing, processing, and shipping terminal uses, adult concessions, commercial parking, private parking, and public parking provided that such uses are of such a nature that they do not inflict upon neighboring districts smoke, dirt, noise, vibrations, odor, glare, or other nuisances or hazards detrimental to the health, welfare, and safety of persons occupying or visiting the district or adjacent districts. (Ord. 2964 § 4, 2015; Ord. 2888 § 3, 2012; Ord. 2881 § 5, 2012; Ord. 2812 § 1 (Att. A), 2010; Ord. 2794 § 1 (Att. A), 2008; Ord. 2521 Att. A § 3, 2000: Ord. 2353 § 1, 1995: Ord. 2316, 1994)

Ch. 17.16 Industrial District | Anacortes Municipal Code

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Background & Context, cont.

- Major code rewrite in 2019 (Ord. 3040)
- Vehicle repair and Small boat sales/ repair grouped under "General-Service" use category
- Not permitted in the Industrial zone, unless use can be classified as 'Heavy service'

6

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
COMMERCIAL											
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)
General-Service, except as listed below	P	P	P	P	P		P				AMC 19.44.020(A)
Heavy service		P					P		P	P	AMC 19.44.020(C)
Public safety facility	C	P	C	P	C	P	P	C	P	P	AMC 19.44.020(E)
Medical, as listed below and based on gross floor area											AMC 19.44.030(A)

6

Background & Context

19.44.020 General-service.

A. *General-Service Use Category.* Includes a category of uses whose primary activity is the provision of service, rental, and/or repair to boats, vehicles, appliances, tools, electronic equipment, machinery, and other similar products for personal, commercial, or civic use. Specific uses in this category include, but are not limited to:

1. Postal and courier services, post office.
2. Small boat sales, rental, and repair (small boats are less than 40 feet long, eight and one-half feet wide, and 14 feet tall).
3. Appliance repair.
4. Equipment rentals.
5. Electronic or equipment service.
6. Vehicle repair.
7. Commercial vehicle repair.
8. Municipal service facility.
9. Public safety facility.
10. Car wash.
11. Heavy service.

B. *Standards for General-Service Uses with Drive-Through Facilities.*

1. Drive-through facilities are prohibited in the CBD zone.
2. Drive-through facilities are subject to the site design standards in AMC 19.

C. *Heavy Service.*

1. *Definition.* General-service uses that have any exterior service activities or feature exterior storage areas that total greater than 15,000 gross square feet or occupy an area larger than the size of the use's principal building.

D. *Municipal Service Facility.*

1. *Definition.* An occupied facility supporting the external and internal operations provided by municipal government, including but not limited to maintenance of water, sewer, stormwater, roads, parks, vehicles, and facilities.

E. *Public Safety Facility.*

1. *Definition.* A facility for the provision of fire and rescue, medical, police, and emergency response services by a governmental entity. (Ord. 3040 § 2 (Att. A), 2019)

7

7

Proposed Amendments

AMC Table 19.44.050, *Principal uses permitted in mixed-use and industrial zones*

- Under the General Service category, ungroup and separately list small boat repair and (major and minor) vehicle repair uses
- Continue to allow these uses in all zones where currently allowed, except add as permitted in the I zone
- Add cross references to specific use standards in 19.44

8

Table 19.44.050 Principal uses permitted in mixed-use and industrial zones

Principal Use	CBD	C	MMU	CM	CM2	LM	LM1	MS	I	HM	Reference
[no change to previous rows]											
.....											
Commercial											
.....											
General Service, Except as listed below	P	P	P	P	P		P				AMC 19.44.020(A)
Heavy service		P					P		P	P	AMC 19.44.020(C)
Public safety facility	C	P	C	P	C	P	P	C	P	P	AMC 19.44.020(E)
The below uses are currently grouped within the General Service category; however, this structure reduces clarity and limits the ability to distinguish regulatory standards for vehicle and boat repair from other General Service uses, so they've been listed separately here.											
Small boat repair	P	P	P	P	P		P		P		AMC 19.44.020(F)
Minor vehicle repair	P	P	P	P	P		P		P		AMC 19.44.020(G)
Major vehicle repair	P	P	P	P	P		P		P		AMC 19.44.020(G)
.....											

8

Proposed Amendments, cont.

AMC Table 19.44.050, *Principal uses permitted in mixed-use and industrial zones*

- Rework the Vehicle and Boat Sales category to ungroup vehicle sales/rental, combine marine and boat sales
- Add cross references to specific use standards in 19.44

Principal Use	CBD	C	MHU	CM	CM2	LM	LM1	MS	I	HM	Reference
Vehicle and Boat Sales/Rental, ~~except~~ as listed below		P					P				AMC 19.44.130~~(A) & (B)~~
Vehicle sales/rental		P					P				AMC 19.44.130(B)
~~Marine~~ Boat sales/rental	P[X]	P	P	P	P		P	P	P		AMC 19.44.130(C) [X]AMC 19.44.130(C)(2)
.....											
Industrial											
..... [no changes proposed to this part; provided for context only]											
Water-Oriented Industrial Uses, except as listed below			C	P	P	P		P	P	P	AMC 19.45.080(A) *[Note: This category includes "Ship and boat building and repair".]*
Dry stack boat storage			C	P	P				P	P	
Boat launch facility			P	P	P	P		P	P	P	

Proposed Amendments, cont.

AMC 19.44.020, *General-Service*.

- Add clarification about effect of use classification as Heavy Service
- Delete small boat sales and commercial vehicle repair
- Add definition for small boat repair

19.44.020 General-service.

ℹ Detail added to this description to clarify that presence and size of outdoor activities or large outdoor storage areas can cause a use to be reclassified as Heavy Service. It's a detail that can be overlooked.

A. *General-Service Use Category.* Includes a category of uses whose primary activity is the provision of service, rental, and/or repair to boats, vehicles, appliances, tools, electronic equipment, machinery, and other similar products for personal, commercial, or civic use. General service uses involving exterior activities that meet the definition of Heavy Service (see subsection (C), below), are classified as Heavy Service uses for purposes of determining whether the use is permitted in a particular zone.

Specific uses in this category include, but are not limited to:

1. Postal and courier services, post office.

ℹ The "Small boat sales/rental" is relocated to the e "Marine sales/rental" subcategory, which currently exists under the Vehicle Sales/Rental category. The dimensions are relocated to the 'small boat repair' definition below.

2. Small boat ~~sales, rental, and~~ repair ~~(small boats are less than 40 feet long, eight and one-half feet wide, and 14 feet tall).~~
3. Appliance repair.
4. Equipment rentals.
5. Electronic or equipment service.

ℹ New definitions for vehicle repair, including major and minor categories. "Commercial vehicle repair" is incorporated into the "major repair" definition, so a separate term is unnecessary.

6. Vehicle repair.
7. ~~Commercial vehicle repair.~~
8. Municipal service facility.
9. Public safety facility.
10. Car wash.
11. Heavy service.

B. *Standards for General-Service Uses with Drive-Through Facilities.*

1. Drive-through facilities are prohibited in the CBD zone.
2. Drive-through facilities are subject to the site design standards in AMC 19.62.060(D).

C. *Heavy Service.*

1. *Definition.* General-service uses that have any exterior service activities or feature exterior storage areas that total greater than 15,000 gross square feet or occupy an area larger than the size of the use's principal building.

D. *Municipal Service Facility.*

1. *Definition.* An occupied facility supporting the external and internal operations provided by municipal government, including but not limited to maintenance of water, sewer, stormwater, roads, parks, vehicles, and facilities.

E. *Public Safety Facility.*

1. *Definition.* A facility for the provision of fire and rescue, medical, police, and emergency response services by a governmental entity.

ℹ Relocate the definition for small boat repair from the list in subsection (A) for formatting consistency. Add cross reference to clarify classification of large boat repair activities.

F. Small boat repair.

1. Definition. Repair of small boats which are capable of being transported on public roadways as a standard load without a special permit, typically not exceeding 40 feet in overall length, 8.5 feet in width, and 14 feet in height. Repair of boats exceeding these dimensions is classified as a Water-Oriented Industrial Use (AMC 19.45.080).

Proposed Amendments, cont.

AMC 19.44.020, *General-Service*.

- Create new minor and major vehicle repair sub-categories; add definitions
- Add zone-specific standards for minor vehicle repair in the Industrial zone

ℹ New definitions are added to differentiate between major and minor vehicle repair.

G. Vehicle repair.

1. Definition. A service use engaged in the diagnosis, maintenance, and repair of motor vehicles. Vehicle repair uses that meet the Heavy Service definition in AMC 19.44.020(C) are only permitted in zones where Heavy Service is permitted.
   a. "Minor Vehicle Repair" means a service use primarily engaged in routine maintenance and light mechanical work on motor vehicles. Typical activities include part replacement, diagnostics, fluid service, tire and battery work, and similar minor repairs performed within an enclosed building. The use typically serves light-duty vehicles, though occasional service of medium-duty vehicles may occur. The use does not include repair activities defined under major vehicle repair and does not include prolonged outdoor storage of vehicles awaiting service.
   b. "Major Vehicle Repair" means a service use primarily engaged in extensive mechanical, structural, or body-related repair or reconditioning of motor vehicles. Typical activities include engine or transmission repair or replacement, drivetrain work, collision and body repair, frame straightening, painting, dismantling, or other heavy duty repair services. Major repair may serve light-, medium-, or heavy-duty vehicles. Minor repairs are only allowed when part of a major repair.

ℹ High-customer-turnover vehicle repair uses are prohibited in the Industrial zone.

2. Zone specific standards.
   a. In the Industrial zone, minor vehicle repair uses primarily engaged in rapid, routine services such as oil changes, lubrication, filter replacement, or other short-duration maintenance with high customer turnover is prohibited.

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Proposed Amendments

AMC 19.44.130, *Vehicle & Boat sales/rental*.

- Rework Vehicle & Boat sales/ rental category definitions
- Carry over CBD zone-specific standards for small boat sales

19.44.130 Vehicle & Boat sales/rental.

A. *Vehicle & Boat Sales/Rental Use Category.* This category includes, but is not limited to, direct sales, rental or leasing of consumer motor vehicles and watercraft ~~passenger vehicles, light and medium trucks, and other consumer motor vehicles such as motorcycles, boats, and recreational vehicles.~~

ℹ The term 'vehicle sales/rental, enclosed' is not used elsewhere in the code.

B. *Vehicle Sales/Rental. ~~Enclosed.~~*

1. Definition. ~~Vehicle sales/rental use that is conducted entirely indoors.~~ An establishment engaged in sales, rental, or leasing of passenger vehicles, light and medium trucks, ~~and other consumer motor vehicles such as~~ motorcycles, ~~boats, and~~ or recreational vehicles

C. ~~*Marine*~~ *Boat Sales/Rental.*

1. *Definition.* An establishment where boats 16 feet or more in length are rented or sold. The sale or rental of boats under 16 feet in length ~~must be~~ is classified as a retail sales use.
2. Zone-specific standards.
   a. In the CBD zone, boat sales are limited to small boats up to 40' long.

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Procedural Timeline

- March 25, 2026 Planning Dept. released amendment proposal; SEPA DNS issued; Commerce notified; Notice of Availability & Public Hearing published
- April 14, 2026 PC briefing and public hearing; recommendation
- April/May 2026 CC consideration and adoption

13

13

Thank you!

Questions?

14

Draft Ordinance 5028

Amending AMC Title 19 related to vehicle and boat repair and boat sales in the Industrial zone

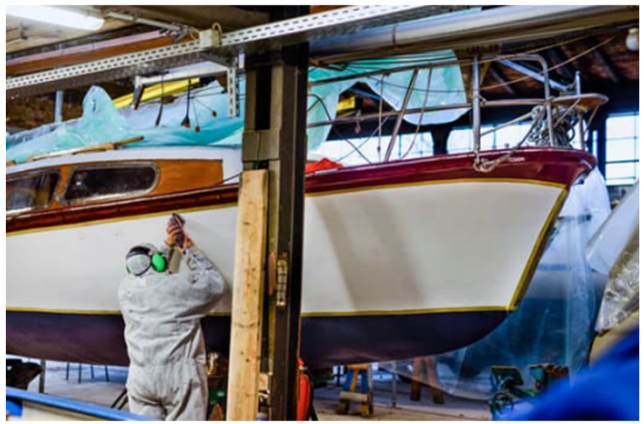
City Council Meeting

April 27, 2026

Purpose of Ord. 5028

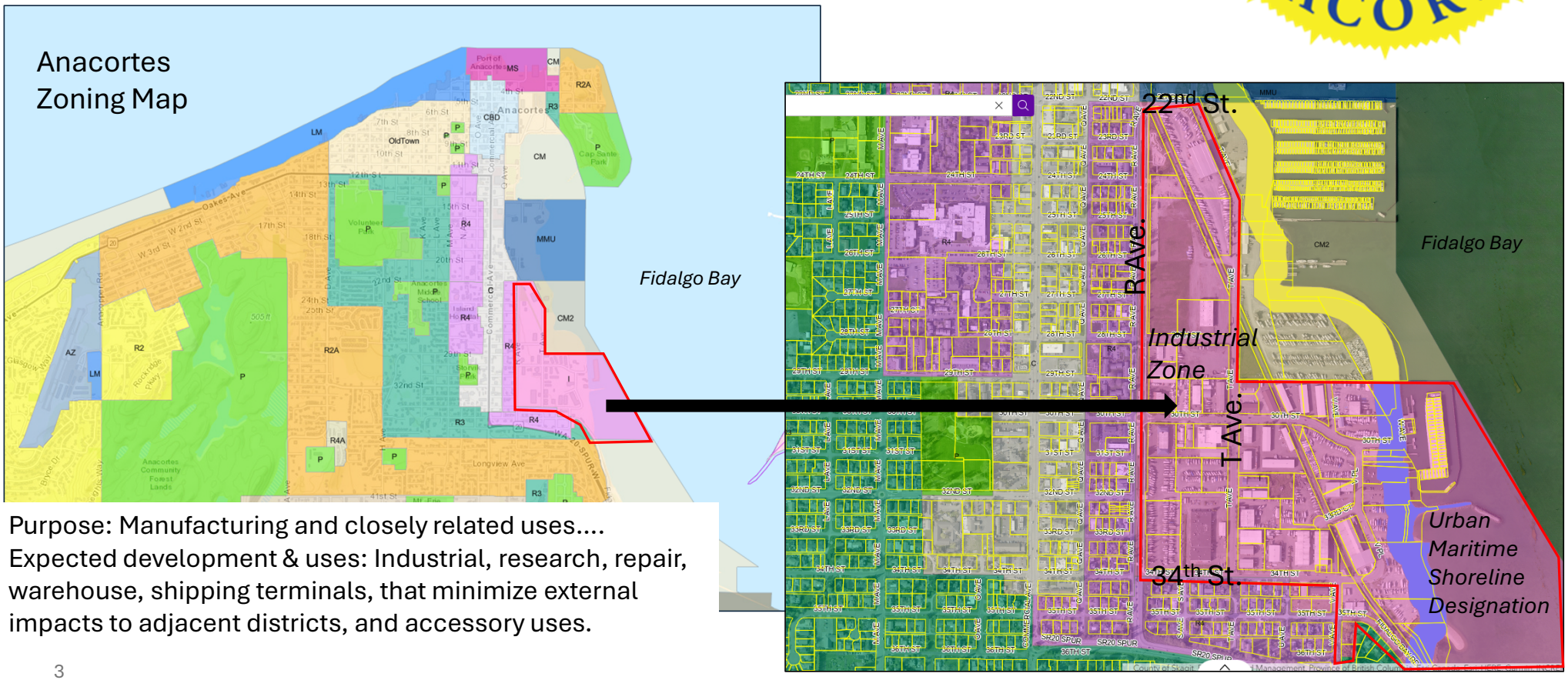
- Amend AMC Title 19, *Unified Development Code*
  - Expand allowed vehicle repair in Industrial zone
  - Expand allowed boat repair and sales uses in Industrial zone
  - Resolve inconsistences in current code







Industrial Zone



Purpose: Manufacturing and closely related uses....
Expected development & uses: Industrial, research, repair, warehouse, shipping terminals, that minimize external impacts to adjacent districts, and accessory uses.

Current Code Issues

- Small-scale/indoor vehicle repair not allowed in Industrial zone
- Boat repair and sales uses regulated inconsistently across categories
- Confusing and hard to administer code

*small boats: <40’; 8.5’ wide; 14’ tall

AMC 19.41.050 (excerpt)	**Industrial**
Commercial Uses	
General Service, (*__small__ boat sales, rental, and repair; vehicle repair; commercial vehicle repair) except as listed below:	
Heavy Service (general service uses w/ exterior service activities or large storage areas)	P
Public safety facility	P
Vehicle Sales/Rental, except as listed below	
Marine (boat) sales/rental	P
Industrial Uses	
Water-oriented Industrial Uses, (ship and boat building & repair, etc.) except as listed below	P
Dry stack boat storage	P
Boat launch facility	P

Proposed Amendment - Summary

AMC Sections Affected:

1. Principal uses permitted in mixed-use and industrial zones (AMC 19.41.050)
2. Commercial Uses standards (AMC 19.44)
   - General Services (AMC 19.44.020)
   - Vehicle sales/rental (AMC 19.44.130)

Amendment Details

AMC Table 19.41.050, *Principal uses permitted in mixed-use and industrial zones*

- Under the General Service category, ungroup and separately list small boat repair and (new major and minor) vehicle repair uses
- Continue to allow these uses in all zones where currently allowed, except add as permitted in the I zone
- Add cross references to specific use standards in 19.44

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
[no change to previous rows]											
.....											
Commercial											
.....											
General Service, Except as listed below	P	P	P	P	P		P				AMC 19.44.020(A)
Heavy service		P					P		P	P	AMC 19.44.020(C)
Public safety facility	C	P	C	P	C	P	P	C	P	P	AMC 19.44.020(E)
The below uses are currently grouped within the General Service category; however, this structure reduces clarity and limits the ability to distinguish regulatory standards for vehicle and boat repair from other General Service uses, so they've been listed separately here.											
Small boat repair	P	P	P	P	P		P		P		AMC 19.44.020(F)
Minor vehicle repair	P	P	P	P	P		P		P(X)		AMC 19.44.020(G) (X) AMC 19.44.020(G)(2)(a)
Major vehicle repair	P	P	P	P	P		P		P		AMC 19.44.020(G)
.....											

Amendment Details, cor

AMC 19.44.020, *General-Service*.

- Add clarifying 'heavy service' language
- Remove reference to small boat sales & rental (covered under Vehicle/Boat Sales category)
- Add definition for small boat repair

19.44.020 General-service.

ℹ Detail added to this description to clarify that presence and size of outdoor activities or large outdoor storage areas can cause a use to be reclassified as Heavy Service. It's a detail that can be overlooked.

A. *General-Service Use Category.* Includes a category of uses whose primary activity is the provision of service, rental, and/or repair to boats, vehicles, appliances, tools, electronic equipment, machinery, and other similar products for personal, commercial, or civic use. General service uses involving exterior activities that meet the definition of Heavy Service (see subsection (C), below), are classified as Heavy Service uses for purposes of determining whether the use is permitted in a particular zone.

Specific uses in this category include, but are not limited to:

1. Postal and courier services, post office.

ℹ The "Small boat sales/rental" is relocated to the e "Marine sales/rental" subcategory, which currently exists under the Vehicle Sales/Rental category. The dimensions are relocated to the 'small boat repair' definition below.

2. Small boat ~~sales, rental, and~~ repair ~~(small boats are less than 40 feet long, eight and one-half feet wide, and 14 feet tall).~~
3. Appliance repair.
4. Equipment rentals.
5. Electronic or equipment service.

ℹ New definitions for vehicle repair, including major and minor categories. "Commercial vehicle repair" is incorporated into the "major repair" definition, so a separate term is unnecessary.

6. Vehicle repair.
7. ~~Commercial vehicle repair.~~
8. Municipal service facility.
9. Public safety facility.
10. Car wash.
11. Heavy service.

B. *Standards for General-Service Uses with Drive-Through Facilities.*

1. Drive-through facilities are prohibited in the CBD zone.
2. Drive-through facilities are subject to the site design standards in AMC 19.62.060(D).

C. *Heavy Service.*

1. *Definition.* General-service uses that have any exterior service activities or feature exterior storage areas that total greater than 15,000 gross square feet or occupy an area larger than the size of the use's principal building.

D. *Municipal Service Facility.*

1. *Definition.* An occupied facility supporting the external and internal operations provided by municipal government, including but not limited to maintenance of water, sewer, stormwater, roads, parks, vehicles, and facilities.

E. *Public Safety Facility.*

1. *Definition.* A facility for the provision of fire and rescue, medical, police, and emergency response services by a governmental entity.

ℹ New subsection (F) added. Relocate the definition for small boat repair from the list in subsection (A) for formatting consistency. Add cross reference to clarify classification of large boat repair activities.

F. Small boat repair.

1. Definition. Repair of small boats which are capable of being transported on public roadways as a standard load without a special permit, typically not exceeding 40 feet in overall length, 8.5 feet in width, and 14 feet in height. Repair of boats exceeding these dimensions is classified as a Water-Oriented Industrial Use (AMC 19.45.080).

Amendment Details, cont.

AMC 19.44.020, *General-Service*.

- Create new minor and major vehicle repair sub-categories; add definitions
- Add zone-specific standards for vehicle repair in the Industrial zone – no fast turnover services uses

ℹ New subsection (G) added. New definitions are added to differentiate between major and minor vehicle repair.

G. Vehicle repair.

1. Definition. A service use engaged in the diagnosis, maintenance, and repair of motor vehicles. Vehicle repair uses that meet the Heavy Service definition in AMC 19.44.020(C) are only permitted in zones where Heavy Service is permitted.

   a. "Minor Vehicle Repair" means a service use primarily engaged in routine maintenance and light mechanical work on motor vehicles. Typical activities include part replacement, diagnostics, fluid service, tire and battery work, and similar minor repairs performed within an enclosed building. The use typically serves light-duty vehicles, though occasional service of medium-duty vehicles may occur. The use does not include repair activities defined under major vehicle repair and does not include prolonged outdoor storage of vehicles awaiting service.

   b. "Major Vehicle Repair" means a service use primarily engaged in extensive mechanical, structural, or body-related repair or reconditioning of motor vehicles. Typical activities include engine or transmission repair or replacement, drivetrain work, collision and body repair, frame straightening, painting, dismantling, or other heavy duty repair services. Major repair may serve light-, medium-, or heavy-duty vehicles. Minor repairs are only allowed when part of a major repair.

ℹ New subsection (G)(2) added. High-customer-turnover vehicle repair uses are prohibited in the Industrial zone.

2. Zone specific standards.

   a. In the Industrial zone, minor vehicle repair uses primarily engaged in rapid, routine services such as fluid service, lubrication, filter replacement, tire repair and replacement, or other short-duration maintenance with high customer turnover, are prohibited.

Amendment Details, cont.

AMC 19.44.130, *Vehicle & Boat sales/rental*.

- Rework Vehicle & Boat sales/ rental category definitions
- Carry over CBD zone-specific standards for small boat sales

19.44.130 Vehicle & Boat sales/rental.

A. *Vehicle & Boat Sales/Rental Use Category.* This category includes, but is not limited to, direct sales, rental or leasing of consumer motor vehicles and watercraft ~~passenger vehicles, light and medium trucks, and other consumer motor vehicles such as motorcycles, boats, and recreational vehicles.~~

ℹ The term 'vehicle sales/rental, enclosed' is not used elsewhere in the code.

B. *Vehicle Sales/Rental~~, Enclosed.~~*

1. Definition. ~~Vehicle sales/rental use that is conducted entirely indoors.~~ An establishment engaged in sales, rental, or leasing of passenger vehicles, light and medium trucks, ~~and other consumer motor vehicles such as~~ motorcycles, ~~boats, and~~ or recreational vehicles

C. ~~*Marine*~~ *Boat Sales/Rental.*

1. *Definition.* An establishment where boats 16 feet or more in length are rented or sold. The sale or rental of boats under 16 feet in length ~~must be~~ is classified as a retail sales use.
2. Zone-specific standards.
   a. In the CBD zone, boat sales are limited to small boats up to 40' long.

Amendment Details, cont.

AMC Table 19.44.050, *Principal uses permitted in mixed-use and industrial zones*

- Ungroup vehicle sales/rental
- Update terminology
- Add cross references to specific use standards in 19.44

Principal Use	CBD	C	MMU	CM	CM2	LM	LM1	MS	I	HM	Reference
Vehicle and Boat Sales/Rental, ~~except~~ as listed below		~~P~~					~~P~~				AMC 19.44.130~~(A) & (B)~~
Vehicle sales/rental		P					P				AMC 19.44.130(B)
~~Marine~~ Boat sales/rental	P[X]	P	P	P	P		P	P	P		AMC 19.44.130(C) [X]AMC 19.44.130(C)(2)
.....											
Industrial											
..... [no changes proposed to this part; provided for context only]											
Water-Oriented Industrial Uses, except as listed below			C	P	P	P		P	P	P	AMC 19.45.080(A) *[Note: This category includes "Ship and boat building and repair".]*
Dry stack boat storage			C	P	P				P	P	
Boat launch facility			P	P	P	P		P	P	P	

Procedural Timeline – Ord. 5028

- March 25, 2026 Planning Dept. released amendment proposal; SEPA DNS issued; Commerce notified; Notice of Availability & Public Hearing published
- April 14, 2026 PC briefing and public hearing; recommended approval with changes
- April 27, 2026 CC review/discussion (1st read)
- May 4, 2026 CC possible adoption (2nd read)



Thank you!

Questions?