

Site Visit : The Planning Commission will conduct a **site visit at 3 PM on site (8212 South March Point Road) on Wednesday May 22, 2019.** No public comments will be taken at the site visit. At the conclusion of the site visit, the Planning Commission will resume the public hearing on this matter scheduled at 5 PM on May 22, 2019.

ANACORTES PLANNING COMMISSION



May 22, 2019

Municipal Building Council Chambers

6th Street and "Q" Avenue

AGENDA

5:00 P.M.

[VIEW PACKET MATERIALS HERE](#)

1. **Roll Call**
2. **Minutes of March 27, April 10 and April 24, 2019**
3. **Correspondence**
4. **New Business**
Pre Decision Open-Record Public Hearing: Swinomish Indian Tribal Community's Conditional Use Permit /Essential Public Facility, & SEPA environmental review for a proposed expansion/ addition to an existing and permitted opioid treatment facility/clinic located at 8212 South March Point Road.

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



Planning Commission Meeting Minutes for March 27, 2019

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

Chair McNett called the meeting of March 27, 2019 to order at approximately 5 p.m.

Roll Call

Members Present: Commissioners Moffitt, Graf, MacKenzie, McNett, Cleland-McGrath, Mount and Doll

Minutes

No Minutes were presented for approval at this time.

Correspondence

None

New Business

Public Hearing – Parks & Recreation Comprehensive Plan Amendment

Chair McNett announced the public hearing for the Parks & Recreation Comprehensive Plan Amendment. Ms. Libby Grage, Planning Manager, provided a brief presentation on the proposed updates on the two plans and that these updates correspond to proposals in the 2016 Comprehensive Plan. Ms. Grage then introduced Jonn Lunsford, Parks & Recreation Department Director, to provide an overview of the changes being proposed.

Mr. Lunsford thanked all the volunteers that helped the Parks Department achieve many goals and the generous budget provided by the City Council. Mr. Lunsford outlined the public process on the development of these plans to date and included updates to the comprehensive plans are necessary in order to qualify for grants from the state.

Questions from the Commissioners included whether any substantive changes to the plans have been made since the beginning of the process to which Mr. Lunsford provided that there have been none.

With no further comments, Chair McNett opened the public hearing.

Martha Hall, 2617 16th Street, Anacortes. Ms. Hall does not believe the two plans adequately protect the important critical areas such as significant wetlands, Salish Sea and lake shorelines, fish and wildlife habitat, and steep, unstable slopes and suggests stronger language is needed in both comp plans to protect important critical areas and require compliance with laws such as the Anacortes Critical Areas ordinance and the Shoreline Master Program.

With no further public comments, Chair McNett closed the public hearing.

Commissioners discussed funding sources for the parks, priorities, endowment funding, Guemes Channel Trail access, and concerns regarding permitting for projects. Chair McNett then called for a motion to forward the Parks and Recreation Comprehensive Plan to City Council for review. Commissioner MacKenzie made a motion to forward the current Parks and Recreation Comprehensive Plan to City Council with a second by Commissioner Cleland-McGrath. Vote was unanimous on the motion.

Public Hearing – Anacortes Community Forestlands Comprehensive Plan Amendment

Chair McNett then introduced the public hearing on the Community Forest Lands Comprehensive Plan.

Mr. Lunsford provided responses to questions from the Commissioners including trail management and the requirements of permits for different types of trails and review processes. Chair McNett then opened the hearing for public comments.

Kevin Foss, 2219 28 Street, Anacortes. Mr. Foss expressed his support for riding on trails in the forest, a bike park and a bike skills park and the size of park to accommodate riders.

Julie Gold, 3102 I Avenue, Anacortes. Ms. Gold expressed her support for a bike park and the positive aspects of bringing youth into the forest lands through bike riding.

Brian Wetcher, 814 26th Street, Anacortes. Mr. Wetcher supports the Community Forest Comp Plan and urged the Commissioners to approve the plan be forwarded to City Council as is.

Thomas Conroy, 4307 Jeanette Road, Anacortes. Mr. Conroy provided his support of the work performed by the Forest Advisory Board and the City staff.

Jake Verschuyt, 2210 21st Street, Anacortes. Mr. Verschuyt provided his support for the mountain bike park and the bike park within the community.

Ian Lujan, 14379 Rosario Road, Anacortes. Mr. Lujan provided his support of a skills park at the proposed dump site.

Josh Gates 3808 W 4th, Anacortes. Mr. Gates support the trails for mountain bike riding and the skills park.

Chad Sage, 2024 L Avenue, Anacortes. Mr. Sage provided his support of the bike park.

Cooper Nichols, 5677 Patricia Lane, Anacortes. Mr. Nichols provided his support of the bike park and asked all in attendance to stand up and show their support which included a majority of the room.

Ms. Stacia Doyle, 700 Haddon Road, Anacortes. Ms. Doyle supports the bike park.

Eric Adam, 1902 Copper Pond Place, Anacortes. Mr. Adams provided his support of the bike park.

Adam McCoy, 2314 33rd Street, Anacortes. Mr. McCoy provided his support for the mountain bike trails and the bike park to provide a place for kids and adult to learn and expand their skills.

Jeff Perkins, 509 4th Street, Anacortes. Mr. Perkins provided his support for a bike park.

In response to questions from the Commission regarding clarification of the proposed skills park, Mr. Lunsford invited Kevin Foss to provide clarification of the proposed park to which Mr. Foss outlined the difference between a contractor driven project and a volunteer process for development of a park of this type.

Catherine Houck, 2318 20th Street Anacortes. Ms. Houck requested the suggestion on page 8 of the 2014 Comp Plan be removed and replaced with a bike park.

Martha Hall, 2617 16th Street, Anacortes. Ms. Hall expressed concerns that the regulations are not being followed when developing trails in the forest lands.

With no further public comments, Chair McNett closed the public hearing.

Commissioners discussed the comp plan development including the bike skills park, if anything had changed since the plan was first developed. Commissioner Moffitt then made a motion to recommend the plan be approved for submittal to the City Council with the amendment to change the dog park to a bike park. Motion seconded by Commissioner Cleland-McGrath with the following votes: Ayes – Graf, MacKenzie, McNett, Cleland-McGrath, Moffitt; Nays – Mount, Doll. Motion passed.

A large contingent of citizens expressed desire to speak in support of the improvements to the skate park. As the project had already been voted on by the Commissioners to forward to the City Council, Chair McNett allowed the individuals to express their support and informed them this would not be included in the record.

Chair McNett called the meeting to a close at approximately 8 p.m.



Planning Commission Public Hearing Minutes for April 10, 2019

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

Chair McNett called the Public Hearing of April 10, 2019 to order at approximately 5 p.m.

Roll Call

Members Present: Commissioners, McNett, Doll, Cleland-McGrath, Mount, MacKenzie, Graf and Moffitt

Minutes

Minutes from March 13, 2019 were approved as read.

Correspondence

No correspondence were presented.

Executive Session

Potential litigation per RCW 42.30.110(1)(i)

Old Business

AMC Title 19 Development Regulations Update

Ms. Libby Grage, Planning Manager, gave a brief review of the Title 19 Development Regulations and included PC review timeline history, PC stats of the process, an overview of the recent changes, and the City Council recommendation requirements.

Ms. Grage presented the Draft Recorded Motion for Planning Commission recommendation to the City Council.

Commissioners discussed the topics presented:

- How to include a specific question in the findings of fact, to have City Council look further into a topic. Specifically, reexamination of the exemption for biking requirements.

Motion by Commissioner Doll: To request CC reconsider bicycle parking minimums. Motion withdrawn.

Motion by Commissioner McNett: to approve the findings of fact and recommendation as presented, Second: Graf; Motion Passes

With no further discussion, Chair McNett concluded the meeting at approximately 5:45 p.m.

To view materials related to the Draft for Development Regulations, click [here](https://www.anacorteswa.gov/202/Development-Regulations-Design-Standards), or go to <https://www.anacorteswa.gov/202/Development-Regulations-Design-Standards>



Planning Commission Agenda Bill

Meeting Date: 5/22/2019 **Agenda Item:** [Click here to enter text.](#)

Subject: Swinomish Indian Tribe's Opioid Treatment Facility Expansion, CUP-2019-0001

Staff Contact: Kevin Cricchio, AICP, ISA, WPIT, Senior Planner

Approved for Submittal to Commission by	
X	Don Measamer, Director

Action Type	
X	Pre-Decision Open Record Public Hearing
X	Discussion
X	Possible Action

Summary & Background: The City of Anacortes' Planning, Community, & Economic Development Department received a Conditional Use Permit /Essential Public Facility (EPF) to permit an addition/ expansion to an existing and permitted opioid treatment facility/clinic located on the subject property. The expansion includes adding an approximate 21,019 square foot 3-story addition to the north side of the existing treatment facility, an approximate 260 square foot one-story open-air bus shelter, and a new approximate 50 parking space parking lot located east of the existing treatment facility. The project has been identified as an expansion to a permitted "Local" Essential Public Facility per AMC 17.75.060(A)(2). The property is located in the LM1 Zone. A pre-decision open-record public hearing before the Planning Commission has been scheduled for 5:00 PM on May 22, 2019. Please note that a site visit is scheduled onsite (8212 South March Point Road) at 3:00 PM on May 22, 2019, prior to the hearing. Please bring your packets with you to the hearing.

Recommendation: The Department of Planning, Community, and Economic Development recommends that the Planning Commission make a motion to recommend approval to City Council regarding the subject Conditional Use Permit /Essential Public Facility subject to the staff's suggested conditions of approval.

Attachments:

[Planning Commission's Draft Findings of Fact, Conclusions of Law, & Recommendation](#)

[Exhibit #01, Master Permit Application, Narrative, EPF/ CUP Criteria of Approval, SEPA Environmental Checklist, Elevations, Landscape Plan, Parking Plan, & Site Plan](#)

[Exhibit #02, GIS Map & Assessor's Map](#)

[Exhibit #03, Notice of Application & Notice of Hearing; Neighborhood Meeting Notice](#)

Exhibit #04, Public Comments Received

Exhibit #05, Agency & Department Comments Received

Exhibit #06, Issued SEPA MDNS

Exhibit #07, Anacortes Municipal Code, Chapter 17.75 –Essential Public Facilities

Exhibit #08, Site Photos

Exhibit #09, 11" X 17" Landscape Plan, Parking Plan, & Site Plan



**PLANNING COMMISSION'S
DRAFT FINDINGS OF FACT, CONCLUSIONS OF LAW, &
RECOMMENDATION:**

PRE-DECISION OPEN-RECORD

PUBLIC HEARING DATE: 5:00 PM on Wednesday, May 22, 2019
Site Visit: 3:00 PM on Wednesday, May 22, 2019

CLOSED-RECORD DECISION

HEARING DATE: 6:00 PM on Monday, June 10, 2019

FILE NUMBER: CUP-2019-0001

**ASSOCIATED FILE
NUMBERS:**

CUP-2016-1005 & BLA-2019-0003

PROJECT LOCATION: The site is addressed as 8212 South March Point Road, Anacortes, WA and is located within a portion of Section 04; Township 34 North; Range 02 East; Willamette Meridian.

**APPLICANT &
LANDOWNER:** Swinomish Indian Tribal Community
C/O: Rachel Sage, Tribal Attorney
11404 Moorage Way
La Conner, WA 98257

PROJECT ARCHITECT: Brooks Middleton, Architect
2415 "T" Avenue, Suite 202
Anacortes, WA 98221

**STAFF REPORT
PREPARED BY:**

Kevin Cricchio, AICP, ISA, WPIT
Senior Planner
City of Anacortes
904 6th Street
Anacortes, WA 98221

SUBJECT PROPOSAL: The applicant has applied for a Conditional Use Permit & SEPA environmental review to permit an addition/ expansion to an existing and permitted opioid treatment facility/clinic located on the subject property. The expansion includes adding an approximate 21,019 square foot 3-story addition to the north side of the existing treatment facility, an approximate 260 square foot one-story open-air bus shelter, and a new approximate 50 parking space parking lot located east of the existing treatment facility. The project has been identified as an expansion to a permitted “Local” Essential Public Facility per AMC 17.75.060(A)(2). The property is located in the LM1 Zone.

SUBJECT PARCELS: P19877, P19842, & P19841

EXISTING LAND USE: An existing two-story commercial building previously used by Bayside Fitness is located on the subject property. On March 27, 2017, City Council approved Swinomish Indian Tribal Community’s Conditional Use Permit /Essential Public Facility (EPF) request to permit an outpatient substance use and primary care medical service type of land use within this commercial building. The project was identified as a “Local” Essential Public Facility per AMC § 17.75.060(A)(2).

CURRENT ZONING & COMP.

PLAN DESIGNATION: Light Manufacturing 1 Use (LM1) Zoning District

SURROUNDING ZONING & LAND USES:

Direction:	Zoning:	Present Land-Use:
North:	Heavy Manufacturing Use (HM) Zoning District	Skagit Transit Facility /Park & Ride, a Commercial Business, & Shell Puget Sound Refinery
South:	Light Manufacturing 1 Use (LM1) Zoning District	State Route Twenty (SR-20)
East:	Light Manufacturing 1 Use (LM1) Zoning District	Commercial Business & a Single Family Residence
West:	Light Manufacturing 1 Use (LM1) Zoning District	Single-family Residence

DRAFT FINDINGS OF FACT:

I. GENERAL BACKGROUND:

1. Essential Public Facilities shall be permitted in all zones via a Conditional Use Permit per AMC § 17.75.060(C).

2. Essential Public Facilities (Type 1 & 2) /Conditional Use Permits are considered a Type 4 project permit /review. Per AMC Table 19.20.030-1, type 4 permits require that both a pre-application conference and neighborhood meeting be conducted prior to application (CUP) submittal. Accordingly a pre-application conference (PRE-2018-0040) was conducted on December 4, 2018, while a neighborhood meeting was held on January 15, 2019, at the Senior Center.
3. On March 13, 2019, the applicant submitted the subject Conditional Use Permit /Essential Public Facility to the City of Anacortes' Planning, Community, & Economic Development Department for review.
4. The City of Anacortes' Planning Director classified the proposed use as a "Local" Essential Public Facility per Anacortes Municipal Code (AMC) § 17.75.060(A)(2).
5. On April 9, 2019, the subject application was deemed complete.
6. A twenty-one (21) day comment period for the subject application, ended at 5:00 PM on May 08, 2019, but comments were accepted up until the close of the of the pre-decision open-record public hearing.
7. The subject development involves three (3) parcels as noted above. Concurrent to the processing of the subject CUP/EPF request is a boundary line adjustment (BLA) to consolidate these three (3) parcels into one (1). This application for a boundary line adjustment however is being processed separate (not consolidate review) from the subject CUP/EPF request.

II. NOTICE OF APPLICATION (NOA) & NOTICE OF HEARING (NOH):

1. A "Notice of Application & Hearing Using Optional SEPA DNS" was published in the Anacortes American newspaper on April 17, 2019, in the Anacortes American Newspaper.
2. Both the "Notice of Application & Hearing Using Optional SEPA DNS" were posted in two (2) different locations on the subject property on April 12, 2019.
3. Neighboring landowners located within 300 feet of the subject property were mailed the "Notice of Application & Hearing Using Optional SEPA DNS" on April 12, 2019.
4. Agencies and departments of jurisdiction were solicited for comment on April 12, 2019.
5. "Notice of Application & Hearing Using Optional SEPA DNS" was posted at city hall, the library, the local USPS office, on April 11, 2019, and on the city's website on April 12, 2019.

III. CRITICAL AREA / ENVIRONMENTALLY SENSITIVE AREA REVIEW:

No critical areas are located either on the subject property or within three hundred (300) feet of it.

IV. STATE ENVIRONMENTAL POLICY ACT:

SEPA environmental review is required as the proposed development exceeds several categorical exemptions (cubic yards imported/ exported, number of off-street parking stalls proposed, and building size) as listed in WAC 197.11.800 and AMC 18.04.120. Accordingly, SEPA environmental review was conducted and a Mitigated Determination of Non-Significance (MDNS) was issued (**See Exhibit 06**).

V. PUBLIC COMMENT:

To date, no public comment have been received (**See Exhibit 04**).

VI. AGENCY & DEPARTMENT COMMENT:

Comments received from both agencies and departments of jurisdiction can be found in **Exhibit 05**.

VII. ZONING ORDINANCE/CODE:

1. On March 21, 2005, a commercial building permit (BLD-2005-0050) was issued to permit the construction of a 10,314 square foot commercial building onsite. Once constructed, Bayside Fitness center occupied the commercial building until recently when they closed down their business.
2. Sometime after the commercial building became vacant, Swinomish Indian Tribal Community purchased the underlying subject properties and commercial building located on it.
3. On December 5, 2016, the application applied for a Conditional Use Permit /Essential Public Facility (EPF) to permit an outpatient substance use and primary care medical service type of land use within an existing office building. The project has been identified as a "Local" Essential Public Facility per AMC § 17.75.060(A)(2). On March 27, 2017, City Council conducted a close record public hearing regarding the CUP/EPF request. Following deliberation on the matter, council approved the subject CUP /EPF request.
4. The associated building permits for the 2016 CUP/ EPF request are BLD-2017-0110, BLD-2017-0244, BLD-2017-0256, & BLD-2018-0289.
5. On March 13, 2019, the applicant [Swinomish Indian Tribal Community] applied for a Conditional Use Permit & SEPA environmental review to permit an addition/ expansion to an existing and permitted opioid treatment facility/clinic located on the subject property. The expansion includes adding an approximate 21,019 square foot 3-story addition to the north side of the existing treatment facility, an approximate 260 square foot one-story open-air bus shelter, and a new approximate 50-space parking area located east of the existing treatment facility. The project has been identified as an expansion to a permitted "Local" Essential Public Facility per AMC 17.75.060(A)(2). The property is located in the LM1 Zone.

6. The proposed expansion will increase the number of patients per day previously permitted from 0-350 to 500. The purpose of the addition is primarily to add additional counselor office space as well as dental facilities. Currently, there is wait list for clients to seen by the treatment facility.
7. The building permit associated with the CUP/EPF before you today is BLD-2019-0200. Although the building permit application was recently submitted, it is being held in abeyance pending the review and approval of the subject CUP/ EPF by city council.
8. Off-street parking for the existing clinic and expansion thereto was based on the minimum number of stalls for “office” type uses per AMC Chapter 17.46. According the applicant’s calculations as shown on their parking /landscape plan, cumulatively there is 19,349 net square feet (NSF) for both the existing two-story building and proposed three-story building. According to AMC 17.46.020, net square feet is defined as “The total number of square feet within the inside finished wall surface of the outer building walls of a structure, excluding major vertical penetrations of the floor (elevator and other mechanical shafts, stairwells), mechanical equipment, parking areas, common restrooms, common lobbies, and common hallways. Storage area is included in the net square feet calculation unless the property owner demonstrates that it cannot be converted to habitable space.” Based on this 19,349 NSF, seventy-eight (78) off-street parking spaces are required when typed as an office per AMC 17.46.020 which requires 4: 1,000 NSF off-street parking spaces. The applicant has provided one hundred and three (103) off-street parking spaces and thus meets this requirement of the zoning code.
9. The applicant has applied for a Conditional Use Permit -Essential Public Facility to permit the expansion of an existing and permitted Essential Public Facility. According to AMC § 17.75.060(E), Type Two (2) Local Essential Public Facilities shall be granted by the city only if the applicant can demonstrate the following:

A) The proposal shall be consistent with the comprehensive plan and intent of the underlying zoning of the proposed site.

STAFF ANALYSIS:

The subject proposal will be consistent with the City of Anacortes’s Comprehensive Plan as it will meet numerous policies that are listed in the Comprehensive Plan including but not limited to a balanced economy (ED-1), essential public facilities (CF-8), and healthy communities (LU-10) while providing high quality health and community services and economic opportunities in the City of Anacortes.

The subject property is located in the Light Manufacturing 1 Use Zoning District. Pursuant to AMC § 17.19.010, the Light Manufacturing 1 Zone (LM1) is the SR-20/March Point industrial zone. The purpose of the LM1 Zone is intended to accommodate industrial type uses that do not need water access or proximity to the

central business district or to the Commercial Avenue corridor. The proposed use will be consistent with the LM1 Zoning District. Some non-industrial land uses are permitted in the LM1 Zone per AMC § 17.19.020 provided they are compatible with industrial uses.

Additionally, per AMC § 17.75.060(C)(1), essential public facilities (EPF) are allowed in all zoning districts as a conditional use permit. Furthermore, according to AMC § 17.75.020(B), essential public facilities are defined as “those facilities which are difficult to site, such as state and regional transportation facilities, state and local correctional facilities, solid waste handling facilities, and in-patient facilities (including substance abuse, mental health, and group home facilities). The Growth Management Act mandates that no local development regulation may preclude the siting of essential public facilities.”

B) The project applicant has demonstrated a need for the project, as supported by an analysis of the projected service population, an inventory of existing and planned comparable facilities, and the projected demand for the type of facility proposed.

STAFF ANALYSIS:

The proposed development is an addition/expansion to a city council permitted Essential Public Facility (EPF). What is proposed is an approximate 21,019 square foot 3-story addition to the north side of the existing treatment facility, an approximate 260 square foot one-story open-air bus shelter, and a new approximate 50-space parking area located east of the existing treatment facility

In 2016, the city council approved the use of an existing commercial building as an Essential Public Facility for use an outpatient substance use and primary care medical service will primarily serve greater Skagit County. The facility has the capacity to serve 0-350 individuals within a given day. Although the facility primarily serves Skagit County, it will not turn away individuals from other counties seeking help. In just one year from when operations started, the facility reached its full capacity.

There is an opioid epidemic in Washington State and the United States as a whole. Deaths in Washington State attributed to opioid overdose have increased dramatically in the last decade or more. There is definitely a need for the proposed expansion to this facility that serves Skagit County and surrounding areas (**See Exhibit #01**).

C) If applicable, the project would serve a significant share of the City's population, and the proposed site will reasonably serve the project's overall service population.

STAFF ANALYSIS:

The existing outpatient substance use and primary care medical service facility serves and benefits the residents of the City of Anacortes and Skagit County as a whole. Additionally, it is located within close proximity to State Route Twenty (SR-20). It is easily accessible by automobile, bus, and park and ride.

D) The applicant has reasonably investigated alternative sites, as evidenced by a detailed explanation of site selection methodology.

STAFF ANALYSIS:

The subject Conditional Use Permit is to permit an expansion to a city council approved [2016] Essential Public Facility within an existing commercial building. Alternative sites for the location of an Essential Public Facility were previously evaluated prior to application submittal in 2016 associated with their original Essential Public Facility /Conditional Use Permit request.

E) The project is consistent with the applicant's own long-range plans for facilities and operations.

STAFF ANALYSIS:

The expansion /addition to the existing Essential Public Facility is based on a need to provide holistic care to their clients. This project is thus consistent with meeting the applicant's long-range plans for facilities and operations.

F) The project has fewer impacts in the particular geographic area in contrast with other available locations.

STAFF ANALYSIS:

The project will generate substantially fewer impacts to the geographic area in contrast to other possible locations as the proposed use is within an existing commercial office building that currently sits vacant.

G) The applicant has provided a meaningful opportunity for public participation in the siting decision and development of mitigation measures that is appropriate in light of the project's scope, applicable requirements of the city code, and state or federal law.

STAFF ANALYSIS:

The subject Conditional Use Permit request is to permit the expansion to an outpatient substance use and primary care medical service that was permitted by city council in 2016 as an Essential Public Facility.

In 2016 prior to the applicant's original application submittal for an Essential Public Facility, meaningful opportunity for public participation was provided as it relates to the siting decision and development of mitigation measures that is appropriate in light of the project's scope, applicable requirements of the city code, and state or federal law. Swinomish Indian Tribal Community prepared a Community Relations Plans as part of the requirement for certification as an opiate treatment program with the Washington State Department of Behavioral Health and Recovery. As is discussed in the Community Relations Plan, there were several dates when public outreach occurred soliciting public input.

H) The proposal complies with applicable requirements of all other applicable provisions of the City Code.

STAFF ANALYSIS:

The subject proposal will comply with all applicable local, state, and federal requirements /laws.

I) The project site meets the facility's minimum physical site requirements, including project expansion needs. Site requirements shall be determined by the minimum size of the facility, setbacks, access, support facilities, topography, geology, and on-site mitigation needs.

STAFF ANALYSIS:

The proposed expansion to the existing Essential Public Facility will meet the facility's minimum physical site requirements as foreseen today.

J) The proposal, as conditioned, adequately mitigates significant adverse impacts to life, limb, property, the environment, public health and safety, transportation systems, economic development, and other identified impacts.

STAFF ANALYSIS:

Agencies and departments of jurisdiction were solicited for comment regarding the expansion to the outpatient substance use and primary care medical service (Essential Public Facility). No concerns have been expressed or received.

Additionally, the Swinomish Indian Tribal Community has a security plan in place that's designed to prevent any potential adverse impacts to the public. A full-time security staff and surveillance system is used as part of this plan. Additionally, as conditioned below, down-shielded exterior lighting will be required both in the parking lot and around the existing building thereby increasing security to staff and clientele utilizing the services of the facility while lessening light trespass to adjacent properties.

Economically speaking, the existing and proposed use has had a positive impact on the economic development of the City of Anacortes as a result of approximately one hundred (100) jobs resulting from the existing business plus proposed expansion thereto.

The project site is in within close proximity to both SR-20 and I-5. Additionally, the proposed expansion involved constructing an approximate 50 parking space parking lot east of the existing facility. One hundred and three (103) parking spaces cumulatively will be provided onsite while AMC Chapter 17.46 requires seventy-eight (78). The parking lots will provide adequate off-street parking for the clients of the facility. Lastly, Skagit Transit Facility /park & ride is located across the street from the project site and provides an additional possibility for clients to come to and from the facility. Lastly, during business hours the Swinomish Indian Tribal Community operates a shuttle service to and from the facility for its clients wishing to take advantage of this service.

A SEPA MDNS was issued as is conditioned below. As mitigated, no adverse environmental impacts are anticipated by the proposed expansion to the existing facility.

K) The proposal shall not have any probable significant adverse impact on critical areas or resource lands, except for lineal facilities, such as highways, where no feasible alternative exists.

STAFF ANALYSIS:

There are no known critical areas either on the subject property or within 300 feet to it.

L) The proposal incorporates specific features to ensure it responds appropriately to the existing or planned character, appearance, quality of development, and physical characteristics of the site and surrounding property.

STAFF ANALYSIS:

The proposed expansion to a city council approved Essential Public Facility (outpatient substance use and primary care medical service) will respond appropriately to the existing character, quality, and appearance of the existing development /facility. Additionally, the perimeter of the site and throughout the parking lot is proposed (**See Exhibit #1**).

M) Major public facilities which generate substantial traffic should be sited near major transportation corridors.

STAFF ANALYSIS:

The subject proposal is indeed located within close proximity to two major transportation corridors - SR-20 and I-5. The proposed project however is not anticipated to generate much traffic. Additionally, the Public Works Department did not require a traffic impact study /report associated with this project.

N) The project sponsor has proposed mitigation measures that are consistent with the Uniform Relocation Act Chapter 8.26 RCW, 468-100 WAC, as now and hereafter amended when otherwise required by law.

STAFF ANALYSIS:

No mitigation measures are proposed by the applicant – the Swinomish Indian Tribal Community.

10. The subject proposal **is, is not** consistent with the above development regulations and the proposed land use is permitted in the underlying zoning districts.

VIII. CONCLUSIONS OF LAW:

1. The public notice requirements of the Conditional-Use Permit /Essential Public Facility **have, have not** been complied with.
2. The project **is, is not** consistent with the general purposes of the City's Comprehensive Plan, the city's planning standards and specifications of the zoning ordinance, and other ordinances applicable to the proposal.
3. The Planning Commission bases its Findings of Fact, Conclusions of Law & Recommendation on the entire record, including all testimony and exhibits. Any finding, which would be deemed a Conclusion of Law, and any Conclusion of Law which should be deemed a finding is hereby adopted as such.

IX. STAFF RECOMMENDATION:

The Department of Planning, Community, and Economic Development recommends that the Planning Commission make a recommendation of approval to City Council regarding the subject Conditional Use Permit /Essential Public Facility subject to staff's suggested conditions of approval as listed below.

X. RECOMMENDATION:

Based on the foregoing information and analysis, the environmental documents submitted by the applicant, and the City regulatory authority to implement the policies, standards, and the regulations of the Anacortes Municipal Code (AMC), the Planning Commission **recommends approval, approval with conditions, or denial** to City Council concerning the subject Conditional Use Permit /Essential Public Facility subject to staff's suggested conditions of approval listed below.

XI. CONDITIONS OF APPROVAL:

1. The applicant shall be responsible for reimbursement to the City for the cost of posting, mailing and publication for the notice of application /hearing and neighborhood meeting notices. Payment shall be made prior to building permit application submittal or issuance.
2. At time of building permit application submittal, a landscape & parking plan shall be submitted to PCED for review that shows how compliance with AMC Chapter 17.41 and 17.46 is being met. The landscape plan shall include the following:
 - A. Plants native to Western Washington are preferred.
 - B. One tree is required for every one thousand (1,000) square feet of lot area per AMC Chapter 16.50.
 - C. Parking lot landscaping shall comply with AMC Chapters 17.41 & 17.46.
 - D. In the LM1 Zone, trees located along the street frontage shall be planted thirty (30) feet apart with ground cover and shrubs uses liberally.
3. Prior to certificate of occupancy (CO) being issued, the applicant shall contact the City of Anacortes' Department of Planning, Community, and Economic Development for a site inspection to verify that the required landscaping required above is complete and in place.
4. Prior to certificate of occupancy (CO) being issued, the applicant shall contact the City of Anacortes' Department of Planning, Community, and Economic Development for a site inspection to verify that wood enclosures surrounded by landscaping have been constructed for all dumpster and recycling locations on site. Please follow dumpster specifications as is required by the Solid Waste Department.
5. Prior to certificate of occupancy (CO) being issued, exterior lighting shall be erected within the parking lot and on all sides of the building. All exterior lighting shall be down-shielded preventing light trespass.
6. Any new signage on the subject property or building will require a sign permit application submitted to PCED for review and approval that complies with AMC Chapter 17.40.
7. Development shall comply with the SEPA Mitigated Determination of Non-Significance including but not limited to:
 - A. Erosion control, dust control, and best management practices shall be employed during construction /development activities as required by both the Building and Public Works Departments (SEPA MDNS Condition #1).
 - B. Before construction activities commence, orange construction fencing and silt fencing shall be installed around the extents of clearing limits proposed (SEPA MDNS Condition #2).

- C. All required permits shall be secured before any construction activities begin onsite (SEPA MDNS Condition #3).

These Findings of Fact, Conclusions of Law, and Recommendation were adopted by the City of Anacortes' Planning Commission on **May 22, 2019**.

**CITY OF ANACORTES, WASHINGTON
PLANNING COMMISSION**

By: _____
Jeremy McNett, Planning Commission Chair

EXHIBITS:

EXHIBIT NUMBER:	NAME OF EXHIBIT:
Exhibit #01	Master Permit Application, Narrative, EPF/ CUP Criteria of Approval, SEPA Environmental Checklist, Elevations, Landscape Plan, Parking Plan, & Site Plan
Exhibit #02	GIS Map & Assessor's Info
Exhibit #03	Notice of Application & Hearing Using Optional SEPA DNS & Neighborhood Meeting Notice
Exhibit #04	Public Comments Received
Exhibit #05	Agency & Department Comments Received
Exhibit #06	Issued SEPA MDNS
Exhibit #07	Anacortes Municipal Code, Chapter 17.75 –Essential Public Facilities
Exhibit #08	Site Photos
Exhibit #09	11" X 17" Landscape Plan, Parking Plan, & Site Plan

EXHIBIT #01:

**MASTER PERMIT APPLICATION, NARRATIVE,
EPF/ CUP CRITERIA OF APPROVAL, SEPA
ENVIRONMENTAL CHECKLIST, ELEVATIONS,
LANDSCAPE PLAN, PARKING PLAN,
& SITE PLAN**

Master Permit Application



PLANNING, COMMUNITY, & ECONOMIC DEVELOPMENT DEPARTMENT

MASTER PERMIT APPLICATION

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

Office Location: 904 6th Street, Anacortes WA 98821

Phone: (360) 299-1984

PERMITS REQUESTED FROM THE CITY OF ANACORTES:		
☐ Accessory Dwelling Unit (ADU)	☐ Annexation Request	☐ Administrative Interpretation
☐ Administrative Conditional Use Permit	☐ Binding Site Plan (Preliminary)	☐ Binding Site Plan (Final)
☐ Boundary Line Adjustment (BLA)	☐ Clearing Permit	☐ Code (AMC) Amendment
☐ Comprehensive Plan Amendment	☒ Conditional Use Permit (CUP)	☐ Cottage Housing
☒ Essential Public Facility	☐ Extension of Time for Approval	☐ Floodplain Development Permit
☐ Grade and Fill Permit	☐ Home Occupation Permit	☐ Lot Certification
☐ Manufactured Home Subdivision	☐ Minor Permit Revision	☐ Plat (Preliminary)
☐ Plat (Final)	☐ Plat Amendment /Modification	☐ Reasonable Use Exception
☐ Rezone Request	☐ SEPA Environmental Review	☐ Shoreline Exemption
☐ Shoreline Substantial Development Permit	☐ Shoreline Conditional Use Permit	☐ Shoreline Variance
☐ Short Plat /Subdivision (Preliminary)	☐ Short Plat /Subdivision (Final)	☐ Special Use Permit
☐ Stormwater Management Manual Adjustments & Exceptions	☐ Variance (Level 1)	☐ Variance (Level 2)
PROJECT & SITE INFORMATION:		
SITE ADDRESS: 8212 S March Point Road	PROJECT NAME: Didgwalic Wellness Center Phase II	
PARCEL NUMBER(S): 19877+19841+19842 to be combined	SECTION, TOWNSHIP, & RANGE S 04 T 34 R 02	
LOT SQUARE FOOTAGE & ACREAGE: 75,325 sf 1.73 acres total	PROJECT VALUATION:	
LEGAL DESCRIPTION: Attached	PRESENT ZONING: Light Manufacturing 1	
PRESENT USE OF PROPERTY: Essential Public Facility - no change	CUT & FILL (CY) PROPOSED:	
PRE-APPLICATION CONFERENCE REQUIRED: ☒ Yes ☐ No	WATER SOURCE: ☒ City of Anacortes ☐ Private Well ☐ Community Well	
SEWAGE DISPOSAL: ☒ City of Anacortes ☐ Septic Tank	ROAD ACCESS: ☒ City Road ☐ State Highway ☐ Private Road	
CRITICAL AREAS WITHIN 300 FEET: ☐ Yes ☒ No	WATER BODIES WITHIN 200 FEET: ☐ Yes ☒ No	
FLOODPLAIN: Flood Zone: NA FIRM Panel # Date of Panel:		
LOT COVERAGE AREA CALCULATIONS: Existing Square Footage: 7993+3624+912 = 12,529 sf 12,529exstg+8819new=21,348 sf total Proposed Square Footage:		
IMPERVIOUS SURFACE AREA CALCULATIONS: Existing Impervious Square Footage: 39,323 sf New Impervious Surface:		

PROPERTY OWNER INFORMATION: ☐ Multiple owners attached	
NAME: Swinomish Indian Tribal Community	MAILING ADDRESS: 11404 Moorage Way
CITY, STATE, ZIP: LaConner WA 98257	PHONE #: 360 466 3163
FAX #:	EMAIL ADDRESS:
APPLICANT INFORMATION: ☒ Same as property owner	
NAME:	MAILING ADDRESS:
CITY, STATE, ZIP:	PHONE #:
FAX #:	EMAIL ADDRESS:
CONTACT PERSON: ☐ Same as property owner ☐ Same as applicant	
NAME:	MAILING ADDRESS:
CITY, STATE, ZIP:	PHONE #:
FAX #:	EMAIL ADDRESS:
DESCRIPTION OF SUBJECT PROPOSAL:	
PROPOSED WORK: Add approximately 21,000 3-story addition to north side of existing treatment facility to house dental and counseling functions. Add approximately 50 spaces of parking area.	

NOTES:

- ☒ I am the property owner and I grant permission to city staff to enter the project site to verify presence or absence of critical areas and to perform inspections of the work proposed by this application; or
- ☐ Attached is a letter of authorization stating that I have the consent of the property owner to submit the subject application on their behalf. Additionally, the property owner has granted permission to city staff to enter the project site in order to verify the presence or absence of critical areas and to perform inspections of work proposed by this application.
- ☐ A notarized affidavit (see below) is required to be completed by all persons having an ownership interest in the subject property and the applicant, if different from the property owner(s). If the signatory is not listed as the owner in the title report, or if the signatory is signing on behalf of an entity, documentation authorizing the signatory to sign the affidavit on behalf of the individual or entity shall provided.

SIGNATURE REQUIRED:

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

Signature: Brian Cladoosby
Print Name: Brian Cladoosby
Date: 3-11-19

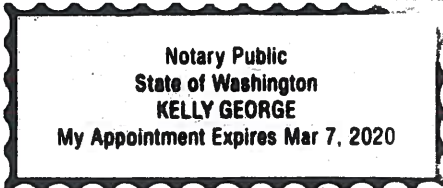
Title: Chairman
Company: Swinomish Tribe

STATE OF WASHINGTON)
) ss
CITY OF ANACORTES

I (we) Brian Cladosby, being duly sworn, depose and say that I am (we are) the **OWNER(s)** of the property involved in this application, and that I (we) have familiarized myself (ourselves) with the rules and regulations with respect to preparing and filing this application and that the statements and information submitted herewith are in all respects true and correct to the best of my (out) knowledge and belief.

Signed: Brian Cladosby
Owner

Subscribed and sworn to before me this 11th day of March, 2019.



Kelly George
Notary Public in and for the State of Washington
residing at Skagit, WA

STATE OF WASHINGTON)
) ss
CITY OF ANACORTES

I (we) _____, being duly sworn, depose and say that I am (we are) the **APPLICANT(s)** for this application, and that I (we) have familiarized myself (ourselves) with the rules and regulations with respect to preparing and filing this application and that the statements and information submitted herewith are in all respects true and correct to the best of my (out) knowledge and belief.

Signed: _____
Applicant

Subscribed and sworn to before me this _____ day of _____, 20____.

Notary Public in and for the State of Washington
residing at _____

Exhibit A to Master Permit Application
Legal Property Description

P19877, 8212 South March's Point Road

Legal Description

Parcel A of that certain Boundary Line Adjustment Survey approved April 23, 2010, recorded May 12, 2010, under Auditor's File No. 201005120047, records of Skagit County, Washington, and being more fully described as follows:

That portion of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and that portion of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 4, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at a point on the South line of the Anacortes-Mount Vernon Highway right-of-way at a point 1,023.24 feet East of its intersection with the Section line between Sections 4 and 5, Township 34 North, Range 2 East, W.M.;
Thence South 40 rods, more or less, to a point 26 rods South of the $\frac{1}{2}$ Section line;
Thence East 8 rods;
Thence North 40 rods, more or less, to the South line of said Highway;
Thence West along the South line of said Highway to the place of beginning.

EXCEPT the South 200 feet thereof;

AND EXCEPT that portion conveyed to the State of Washington by Deed dated January 12, 1961, for Primary State Highway No. 1 Jet SSH No. 1-D to Swinomish Slough, and recorded February 6, 1961, under Auditor's File No. 603837;

AND that portion of said Section, described as follows:

Beginning at a point on the South line of the Anacortes-Mount Vernon Highway at a point 1,012.24 feet East of its intersection with the Section line between Sections 4 and 5, Township 34 North, Range 2 East, W.M.;
Thence East along the South line of said Highway 11 feet;
Thence South 431 feet;
Thence West 11 feet;
Thence North 431 feet to the point of beginning.

EXCEPT that portion annexed to the State of Washington by Deed dated January 12, 1961, for Primary State Highway No. 1 JET SSH No. 1-D to Swinomish Slough, and recorded February 6, 1961, under Auditor's File No. 603837.

TOGETHER WITH the West 67.40 feet of the following described property:

Beginning at a point on the South line of the Anacortes-Mount Vernon Highway, 80 rods East of the Section line between Sections 4 and 5, said Township and Range;
Thence West 10 rods along the South line of said Anacortes-Mount Vernon Highway;
Thence South 8 rods;
Thence East parallel to the South line of said Highway 10 rods to the East line of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$;
Thence North 8 rods along the East line of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ to the point of beginning;

EXCEPT any portion thereof lying within the boundaries of a tract conveyed to George Sullivan and Dora Sullivan, husband and wife, by deed dated April 29, 1946, recorded May 18, 1946, in Volume 209 of Deeds, page 449, under Auditor's File No. 391956, records of Skagit County, Washington,

Situate in the City of Anacortes, County of Skagit, State of Washington.

P19841, 8216 South March's Point Road

Legal Description

That portion of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 4, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at a point in the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 4 on the South line of Old Anacortes – Mount Vernon Highway 1,155 feet East of the Section line between Sections 4 and 5, of said Township and Range;

thence South at right angles to said highway 264 feet to the true point of beginning of this description;

thence continue South on same course 181.50 feet;

thence East parallel to the South line of said highway 165 feet;

thence North perpendicular to the South line of said highway 181.50 feet;

thence West parallel to the South line of said highway 165 feet, more or less, to the true point of beginning, EXCEPT that portion, if any not lying within the boundaries of said Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$.

EXCEPT any portion thereof lying within the boundaries of the tract conveyed to George Sullivan and Dora Sullivan, husband and wife, by deed dated April 29, 1946, recorded May 18, 1946, in Volume 209 of Deeds, page 449, under Auditor's File No. 391956,

AND EXCEPT that portion conveyed to the State of Washington for Primary State Highway No. 1 by deed dated January 18, 1961, recorded March 21, 1961, under Auditor's File No. 605448.

ALSO EXCEPT that portion conveyed to the State of Washington for Primary State Highway No. 1 by deed recorded March 24, 1961, under Auditor's File No. 605447.

Situate in the County of Skagit, State of Washington.

P19842, 8214 South March's Point Road

Legal Description

That portion of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 4, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at a point on the South line of the Anacortes-Mount Vernon Highway 80 rods East of the section line between Sections 4 and 5;
thence West 10 rods along the South line of said Anacortes-Mount Vernon Highway;
thence South at right angles 8 rods to the true point of beginning;
thence from said true point of beginning continue in the same line 8 rods to the North line of tract conveyed to Frank P. Armstrong under Auditor's File No. 508778;
thence East along the North line of said tract, 10 rods to the East line of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$;
thence North along said East line of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, 8 rods;
thence West parallel to the South line of the aforesaid highway 10 rods to the point of beginning.

EXCEPT any portion thereof lying within the boundaries of the tract conveyed to George Sullivan and Dora Sullivan, husband and wife, by deed dated April 29, 1946 and recorded May 18, 1946 in Volume 209 of Deeds, page 449, under Auditor's File No. 391956.

Situate in the City of Anacortes, County of Skagit, State of Washington.

Project Narrative

Application for Essential Public Facility

Swinomish didgʷálič Wellness Center

Date of application: March 13, 2019

Project Narrative: didgʷálič Expansion

The Swinomish Indian Tribal Community (“Swinomish” or “Tribe”), Anacortes City Council, Skagit County Commission, and the State of Washington have identified the opioid epidemic as a public health crisis in Skagit County. In 2016, the Tribe took steps to launch a full-service substance use disorder clinic specializing in opioid use disorder treatment. On March 27, 2017, the City of Anacortes granted a conditional use permit for an essential public facility for the Tribe to operate the clinic at 8212 S. March Point Rd, Anacortes, WA 98221. The didgʷálič Wellness Center began full operations in early 2018. Today, didgʷálič provides comprehensive substance use disorder services to those in need in the local community, including both Native Americans and non-Natives.

In just one year of operations, the didgʷálič Wellness Center has reached its full capacity, and new patients continue to seek services. Because opioid use disorder is a life-threatening disease requiring timely treatment, the Tribe finds it imperative to expand in order to meet the community need.

The planned expansion will create an addition off the main building and will nearly double the available capacity. The new wing will house additional treatment areas, individual and group counseling rooms, and support staff areas. In addition to increasing patient capacity, the expansion will also enable didgʷálič to add on-site dental care, a service which more than half of all current patients require.

The clinic will remain open and fully operational during the construction of the addition. Construction is estimated to take approximately 1 year beginning in mid-2019 and reaching completion in 2020. The new addition will be situated in what is currently the western side of the parking lot. The Tribe acquired two parcels adjoining the existing property to the east of the clinic, which will be converted to additional parking space.

The directors of didgʷálič Wellness Center met with the Anacortes Planning Department for a pre-application conference on December 4, 2018. The neighborhood meeting occurred on January 15, 2019.

Essential Public Facility Application

Application for Essential Public Facility

Swinomish didgʷálič Wellness Center

Date of application: March 13, 2019

Introduction

This application incorporates by reference the 2016 application by didgʷálič Wellness Center for a Conditional Use Permit as an Essential Public Facility. Most of the answers herein remain unchanged from the answers provided in the 2016 application. Where applicable, we have provided additional supplementary information relevant to the expansion project.

Type of EPF – Type II

The existing facility is permitted as a Type II or “local” Essential Public Facility. The proposed construction project will add square footage to the building but will not change the purposes or character of activities conducted onsite. Due to the opioid epidemic, the demand for opioid use disorder treatment services in Skagit County exceeds what didgʷálič can presently meet. For the same reasons that didgʷálič was designated as a Type II EPF, it will remain a Type II EPF with additional square footage.

Criteria for Approval Pursuant to 17.75.050

Anacortes Municipal Code 17.75.050 sets forth the information required in applications for EPF projects, a specific type of CUP. The criteria are listed below in bold, with responses following each item.

A. A detailed written description of the proposed and potential public services to be provided, including a proposed site plan, the proposed service area of the facility, the source or sources of funding, and identification of any applicable public regulatory agencies or regional state or federal project agency sponsors and the federal or state authority which the agency has been granted for siting decisionmaking;

The answer to this question provided in the Tribe’s 2016 application is hereby incorporated by reference.

Supplementary answer: The didgʷálič Wellness Center currently delivers full-service substance use disorder treatment; medication assisted treatment; primary care services; mental health care; individual and group counseling; Hepatitis C treatment; acupuncture; pain management care; case management and social worker assistance; transportation; and on-site child care. In addition to these services, the expansion project will enable didgʷálič to provide on-site dental care to patients suffering from substance use disorders, as explained more fully below.

Exhibit A: Site Plan

B. A written statement of the need, in statistical or narrative form, for the proposed project currently and over the following ten-year period;

The answer to this question provided in the Tribe's 2016 application is hereby incorporated by reference.

Supplementary answer: The severity of the opioid crisis continues to drive the need for additional treatment services in Skagit County. The recently updated Skagit County Opioid Dashboard Report (2018) provides detailed information about the extent of the epidemic in this region and the need for expanded services. In addition, the need to add on-site dental care is acute. Opioid use disorder is highly correlated with dental complications, dental decay and loss, periodontal diseases, and dental pain.^{1, 2} Clinicians at didg'wálič have found that a significant number of patients suffer from dental issues that range from basic to severe, and most patients do not have access to even basic dental services. For some, chronic dental pain contributes to a cycle of opioid use. Mainstream dental care often involves the prescription of opioids to address dental pain during and after procedures. It is therefore critical for those in recovery from opioid use disorder to receive care from dental providers knowledgeable about opioid use disorder and to integrate such dental care with treatment for substance use disorder.

Exhibit B: Skagit County Opioid Dashboard Report (2018)

C. An inventory of known, existing or proposed facilities, by name and address, within Skagit County, or within the region, serving the same or similar needs as the proposed project;

The answer to this question provided in the Tribe's 2016 application is hereby incorporated by reference.

The didg'wálič Wellness Center remains the only facility in Skagit County that provides full-service medication assisted treatment ("MAT"), and is the only MAT facility to provide fully-integrated primary care, mental health services, and counseling.

D. An explanation of the need and suitability for the proposed facility in the proposed city location(s);

The answer to this question provided in the Tribe's 2016 application is hereby incorporated by reference.

Supplementary answer: This project is not a new facility but instead will simply expand an existing essential public facility ("EPF") in order to increase services to the community. The current location of the didg'wálič Wellness Center remains ideally located to serve the needs of the Anacortes community, local Tribes, and regional Skagit County.

E. An assessment of the suitability of the proposed location in the city or another jurisdiction in terms of local, county, regional and/or state needs in order to minimize

¹ See Gurpreet Kaur Saini, N. D. Gupta, and K. C. Prabhat. "Drug addiction and periodontal diseases," Journal of Indian Society of Periodontology, 2013 17(5): 587–591, available at <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3808011/>.

² See Chaparro-González, Neira Trinidad, et al. "Oral and maxillofacial manifestations in patients with drug addiction." *Epidemiology* 1 (2018): 8230-1074, available at: <http://www.scielo.edu.uy/pdf/ode/v20n32/1688-9339-ode-20-32-24-en.pdf>

public costs (where appropriate) and environmental impacts, to discern the suitability of the facility's location in the city or within another jurisdiction, to determine the number of jurisdictions affected or served by the proposed EPF, and to decide what, if any, inter-jurisdictional approach is most appropriate or available;

The didgʷálič Wellness Center is currently designated as an essential public facility. Expanding the existing facility is the most suitable solution for increasing services to the population of patients who increasingly seek services on-site each week. The expansion will meet this clearly identified need for additional services in the existing location. No public costs or environmental impacts associated with an expansion have been identified.

F. An analysis of the environmental, social, economic, financial and infrastructure impacts of the proposed EPF, including an assessment of the proportionate financial impacts on affected jurisdictions, consideration copies of agreements which allocate the financial burdens of the proposed project on the city and other jurisdictions, and the approximate area within which the proposed project could potentially have adverse impacts, such as increased traffic, public safety risks, noise, glare, emissions, or other environmental impacts, and;

The answer to this question provided in the Tribe's 2016 application is hereby incorporated by reference.

Supplementary answer: The didgʷálič expansion will positively impact the community. No negative environmental, social, economic, financial or infrastructure impacts have been identified.

There is a consensus among public health officials that Skagit County, and Washington State as a whole, must increase capacity for opioid treatment services to deal with the crisis. This expansion will allow a proven and successful treatment program serve a greater number of individuals in our community who suffer from opioid use disorder.

Expanding the didgʷálič facility will continue to positively address the devastating impacts of the opioid crisis to the local workforce. A 2018 study indicates that Washington State has lost more than 33,000 workers in its labor force in recent years due to the opioid epidemic.³ Didgʷálič is helping individuals with opioid use disorder return to the workforce and to remove the barriers to finding and sustaining employment.

In addition, an expansion of didgʷálič will positively affect the local economy, adding approximately 40 new jobs in the healthcare sector to the area. The clinic currently employs doctors, nurses, counselors, technicians, medical records staff, accountants, IT professionals, clerical staff, security personnel, transportation drivers, and others. With the expansion, the clinic will hire additional staff in a variety of its departments to increase service capacity.

³ Ben Gitis, "State-by-State: The Labor Force and Economic Effects of the Opioid Crisis," Sept. 12, 2018, available at: <https://www.americanactionforum.org/project/opioid-state-summary/#back-to-map>

Didgʷálič has an excellent record of ensuring safety in and around its facility. The robust security plan and security team will incorporate the new addition into its existing operations. Didgʷálič will continue to partner with local law enforcement to ensure continued protection of public safety.

As with the original clinic, the Swinomish Tribe will finance the expansion project. Didgʷálič has engaged a local architect and engineers to design the building and new parking areas to meet applicable environmental protection requirements.

In summary, only positive impacts, and no negative impacts, have been identified in association with this project.

G. An analysis of the proposal's consistency with the city's comprehensive plan and development regulations, and plans and policies of other affected jurisdictions, including but not limited to Skagit County Countywide Planning Policies;

An expansion of didgʷálič is consistent with the Anacortes comprehensive plan for the same reasons stated in the City Council's decision designating it as an essential public facility. The answer to this question provided in the Tribe's 2016 application is hereby incorporated by reference.

H. Documentation of public involvement efforts to date, including public and agency comments received, and plans for future public participation;

The didgʷálič Wellness Center is an active and engaged member of the local and state public health community, as well as the local Anacortes and Skagit County communities.

Didgʷálič held a Neighborhood Meeting on January 15, 2019.

In addition, Didgʷálič has engaged in direct public outreach with the following community groups in the past several months:

1. Skagit Community Action
2. Island County Jail Staff
3. Skagit Jail Staff
4. City Scene Magazine-Sedro Woolley
5. Behavioral Health Organization Advisory Board
6. Island Hospital
7. Skagit County Drug Court
8. Skagit County Diaper Bank
9. Dept. Children & Family Services-Mount Vernon
10. Northwest Youth Services
11. Samish Indian Nation (Housing resources)
12. Anacortes City & Municipal Court
13. Skagit District Probation
14. Skagit County DOC
15. Peace Health Hub & Spoke
16. Ohana

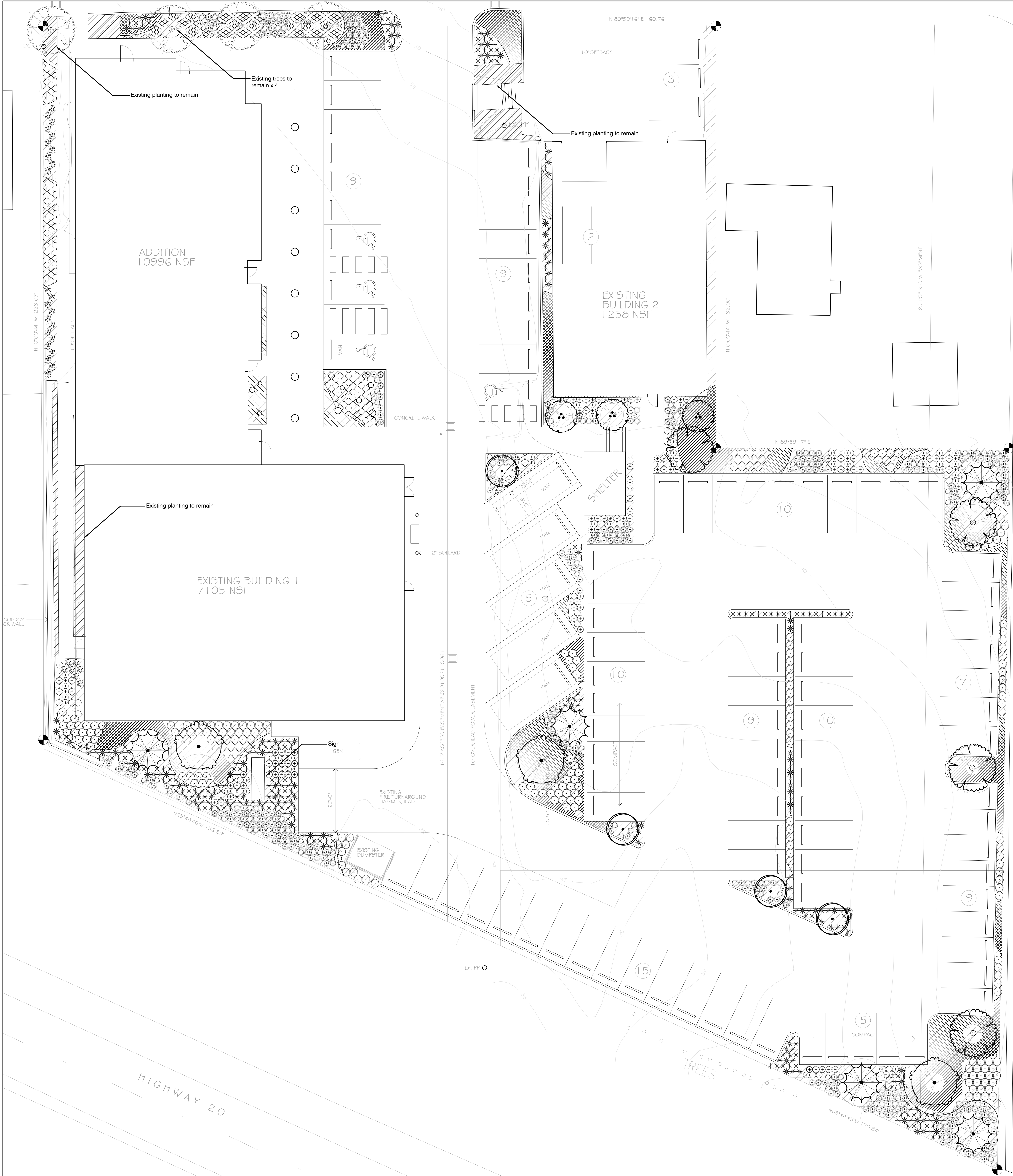
17. San Juan Behavioral Health
18. Tierra Nueva
19. Workfirst (DSHS)
20. Washington Connections
21. Skagit Leadership group
22. Skagit County Commissioners USDA Opioid roundtable
23. Family Promise
24. Northwest Youth Services Mental Health
25. Island County Hospital Wound Care

I. Such information as requested by the director as determined necessary to complete the preliminary analysis or to otherwise assist the director and staff to make a recommendation and the city council in making the final determination on the CUPEPF.

The Director has not requested any additional information at this time.

Exhibit A to EPF Application

Site Plan



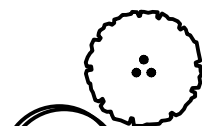
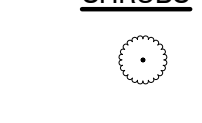
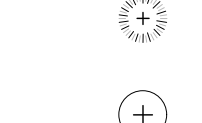
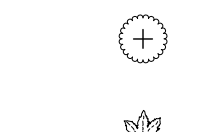
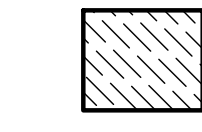
GENERAL NOTES:

- Contractor to verify utility locations prior to beginning work. Protect all underground utilities.
- See Civil for temporary erosion and stormwater controls.
- Contractor responsible for daily clean-up of the site.
- Contractor shall protect all existing improvements.
- Notify the owner of discrepancies between drawings and site conditions. Contractor shall assume all responsibility if proceeding without owner resolution or directions.
- All plantings to receive supplemental water for 2 growing seasons, minimum. Supplemental water can be delivered via permanent automatic irrigation, temporary automatic irrigation, or hand watering per maintenance contract.

PLANTING NOTES:

- Planting areas to have positive drainage before and after topsoil and mulch placement. Notify Owner if poor draining conditions are discovered.
- Compost: Cedar Grove Compost or equal.
- Soil Conditioner: Hendrikus Complete 6-4-4 fertilizer. Apply per manufacturer's recommendations to all planting beds.
- Topsoil: As needed to complete finish grades or provide positive growing conditions for plants. 3-way topsoil. No peat content allowed. Components to be free of noxious weeds, deleterious materials and rocks or debris which will not pass through a 3/4" screen. The components must be evenly distributed throughout the topsoil mix.
- Mulch: Provide 2-3" depth mulch at all planted bed areas. Finish grade includes mulch depth. Arborist Chips, shredded wood material. No synthetic products or tree bark. Hold back mulch from base of plants at crown height.
- Plant when weather conditions are consistent with good horticultural practice.

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS	
	ACE CIR	Acer circinatum	Vine Maple	5 gal	3		
	CAR FRA	Carpinus betulus 'Franz Fontaine'	Franz Fontaine Hornbeam	2" Cal.	4		
	GIN AUT	Ginkgo biloba 'Autumn Gold' TM	Maidenhair Tree	2" Cal	4		
	LIR FAS	Liriodendron tulipifera 'Fastigiata'	Tulip Tree	2" Cal.	3		
	PIN COS	Pinus contorta 'Contorta'	Shore Pine	2" Cal	5		
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS	
	CIS WH2	Cistus x hybridus	White Rockrose	2 gal	213		
	DES GO3	Deschampsia cespitosa 'Goldtau'	Gold Dew Tufted Hair Grass	2 gal	390		
	GAU SHA	Gaultheria shallon	Salal	2 gal	150		
	HEL SEM	Helictotrichon sempervirens	Blue Oat Grass	2 gal	337		
	PER LIT	Perovskia atriplicifolia 'Little Spire' TM	Little Spire Russian Sage	2 gal	62		
	POL MUN	Polystichum munitum	Western Sword Fern	2 gal	30		
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	REMARKS
	HAK AL2	Hakonechloa macra 'Albo-striata'	Japanese Forest Grass	1 gal	24" o.c.	188 sf	
	PRU M32	Prunus laurocerasus 'Mt Vernon'	Mt. Vernon Laurel	2 gal	18" o.c.	759 sf	
	GROUND COVER MIX FULL SUN			2,588 sf			
		Archostaphylos uva-ursi 'Massachusetts'	Massachusetts Manzanita	1,196	2 gal		
		Fragaria chiloensis	Beach Strawberry	1,196	1 gal		
		Rubus calycinoides	Green Carpet Raspberry	1,196	2 gal		

LANDSCAPE CODE CALCULATIONS

ITEM	QTY	UNIT
LOT AREA	75,315	SF
LANDSCAPE AREA REQUIRED (110% LM 1)	7,532	SF
LANDSCAPE AREA PROPOSED	10,573	SF
PARKING AREA	37,449	SF
PARKING LANDSCAPE AREA REQUIRED (PLAR) (5%)	1,873	SF
PARKING LANDSCAPE AREA PROPOSED	6,277	SF
PARKING LANDSCAPE TREE REQUIRED = PLAR / 150	17	
PARKING LANDSCAPE TREE PROPOSED	18	

* BASED ON PROPOSED PLAR (VS REQUIRED)

LANDSCAPE

PARKING
NET SQUARE FOOTAGE

BUILDING	AREA
EXISTING BUILDING 1, 1ST FLOOR:	5262 NSF
EXISTING BUILDING 1, 2ND FLOOR:	1833 NSF
EXISTING BUILDING 2:	1258 NSF
ADDITION, 1ST FLOOR:	3370 NSF
ADDITION, 2ND FLOOR:	3743 NSF
ADDITION, 3RD FLOOR:	3553 NSF
TOTAL	19349 NSF

PARKING SPACES REQUIRED (17.46.020)
4 PER 1000 NSF
19349 / 1000 = 19.35
19.35 * 4 = 77.4

PARKING SPACES PROPOSED 103

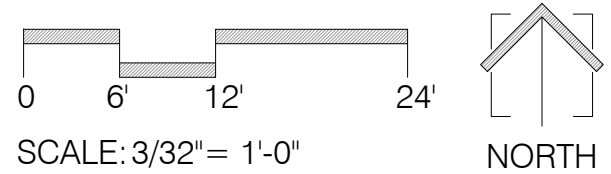
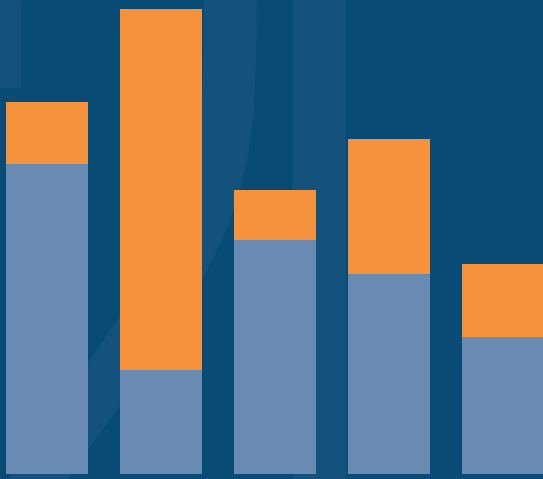


Exhibit B to EPF Application
Skagit County Opioid Dashboard Report

SKAGIT COUNTY

Opioid Dashboard



December 2018



Purpose of this Report:

This report highlights the high-level outcomes of the opioid crisis that OWLT and partners are working to change. This data calls us to action. Though this is not all the data available regarding the opioid epidemic and its causes, these select indicators are the ones we will track into the future to evaluate the progress we are making toward strategies put forward in the *OWLT Community-Wide Action Plan and Call to Action*. Individual strategies or actions in the plan might call on other specific data. Here we present a few key indicators to measure our progress over time.

Introduction

In 2015, Skagit County embarked on a Community Health Assessment (CHA) process in collaboration with the Population Health Trust. The community-at-large resoundingly identified the opioid crisis as their greatest concern.

Skagit County Population Health Trust formed the Opioid Workgroup Leadership Team (OWLT), charged with:

1. Understanding the scope of the opioid problem in Skagit County
2. Understanding what was being done throughout the community to address the problem
3. Identifying opportunities to do more
4. Developing an action plan

Preliminary data collected by state and local entities allowed OWLT to begin identifying the scope of the opioid crisis beginning in 2016. OWLT partners knew that initial data would be inconsistent and incomplete because few data collection systems or standards existed. In March of 2018, Skagit County Public Health received funds from the Center for Disease Control and Prevention (CDC) Prescription Drug Overdose Prevention Grant to do a deep-dive into data sources that illuminate the scale and trends of the opioid epidemic and its local impacts. This grant allowed us to better understand populations affected, populations at risk, systems impacted, and services available. We were also able to standardize data collection and methods to ensure comparability. These indicators, when combined together, allow us to track important outcomes related to the opioid epidemic and evaluate the efforts made to combat it. This is the Skagit County Opioid Dashboard.

Indicators presented in the Skagit County Opioid Dashboard echo but also augment the data indicators followed by the *Washington State Opioid Response Plan*¹ and the *North Sound Behavioral Health Organization Regional Opioid Reduction Plan*.² Across these jurisdictions, we are following opioid prescribing patterns, youth misuse of opioids, and opioid overdose reversals reported by syringe service programs. Yet, only through local partnerships are we able to provide additional clarity to data on fatal and nonfatal opioid overdoses as well as naloxone distribution including private purchases. This data dashboard serves as a status monitor for the opioid crisis in Skagit County as well as an evaluative tool for strategies in the *OWLT Community-Wide Action Plan and Call to Action*.³ Going forward, we aim to include more data sources such as law enforcement, jail and corrections, tribal treatment and experiences, and treatment data.

Small Numbers Caveat

Though considered a Metropolitan Service Area by the Census, Skagit County has a relatively small population compared to other jurisdictions. With 124,100 residents in 2017, tracking data and evaluating change is statistically challenging. Skagit County often has similar disease rates compared to other counties (for example, the number of people who have diabetes per 100,000 people). However, when interested in a change in rates over time, the actual number of cases used in the calculation—in this example, the number of people with diabetes at two time points—needs to be sufficiently large to detect significant change. This is sometimes referred to as “statistical power” to detect a difference.

Our challenge is that data may be affected by random fluctuations between successive measurements, for example for different years. The effect of such random fluctuations on disease or death rates is proportionately larger when the number of cases is small. Thus, when we look at rare but important health conditions like fatal opioid overdoses, we struggle to prove statistically significant change. Nonetheless, tracking this data over time will allow for continued discussion, analysis, and data-informed decisions as partners across Skagit County implement strategies to stop this epidemic.

In this report, we will note where statistically significant differences do exist. When there is no such note, then the difference being examined did not reach statistical significance and one of the reasons this occurs is because of small numbers of cases. [Additional information on statistical methods used is included in the Appendix.]

*Skagit County Public Health convenes partners to **prevent** disease, **promote** wellness, and **protect** the health of our community in order to foster a thriving, collaborative and cohesive community where everyone has the opportunity to reach their health potential.*

Acknowledgements

This report was made possible by funding from the Washington State Department of Health (DOH) and Center for Disease Control and Promotion (CDC) Prescription Opioid Overdose Prevention Grant. Its contents are solely the responsibility of the authors and do not necessarily represent the official views of the Washington State Department of Health, Centers for Disease Control and Prevention, or the Department of Health and Human Services.

Editor: Lea Hamner
Contributors: Kristen Ekstran, David Jefferson, and DWest Consulting, LLC.
Design and Layout: Sutherland Design Works

Many partners provided data to make this work possible. We wish to recognize their partnership and support in developing this report on data indicators.

- Skagit Regional Health
- PeaceHealth United General Hospital
- Island Hospital
- Phoenix Recovery Services
- Healthy Youth Survey
- ADAPT Pharma
- Skagit County Coroner’s Office
- Skagit County Emergency Medical Services
- Washington State Department of Health

Skagit County Public Health would appreciate receiving details of any use made of this material in outreach, education, program design, implementation, or evaluation.

Table of Contents

Fatal Overdoses.....3

Nonfatal Overdoses.....5

Naloxone Distribution9

Adults and
Opioid Misuse..... 11

Youth and
Opioid Misuse..... 13

Opioid Prescribing 15

Appendix..... 17

InfographicBack cover

Contact

Lea Hamner, MPH
*Communicable Disease
and Epidemiology Lead*
leah@co.skagit.wa.us

Skagit County Public Health
700 South 2nd Street
Suite #301
Mount Vernon, WA 98273



This is the sharp tip of the iceberg. Opioid use disorder wrecks lives in lots of other ways but these are preventable deaths."

Howard Leibrand
Skagit County Health Officer

Know the symptoms of an opioid overdose:

1. Pinpoint pupils
2. Unconsciousness
3. Respiratory depression

Naloxone can immediately reverse an opioid overdose and save a life. Consider having naloxone on hand.

Naloxone might not work if the opioid is too strong (e.g. fentanyl or carfentanil), if there are other substances affecting the person, or if it is not an opioid overdose.

Call 911.

To find out more on how to identify and respond to an opioid overdose, go to [StopOverdose.org](https://stopoverdose.org).

Fatal Opioid Overdoses

In its most tragic form, the opioid epidemic has led to the deaths of friends and family across the nation and in Skagit County. Though counting deaths does not fully capture the human costs of opioid use disorder and the opioid epidemic at large, it is an ultimate measure of the crisis.

The Skagit County Coroner determines the cause and manner of death for an average of 430 people per year. The Coroner's Office investigates sudden, unexpected deaths that occur under violent or suspicious circumstances, as well as unexplained deaths. Since 2016, the Coroner's office has taken additional steps to document drug overdoses and has retrospectively reviewed cases going back to 2009 to develop a more accurate count.

From 2009 to 2017, 126 Skagit residents died from opioid overdoses alone. This means on average 14 people die every year from a fatal opioid overdose (95% Confidence Interval: 11.0-17.0). Deaths include

certain (123) and presumed (3)

opioid overdoses. Presumed means

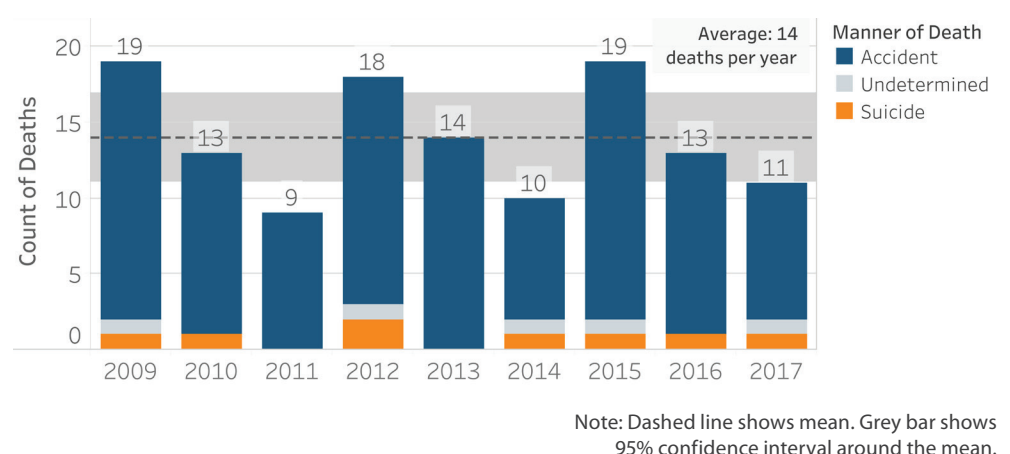
that there was no toxicology available

to confirm it as an opioid overdose or that toxicology is still pending. Currently, there are immense delays in toxicology testing. Following improvements to the toxicology process, future analysis will examine the type of opioid implicated.

The Coroner's Office certifies deaths by cause and manner, which shows that 90% of fatal overdoses are accidents (113/126), 6%, are suicides (8/126), and 4% are undetermined (5/126) [Figure 1]. Only complete years are shown in the graph for consistency. In the first three quarters of 2018, January through September, 16 fatal opioid overdoses have occurred: 12 certain and 4 presumed. All have been accidents.

From 2009 to 2017, 126 Skagit residents died from opioid overdoses alone.

Figure 1
Fatal Opioid Overdoses in Skagit County, 2009-2017



Summarizing trends over time is difficult for several reasons. First, local numbers for opioid overdoses currently do not match Washington State data records for Skagit County. Local numbers are higher likely because of increased scrutiny and case finding by the Coroner's Office. Second, an average of 14 overdoses per year is a small number, yet it has a relatively large impact in our small county. Small numbers mean that there is proportionately greater variability from year to year—decreasing from 13 fatalities to 11 is a 15% decrease.

We can stabilize estimates by combining multiple years of data to increase the total sample size. Using local data and comparing to statewide opioid overdose numbers, Skagit County appears to have a higher rate of fatal opioid overdoses per 100,000 people, adjusted for age. However this difference is not statistically significant. At this time there is no clear and significant trend for fatal opioid overdoses in Skagit County, yet we will continue to monitor these numbers going forward.

Table 1. Opioid Overdose Mortality Rates per 100,000 People*

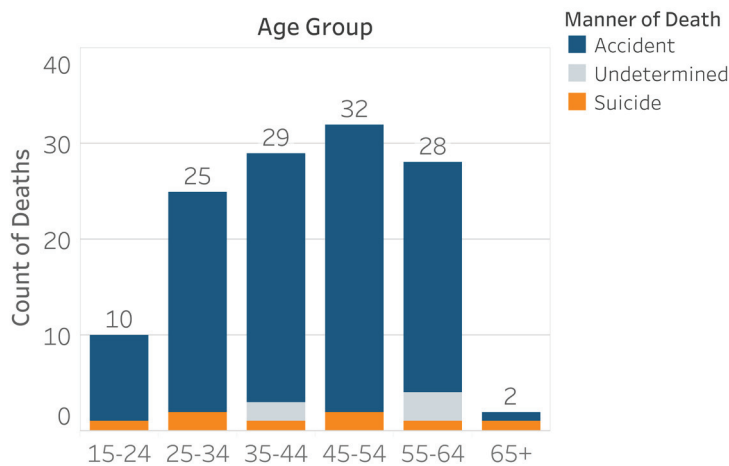
Time Frame	Number of Years Aggregated	Skagit Rate (95% CI)	Washington Rate (95% CI)
2015-2017	3	11.6 (8.2-15.9)	9.4 (9.0-9.8)
2013-2017	5	11.4 (8.7-14.6)	9.2 (8.9-9.5)

*Rate adjusted for age. Methods described in the Appendix.

Demographics

Demographic characteristics of overdose deaths in Skagit County match those seen nationwide: more men than women fatally overdose and overdose affects a wide range of ages—90% being adults 25 to 64 years old⁴ [Figure 2]. Over 9 years, 55% of opioid overdose deaths were men and 44% were women. On average, 7.8 males die of opioid overdose each year (95% CI: 5.8-9.7), compared to 6.2 females (95% CI: 4.7-7.7). Notably, 7 female overdoses, compared to 1 male, were suicides. This is consistent with national trends that females are more likely to commit suicide by poisoning.⁵

Figure 2
Fatal Opioid Overdoses by Age Group and Manner, 2009-2017



Keep in Mind

Due to many competing forces, we cannot always pinpoint a specific cause for changes in the number of fatal opioid overdoses year to year. An increase could be because potent synthetic opioids like fentanyl or carfentanil, known to be 50 and 5,000 times stronger than heroin⁶, have been intentionally added to the drug supply. It could be compounded by a lack of naloxone available to reverse opioid overdoses; it may take more than one naloxone kit to reverse a more potent opioid. It could also be because of an increase in the underlying population misusing opioids; then, in the context of this larger population, the greater number of fatal overdoses remains proportionate. Any of these forces can be working together to drive these trends. Regardless of cause, the data is still important for understanding the impact of the opioid epidemic in our community.

On Average

14 people

DIE EVERY YEAR

FROM A FATAL OPIOID OVERDOSE

(2009-2017)



Going Forward

“There are lots of other causes of death of people with opioid use disorder besides overdose.” Howard Leibrand, Skagit County Health Officer, points out. “Overwhelming sepsis, blood infections, heart valve infection, resulting congestive heart failure...All of those other things kill more people than the opioid overdoses. But on death certificates, we have been lax in attributing them to the underlying opioid use disorder.”

There are efforts underway by the Coroner’s Office to better document deaths where opioid use was a contributing factor. However, the Coroner’s Office does not investigate all deaths in Skagit County, and thus does not have jurisdiction over most natural or unexplained deaths. Instead, we will have to encourage other experts to document a history of opioid use and determine if it contributed to the cause of death. Ideally, future data would begin to measure the full impact of opioids on life expectancy and mortality.



These are near misses. This is how many instances where the bullet flew over their heads.

The fatal ODs are the ones that hit home."

Lin Tucker

Chief, Sedro Woolley
Police Department

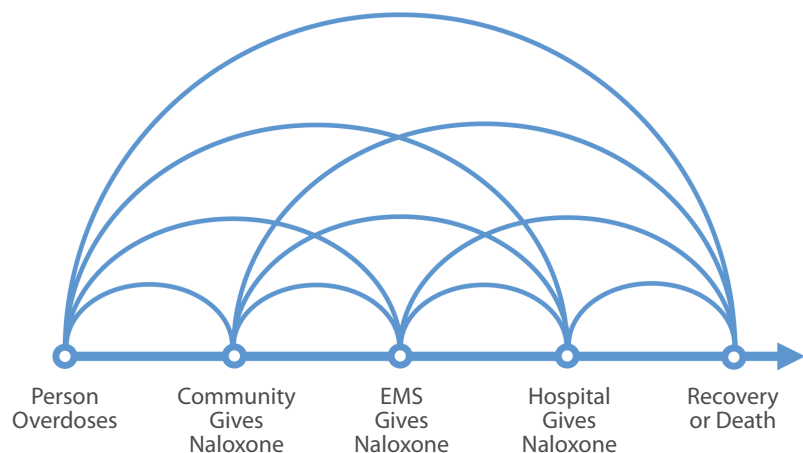
Naloxone is the antidote to an opioid overdose. With a sufficient dose, naloxone immediately revives a person. Naloxone lasts between 30 and 90 minutes, while the effects of opioids may last longer. A person should be monitored even after being revived with naloxone because they may still have opioids in their system that can cause them to go into an overdose again. Naloxone has no effects on a person who is not experiencing an opioid overdose. Other names for naloxone are Narcan® and Evzio®.

Nonfatal Overdoses

When attempting to assess instances of nonfatal overdose, we quickly faced challenges because there are many different ways a person can get care for an overdose. “*The whole issue of overdoses and of counting overdoses has been hard from the very beginning,*” per Howard Leibrand, Skagit County Health Officer. A person could overdose and then get naloxone from a friend (or not), get treated by EMS (or not), sent to the hospital (or not), and then recover (or not). People in Skagit County have gotten help in a myriad of ways [Figure 3]. Any of these touch points can then report the overdose. Thus, our challenge is to count one overdose, one time.

Figure 3

The Many Combinations of Ways a Person Gets Help for an Overdose



To identify unique overdoses, we matched Emergency Medical Services (EMS) and Phoenix Recovery Needle Exchange data. EMS tracks each naloxone administration. If a patient improved with naloxone, we considered it a probable opioid overdose. Phoenix Recovery gives out free naloxone kits and when people come back for a refill, Phoenix asks if the person used the kit and the circumstances of the overdose. We considered these self-reported overdoses to be cases of community opioid overdoses. Based on date, location, and whether a community member called 911 or not, we are able to make a best-guess match between EMS and Phoenix data so we count a shared overdose only once between the two data sources. [To learn more about this method, please see the Appendix.]

Next, we brought in data from the three hospitals in Skagit County (Skagit Valley Hospital, PeaceHealth United General Hospital, and Island Hospital). Hospital staff diagnose patients with opioid overdose based on symptoms, toxicology, or a positive reaction to naloxone. Billing staff then code the diagnosis as an ICD-10 code. Using ICD-10 codes standardized for opioid overdoses by the CDC, hospitals were able to get aggregate numbers of opioid overdoses. Only in 2017 did all three hospitals have data on opioid overdoses due to changing electronic medical record systems. We did not have patient-level information from hospitals, but based on EMS and Phoenix data we know which of those overdoses ended up at the hospital. We subtracted this number from the hospital data to get the best estimate of documented and deduplicated overdoses in 2017. These represent single overdose events, not unique people who overdose. If a person overdosed multiple times in the year, each overdose event is counted.

Using this method, we identified 298 nonfatal overdoses and 11 fatal overdoses in 2017. Adjusted for the county population, this is 240.1 nonfatal overdoses per 100,000 people (95% CI: 214.0-268.6). This is a conservative estimate; we know there are overdoses that are not reported to Phoenix Recovery, EMS or local hospitals. We also know that not every opioid overdose reverses with naloxone, for example overdoses from synthetic opioids like fentanyl. In an effort to be precise, this method is specific so that conditions other than opioid overdoses are removed from the figure. [See Appendix for more information.]

Though opioid overdoses can be life threatening, few ended in death (4%). Yet near-death experiences like nonfatal opioid overdoses are severe outcomes, and are likely to happen again. People who have nearly died from an opioid overdose are more likely to overdose again, and to die from a subsequent opioid overdose.^{7 8} Additionally, nonfatal overdoses can be important opportunities for intervention. A near-death experience can create strong change narratives for some individuals. It can also illuminate the dangers of prescribed medication among those who did not realize the risks.

2017:
298
NONFATAL OVERDOSES

&

11
FATAL OVERDOSES

- Among the 298 nonfatal overdoses in 2017:
- 17% never saw a medical professional (EMS or hospital) (52/298)
 - 79% were seen by the hospital at some point in their care (236/298)
 - 4% were seen by EMS at some point in their care and were not transported to the hospital, either per protocol or because the patient refused (11/298)

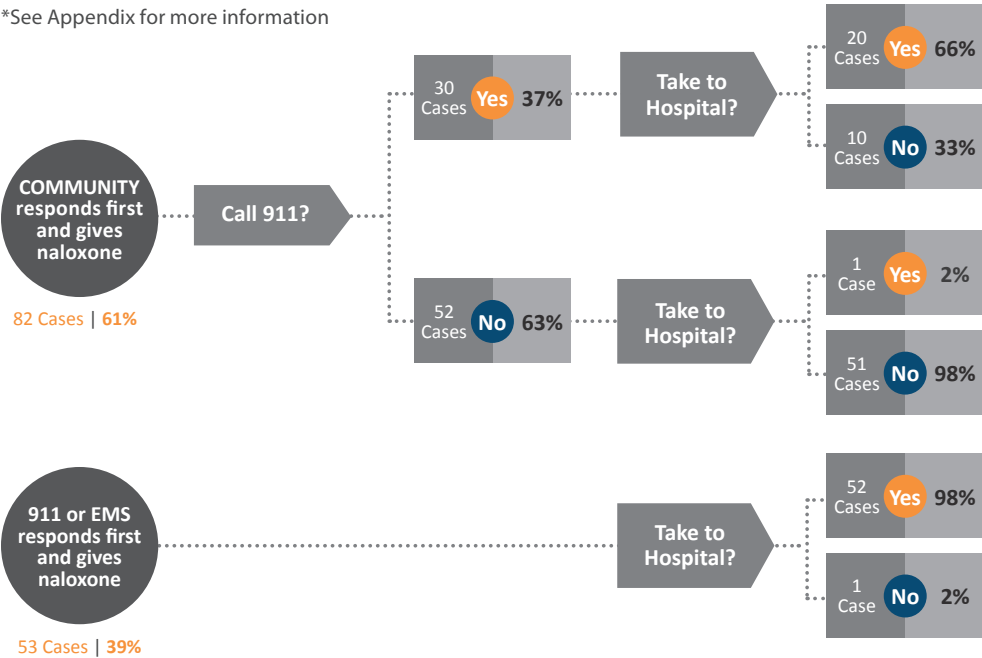
Pre-Hospital Overdoses

More than half of the overdoses presented *only* at the hospital and we found no record of them being seen by EMS or community (163 overdoses, 55%). For the remaining 135 overdoses (45%) that did have a community or EMS record, we can outline the care continuum and show the touchpoints for overdoses in 2017 [Figure 4]. We refer to community and EMS-reported overdoses together as “pre-hospital overdoses”.

Figure 4
Pre-Hospital Overdose Responses | 2017

Matched Phoenix Recovery and EMS Data | 135 overdoses | Fatal outcomes unknown*

*See Appendix for more information



People who have nearly died from an opioid overdose are more likely to overdose again, and to die from a subsequent opioid overdose.

Pre-Hospital Overdose Takeaways:

- 61% of pre-hospital overdoses began with a community member giving naloxone; in 39% of cases, EMS was the first to respond and give naloxone
- Out of the overdoses that began with a community member giving naloxone, 62% did not see any medical provider (EMS or a hospital) (51/82)
- When EMS responded first, they transported 98% of the time; when community responded first and then called 911, EMS transported 66% of the time

Geographical Distribution of Pre-Hospital Overdoses

We can also present pre-hospital overdoses by where they occurred. We do not have event location for the 163 overdoses only seen by a hospital so the data presented below is a *limited* picture of overdoses. However, it is important to track the locations of overdoses to understand how different areas are affected.

We present both the number of overdoses and the rate per area, which adjusts for the population of that area. Both numbers are important because the total number of overdoses between two areas may be the same, but the proportional impact on the community is different in a large city versus a small town [Table 2].

Usually, the standard is to show rates per 100,000 population. However, since we are showing geographies with less than 100,000 people, we are matching the rate to the context by using a standard of 10,000 people. From darkest to lightest, the color gradient ranks the areas from highest to lowest, respectively, by their overdose counts and the rate per 10,000.

From 2016 to 2017, no area experienced a statistically significant change in their rate of pre-hospital overdoses. However, we will continue to follow these numbers and trends going forward. [See Appendix for methods.]

Table 2. Count and Rate of Pre-Hospital Overdoses by Area

Year	Statistic	Area					
		Skagit County	Mount Vernon	Sedro Woolley	Burlington	East County	West County
2016	Pre-Hospital Overdoses	105	37	26	20	12	10
	Population	122,270	48,225	25,272	19,518	5,109	25,828
	Rate per 10,000* (95% C.I.)	8.59 (7.1-10.4)	7.67 (5.5-10.5)	10.29 (6.9-14.9)	10.25 (6.4-15.5)	23.49 (12.7-39.9)	3.87 (2.0-6.9)
2017	Pre-Hospital Overdoses	135	60	25	24	14	12
	Population	124,100	49,134	25,400	19,787	5,210	26,219
	Rate per 10,000* (95% C.I.)	10.88 (9.2-12.8)	12.21 (9.4-15.6)	9.84 (6.5-14.3)	12.13 (8.0-17.8)	26.87 (15.3-44.0)	4.58 (2.5-7.8)

Legend: Highest Number  Lowest Number

*Number of overdoses divided by population of area, and then multiplied by 10,000.

Note: The population sizes used for sub-county geographies do not add up to total estimated population of the county because of zip code bleed-over across county lines.

How we defined areas:

Mount Vernon: Big Lake, Conway, Lake McMurray, Mount Vernon

Sedro Woolley: Clear Lake, Sedro Woolley

Burlington: Alger, Allen, Bay View, Bow, Burlington, Edison

East County: Concrete, Hamilton, Lake Cavanaugh, Lyman, Marblemount, Rockport

West County: Anacortes, La Conner

Geographical Differences in Pre-Hospital Overdose Responses

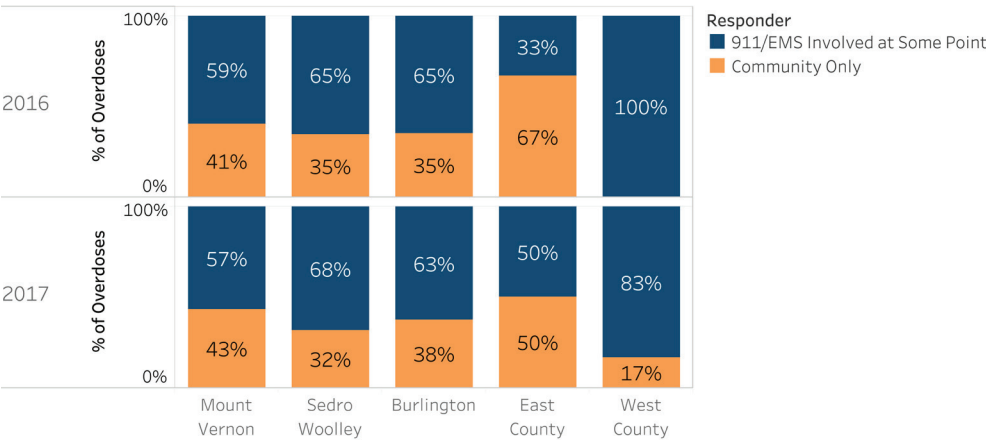
The response to pre-hospital overdoses also differs by area [Figure 5]. Here we compare overdoses reversed by community members alone to overdoses in which 911 or EMS was involved at some point in the care for the overdose.

In Mount Vernon—the area with the most pre-hospital overdoses—ratios have remained consistent. More than half of overdoses involved 911/EMS at some point (59% in 2016, 57% in 2017)

West County shows the highest proportion of pre-hospital opioid overdoses that involved 911/EMS at some point (100% in 2016, 83% in 2017)

East County shows the highest proportion of community-reversed overdoses without any 911/EMS involvement (67% in 2016, 50% in 2017)

Figure 5
Pre-Hospital Overdose Response by Area



Keep in Mind

Getting a true count of nonfatal opioid overdoses remains challenging. We are only able to report the number of *documented* opioid overdoses. For example, currently only Phoenix Recovery is tracking community-reversed overdoses. When someone returns to Phoenix for a new naloxone kit, Phoenix asks details about when the person used their previous one. If someone purchased or received naloxone elsewhere, they likely would not report it to Phoenix. Therefore, many opioid overdoses reversed in the community go undocumented. However, the current way we track overdoses is systematic and repeatable. Therefore, even though we know the figure to be an undercount of the true number of opioid overdoses, this method allows us to observe trends over time.



Going Forward

Finding the best way to measure nonfatal opioid overdoses is an evolving process. We will continue to work to improve our system to better measure the number of opioid overdoses in our county. If we, or our partners at Phoenix Recovery, EMS, and the Skagit hospitals, find a better way to get a more accurate number we will provide that updated data and highlight the changes made.

ONE OVERDOSE REVERSED FOR EVERY FIVE Kits

handed out by
PHOENIX RECOVERY
in 2017

Get a naloxone kit from:

- Your health care provider
- Phoenix Recovery Services
- Events like *International Overdose Awareness Day*
- Pharmacies that will dispense naloxone on behalf of a health care provider; identify one near you at StopOverdose.org

Naloxone Distribution

A key tool in fighting the opioid epidemic is naloxone, the antidote to an opioid overdose. Increasing the number of naloxone kits in the community and in the hands of first responders or community organizations is an evidence-based strategy to save lives⁹. Local data from Phoenix Recovery Needle Exchange proves this. In 2017, Phoenix distributed 469 kits used on 93 overdoses. This means for every 5 kits handed out by Phoenix Recovery, 1 overdose was reversed. We also know that kits distributed are saving lives beyond Skagit County borders. Since 2016, 15% of overdoses reversed with Phoenix Recovery naloxone kits were outside of Skagit County and reached from Clark to Whatcom counties. In total, from February 2016 to November 2018, Phoenix Recovery naloxone kits reversed 270 overdoses.

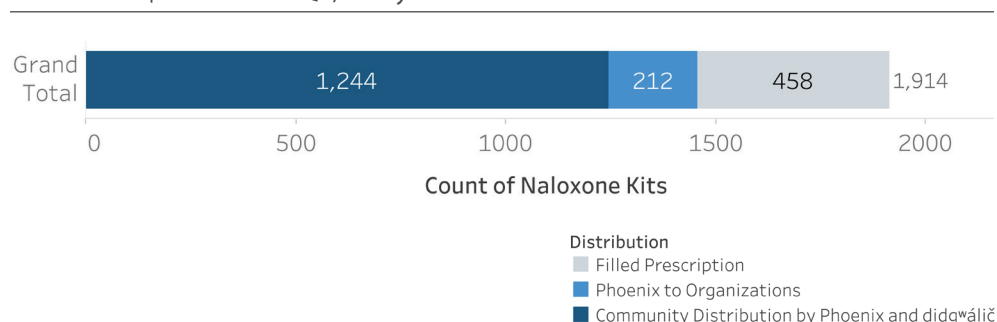
So far, Phoenix Recovery is one of the only sources we have to know whether a community member used a naloxone kit to reverse an overdose. When someone returns to Phoenix Recovery for a new kit, they are asked about the circumstances in which they used their naloxone. Only then can we find out about overdoses reversed by community members. Currently there is no way to follow up on naloxone purchased in pharmacies, so we cannot know whether those kits were used to save lives. Yet we can tally the total number of kits distributed or purchased in the county to understand the community's ability to respond to the opioid epidemic.

To understand the number of kits distributed, we obtained data from three sources:

- 1 ADAPT Pharma:** data on the number of naloxone kits purchased by individuals, including Narcan®, Evzio®, and naloxone brand purchases. Data available 2016 to present.
- 2 Phoenix Recovery Needle Exchange:** data on naloxone kits provided free of charge to community members and organizations. Data available 2016 to present.
- 3 didg'wálic Wellness Center of the Swinomish Indian Tribe:** data on naloxone provided free of charge to community members and data on prescribed naloxone purchased at the La Conner Pharmacy (this pharmacy was not accounted for in the ADAPT Pharma data). Data available January 2018 to present.

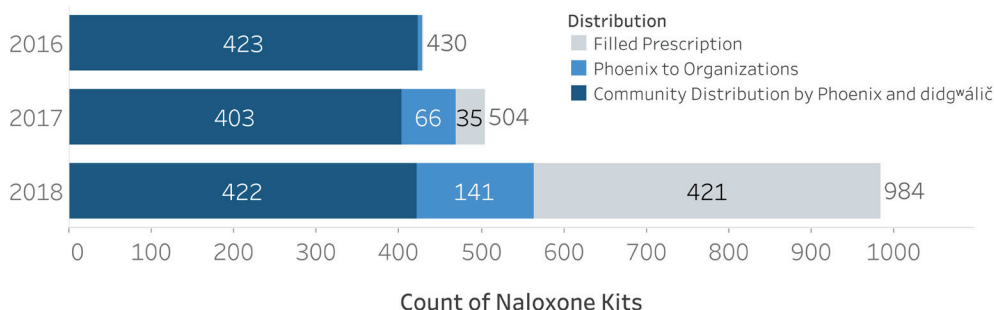
From 2016 through September 2018, a total of 1,914 naloxone kits have been distributed in Skagit County [Figure 6]. The majority of kits were provided free of charge to community members (65%). Another 11% of kits were provided to community organizations like police departments and training organizations. The remaining 24% of naloxone kits were purchased by individuals at pharmacies, and the majority of those purchases occurred in 2018. There were 421 naloxone kits purchased in the first three quarters of 2018 alone, compared to 35 naloxone kits purchased in all of 2017.

Figure 6
Grand Total | 2016 - 2018 Q3, 2.75 years



Individual purchases are an important indicator because they might signal an increasing effort by healthcare providers to talk about overdose risks with patients receiving high-dose opioids or risky co-occurring prescriptions. Citizens might also prefer getting naloxone from pharmacies and prescribers rather than established community-based organizations. Because of the increase in individually purchased naloxone from pharmacies, the number of naloxone kits increased dramatically overall from 2017 to 2018 [Figure 7].

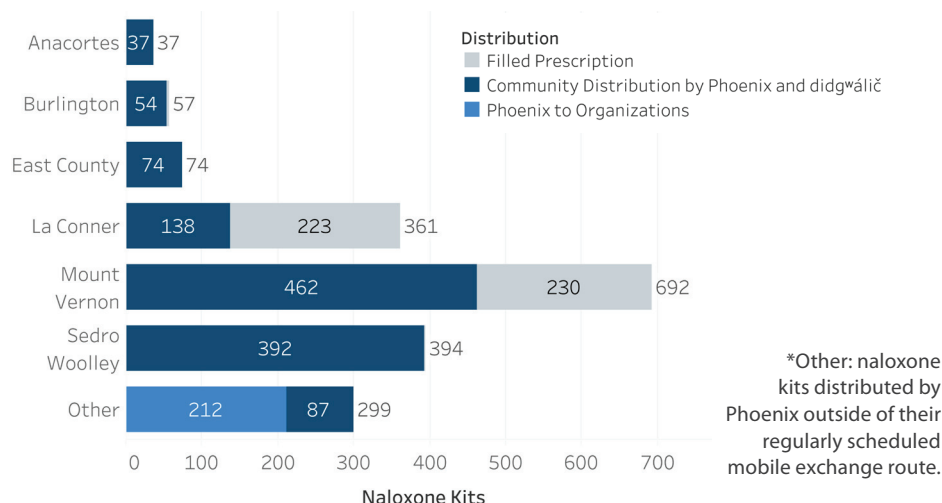
Figure 7
Naloxone Distributed by Year | 2016 - 2018 Q3, 2.75 years



The number of kits given directly to community members has also increased: in the first three quarters of 2018 more kits have been distributed than the total of 2017 (422 compared to 403). This is in part because didgʷálič Wellness Center began providing medication-assisted treatment (MAT) for opioid use disorder in January 2018 and has since distributed 138 kits to community members. Phoenix Recovery has consistently been the biggest provider of community naloxone and has handed out 1,110 kits to community members and 222 kits to organizations since 2016.

Geographically, Mount Vernon residents purchased and received the most naloxone kits. La Conner prescribed nearly as many naloxone kits from didgʷálič Wellness Center's MAT program. Sedro Woolley received a substantial amount of naloxone from Phoenix Recovery but did not show any individual prescription purchases [Figure 8].

Figure 8
Naloxone Distributed by Community | 2016 - 2018 Q3, 2.75 years



Feb 2016 - Nov 2018
PHOENIX RECOVERY
NALOXONE
KITS HAVE
REVERSED
270
Overdoses

Keep in Mind

There are some challenges to individual prescription data. ADAPT Pharma provided individual prescriptions by pharmacy zip code. However, pharmacies were notably missing based on data obtained from other sources, like La Conner Pharmacy. We presume that if a corporate pharmacy has a zip code based on its headquarters, which may be outside of Skagit County, then the prescriptions would not show as Skagit County prescriptions. It would improve data quality to have patient zip code rather than pharmacy zip code; however, this data is not available currently.

What is opioid misuse?

This term includes the misuse of prescription opioid pain relievers and/or the use of heroin. Misuse of prescription opioids means taking a medication in a manner or dose other than prescribed; taking someone else's prescription, even if for a legitimate medical complaint such as pain; or taking a medication to feel euphoria (i.e., to get high). Opioid misuse does not expressly indicate whether a person has opioid use disorder.

We estimate
**PHOENIX RECOVERY
NEEDLE EXCHANGE**

**SERVED
1,599
OPIOID USERS**

**WHO INJECT DRUGS
IN 2017**

Adults and Opioid Misuse

A complex question we, and others, are trying to answer is how many individuals in the community misuse opioids and how do we reach them? The 2017 National Survey on Drug Use and Health showed 4.2% of people aged 12 years or older misused any opioid within the last year, the vast majority of whom misused prescription opioids (4.1%).¹⁰ If we use this estimate and apply it to Skagit County, this would mean approximately 5,212 people misused any opioid, of which 5,088 misused prescription opioids in 2017. Unfortunately, this information is based on a national representative sample and therefore does not specifically reflect our local context. The local data we do have comes from the Washington State Syringe Exchange Health Survey which tracks detailed information on the population that injects drugs.¹¹

In 2017, all syringe exchange programs in Washington conducted a voluntary, anonymous survey among clients 18 and older. Phoenix Recovery Needle Exchange surveyed 67 individuals on a breadth of information regarding healthcare, behaviors, perceptions, drug preferences, and syringe use and reuse. The survey used a convenience sample method. A total of 1,079 individuals were surveyed statewide.

Using data from this survey and the number of syringes exchanged through Phoenix Recovery, we can approximate the total population of people who inject drugs in Skagit County [Table 3]. In 2017, we estimate that Phoenix Recovery Needle Exchange served 1,786 people who inject drugs of any type. Nearly 90% used opioids in the last 3 months. Thus we estimate the Needle Exchange served 1,599 opioid users who inject drugs in 2017. This is equivalent to 1.7% of the Skagit County adult population. The majority of respondents reported heroin as their main drug (67%). However, it is evident that most beneficiaries use multiple substances: 76% of respondents mixed opioids and stimulants. Statewide, 53% of respondents reported being “hooked on” prescription opiates before beginning to use heroin.

Table 3. Skagit County Estimates of People Who Inject Drugs (PWID)

Based upon 2017 Washington State Syringe Exchange Health Survey & Number of Syringes Exchanged

Indicator	Source of Data	Number
Average # of days survey respondent injected in the past week	Survey	6.5
Average # of times injecting per day	Survey	3.6
Average # of times using a syringe	Survey	2.3
Average # syringes used per day	Calculated*	1.45
Average # syringes per year per person	Calculated*	530
Total # of syringes exchanged in Skagit in 2017	Program	947,280

People Who Inject Drugs

Estimated # of people who inject drugs in 2017	Calculated*	1,786
--	-------------	-------

Opioid Users Who Inject Drugs

% of survey respondents who reported any opiate use	Survey	89.6%
Estimated # of people who inject drugs who use opioids	Calculated*	1,599

Opioid Users Who Inject Drugs Interested in Reducing or Stopping Use

% of survey respondents “very” or “somewhat” interested in reducing or stopping opioid use	Survey	55.2%
Estimated # of people who inject drugs interested in stopping or reducing opioid use	Calculated*	882

*See Appendix for formulas for calculated fields

Overdoses are common in this population with 69% of respondents reporting that they witnessed an overdose in the last 12 months. Approximately 1 in 5 reported that they mixed benzodiazepines or alcohol with opioids at least “some of the time”—a serious risk factor for overdose (18%). Another 73% reported injecting alone at least “some of the time.” Only a few reported using fentanyl recently (4%). Encouragingly, the majority of respondents had a take-home naloxone kit from Phoenix Recovery within the last 3 months (76%).

Treatment

More than half of the respondents who used opioids indicated wanting to reduce or stop their opioid use, meaning an estimated 882 people who inject drugs might be interested in treatment services (55%). Survey respondents were most interested in medication-assisted treatment (MAT) (66%), followed by 1-on-1 counseling for addiction (38%), and outpatient treatment services (34%). It is also important to note that not all people who use opioids want to reduce or stop their use; 33% of respondents

882 people who inject drugs might be interested in treatment services.

who used opioids were not interested in reducing or stopping their use at the time of the survey. The remaining 12% were not sure they wanted to reduce their use.

Co-occurring disorders are also a concern: over half of respondents were concerned about their mental health (54%).

Demographics

Demographics of the survey show that the majority of respondents were white (85%) and male (64%). The average age of respondents was 36 years old but ranged from 20 to 70. Evidently, respondents began injecting at a young age: 61% started before the age of 26, and 31% started before the age of 18. Only 37% of respondents had permanent housing while 33% reported being homeless and 30% had temporary or unstable housing.

Keep in Mind

These numbers are likely an *underestimate* of the population who inject drugs, inject opioids, and are interested in reducing their opioid use. Not everyone gets syringes at Phoenix Recovery Needle Exchange. Plus this information is based off the responses of 67 individuals, which may not be representative. Still, most percentages match statewide data. Additionally, this survey only captures people who inject drugs; this misses other populations with opioid use disorder such as people who take licit or illicit prescription opioids.

“There are clearly at least two populations. There is the population who inject drugs and we have a lot of data on that and the numbers are pretty solid. What we don’t have are the population who use pills that are subject to fentanyl tampering. We need to figure out a way to quantify that and reach out to them.”

Duncan West
OWLT Member & Analytical Consultant



Going Forward

Needle exchange programs are a critical harm reduction and safety strategy. They provide people who inject drugs with health information and access to treatment resources when they are ready. The service prevents the costly spread of infectious diseases like HIV and hepatitis C, reduces the number of needles found in the community, and creates a pathway to recovery for those who want to reduce or quit using opioids.

“The opportunity we have to build relationships with the people who come to the Exchange van, is the most significant thing we do. This often leads to positive change in the lives as they are able to open up with us about the services they may need. We are often the first point of contact.”

Katie and Randall,
Phoenix Recovery
Needle Exchange

We will continue to follow the Syringe Exchange Survey results, which are available every two years. Moreover, we will work to see whether there are ways to connect with other adults with opioid use disorder who do not access services through the needle exchange. By sharing the same type of health and safety information with this different population, we can support harm reduction and a path to treatment and recovery.

Youth and Opioid Misuse

Some of the only local data we have on prescription opioid misuse comes from the Healthy Youth Survey (HYS), which also captures youth heroin use.¹² Since 2002, HYS has monitored youth attitudes, behaviors, and health status statewide. Schools opt to participate and survey 6th, 8th, 10th, and 12th graders every two years. Currently, HYS provides survey data from 2006 to 2016. HYS expects to release data from the 2018 fall survey in the spring of 2019. When available, we will update our data to reflect the most recent information.

Questions from the Healthy Use Survey:

Recent prescription opioid use: "During the past 30 days, on how many days did you: Use a pain killer TO GET HIGH, like Vicodin, OxyContin (sometimes called Oxy or OC) or Percocet (sometimes called Percs)?"

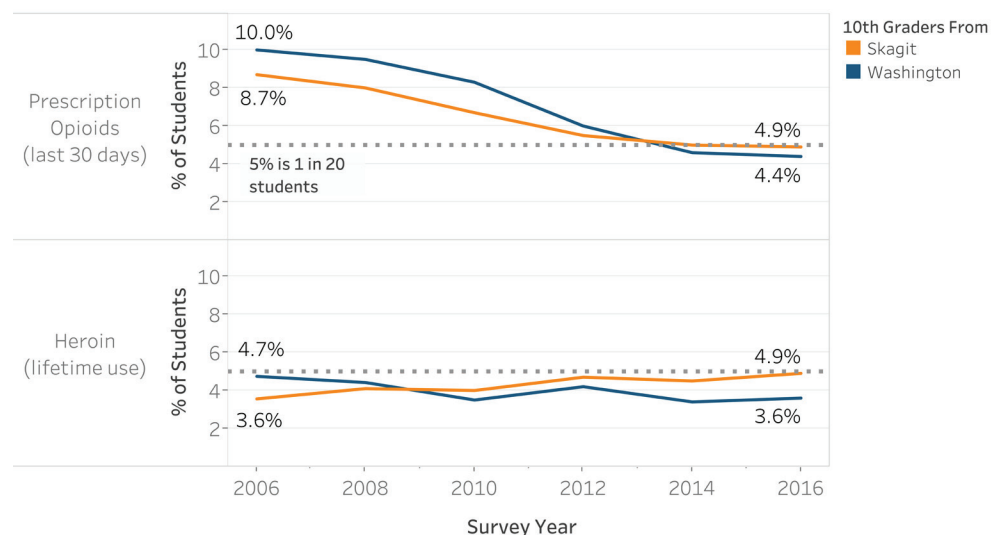
Lifetime heroin use: "Have you ever, even once in your life, used heroin?"

Though HYS makes data available for all grades surveyed, this dashboard highlights 10th grade responses. This is due to concerns that 12th graders likely to misuse opioids may no longer be represented in the survey if they dropped out. We rely on 10th grade data to avoid underestimating misuse.

In 2016, 4.9% of 10th graders surveyed reported misusing prescription opiates at any point in the last 30 days (95% CI: 4.0-5.2). Peak misuse among 10th graders was in 2006 with 8.7% of students surveyed misusing (95% CI: 6.5-10.9). To date, the percent has dropped significantly, but it has stagnated around 5% since 2012 [Figure 9].

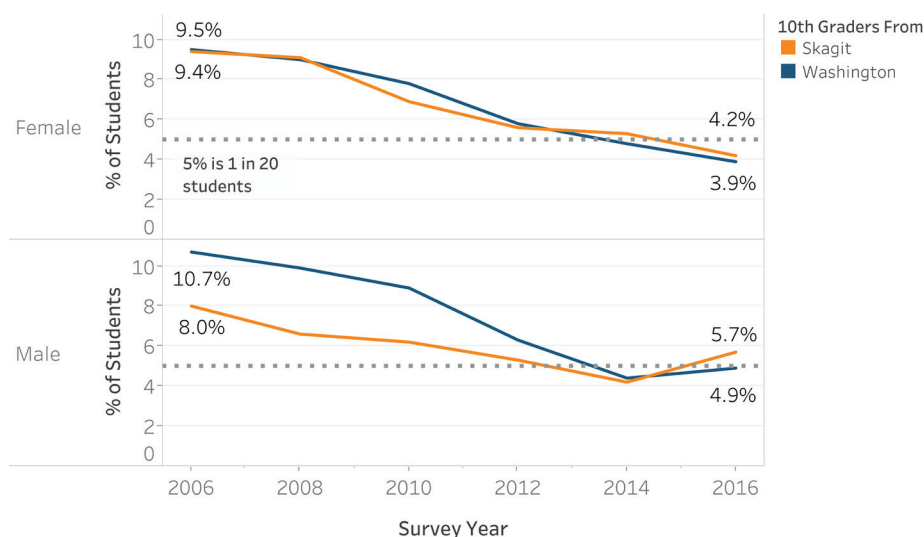
Similarly, 4.9% of Skagit 10th graders in 2016 reported using heroin at some point in their life (95% CI: 2.9-6.9). This makes 2016 the year with the highest reported rate of heroin use. Unlike prescription opioids, lifetime heroin use has increased in Skagit County, albeit slowly and not significantly, from 3.6% in 2006 to 4.9% in 2016. By comparison, Statewide rates of heroin use among youth have decreased slowly over time. Skagit County and statewide rates do not differ significantly for both recent prescription opiate misuse and lifetime heroin use.

Figure 9
10th Graders Misusing Prescription Opioids or Heroin



There is a notable gender difference in rates of opioid misuse, though it does not reach statistical significance. In 2016, 5.7% of male 10th graders misused prescription opioids compared to 4.2% of females. More concerning is that misuse among males increased 1.5 percentage points from 2014 to 2016 yet it decreased 0.8 percentage points among females. We can only do subanalyses for prescription opioid use due to small sample sizes and therefore confidentiality concerns for those that reported using heroin [Figure 10].

Figure 10
10th Graders Using Prescription Opioids to Get High in Last 30 Days, by Gender



Where do these prescription opioids come from? The Washington State Department of Health Prescription Drug Monitoring Program (PMP) counted 737 unique youth (10 to 17 years old) who received a legally prescribed opioid in 2017.¹³ This is equivalent to 5.9% of that population. However, national data speaks to misusers getting their opioids from others. The 2017 National Survey on Drug Use and Health shows that among individuals 12 years old and older, 53% who misused a prescription opioid got the medication from a friend or relative.¹⁰ This includes medication given, bought, and taken. In the same survey, 36% of people who misused opioids reported getting the opioid from a doctor.

Keep in Mind

Based on research, we know many disorders accompany opioid use disorder, for example mental health disorders. In Skagit County, 10th graders who reported an inability to stop or control their worrying, depression, or contemplation of suicide were significantly more likely to misuse prescription opioids. We also see that students using other types of drugs—including recent alcohol use or lifetime marijuana, heroin, inhalant, methamphetamine, cocaine or crack use—are significantly more likely to also misuse prescription opioids. Again, we see opioid use is a multifaceted issue where polysubstance use and mental health are important factors.



Going Forward

This dashboard does not delve into the statistics of co-occurring or contributing factors to youth opioid misuse like mental health and polysubstance use. However, we will continue to follow and evaluate that data as part of the *OWLT Community-Wide Action Plan and Call to Action*.

Opioid Prescribing

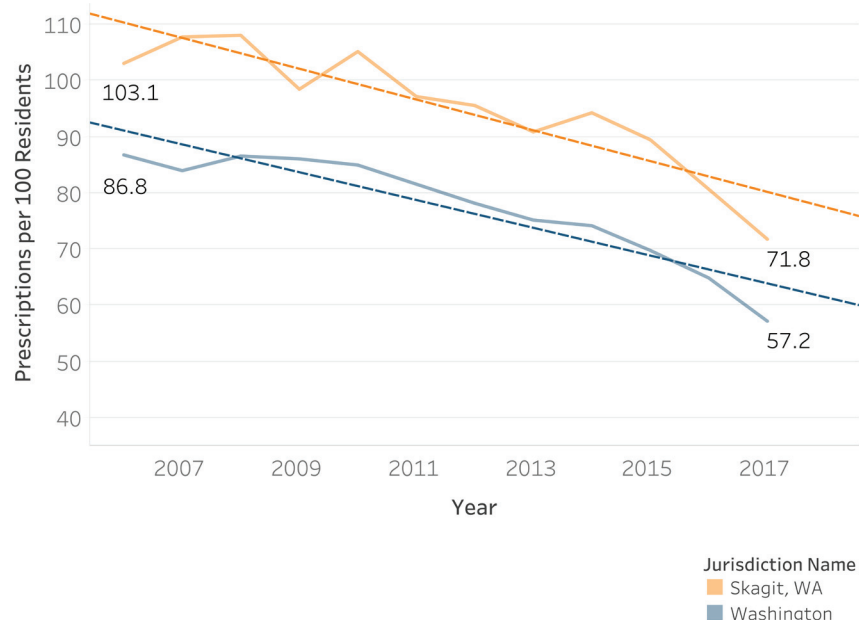
Enough
**PRESCRIPTION
OPIOIDS**
are dispensed in
Skagit County for
7 in 10
PEOPLE
**TO HAVE
AN OPIOID**
(retail pharmacies only)

Statewide and nationwide, opioid prescribing practices have been changing in response to the opioid epidemic. Though opioids are important tools for pain management, healthcare providers must carefully consider their addictive properties and the possibility of interactions with other medications. Pharmaceutical companies reformulated several opioid medications to deter abuse, most notably OxyContin® in 2010. Still, 53% of people who inject drugs in Washington began their opioid use “hooked on” prescription opioids according to the 2017 Washington State Syringe Exchange Health Survey.¹¹ What is more, there is no overdose-safe prescription opioid on the market. Available opioids still have strong potential for overdose when taken in excess or combined with sedatives such as benzodiazepines and alcohol.

The CDC tracks opioid prescriptions dispensed at retail pharmacies for every county in the United States, not including mail order prescriptions.¹⁴ Their tallies exclude Schedule V opioids such as cough or cold opioid formulations and buprenorphine or methadone used for opioid use disorder treatment. Drawing on this data, in Skagit County enough opioids were dispensed by retail pharmacies for 7 out of 10 residents to have a bottle of pills in 2017 (71.8 prescriptions per 100 residents). This is substantially higher than the statewide rate of 57.2 prescriptions per 100 residents. In reality, there are patients receiving multiple prescriptions throughout the year thus not every prescription represents a patient. However, this measure helps us understand the volume of prescription opioids in the community.

These rates have changed over time. Data shows that the prescribing rate has significantly decreased for the state and Skagit County by 2.5 and 2.7 fewer prescriptions per 100 residents per year, respectively. However Skagit County dispenses substantially more opioids overall: on average, Skagit pharmacies dispensed 17.8 more opioid prescriptions per 100 residents compared to the state. At its peak in 2006, there were more prescriptions dispensed at retail pharmacies than there were residents in the county (107.1 prescriptions per 100 residents at its peak in 2008). [Figure 11]

Figure 11
Filled Opioid Prescriptions per 100 Residents | Annual Rates and Trend Lines



Keep in Mind

Data from the CDC is based on prescription opioids sales in retail pharmacies but they exclude cough/cold medications (nearly all of which are listed under Schedule V) and prescriptions from mail order pharmacies. It is not clear how the CDC deals with Veterans Administration (VA), Indian Health Service (IHS), and tribal pharmacies. This means that the CDC count of prescription opioids underestimates the total number of opioids dispensed in the county.

By contrast, the Washington State Prescription Drug Monitoring Program (PMP) tracks and analyzes all opioid prescriptions including mail order, VA, IHS, and tribal pharmacies and includes cough medication with opioids in its calculations. At this point in time, PMP presents its data in terms of patients receiving prescriptions, rather than our indicator of interest which is the total prescriptions issued.¹⁵ PMP also presents data on a quarterly basis rather than annual. So the two sources are not currently comparable.

Conclusion

This report is one of Skagit County's first attempts to aggregate all available data and begin the process of determining if we are making an impact on the opioid epidemic. We are grateful for the funding and analytic interest from the CDC and the Washington State Department of Health. We all want to determine if our strategies, policies, programs and services are bending the epidemic curve. We expect this type of analysis is emerging throughout the country and it is our hope this data will inform our community's action and contribute to the pool of information nationwide. We look forward to working with our regional, state and national partners to better understand this problem and employ the right strategies to eradicate this epidemic.



Going Forward

In the future, PMP will provide annual counts of unique patients receiving opioid prescriptions as well as total opioid prescriptions written. When this is available, we will rely on their more comprehensive data to evaluate opioid prescribing in Skagit County.

Additionally, the PMP tracks and analyzes the other opioid metrics recommended by the Bree Collaborative including the number of patients with high-dose opioid prescriptions, overlapping benzodiazepine and opioid prescriptions, and chronic opioid prescriptions. We do not duplicate these existing dashboards in this report as they are already featured by the Department of Health.

Fatal Overdoses

Means and 95% confidence intervals around the mean computed using SAS and Tableau. Local and state rates calculated using direct age standardization. We used a gamma distribution method to calculate 95% confidence intervals for these rates.

Nonfatal Overdoses

Categorizing and Cleaning Nonfatal Overdoses

For each data source, we developed inclusion and exclusion criteria to ensure the highest specificity for Skagit County opioid overdoses.

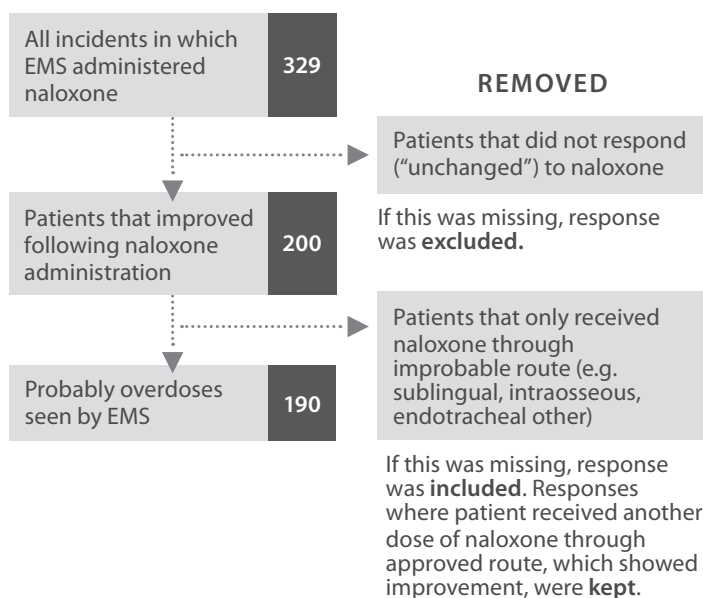
For **community-reported overdoses** collected by Phoenix Recovery, we excluded reported overdoses that occurred outside Skagit County.

For **EMS overdoses**, we developed a multi-tiered exclusion criteria. EMS data does not provide ICD-10 codes or diagnosis codes so we had to develop inclusion and exclusion criteria based on naloxone administration. EMS records any time a responder administered naloxone. Because naloxone has no affect on someone not experiencing an overdose, it has become a routine and first-line medication given to unconscious patients. However not all of these end up being opioid overdoses. Thus, we only considered patients that improved with naloxone administration to be probable overdoses. Second, some records indicated intraosseous or endotracheal administration of naloxone, which is not possible. These may have been record-keeping errors but to ensure data quality, they were excluded. [See **Figure 12** for detailed inclusion and exclusion flowchart.]

This may have led to excluding true overdoses for several reasons:

1. EMS did not administer sufficient naloxone to see improvement during the run;
2. Naloxone was administered successfully prior to the arrival of EMS and thus EMS did not need to administer;
3. Recording errors in the record such as infeasible administration routes (e.g. intraosseous, endotracheal, etc) for naloxone meant the record could not be used reliably.

Figure 12. Inclusion and Exclusion Criteria for All EMS Data (May 1, 2015 - July 23, 2018)



Using a matching algorithm [Table 4], we deduplicated overdoses shared by community and EMS reports. We then limited the pre-hospital dataset to the date range Jan 1, 2016 to Dec 31, 2017 to show complete years.

Table 4.
EMS and Community (Pre-Hospital) Data Matching Algorithm

Classification	EMS Data	Phoenix Recovery Naloxone Refill Survey Data	Dichotomized Variable
Community and EMS Match	EMS incident record + Same town + Same setting + Incident date within 6 weeks prior to the community report*	911 called + Same town + Same setting	911 or EMS Involved
Community 911 w/out Matching EMS**	EMS incident record that does not match one or more of the above criteria	911 called	
Community Only		911 not called	Community Only
EMS Only	Remaining unmatched EMS incidents		911 or EMS Involved

*Phoenix Recovery community overdose reports record the date the overdose was reported rather than the incident date. Thus, we assumed that an individual might come in for a naloxone refill within 6 weeks after using their kit on an overdose event.

**As mentioned before, we based EMS opioid overdoses on a positive reaction to naloxone. Therefore, we may have been unable to make a match between EMS data and community reports because the EMS classification was narrow to ensure accuracy.

Hospital overdoses drew on ICD-9 and ICD-10 codes standardized by the CDC. Hospitals used ICD-9 codes up until Q3 2015 and then switched to the updated ICD-10 codes. We still included ICD-9 codes in the query to catch any diagnoses made during the transition. The codes that identify opioid overdoses and include:

ICD-9 Codes: 965.0, E962.0, E980.0, 965.00, 965.01, E950.0
ICD 10 Codes: T40.0, T40.1, T40.2, T40.3, T40.4, T40.6

Hospitals ran the query through their information services and electronic health records vendors to give us a total number of patients diagnosed with an opioid overdose. All 3 hospitals provided complete data for 2017. Because we received an aggregate number of hospital overdoses, not individual patient data, we used EMS and community reports to deduplicate records. After completing the pre-hospital matching algorithm, we subtracted the number of deduplicated EMS and community records that reportedly went to the hospital from the hospital data.

In the pre-hospital overdoses response flowchart, we note that fatal outcomes are unknown. This is because if the patient made it to the hospital after getting care from community or EMS, we do not have patient-level data from hospitals to match cases and show whether they recovered or died. No community-reported overdose noted a fatality, however some individuals left the scene prior to the patient's full recovery. If EMS responded to an overdose and could not revive the patient, they were removed by the algorithm because they did not improve with naloxone. Thus fatal outcomes cannot be mapped in this pre-hospital overdose data.

Analyzing Nonfatal Overdoses

Rate and corresponding confidence intervals of all nonfatal

opioid overdoses and the subgroup of pre-hospital overdoses were calculated in OpenEpi using Mid-P exact test. Statistical significance determined by comparing confidence interval overlap.

Adults with Opioid Use Disorder

Dr. Caleb Banta-Green of the Alcohol and Drug Abuse Institute at the University of Washington developed the formulas used to calculate the population who inject drugs in Skagit County, as well as the population that uses opioids and would like to reduce their opioid use. The formulas are as follows:

Average number of syringes used per day per person:

$$\frac{(\text{Avg \# of days survey respondent injected in past week}) \times (\text{Avg \# of times injecting per day})}{(\text{Avg \# of times using a syringe})}$$

Estimated number of people who inject drugs:

$$\frac{(\text{Avg \# of syringes used per day per person}) \times (365 \text{ days per year})}{(\text{Total \# of syringes exchanged in Skagit County in 2017})}$$

Estimated number of opioid users who inject drugs:

$$(\text{Estimated \# of people who inject drugs in 2017}) \times (\% \text{ of survey respondents who reported opiate use})$$

Estimated number of opioid users who inject drugs interested in reducing or stopping use:

$$(\text{Estimated \# of opioid users who inject drugs in 2017}) \times (\% \text{ of survey respondents "somewhat" or "very" interested in stopping opioid use})$$

Youth Misuse

Confidence intervals generated by HYS using SAS.

Opioid Prescriptions

We used linear regression in SAS to calculate the trend line of prescriptions dispensed per 100 residents over time. The state rate did not differ significantly from the Skagit County rate. CDC did not provide standard errors or confidence intervals to be able to calculate statistical differences between specific years.

References

- 1 Washington State Department of Health. (2018). 2018 Washington State Opioid Response Plan.
- 2 North Sound Behavioral Health Organization. (2017). Opioid Reduction Plan.
- 3 Skagit County Public Health. (2017). Opioid Workgroup Leadership Team Community-Wide Action Plan and Call to Action. Skagit County Public Health and Population Health Trust.
- 4 Centers for Disease Control and Prevention. (2018). 2018 Annual Surveillance Report of Drug-Related Risks and Outcomes — United States. Surveillance Special Report. Centers for Disease Control and Prevention, U.S. Department of Health and Human Services.
- 5 Tsirigotis, K., W. Gruszczynski, and M. Tsirigotis. (2011). "Gender Differentiation in Methods of Suicide Attempts." Medical Science Monitor : International Medical Journal of Experimental and Clinical Research 17.8: PH65–PH70. PMC.
- 6 Drug Enforcement Administration. (2016). "DEA Issues Carfentanil Warning to Police and Public." Press Release. Retrieved from <https://www.dea.gov/press-releases/2016/09/22/dea-issues-carfentanil-warning-police-and-public>
- 7 Caudarella, A., Dong, H., Milloy, M. J., Kerr, T., Wood, E., & Hayashi, K. (2016). "Non-fatal overdose as a risk factor for subsequent fatal overdose among people who inject drugs." Drug and Alcohol Dependence, 162, 51-55.
- 8 Larochelle, M. R., Liebschutz, J. M., Zhang, F., Ross-Degnan, D., & Wharam, J. F. (2016). "Opioid prescribing after nonfatal overdose and association with repeated overdose: A cohort study." Annals of Internal Medicine, 164(1), 1-9.
- 9 Carroll, J. J., T. C. Green, R. K. Noonan. Centers for Disease Control and Prevention. (2018) Evidence-Based Strategies for Preventing Opioid Overdose: What's Working in the United States. National Center for Injury Prevention and Control, Centers for Disease Control and Prevention, U.S. Department of Health and Human Services.
- 10 Substance Abuse and Mental Health Services Administration. (2018). Key Substance Use and Mental Health Indicators in the United States: Results from the 2017 National Survey on Drug Use and Health. (HHS Publication No. SMA 18-5068, NSDUH Series H-53). Rockville, MD: Center for Behavioral Health Statistics and Quality, Substance Abuse and Mental Health Services Administration.
- 11 Washington State Syringe Exchange Health Survey. (2017). Alcohol and Drug Abuse Institute. University of Washington.
- 12 Healthy Youth Survey. (2018). Washington State Department of Social and Health Services, Department of Health, Office of the Superintendent of Public Instruction, and Liquor and Cannabis Board.
- 13 Prescription Drug Monitoring Program. (2017). County Profiles: Skagit County. Washington State Department of Health.
- 14 Center for Disease Control and Prevention. (2018). U.S. Opioid Prescribing Rate Maps.
- 15 Prescription Drug Monitoring Program. (2018). Opioid Prescriptions and Drug Overdoses County Data. Washington State Department of Health.

Opioid Use in Skagit County: 2017



Enough prescription
opioids are dispensed in
Skagit County for

7 in 10
PEOPLE

TO HAVE AN OPIOID
(retail pharmacies only)

There are an estimated
1,599 opioid users
who inject drugs in Skagit County

882
(55%) WANT TO **REDUCE**
OR **STOP** THEIR USE

1 in 20
(OR 5%) OF 10TH GRADERS
recently took
prescription opioids
to get high*



309 documented
overdoses

11 fatal
298 nonfatal



17%
of nonfatal overdoses
NEVER SAW A
HEALTHCARE PROVIDER

1 overdose was
REVERSED

for every

5 naloxone kits
distributed

distributed by Phoenix Recovery



5%
OF 10th GRADERS
reported using

heroin

AT LEAST ONCE
IN THEIR LIFE*

Geotechnical Report

Geotechnical Engineering Services

Didgwalic Phase II
8212 South March Point Road
Anacortes, Washington

for

**Didgwalic Wellness Center
c/o Swinomish Tribe**

January 21, 2019



GEOENGINEERS 
Earth Science + Technology

Geotechnical Engineering Services

Didgwalic Phase II
8212 South March Point Road
Anacortes, Washington

for

**Didgwalic Wellness Center
c/o Swinomish Tribe**

January 21, 2019



600 Dupont Street
Bellingham, Washington 98225
360.647.1510

Geotechnical Engineering Services

Didgwalic Phase II 8212 South March Point Road Anacortes, Washington

File No. 0659-017-00

January 21, 2019

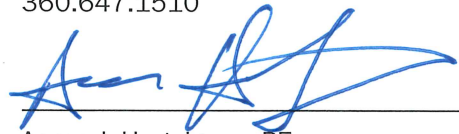
Prepared for:

Didgwalic Wellness Center
8212 South March Point Road
Anacortes, Washington 98221

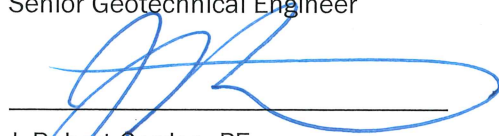
Attention: Dawn Lee

Prepared by:

GeoEngineers, Inc.
600 Dupont Street
Bellingham, Washington
360.647.1510



Aaron J. Hartvigsen, PE
Senior Geotechnical Engineer



J. Robert Gordon, PE
Principal

AJH:JRG:tlh

One copy submitted

cc: Brooks Middleton (1)
Brooks Middleton Architect

Disclaimer: Any electronic form, facsimile or hard copy of the original document (email, text, table, and/or figure), if provided, and any attachments are only a copy of the original document. The original document is stored by GeoEngineers, Inc. and will serve as the official document of record.

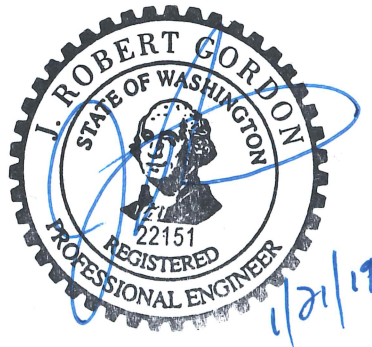


Table of Contents

1.0 INTRODUCTION AND SCOPE	1
2.0 SITE CONDITIONS.....	1
2.1. Surface Conditions.....	1
2.1. Geology	1
2.2. Subsurface Exploration	2
2.3. Subsurface Conditions	2
2.3.1. Soil Conditions.....	2
2.3.2. Groundwater Conditions	2
3.0 CONCLUSIONS AND RECOMMENDATIONS	2
3.1. General	2
3.2. Seismic Design Considerations.....	3
3.2.1. Seismicity	3
3.2.2. 2015 IBC Seismic Design Information.....	3
3.2.3. Liquefaction Potential	4
3.3. Foundation Support	4
3.3.1. Conventional Spread and Continuous Wall Footings	4
3.3.2. Shallow Foundation Settlement	4
3.3.3. Footing Subgrade Preparation.....	4
3.3.4. Lateral Resistance.....	5
3.3.5. Mat Foundation Design.....	5
3.4. Slab-on-Grade Support	5
3.5. Retaining Walls	6
3.5.1. Wall Design Parameters.....	6
3.5.2. Wall Drainage Considerations	6
3.6. Drainage Considerations	6
3.6.1. Infiltration Considerations.....	7
3.6.2. Stormwater Vault.....	7
3.6.1. Construction Considerations	8
3.7. Pavement Design Recommendations	8
3.7.1. Subgrade Preparation	8
3.7.2. New Hot Mix Asphalt Pavement	8
3.7.3. Portland Cement Concrete Pavement.....	8
3.8. Earthwork	9
3.8.1. General.....	9
3.8.2. Temporary Erosion Control	9
3.8.3. Site and Subgrade Preparation	9
3.8.4. Excavation Considerations.....	10
3.8.5. Temporary Slopes.....	10
3.8.6. Permanent Slopes.....	11
3.8.7. Structural Fill.....	11
3.8.8. Weather Considerations	12
3.9. Recommended Additional Geotechnical Services	13

4.0 LIMITATIONS	13
5.0 REFERENCES	13

LIST OF FIGURES

Figure 1. Vicinity Map

Figure 2. Site and Exploration Plan

APPENDICES

Appendix A. Field Explorations and Laboratory Testing

Figure A-1 – Key to Exploration Logs

Figures A-2 through A-5 – Boring Logs

Figure A-6 – Sieve Analysis Results

Figure A-7 – Atterberg Limit Results

Appendix B. Report Limitations and Guidelines for Use

1.0 INTRODUCTION AND SCOPE

This report presents the results of our geotechnical engineering services for the proposed expansion of the Didgwalic Treatment facility located at 8212 South March Point Road in Anacortes, Washington. The site location is shown in the Vicinity Map, Figure 1. The location of the proposed building is north of the existing treatment building shown in the Site and Exploration Plan, Figure 2.

Our understanding of the project is based on conversations with Brooks Middleton Architect and our previous experience in the immediate area and experience on similar projects. As currently envisioned, the new addition will consist of a new 3-story 18,000 square foot structure. It is our understanding that the finished floor elevation will be near existing grades. The site grades are relatively level, therefore significant site grading is not anticipated for the new structure. Site development will include an expanded parking area east of the existing treatment building where a residential structure currently exists as also shown in Figure 2. The site development will also include stormwater improvements and related infrastructure.

Our services were completed in accordance with our proposal for the project dated September 14, 2018 and authorized by Dawn Lee on the same date. Our scope of services for this report included conducting geotechnical explorations at the site and providing geotechnical conclusions and recommendations for the proposed site development.

2.0 SITE CONDITIONS

2.1. Surface Conditions

The proposed building location is currently the parking lot for the existing building. The site topography at the proposed building area is relatively level sloping down slightly to the southwest. The proposed parking area is an existing residence and yard, with storage sheds and boxes in the back. The site topography in this area slopes moderately to the south and west; an existing ecology block retaining wall is located along the eastern margin of the site. Overhead power lines cross through the center and eastern portions of the site. The site is bound by South March Point Road to the north, commercial development to the west, an old drive-in theater to the east and State route 20 to the south. Site utilities consist of water, sewer, stormwater, gas and underground power.

2.1. Geology

We reviewed a Washington State Department of Natural Resources map for the project area, “Geologic Map of the Anacortes South and La Conner 7.5-minute Quadrangles, Skagit and Island Counties, Washington” by Dragovich et al. (2000). The geologic soil deposits are the result of both glacial and non-glacial processes that have occurred during the last 12,000 years. The most recent glacial event includes the Vashon Stade of the Fraser Glaciation. Sea level fluctuated significantly relative to the land surface and present-day sea level, in response to the glacial advance and retreat (melting).

Glaciomarine drift (Qgdm_e) is mapped within the project site. Glaciomarine drift typically consists of unsorted, unstratified silt and clay with varying amounts of sand, gravel, cobbles and occasional boulders. Glaciomarine drift is derived from sediment melted out of floating glacial ice that was deposited on the sea floor during periods of glacial retreat, while the land surface was depressed 500 to 600 feet from previous glaciations. This material locally contains shells and wood, and large erratics (boulders) can be present sporadically or even in a cluster. The upper 5 to 15 feet of this unit in upland areas is typically stiff. The stiff

crust is generally attributed to desiccation, although some consolidation from ice contact loading may have occurred. The stiff layer possesses relatively high shear strength and low compressibility characteristics. The stiff layer typically grades with depth to medium stiff or even soft, gray, clayey silt or clay with varying amounts of sand and gravel. In contrast to the upper portion of this unit, the medium stiff to soft clay possesses relatively low shear strength and moderate to high compressibility characteristics. Observed site conditions were generally consistent with the mapped geology.

2.2. Subsurface Exploration

Subsurface soil and groundwater conditions were evaluated by drilling four borings on October 22 and 23, 2018. The borings were completed to depths of 11.5 to 41.5 feet below the ground surface (bgs) using a sub-contracted drill rig. The approximate locations of the explorations are shown in Figure 2. Details of the field exploration program, laboratory testing program and the test pit logs are presented in Appendix A.

2.3. Subsurface Conditions

2.3.1. Soil Conditions

The general soil profile at the site consists of stiff to very stiff brown glaciomarine drift (silt and clay) that grades to stiff to medium stiff and gray at depth. A layer of pit-run fill approximately 4 feet thick was encountered underlying the asphalt surfacing B-1 and B-2. Below the fill, native soil consisting of very stiff glaciomarine drift was encountered which typically consisted of brown clay or silty clay with variable sand and gravel content which grades to medium stiff and gray between 12 and 15 feet bgs. It appears that the original topsoil was stripped prior to placing the fill soils. Below the glaciomarine drift we encountered glacially consolidated soil consisting of very stiff silt.

In the residential/grass area east of the site, two borings, B-3 and B-4 were drilled to a total depth of 11.5 feet, within the proposed parking lot footprint. Approximately 2 to 3 inches of topsoil was encountered at the surface, underlain by brown stiff to very stiff glaciomarine drift (silty clay similar to that described above).

2.3.2. Groundwater Conditions

Groundwater was observed in B-1 and B-2 at a depth of approximately 30 feet bgs, which may be representative of the local groundwater table. A surficial shallow perched groundwater condition can develop within fill and weathered soil horizons during the wetter portions of the year because the glaciomarine has an extremely low impermeability. The glaciomarine drift commonly has isolated saturated sandier zones or “pods” at variable depths and locations, and moderate to rapid seepage can occur in these zones. The groundwater conditions should be expected to vary as a function of season, precipitation and other factors; however, the static groundwater table is located below the base of the proposed project.

3.0 CONCLUSIONS AND RECOMMENDATIONS

3.1. General

We conclude that the proposed structure can be supported on conventional shallow foundations. A summary of the primary design and development considerations for the proposed building is provided below. The summary is presented for introductory purposes only and should be used in conjunction with the complete recommendations presented in this report.

- A Site Class D, in accordance with the 2015 International Building Code (IBC), is appropriate for design.
- Shallow foundations for the structure bearing on undisturbed stiff to very stiff glaciomarine drift, recompacted and approved existing fill, or structural fill/controlled density fill (CDF) as described herein may be proportioned using an allowable bearing pressure of 2,500 pounds per square foot (psf).
- For the building shear core to resist to seismic/lateral loads, a mat foundation may be designed with a subgrade modulus of 40 pounds per cubic foot (pci).
- The building floor slab can be constructed as a slab-on-grade with a minimum 6-inch thickness of capillary break material. We recommend compacting the existing fill soils to a firm and unyielding condition.
- The building should be constructed with perimeter footing drains.
- Conventional pavement design can be used after preparing the clayey subgrade soils.

3.2. Seismic Design Considerations

3.2.1. Seismicity

The site is located within the Puget Sound region, which is seismically active. Seismicity in this region is attributed primarily to the interaction between the Pacific, Juan de Fuca and North American plates. The Juan de Fuca plate is subducting beneath the North American plate. It is thought that the resulting deformation and breakup of the Juan de Fuca plate might account for the deep focus earthquakes in the region. Hundreds of earthquakes have been recorded in the Puget Sound area. In recent history, four of these earthquakes were large events: (1) in 1946, a Richter magnitude 7.2 earthquake occurred in the Vancouver Island, British Columbia area; (2) in 1949, a Richter magnitude 7.1 earthquake occurred in the Olympia area; (3) in 1965, a Richter magnitude 6.5 earthquake occurred between Seattle and Tacoma; and (4) in 2001, a Richter magnitude 6.8 earthquake occurred near Olympia.

Research has concluded that historical large magnitude subduction-related earthquake activity has occurred along the Washington and Oregon coasts. Evidence suggests several large magnitude earthquakes (Richter magnitude 8 to 9) have occurred in the last 1,500 years, the most recent of which occurred about 300 years ago. No earthquakes of this magnitude have been documented during the recorded history of the Pacific Northwest. Local design practice in Puget Sound and local building codes now include the possible effect of a very large subduction earthquake and local known faults in the design of structures. No faults are known to exist at or near the site such that risk of ground fault rupture is low.

3.2.2. 2015 IBC Seismic Design Information

The project will be designed utilizing 2015 IBC. We recommend the project site be classified as Site Class D as defined in the IBC due . The design parameters for the 2015 IBC are summarized in Table 1 below. These values are based on an earthquake event that has a 2 percent chance of exceedance in a 50-year period.

TABLE 1. SPECTRAL RESPONSE ACCELERATIONS (SRAs)

SRA and Site Coefficients	Short Period	1 Second Period
Mapped SRA	SS = 1.124	S1 = 0.441
Site Coefficients	Fa = 1.050	Fv = 1.559
Max. Considered Earthquake SRA	SMS = 1.181	SM1 = 0.687
Design SRA	SDS = 0.787	SD1 = 0.458

Note: Soil Profile Type D Description: Stiff Soil Profile ($15 < N < 50$)

3.2.3. Liquefaction Potential

Liquefaction is a phenomenon where soils experience a rapid loss of internal strength as a consequence of strong ground shaking. Ground settlement, lateral spreading and/or sand boils may result from liquefaction. Structures supported on liquefied soils could suffer foundation settlement or lateral movement that could be severely damaging to the structure. Conditions favorable to liquefaction occur in loose to medium dense, clean to moderately silty sand that is below the groundwater level. Dense soils or soils that exhibit cohesion are less likely to be susceptible to liquefaction. The proposed building is underlain by cohesive soils which are not considered susceptible to liquefaction.

3.3. Foundation Support

Approximately 4 feet of gravelly fill soils overlying stiff to very stiff glaciomarine drift were encountered at our boring locations in the proposed building area. As previously discussed, to minimize the risk of settlement to the building, the isolated or continuous spread footings should be founded on the native, undisturbed stiff soils or structural fill extending to these same bearing soils. However, it appears that the existing fill soils will provide suitable bearing. If it is preferable to construct the footings on the existing fill, we recommend compacting the exposed fill soils with a backhoe mounted vibratory plate (hoepack) to a uniformly dense condition. The compacted subgrade should be evaluated and approved by a representative of our firm. If fill soils do not respond to compaction we recommend overexcavating to native soils or a maximum depth below footing subgrade of 2 feet, compacting the exposed subgrade to a firm and non-yielding condition with a backhoe mounted vibratory plate, and then placing structural fill compacted to at least 95 percent of the maximum dry density (MDD) based on ASTM D1557. The structural fill trench for the footings should extend horizontally beyond the footing equivalent to one-half the depth of the overexcavation. A trench backfilled with CDF would be as wide as the footing.

3.3.1. Conventional Spread and Continuous Wall Footings

We recommend that footings be designed and proportioned using a maximum allowable soil bearing pressure of 2,500 psf for dead plus live loads based on the light loading anticipated. The allowable soil bearing pressure may be increased by up to one-third for wind or seismic loads. We recommend that individual column footings and continuous wall footings have minimum widths of 24 and 18 inches, respectively. The exterior footings should be founded a minimum of 18 inches below the lowest adjacent grade for frost protection. We recommend that the condition of all footing subgrade excavations be observed by a representative from our firm prior to placement of structural fill or concrete to confirm that the bearing soils are undisturbed and are consistent with our recommendations contained within this report.

3.3.2. Shallow Foundation Settlement

We understand that wall loads will be less than 3 kips per lineal foot and column loads will be less than 150 kips (dead plus live). The foundation loads are relatively low such that the footing loads will be distributed in the upper stiff portion of the glaciomarine drift. We estimate that maximum post-construction settlement of footings founded on the existing granular or undisturbed stiff glaciomarine drift will be less than $\frac{3}{4}$ inch, with differential settlements less than $\frac{1}{2}$ inch over 50 feet.

3.3.3. Footing Subgrade Preparation

We suggest that the excavations for the footings be accomplished with a smooth bucket to minimize subgrade disturbance. Any soft or disturbed material should be removed from the excavation. The gravelly

fill soils have a relatively low susceptibility to disturbance even in wet weather. However, the clayey native soils will be susceptible to disturbance when wet. As previously stated, we recommend that the subgrade be compacted to a uniformly dense condition with a hoepack. We should observe the subgrade to determine if the fill soils have responded to compaction and any overexcavation if necessary. If fill soils do not respond to compaction with backhoe mounted vibratory plate, we recommend that overexcavation proceed to (a) the native stiff soils or (b) 2 feet below footing subgrade, whichever occurs first.

3.3.4. Lateral Resistance

Lateral foundation loads may be resisted by passive resistance on the sides of the footings and by friction on the bases of the footings. For footings supported in accordance with our recommendations, the allowable frictional resistance may be computed using a coefficient of friction of 0.40 applied to vertical dead-load forces.

The allowable passive resistance may be computed using an equivalent fluid density of 300 pounds per cubic foot (pcf) if the footing is poured directly against stiff glaciomarine drift or properly placed and compacted structural fill. The allowable passive resistance assumes that the soil extends out horizontally from the face of the foundation element for a distance at least equal to three times the height of the element and that structural fill is compacted to at least 90 percent of the MDD in accordance with ASTM D1557. These values are for soil above the groundwater table and incorporate a factor of safety of about 1.5.

3.3.5. Mat Foundation Design

Based on our conversations with the structural engineer, we understand that the building cores will be supported on a mat foundation. We expect that the subgrade will consist of the existing gravelly fill. We recommend that the mat foundation subgrade be compacted to a uniformly dense condition, using either a hoepack or a self-propelled vibratory roller. We recommend that a member of GeoEngineers observe the condition of the subgrade during or after subgrade preparation. If fill soils do not respond to compaction, we recommend that overexcavation to a maximum 2 feet below slab subgrade, or as determined by the field geotechnical representative.

We recommend that the mat be designed using a subgrade modulus of 40 pci. This value may be increased by one-third for seismic and transient loads. We estimate that maximum postconstruction settlement of footings founded on the existing granular or undisturbed stiff glaciomarine drift will be less than 1 inch. We recommend that the mat foundation be supported on a 6-inch thick layer of capillary break consisting of clean crushed rock, gravel or sand and gravel over suitably firm subgrade soils or on structural fill prepared in accordance with the subsequent site preparation recommendations.

The capillary break material should consist of a well-graded sand and gravel, pea gravel or crushed rock with a maximum particle size of $\frac{3}{4}$ inch and have less than 3 percent fines (that portion passing the U.S. No. 200 sieve). The capillary break material should be compacted to at least 95 percent of the MDD in accordance with ASTM D1557. If moisture sensitive floor coverings will be used, we also recommend a vapor barrier with bonded seams.

3.4. Slab-on-Grade Support

The ground floor of the proposed structure will be primarily of conventional slab-on-grade. We recommend that the slab-on-grade subgrade be prepared in accordance with the discussion presented in Section 3.3.5

of this report. We also recommend a minimum 6-inch thick capillary break layer consistent with Section 3.3.5.

3.5. Retaining Walls

3.5.1. Wall Design Parameters

Small retaining walls may be required for shallow below grade portions of the structure depending on final grading. For walls that are free to yield at the top at least one-thousandth of the height of the wall, soil pressures will be less than if movement is limited by such factors as wall stiffness or bracing. We recommend that yielding walls supporting horizontal backfill be designed using an equivalent fluid density of 35 pcf (triangular distribution), while non-yielding walls supporting horizontal backfill be designed using an equivalent fluid density of 55 pcf. These soil pressures assume that wall drains will be installed to prevent the buildup of hydrostatic pressure behind the walls, as discussed below. In areas where sidewalks or parking will be within 10 feet of the top of the wall, we recommend using a uniform surcharge pressure of 250 psf. We also recommend a uniformly distributed seismic surcharge of $8H$ psf (H =Height of wall) be applied to the wall with a corresponding reduction in the factors of safety to 1.1 or greater. Earth pressures for other surcharge loads, or for walls constructed against temporary shoring (if necessary), should be evaluated on a case-by-case basis.

In order to prevent overstressing the concrete retaining walls and causing bulging or rotation, we recommend that the structural fill placed against the back of the wall be compacted within the range of 90 to 92 percent of the MDD, and the use of light compaction equipment. Backfill should be placed after the concrete has had sufficient time to cure and develop the necessary strength.

3.5.2. Wall Drainage Considerations

The recommended lateral earth pressures assume a free-draining condition behind the wall. For backfilled walls (adjacent to temporary cut slopes) positive drainage should consist of placing a minimum 18-inch wide zone of free draining gravel backfill immediately adjacent to the walls. Gravel backfill for walls should consist of well-graded sand and gravel with less than 5 percent fines. A suitable Washington State Department of Transportation Standard Specification is Section 9-03.12(2). For exterior retaining walls, the gravel backfill zone should extend from the base of the wall to within 2 feet of the finished ground surface behind the wall; the top 2 feet of fill should consist of relatively impermeable soil or pavement to reduce infiltration of surface water into the wall drainage zone. A 4-inch minimum diameter perforated drainpipe should be embedded in the free-draining sand and gravel zone along the base of the building retaining walls as described in the following section.

3.6. Drainage Considerations

We recommend the ground surface be sloped away from the building to the extent practical. Because perched groundwater conditions could occur, we recommend that perimeter-footing drains be included around the building. The footing drains should be tightlined to the storm drain system or other suitable discharge point. All downspouts should be tightlined away from the building foundation areas and should also be discharged into a stormwater disposal system. Downspouts should not be connected to footing drains.

3.6.1. Infiltration Considerations

The 2014 Ecology Stormwater Manual states that the preferred stormwater management techniques include infiltration, dispersion, and retainage of stormwater runoff as part of site development “to the extent feasible without causing flooding or erosion impacts.” The Ecology Stormwater Manual describes how the feasibility can be evaluated when site conditions are appropriate, and also provides infeasibility criteria for each best management practice (BMP).

The Ecology Manual allows for some infeasibility criteria which may be “cited as reasons for a finding of infeasibility without further justification.” Such criteria which are applicable to the proposed project include:

- “Where the minimum vertical separation of 1 foot to the seasonal high-water table, bedrock, or other impervious layer would not be achieved...” for drainage areas with less than 10,000 square feet of impervious surface.
- “Where the minimum vertical separation of 3 feet to the seasonal high-water table, bedrock, or other impervious layer would not be achieved...” for drainage areas exceeding 10,000 square feet of impervious surface and $\frac{3}{4}$ acres of pervious surfaces.

Glaciomarine drift, which consists of stiff clay with variable amounts of silt and gravel or dense clayey sand, was encountered at or near the surface of the site. The stiff/dense nature of this soil unit, as well as the fine-grained clayey nature of these soils results in a very low effective permeability in this geologic unit, likely less than 0.10 inches per hour. Based on these results and our experience in the project area, the subsurface profile at the site has a very low permeability and does not meet infiltration Ecology Stormwater Manual criteria and we conclude that the proposed project is unsuitable for infiltration based on the conditions encountered and guidance provided in the Ecology Stormwater Manual. We also conclude that a pilot infiltration test (PIT) is unlikely to show a significant infiltration rate and is not warranted at this site.

3.6.2. Stormwater Vault

We expect that a stormwater vault will be required for the site; however, the depth in which the vault will extend into the ground is not known at this time. Excavation for installation of a vault will create a “bathtub” effect when excavated into the low permeability stiff/dense glaciomarine drift. We recommend that the vault be designed to resist hydrostatic and buoyant forces (unless positive drainage can be installed). In this case the walls should be designed to resist an equivalent fluid pressure of 90 pcf for level backfill for combined soil plus hydrostatic loading. If positive drainage can be installed, the walls should be designed for an equivalent fluid pressure of 35 pcf for backfill above the elevation of the drain. The surcharge and seismic pressures should be added as described below. Resistance to uplift can be developed by the dead weight of the structure and friction along the sides of the structure.

In areas where sidewalks or parking will be within 10 feet of the top of the wall, we recommend using a uniform (rectangular) lateral surcharge pressure of 75 psf. We also recommend a uniformly distributed seismic surcharge of $8H$ psf (H = Height of wall) be applied to the wall with a corresponding reduction in the factors of safety to 1.1 or greater.

3.6.1. Construction Considerations

We recommend a minimum of 6 inches of foundation material be placed for leveling and uniform support of the vault. Depending on conditions encountered it may be helpful to place a geotextile fabric as separation between the native subgrade and foundation imported material.

In order to prevent overstressing the concrete retaining walls and causing bulging or rotation, we recommend that the structural fill placed against the back of the wall be compacted within the range of 90 to 92 percent of the MDD. Backfill should be placed after the concrete has had sufficient time to cure and develop the necessary strength.

3.7. Pavement Design Recommendations

3.7.1. Subgrade Preparation

We recommend the subgrade soils in new pavement areas be prepared and evaluated as described in the “Earthwork” section of this report. We recommend placing a minimum 8-inch thick imported gravel borrow subbase layer below both of the pavement sections described below. If the subgrade soils are excessively loose or soft, it may be necessary to excavate localized areas and replace them with additional gravel borrow or gravel base material. Pavement subgrade conditions should be firm and nonyielding. The subgrade should be proof-rolled during construction and prior to placing the subbase materials in order to evaluate the presence of unsuitable subgrade soils and the need for overexcavation and placement of a geotextile separator. We recommend the use of a geotextile fabric for separation be used below the subbase where the subgrade consists of silty or clayey soils. In this case, we recommend using Mirafi HP-270 or equivalent.

3.7.2. New Hot Mix Asphalt Pavement

For typical light-duty pavement areas (e.g., automobile parking), we recommend a pavement section consisting of at least a 2½- to 3-inch thickness of ½-inch hot mix asphalt (HMA) (PG 58-22) per WSDOT Sections 5-04 and 9-03, over a 4-inch thickness of densely compacted crushed rock base course per WSDOT Section 9-03.9(3). In heavy-duty pavement areas (e.g., truck traffic areas, materials delivery) around the building, we recommend a pavement section consisting of at least a 4-inch thickness of ½-inch HMA (PG 58-22) over 6-inch thickness of densely compacted crushed rock base course. The base course should be compacted to at least 95 percent of the MDD (ASTM D1557).

The pavement sections recommended above are based on our experience. Thicker asphalt or gravel base sections may be needed based on the actual subgrade conditions, traffic data and intended use.

3.7.3. Portland Cement Concrete Pavement

Portland cement concrete (PCC) sections should be considered for loading dock aprons, trash dumpster areas and where other concentrated heavy loads may occur. We recommend that these pavements consist of at least 6 inches of PCC over 6 inches of crushed surfacing base course. A thicker concrete section may be needed based on the actual traffic data. If the concrete pavement will have doweled joints, we recommend that the concrete thickness be increased by an amount equal to the diameter of the dowels. The base course and subgrade should be compacted to at least 95 percent MDD.

We recommend PCC pavements incorporate construction joints and/or crack control joints spaced maximum distances of 12 feet apart, center-to-center, in both the longitudinal and transverse directions.

Crack control joints may be created by placing an insert or groove into the fresh concrete surface during finishing, or by sawcutting the concrete after it has initially set-up. We recommend the depth of the crack control joints be approximately quarter the thickness of the concrete; or about 1½ inches deep for the recommended concrete thickness of 6 inches. We also recommend the crack control joints be sealed with an appropriate sealant to help restrict water infiltration into the joints.

3.8. Earthwork

3.8.1. General

The site soils within the excavation depths anticipated for the project generally consist of granular fill soils and silty clay with variable sand and gravel content. The granular fill soils that will likely be encountered at the building subgrade elevations will consist of gravel with silt and sand; this material will have a low susceptibility to disturbance during even moderately inclement weather. The native soils are very moisture sensitive and susceptible to disturbance by construction equipment during wet weather. The native soils are very difficult or impossible to use as structural fill except during dry weather and on dry subgrades. It may be possible to reuse the existing fill soils at the site. If practical, the excavation to design native subgrades should be performed during extended periods of dry weather. Exposed subgrades should not be left exposed to inclement weather. Earthwork costs will be significantly greater if grading must occur during wet weather.

3.8.2. Temporary Erosion Control

Temporary erosion control measures should be used during construction depending on the weather, location, soil type, and other factors. Temporary erosion protection (e.g., straw, plastic, or rolled erosion control products [RECPs]) may be necessary to reduce sediment transport until vegetation is established or permanent surfacing applied. Appropriate BMPs should be incorporated into the temporary erosion and sediment control plan developed by the civil engineer. We are available to provide input if desirable.

3.8.3. Site and Subgrade Preparation

We recommend that the building subgrades (footings, mat foundation and slab-on-grade) be prepared in accordance with our previous recommendations presented in this report. In the parking area, stripping of grass, vegetation and organic material will be necessary. Stripped material should be wasted from the site or used in landscaping areas. We recommend using lightweight construction equipment to perform the stripping and keeping construction equipment off the stripped native subgrades as much as possible during the wet season. The capillary break in the building area will likely provide adequate support during construction because it will be underlain by several feet of granular fill. In the parking area, it should be noted that the 8-inch gravel base layer will not provide adequate subgrade protection from disturbance by construction equipment if the subgrade is wet of optimum or wet weather occurs. In either of these cases, additional precautions will be appropriate as described in this report.

We recommend that the condition of the subgrades be evaluated by a representative from our firm. Proof-rolling and/or compacting subgrade soils may be necessary. In general, we recommend that subgrade soils be compacted to a firm and unyielding condition or to 95 percent of the MDD in accordance with ASTM D1557, or as determined appropriate by the field geotechnical engineer. As previously described, some overexcavation of fill soils within footing or slab areas may be necessary. Native clay soils should be evaluated based on probing.

3.8.4. Excavation Considerations

Any excavation for this project will occur within fill and generally stiff to very stiff clayey glaciomarine drift soils based on our explorations. These materials can be excavated with conventional excavation equipment, such as trackhoes or dozers; larger horsepower equipment will be more efficient in the very stiff layer. Cobbles and boulders are sometimes encountered within the glaciomarine drift soils, and the contractor should be prepared to deal with them. We recommend that procedures be identified in the project specifications for measurement and payment of work associated with obstructions, if encountered.

3.8.5. Temporary Slopes

Regardless of the soil types encountered in the excavation, shoring, trench boxes, and/or temporary slopes will be required under Washington State Administrative Code (WAC) 296-155, Part N. The stability of open-cut slopes is a function of soil type, ground water level, slope inclination and nearby surface loads. The use of inadequately designed open cuts could impact the stability of adjacent structures and existing utilities and endanger personnel.

In our opinion, the contractor will be in the best position to observe subsurface conditions continuously throughout the construction process and to respond to the variable soil and groundwater conditions. Construction site safety is generally the responsibility of the contractor, who also is solely responsible for the means, methods, and sequencing of the construction operations and choices regarding temporary excavations and shoring. We are providing this information only as a service to our client. Under no circumstances should the information provided below be interpreted to mean that GeoEngineers, Inc. is assuming responsibility for construction site safety or the contractors' activities; such responsibility is not being implied and should not be inferred.

The guidelines allow temporary slopes for excavations from $\frac{3}{4}H:1V$ (Horizontal to Vertical) to 1.5H:1V depending upon soil type. The guidelines assume that surface loads such as construction equipment and storage loads will be kept a sufficient distance away from the top of the cut so that the stability of the excavation is not affected. The guidelines also assume that no groundwater is present. Based on our explorations and other experience in the immediate area, the stiff to very stiff clayey glaciomarine drift soils encountered in the upper 10 feet below existing site grades are consistent with "Type A" soils by definition with a temporary maximum slope angle $\frac{3}{4}H:1V$. Any existing fill soils, or granular soils would be "Type C" by definition and should have a maximum a temporary maximum slope angle of 1.5H:1V based on the guidelines.

Provided that it can be accommodated within the guidelines and worker safety, we expect that temporary vertical cuts up to 4 feet high can be used within the stiff clayey soils. Flatter slopes may be necessary if seepage is present on the face of the cut slopes or if localized sloughing occurs. It should be expected that unsupported cut slopes would experience some sloughing and raveling if exposed to surface water. For open cuts at the site we recommend that:

- No traffic, construction equipment, stockpiles or building supplies be allowed at the top of the cut slopes within a distance of at least 5 feet from the top of the cut.
- Exposed soil along the slope be protected from surface erosion using waterproof tarps or plastic sheeting, or flash coating with shotcrete.

- Construction activities be scheduled so that the length of time the temporary cut is left open is reduced to the extent practical.
- Erosion control measures be implemented as appropriate such that runoff from the site is reduced to the extent practical.
- Surface water be diverted away from the slope.

3.8.6. Permanent Slopes

We recommend a maximum permanent slope inclination of 2H:1V in the native soil or in structural fill placed in accordance with our recommendations. Fill should be carefully compacted on the slope face, or the fill embankment can be overbuilt and cut back to a 2H:1V configuration. Permanent slopes must be hydroseeded or otherwise protected from erosion. Temporary erosion control measures may be necessary until permanent vegetation is established.

3.8.7. Structural Fill

3.8.7.1. General

All import structural fill material should be free of organics, debris and other deleterious material with no individual particles larger than 5 inches in diameter. As the amount of fines increases, the soil becomes increasingly sensitive to small changes in moisture content and adequate compaction becomes more difficult or impossible to achieve, particularly during wet weather. Generally, soils containing more than about 5 percent fines by weight cannot be properly compacted when the moisture content is more than a few percent from optimum.

During wet weather, we recommend all import fill consist of a well-graded sand or sand and gravel mixture with less than 5 percent fines. If the gravel content is high, a fines content of up to about 8 to 10 percent may be suitable for general purpose fill during wet weather.

3.8.7.2. Suitability of On-site Soil

The on-site soils primarily consist of granular fill and glaciomarine drift (clay with variable sand content). The existing gravel fill may be suitable for reuse as structural fill. However, the native clay is moisture sensitive and generally has natural moisture contents higher than the anticipated optimum moisture content for compaction. We have recommended that all structural fill in the building area be compacted to 95 percent. Since the on-site native soils are over-optimum and aeration in a small work area would be required, we conclude that all structural fill should be limited to the on-site fill soils or imported.

3.8.7.3. Select Import Fill

During wet weather, placement on wet subgrades, or during times when the schedule is critical, we recommend using a select import fill. The select import should consist of well-graded sand and gravel, with at least 30 percent retained on the No. 4 sieve and less than 5 percent passing the U.S. No. 200 sieve. The percentage passing the No. 200 sieve should be based on that fraction passing the 3/4-inch sieve. Requiring use of this type of material in the building area would significantly aid quality control and reduce compaction effort during earthwork procedures. The gravel fraction (percent retained on the No. 4 sieve) could be decreased in deeper fills in appropriate conditions with approval of the geotechnical engineer.

3.8.7.4. Fill Placement and Compaction Criteria

Structural fill should be mechanically compacted to a firm, non-yielding condition. Structural fill should be placed in loose lifts not exceeding 10 inches in loose thickness or that necessary to attain the specified

compaction. Each lift should be conditioned to the proper moisture content and compacted to the specified density before placing subsequent lifts. Structural fill should be compacted to the following criteria:

- Structural fill placed in building areas (supporting foundations or slab-on-grade floors) should be compacted to at least 95 percent of the MDD estimated in accordance with ASTM D1557. Structural fill outside building areas should be compacted to at least 90 percent of the same standard.
- Structural fill placed against subgrade walls should be compacted to between 90 and 92 percent. Care should be taken when compacting fill against subsurface walls to avoid over-compaction and, hence overstressing the walls.
- Fill in non-structural areas should be compacted to at least 85 percent MDD to limit excessive postconstruction settlement.

Sufficient earthwork monitoring and a sufficient number of in-place density tests should be performed to evaluate fill placement and compaction operations and to confirm that the required compaction is being achieved. We recommend that GeoEngineers be present during probing of the exposed subgrade soils in building areas, and placement of structural fill. We will evaluate the adequacy of the subgrade soils and identify areas needing further work, perform in-place moisture-density tests in the fill to verify compliance with the compaction specifications, and advise on any modifications to the procedures which may be appropriate for the prevailing conditions.

3.8.8. Weather Considerations

During wet weather, the glaciomarine drift soils become muddy and trafficability is very difficult to impossible with rubber-tired equipment. We provide the following wet weather considerations:

- Construction activities should be scheduled so that the length of time that soils are left exposed to moisture is reduced to the extent practical and limit the size of areas that are stripped of topsoil or gravel surfacing and left exposed.
- The ground surface in and around the work area should be sloped so that surface water is directed to a sump or discharge location. The ground surface should be graded such that areas of ponded water do not develop.
- Slopes with exposed soils should be covered with plastic sheeting or similar means.
- Providing up-gradient perimeter ditches or low earthen berms and using temporary sumps to collect runoff and prevent water from ponding and damaging exposed subgrades.
- The site soils should not be left uncompacted and exposed to moisture. Sealing the surficial soils by rolling with a smooth-drum roller prior to periods of precipitation will reduce the extent to which these soils become wet or unstable.
- Limiting construction traffic over unprotected soil and by limiting the size and type of construction equipment used.
- Providing gravel “working mats” over areas of prepared subgrade.

3.9. Recommended Additional Geotechnical Services

GeoEngineers should be retained to review the project plans and specifications when complete to confirm that our design recommendations have been implemented as intended. During construction, GeoEngineers should evaluate the suitability of the foundation subgrades, observe installation of subsurface drainage measures, evaluate structural backfill, and provide a summary letter of our construction observation services if desirable. The purposes of GeoEngineers construction phase services are to confirm that the subsurface conditions are consistent with those observed in the explorations and other reasons described in Appendix B, Report Limitations and Guidelines for Use.

4.0 LIMITATIONS

We have prepared this report for the Didgwalic Wellness Center their authorized agents and regulatory agencies as may be required for the project.

Within the limitations of scope, schedule and budget, our services have been executed in accordance with generally accepted practices in the field of geotechnical engineering in this area at the time this report was prepared. The conclusions, recommendations, and opinions presented in this report are based on our professional knowledge, judgment and experience. No warranty or other conditions, express or implied, should be understood.

Any electronic form, facsimile or hard copy of the original document (email, text, table and/or figure), if provided, and any attachments should be considered a copy of the original document. The original document is stored by GeoEngineers, Inc. and will serve as the official document of record.

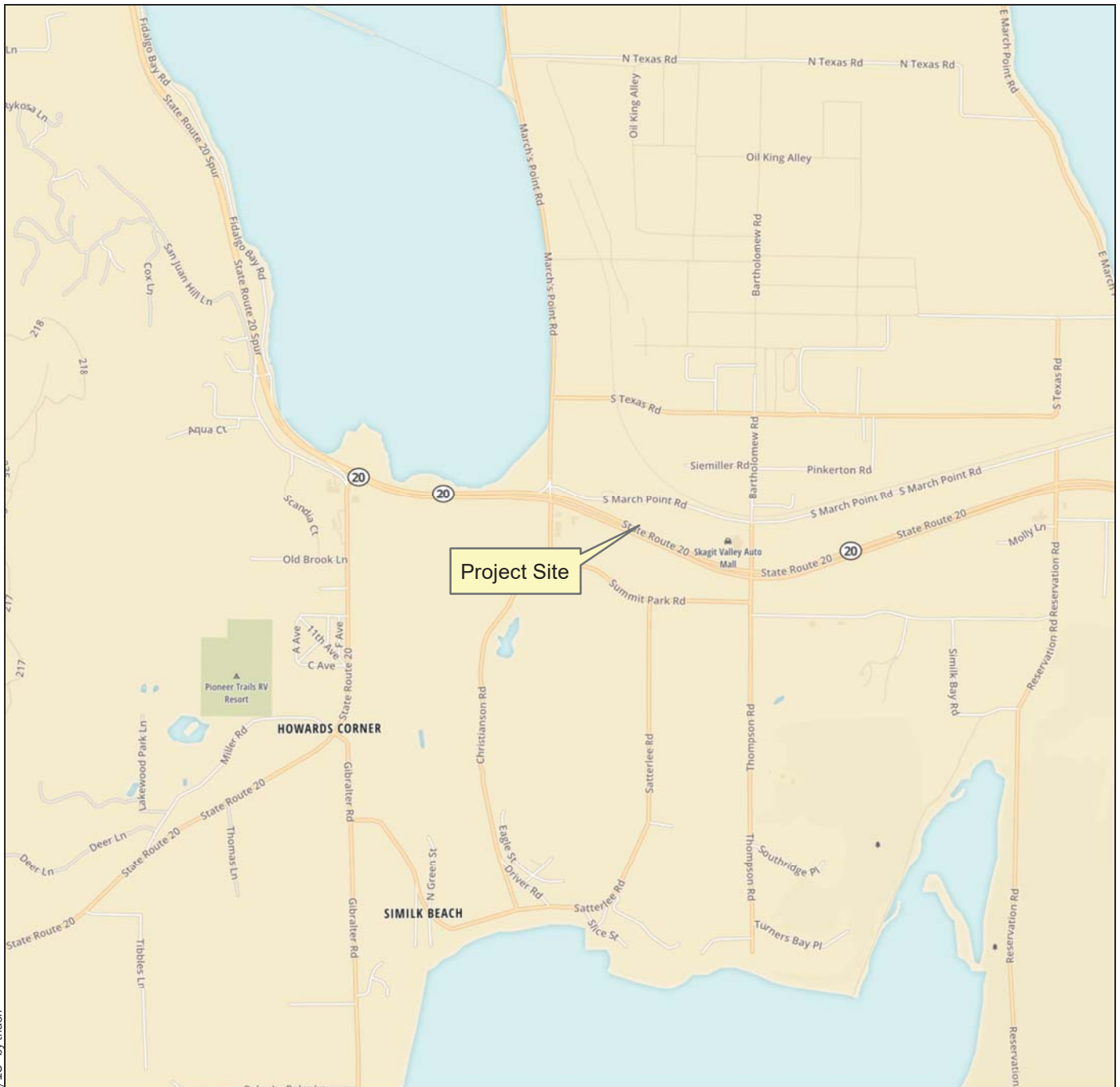
Please refer to the appendix titled “Report Limitations and Guidelines for Use” for additional information pertaining to use of this report.

5.0 REFERENCES

Dragovich, J.D., M.L. Troost, D.K. Norman, G. Anderson, J. Cass, L.A. Gilbertson, D.T. McKay (2000). Geologic Map of the Anacortes South and La Conner 7.5-minute Quadrangles, Skagit and Island Counties, Washington. Report 2000-6.

International Code Council, “International Building Code,” 2015.

Washington State Department of Transportation (2018). “Standard Specifications for Road, Bridge, and Municipal Construction,” M 41-10.



Vicinity Map

Didgwalic Phase II, 8212 South March Point Road
Anacortes, Washington



Figure 1

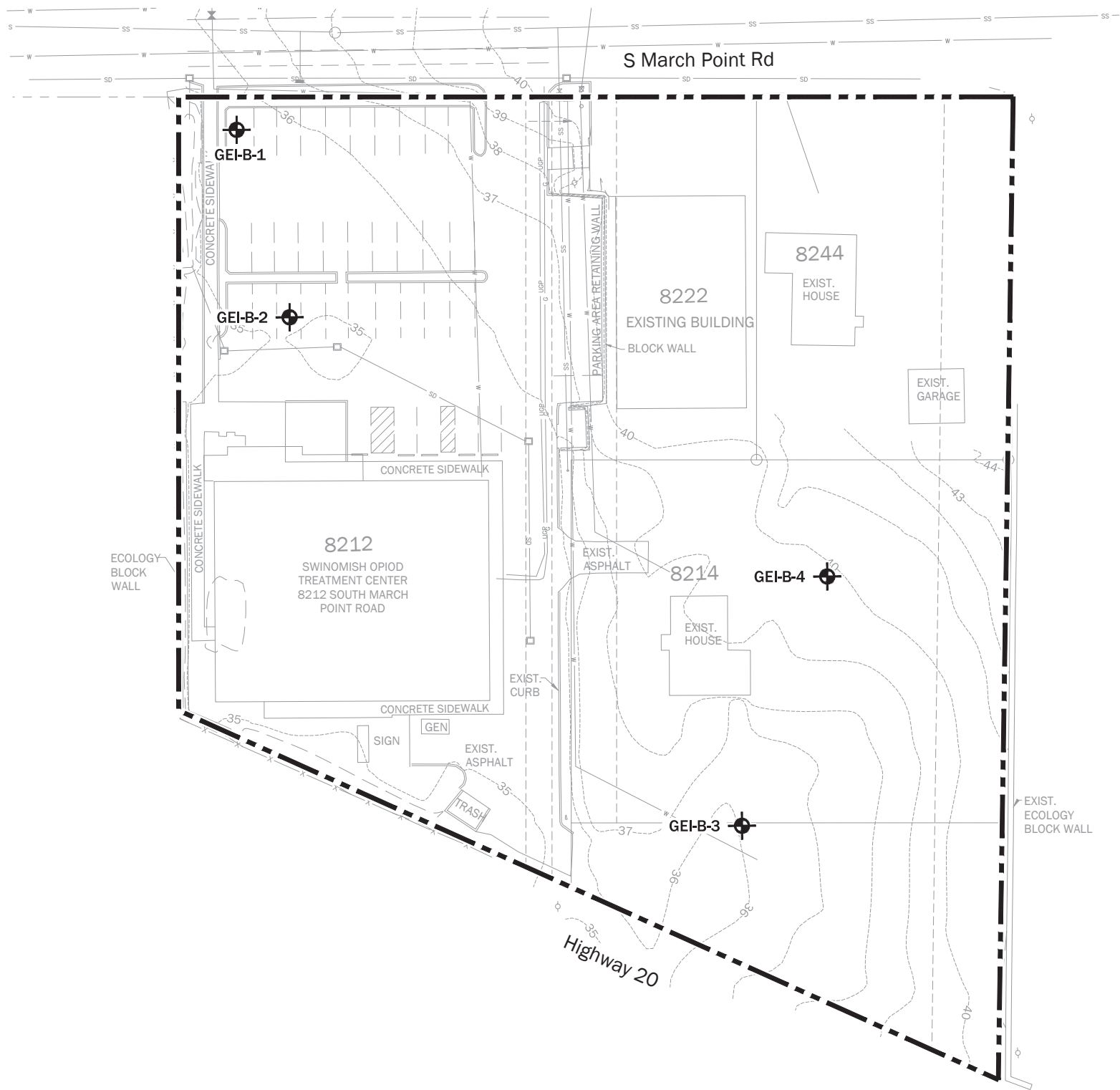
Notes:

1. The locations of all features shown are approximate.
2. This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document. GeoEngineers, Inc. cannot guarantee the accuracy and content of electronic files. The master file is stored by GeoEngineers, Inc. and will serve as the official record of this communication.

Data Source: Mapbox Open Street Map, 2016

Projection: NAD 1983 UTM Zone 10N

\\geoengineers.com\wan\Projects\0\0659017\CAD\00\Geotech\065901700_F02 Site Plan.dwg TAB:Figure 2 Date Exported: 11/01/18 - 13:24 by tbyrd



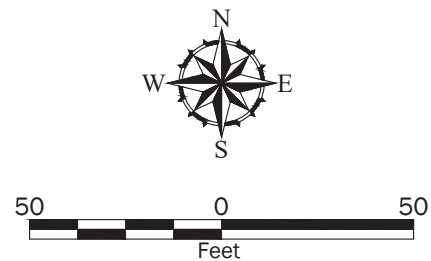
- Notes:
1. The locations of all features shown are approximate.
 2. This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document. GeoEngineers, Inc. cannot guarantee the accuracy and content of electronic files. The master file is stored by GeoEngineers, Inc. and will serve as the official record of this communication.

Data Source: Background survey from Brooks Middleton.
Projection: Washington State Plane, North Zone, NAD83, US Foot

Legend

GEI-B-1  Boring by GeoEngineers, 2018

 Site Boundary



Site and Exploration Plan	
Didgwalic Phase II, 8212 South March Point Road Anacortes, Washington	
	Figure 2

APPENDIX A

Field Explorations and Laboratory Testing

APPENDIX A

FIELD EXPLORATIONS AND LABORATORY TESTING

Field Explorations

GeoEngineers completed explorations at the site on October 22 and 23, 2018 (B-1 through B-4) in the vicinity of the proposed building and parking. The approximate locations of relevant explorations are shown in Figure 2. Exploration locations were located in the field by taping or pacing from existing site features. The locations should be considered approximate.

Borings B-1 and B-2 were completed to 41.5 feet below ground surface (bgs). Borings B-3 and B-4 were completed to 11.5 feet below ground surface. Drilling was completed using a subcontracted track drill rig. Soil samples were collected in plastic bags during excavation.

The explorations were continuously monitored by a geological engineer from our firm who examined and classified the soils encountered, obtained representative soil samples, observed groundwater conditions and prepared a detailed log of each exploration. Soils encountered were classified visually in general accordance with ASTM D2488-90, which is described in Figure A-1. An explanation of the symbols for the test pits is also shown in Figure A-1.

The logs of the borings are presented in Figures A-2 through A-5. The exploration logs are based on our interpretation of the field and laboratory data and indicate the various types of soils encountered. It also indicates the depths at which these soils or their characteristics change, although the change might be gradual. If the change occurred between sample intervals the contact was interpreted.

Laboratory Test Results

General

Soil samples obtained from the explorations were transported to our laboratory and examined to confirm or modify field classifications, as well as to evaluate index properties of the soil samples. Representative samples were selected for laboratory testing consisting of the determination of the moisture and fines contents. The tests were performed in general accordance with test methods of the American Society for Testing and Materials (ASTM) or other applicable procedures.

Moisture Content Testing

Moisture content tests were completed in general accordance with ASTM D2216 for representative samples obtained from the explorations. The results of these tests are presented on the exploration logs at the depths at which the samples were obtained.

Percent Passing U.S. No. 200 Sieve

Selected samples were “washed” through the U.S. No. 200 mesh sieve to determine the relative percentage of coarse- and fine-grained particles in the soil. The percent passing value represents the percentage by weight of the sample finer than the U.S. No. 200 sieve. These tests were conducted in general accordance with ASTM D1140.

Sieve Analyses

Sieve analyses were performed on selected samples in general accordance with ASTM D422 to determine the sample grain size distribution. The wet sieve analysis method was used to determine the percentage of soil greater than the U.S. No. 200 mesh sieve. The results of the sieve analyses were plotted, classified in general accordance with the Unified Soil Classification System (USCS), and are presented in Figure A-6.

Atterberg Limits

Atterberg limit tests were completed for four soil samples. The tests were used to classify the soil as well as to aid in evaluating index properties and consolidation characteristics of the fine-grained soil deposits. The liquid limit and the plastic limit were obtained in general accordance with ASTM D318. The results of the Atterberg limits are summarized in Figure A-7.

SOIL CLASSIFICATION CHART

MAJOR DIVISIONS			SYMBOLS		TYPICAL DESCRIPTIONS	
			GRAPH	LETTER		
COARSE GRAINED SOILS	GRAVEL AND GRAVELLY SOILS	CLEAN GRAVELS		GW	WELL-GRADED GRAVELS, GRAVEL - SAND MIXTURES	
		(LITTLE OR NO FINES)		GP	POORLY-GRADED GRAVELS, GRAVEL - SAND MIXTURES	
		GRAVELS WITH FINES		GM	SILTY GRAVELS, GRAVEL - SAND - SILT MIXTURES	
		(APPRECIABLE AMOUNT OF FINES)		GC	CLAYEY GRAVELS, GRAVEL - SAND - CLAY MIXTURES	
	MORE THAN 50% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE	SAND AND SANDY SOILS	CLEAN SANDS		SW	WELL-GRADED SANDS, GRAVELLY SANDS
			(LITTLE OR NO FINES)		SP	POORLY-GRADED SANDS, GRAVELLY SAND
FINE GRAINED SOILS	SILTS AND CLAYS	SANDS WITH FINES		SM	SILTY SANDS, SAND - SILT MIXTURES	
		(APPRECIABLE AMOUNT OF FINES)		SC	CLAYEY SANDS, SAND - CLAY MIXTURES	
		LIQUID LIMIT LESS THAN 50		ML	INORGANIC SILTS, ROCK FLOUR, CLAYEY SILTS WITH SLIGHT PLASTICITY	
				CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS	
	MORE THAN 50% PASSING NO. 200 SIEVE	SILTS AND CLAYS	LIQUID LIMIT GREATER THAN 50		OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
					MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS SILTY SOILS
HIGHLY ORGANIC SOILS				CH	INORGANIC CLAYS OF HIGH PLASTICITY	
				OH	ORGANIC CLAYS AND SILTS OF MEDIUM TO HIGH PLASTICITY	
				PT	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS	

NOTE: Multiple symbols are used to indicate borderline or dual soil classifications

Sampler Symbol Descriptions

	2.4-inch I.D. split barrel
	Standard Penetration Test (SPT)
	Shelby tube
	Piston
	Direct-Push
	Bulk or grab
	Continuous Coring

Blow count is recorded for driven samplers as the number of blows required to advance sampler 12 inches (or distance noted). See exploration log for hammer weight and drop.

"P" indicates sampler pushed using the weight of the drill rig.

"WOH" indicates sampler pushed using the weight of the hammer.

NOTE: The reader must refer to the discussion in the report text and the logs of explorations for a proper understanding of subsurface conditions. Descriptions on the logs apply only at the specific exploration locations and at the time the explorations were made; they are not warranted to be representative of subsurface conditions at other locations or times.

ADDITIONAL MATERIAL SYMBOLS

SYMBOLS		TYPICAL DESCRIPTIONS
GRAPH	LETTER	
	AC	Asphalt Concrete
	CC	Cement Concrete
	CR	Crushed Rock/Quarry Spalls
	SOD	Sod/Forest Duff
	TS	Topsoil

Groundwater Contact



Measured groundwater level in exploration, well, or piezometer



Measured free product in well or piezometer

Graphic Log Contact



Distinct contact between soil strata



Approximate contact between soil strata

Material Description Contact



Contact between geologic units



Contact between soil of the same geologic unit

Laboratory / Field Tests

%F	Percent fines
%G	Percent gravel
AL	Atterberg limits
CA	Chemical analysis
CP	Laboratory compaction test
CS	Consolidation test
DD	Dry density
DS	Direct shear
HA	Hydrometer analysis
MC	Moisture content
MD	Moisture content and dry density
Mohs	Mohs hardness scale
OC	Organic content
PM	Permeability or hydraulic conductivity
PI	Plasticity index
PP	Pocket penetrometer
SA	Sieve analysis
TX	Triaxial compression
UC	Unconfined compression
VS	Vane shear

Sheen Classification

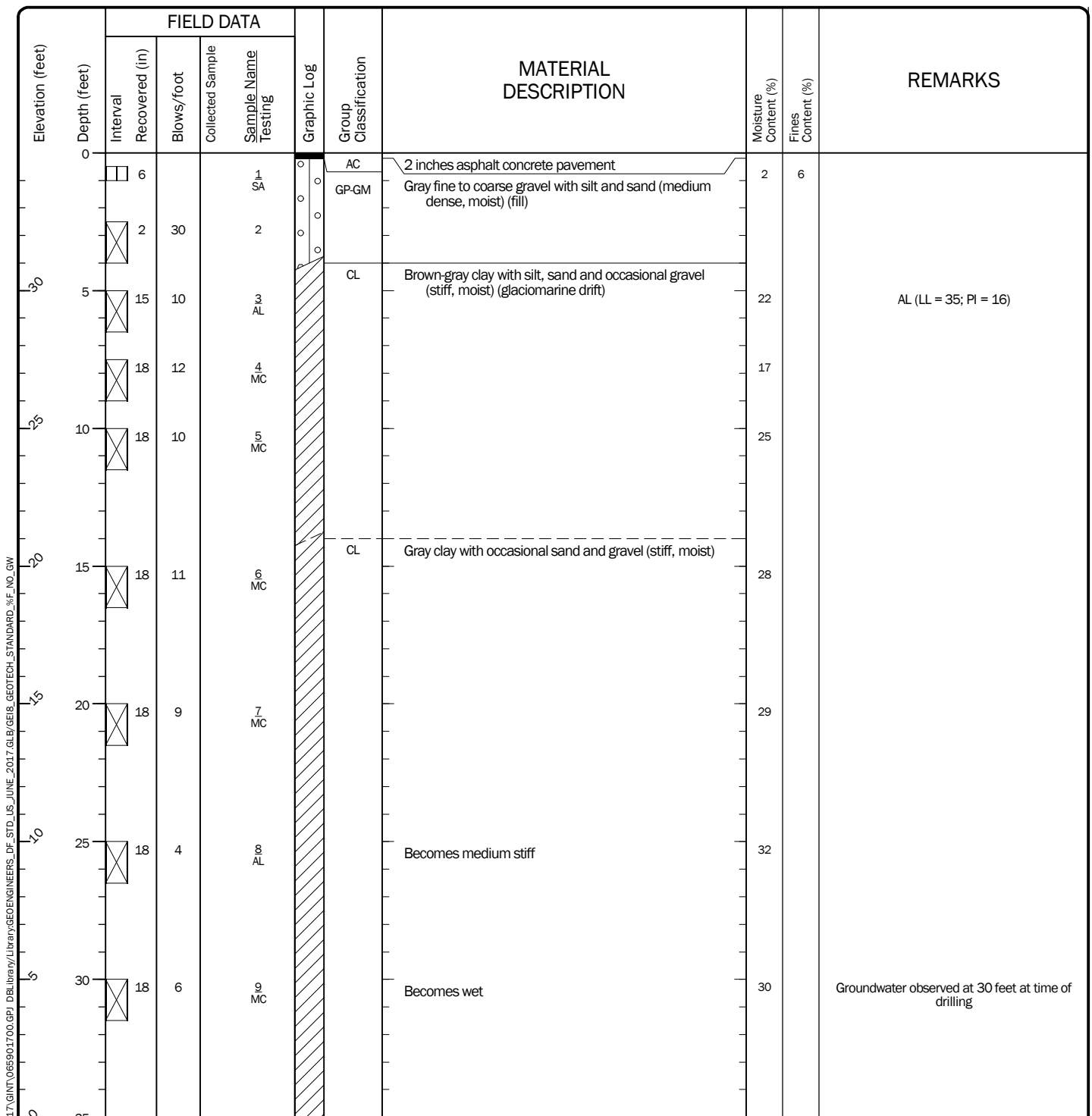
NS	No Visible Sheen
SS	Slight Sheen
MS	Moderate Sheen
HS	Heavy Sheen

Key to Exploration Logs



Figure A-1

Start Drilled 10/23/2018	End 10/23/2018	Total Depth (ft) 41.5	Logged By Checked By BWS AJH	Driller Boretect1, Inc.	Drilling Method Hollow-stem Auger
Surface Elevation (ft) Vertical Datum 35 NAVD88	Hammer Data	Rope & Cathead 140 (lbs) / 30 (in) Drop	Drilling Equipment EC 95 Track-mounted		
Easting (X) Northing (Y) 1219887 538237	System Datum	WA State Plane North NAD83 (feet)	See "Remarks" section for groundwater observed		
Notes:					



Note: See Figure A-1 for explanation of symbols.
Coordinates Data Source: Horizontal approximated based on Topographic Survey. Vertical approximated based on Topographic Survey.

Log of Boring B-1



Project: Didgwalic Phase II
Project Location: 8212 South March Pond Road, Anacortes, Washington
Project Number: 0659-017-00
Figure A-2
Sheet 1 of 2

Date:12/3/18 Path:W:\PROJECTS\0659017\GINT\065901700.GPJ DBLlibrary\Library\GEOENGINEERS_DF STD_US_JUNE_2017.GLB\GEB8_GEOTECH_STANDARD.XF_NO_GW

Elevation (feet)	FIELD DATA				Graphic Log	Group Classification	MATERIAL DESCRIPTION	Moisture Content (%)	Fines Content (%)	REMARKS
	Depth (feet)	Interval Recovered (in)	Blows/foot	Collected Sample						
35			8					33		
						ML	Gray silt with sand and gravel (very stiff, wet) (glacially consolidated soils)			
40			24					15	57	

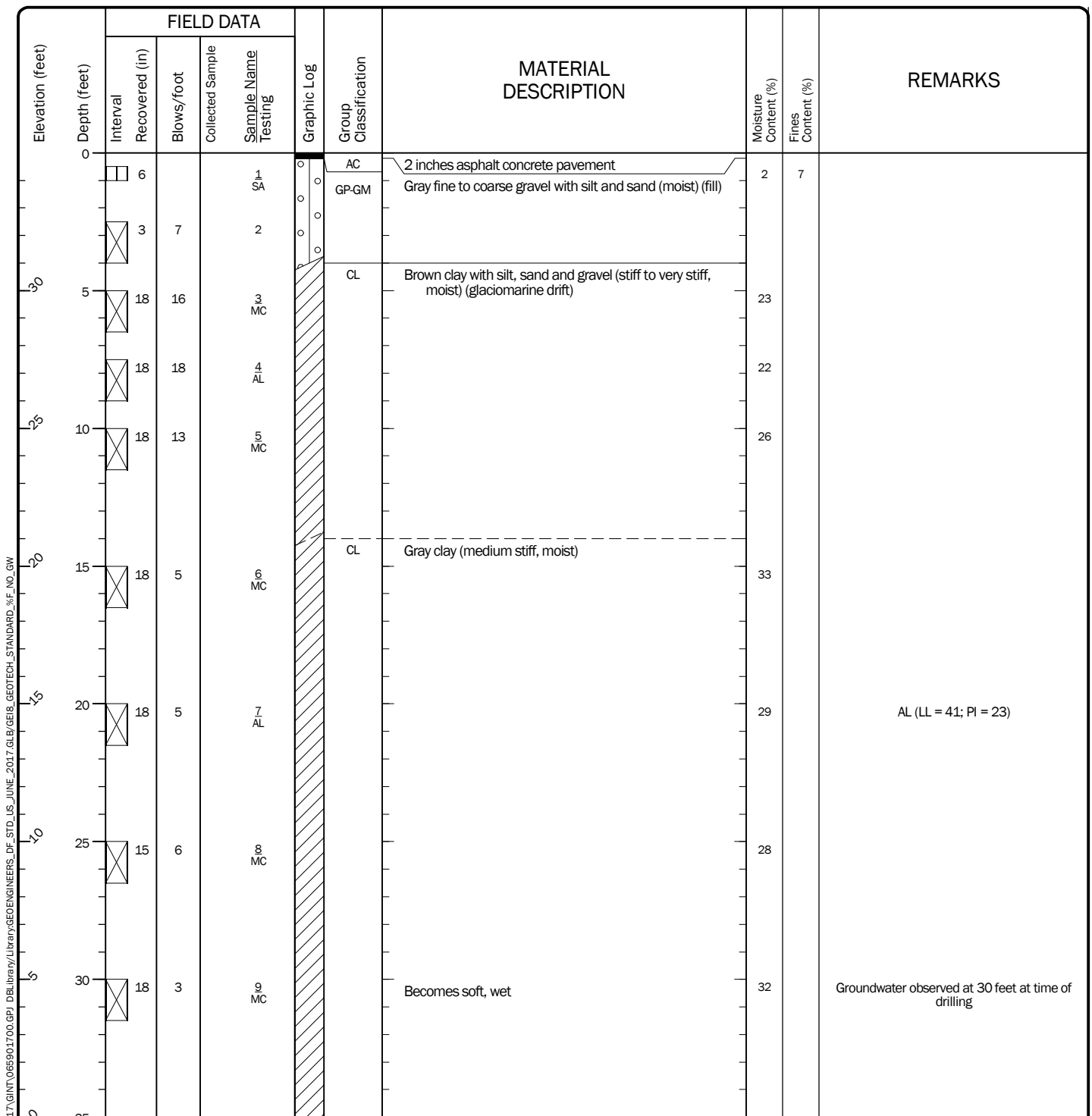
Log of Boring B-1 (continued)



Project: Didgwalic Phase II
Project Location: 8212 South March Pond Road, Anacortes, Washington
Project Number: 0659-017-00

Figure A-2
Sheet 2 of 2

Start Drilled 10/22/2018	End 10/22/2018	Total Depth (ft) 41.5	Logged By Checked By BWS AJH	Driller Borettec1, Inc.	Drilling Method Hollow-stem Auger
Surface Elevation (ft) Vertical Datum 35 NAVD88		Hammer Data Rope & Cathead 140 (lbs) / 30 (in) Drop		Drilling Equipment EC 95 Track-mounted	
Easting (X) Northing (Y) 1219907 538169		System Datum WA State Plane North NAD83 (feet)		See "Remarks" section for groundwater observed	
Notes:					



Note: See Figure A-1 for explanation of symbols.
Coordinates Data Source: Horizontal approximated based on Topographic Survey. Vertical approximated based on Topographic Survey.

Log of Boring B-2



Project: Didgwalic Phase II
Project Location: 8212 South March Pond Road, Anacortes, Washington
Project Number: 0659-017-00
Figure A-3
Sheet 1 of 2

Date:12/3/18 Path:W:\PROJECTS\0_0659017\GINT\065901700.GPJ DBLlibrary\Library\GEOENGINEERS_DF STD_US_JUNE_2017.GLB\GEB8_GEOTECH_STANDARD_%.NO_GW

Elevation (feet)	FIELD DATA					MATERIAL DESCRIPTION	Moisture Content (%)	Fines Content (%)	REMARKS
	Interval	Recovered (in)	Blows/foot	Collected Sample	Sample Name Testing				
35	Interval	18	35		10A MC 10B	Gray silt with sand and gravel (very stiff, wet) (glacially consolidated soils)	35		
40	Interval		30		11 SA		13	56	

Log of Boring B-2 (continued)



Project: Didgwalic Phase II
Project Location: 8212 South March Pond Road, Anacortes, Washington
Project Number: 0659-017-00

Figure A-3
Sheet 2 of 2

Start Drilled	10/22/2018	End 10/22/2018	Total Depth (ft)	11.5	Logged By Checked By	BWS AJH	Driller	Borettec1, Inc.	Drilling Method	Hollow-stem Auger
Surface Elevation (ft)				36	Hammer		Rope & Cathead		Drilling	
Vertical Datum				NAVD88	Data		140 (lbs) / 30 (in) Drop		Equipment	
Easting (X)				1220071	System		WA State Plane North		Groundwater not observed at time of exploration	
Northing (Y)				537984	Datum		NAD83 (feet)			
Notes:										

Elevation (feet)	FIELD DATA				Graphic Log	Group Classification	MATERIAL DESCRIPTION	Moisture Content (%)	Fines Content (%)	REMARKS
	Interval Depth (feet)	Recovered (in)	Blows/foot	Collected Sample						
0						TS	2 inches topsoil			
35						CL	Brown sandy clay with silt and gravel (very stiff, moist) (glaciomarine drift)			
	12	19		1 MC				16		
5	18	19		2 MC				18		
30	12	18		3 MC				21		
10	18	11		4 MC			Becomes stiff	29		
25										

Note: See Figure A-1 for explanation of symbols.
Coordinates Data Source: Horizontal approximated based on Topographic Survey. Vertical approximated based on Topographic Survey.

Log of Boring B-3



Project: Didgwalic Phase II
Project Location: 8212 South March Pond Road, Anacortes, Washington
Project Number: 0659-017-00

Figure A-4
Sheet 1 of 1

Start Drilled 10/22/2018	End 10/22/2018	Total Depth (ft) 11.5	Logged By Checked By BWS AJH	Driller Borettec1, Inc.	Drilling Method Hollow-stem Auger
Surface Elevation (ft) Vertical Datum 40 NAVD88		Hammer Data Rope & Cathead 140 (lbs) / 30 (in) Drop		Drilling Equipment EC 95 Track-mounted	
Easting (X) Northing (Y) 1220102 538075		System Datum WA State Plane North NAD83 (feet)		Groundwater not observed at time of exploration	
Notes:					

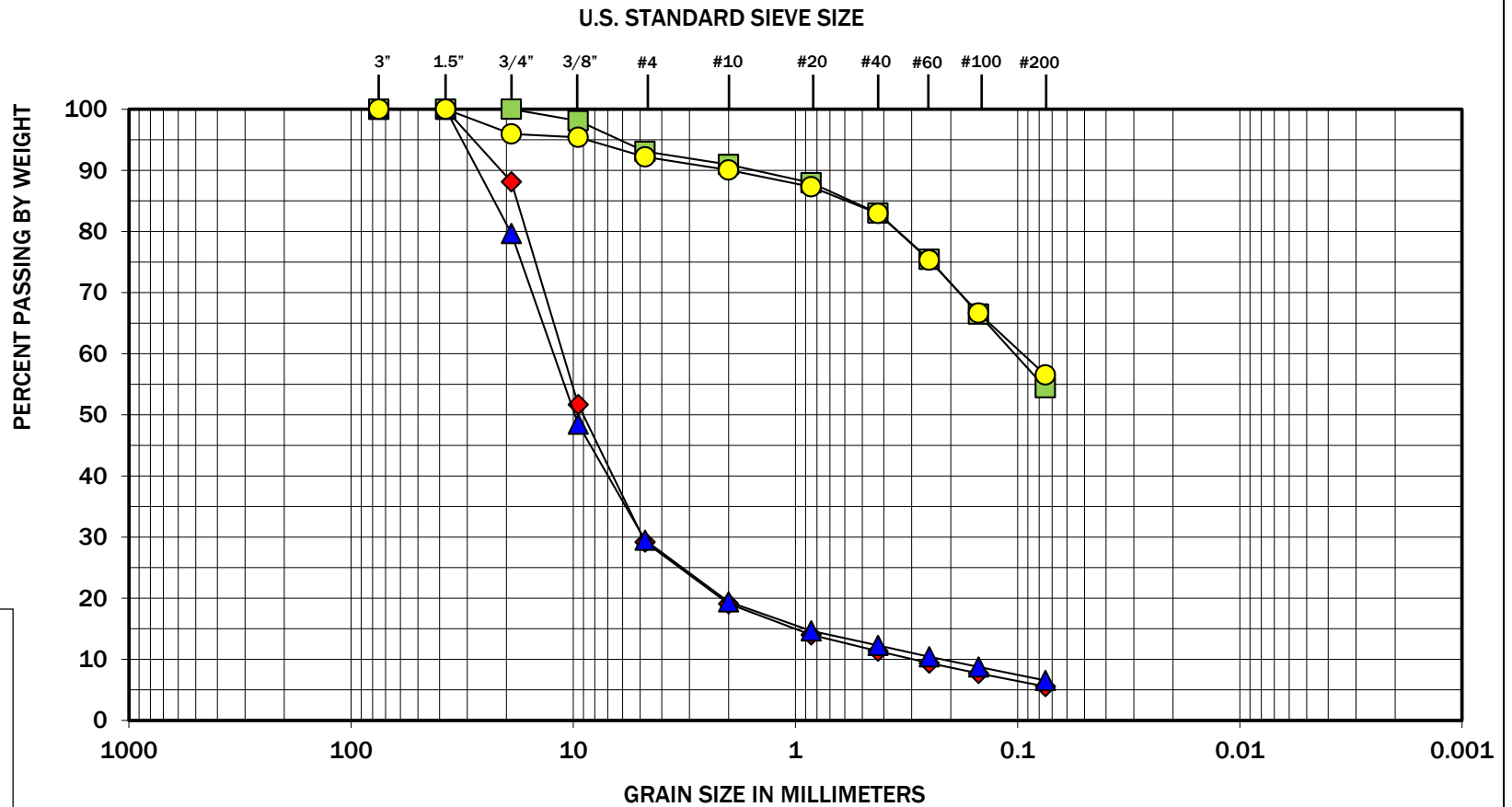
Elevation (feet)	FIELD DATA				Graphic Log	Group Classification	MATERIAL DESCRIPTION	Moisture Content (%)	Fines Content (%)	REMARKS
	Depth (feet)	Interval Recovered (in)	Blows/foot	Collected Sample						
0						TS	3 inches topsoil			
						CL	Brown sandy clay with silt and gravel (very stiff, moist) (glaciomarine drift)			
		12	22					15		
				1 MC						
		18	19					21		
				2 MC						
		18	13					24		
				3 MC						
		18	9				Becomes stiff	26		
				4 MC						

Note: See Figure A-1 for explanation of symbols.
Coordinates Data Source: Horizontal approximated based on Topographic Survey. Vertical approximated based on Topographic Survey.

Log of Boring B-4



Project: Didgwalic Phase II
Project Location: 8212 South March Pond Road, Anacortes, Washington
Project Number: 0659-017-00
Figure A-5
Sheet 1 of 1



COBBLES	GRAVEL		SAND			SILT OR CLAY
	COARSE	FINE	COARSE	MEDIUM	FINE	

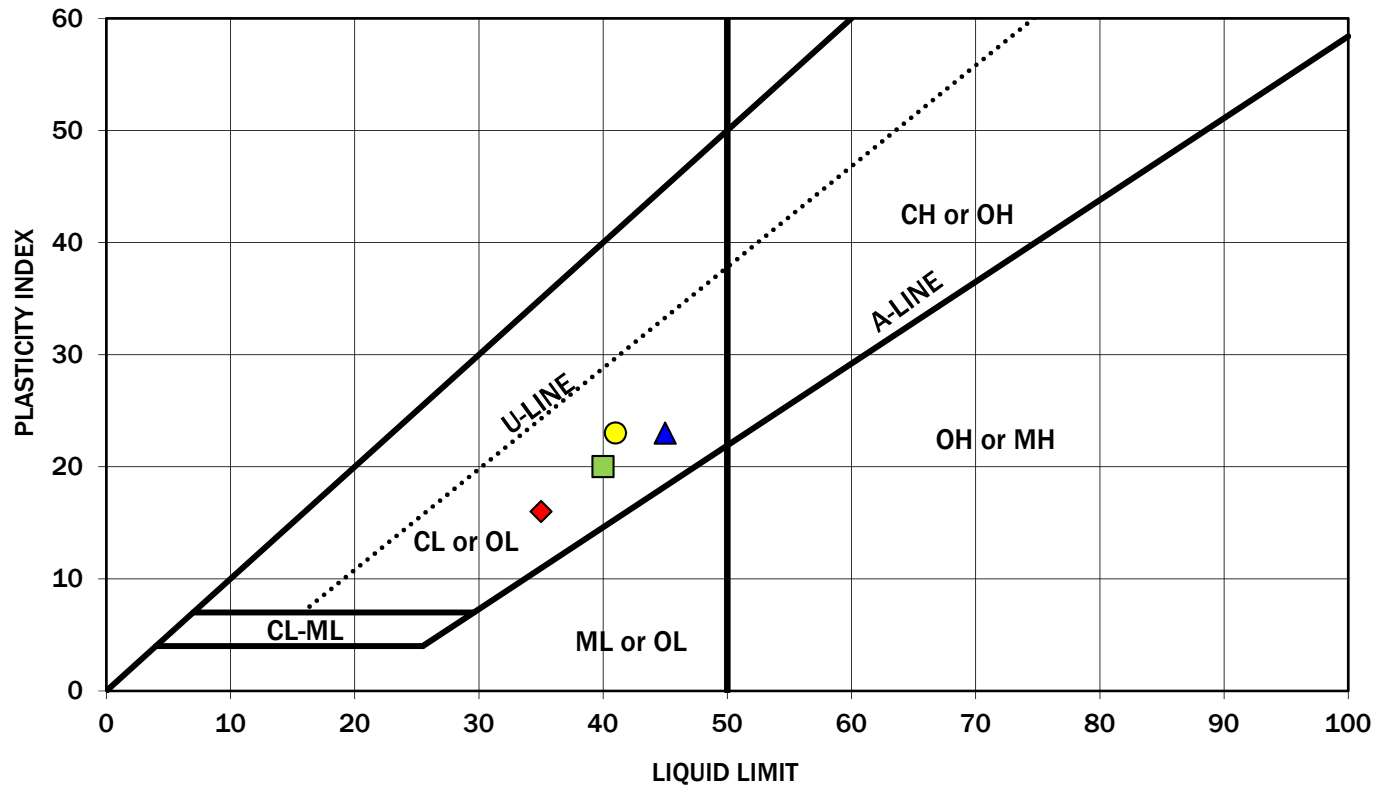
Symbol	Boring Number	Depth (feet)	Moisture (%)	Soil Description
◆	B-1	1	2	Gravel with silt and sand (GP-GM)
■	B-1	40	15	Silt with sand and gravel (ML)
▲	B-2	1	2	Gravel with silt and sand (GP-GM)
●	B-2	40	13	Silt with sand and gravel (ML)

Note: This report may not be reproduced, except in full, without written approval of GeoEngineers, Inc. Test results are applicable only to the specific sample on which they were performed, and should not be interpreted as representative of any other samples obtained at other times, depths or locations, or generated by separate operations or processes.

The grain size analysis results were obtained in general accordance with ASTM D 6913.



PLASTICITY CHART



Symbol	Boring Number	Depth (feet)	Moisture Content (%)	Liquid Limit (%)	Plasticity Index (%)	Soil Description
◆	B-1	5	22	35	16	Clay with silt and sand (CL)
■	B-1	25	32	40	20	Clay with occasional sand and gravel (CL)
▲	B-2	7.5	22	45	23	Clay with silt, sand and gravel (CL)
●	B-2	20	29	41	23	Clay (CL)

Note: This report may not be reproduced, except in full, without written approval of GeoEngineers, Inc. Test results are applicable only to the specific sample on which they were performed, and should not be interpreted as representative of any other samples obtained at other times, depths or locations, or generated by separate operations or processes.

The liquid limit and plasticity index were obtained in general accordance with ASTM D 4318.

Atterberg Limits Test Results

Didgwalic Phase II, 8212 South March Point Road
Anacortes, Washington



Figure A-7

APPENDIX B

Report Limitations and Guidelines for Use

APPENDIX B

REPORT LIMITATIONS AND GUIDELINES FOR USE¹

This appendix provides information to help you manage your risks with respect to the use of this report.

Read These Provisions Closely

It is important to recognize that the geoscience practices (geotechnical engineering, geology and environmental science) rely on professional judgment and opinion to a greater extent than other engineering and natural science disciplines, where more precise and/or readily observable data may exist. To help clients better understand how this difference pertains to our services, GeoEngineers includes the following explanatory “limitations” provisions in its reports. Please confer with GeoEngineers if you need to know more how these “Report Limitations and Guidelines for Use” apply to your project or site.

Geotechnical Services are Performed for Specific Purposes, Persons and Projects

This report has been prepared for Didgwalic Wellness Center and for the Project(s) specifically identified in the report. The information contained herein is not applicable to other sites or projects.

GeoEngineers structures its services to meet the specific needs of its clients. No party other than the party to whom this report is addressed may rely on the product of our services unless we agree to such reliance in advance and in writing. Within the limitations of the agreed scope of services for the Project, and its schedule and budget, our services have been executed in accordance with our proposal with Didgwalic Wellness Center dated September 14, 2018 and generally accepted geotechnical practices in this area at the time this report was prepared. We do not authorize, and will not be responsible for, the use of this report for any purposes or projects other than those identified in the report.

A Geotechnical Engineering or Geologic Report is based on a Unique Set of Project-Specific Factors

This report has been prepared for the proposed development at 8212 South March Point Road Anacortes, Washington. GeoEngineers considered a number of unique, project-specific factors when establishing the scope of services for this project and report. Unless GeoEngineers specifically indicates otherwise, it is important not to rely on this report if it was:

- not prepared for you,
- not prepared for your project,
- not prepared for the specific site explored, or
- completed before important project changes were made.

¹ Developed based on material provided by GBA, GeoProfessional Business Association; www.geoprofessional.org.

For example, changes that can affect the applicability of this report include those that affect:

- the function of the proposed structure;
- elevation, configuration, location, orientation or weight of the proposed structure;
- composition of the design team; or
- project ownership.

If changes occur after the date of this report, GeoEngineers cannot be responsible for any consequences of such changes in relation to this report unless we have been given the opportunity to review our interpretations and recommendations. Based on that review, we can provide written modifications or confirmation, as appropriate.

Environmental Concerns are Not Covered

Unless environmental services were specifically included in our scope of services, this report does not provide any environmental findings, conclusions, or recommendations, including but not limited to, the likelihood of encountering underground storage tanks or regulated contaminants.

Subsurface Conditions Can Change

This geotechnical or geologic report is based on conditions that existed at the time the study was performed. The findings and conclusions of this report may be affected by the passage of time, by man-made events such as construction on or adjacent to the site, new information or technology that becomes available subsequent to the report date, or by natural events such as floods, earthquakes, slope instability or groundwater fluctuations. If more than a few months have passed since issuance of our report or work product, or if any of the described events may have occurred, please contact GeoEngineers before applying this report for its intended purpose so that we may evaluate whether changed conditions affect the continued reliability or applicability of our conclusions and recommendations.

Geotechnical and Geologic Findings are Professional Opinions

Our interpretations of subsurface conditions are based on field observations from widely spaced sampling locations at the site. Site exploration identifies the specific subsurface conditions only at those points where subsurface tests are conducted or samples are taken. GeoEngineers reviewed field and laboratory data and then applied its professional judgment to render an informed opinion about subsurface conditions at other locations. Actual subsurface conditions may differ, sometimes significantly, from the opinions presented in this report. Our report, conclusions and interpretations are not a warranty of the actual subsurface conditions.

Geotechnical Engineering Report Recommendations are Not Final

We have developed the following recommendations based on data gathered from subsurface investigation(s). These investigations sample just a small percentage of a site to create a snapshot of the subsurface conditions elsewhere on the site. Such sampling on its own cannot provide a complete and accurate view of subsurface conditions for the entire site. Therefore, the recommendations included in this report are preliminary and should not be considered final. GeoEngineers' recommendations can be finalized only by observing actual subsurface conditions revealed during construction. GeoEngineers

cannot assume responsibility or liability for the recommendations in this report if we do not perform construction observation.

We recommend that you allow sufficient monitoring, testing and consultation during construction by GeoEngineers to confirm that the conditions encountered are consistent with those indicated by the explorations, to provide recommendations for design changes if the conditions revealed during the work differ from those anticipated, and to evaluate whether earthwork activities are completed in accordance with our recommendations. Retaining GeoEngineers for construction observation for this project is the most effective means of managing the risks associated with unanticipated conditions. If another party performs field observation and confirms our expectations, the other party must take full responsibility for both the observations and recommendations. Please note, however, that another party would lack our project-specific knowledge and resources.

A Geotechnical Engineering or Geologic Report Could Be Subject to Misinterpretation

Misinterpretation of this report by members of the design team or by contractors can result in costly problems. GeoEngineers can help reduce the risks of misinterpretation by conferring with appropriate members of the design team after submitting the report, reviewing pertinent elements of the design team's plans and specifications, participating in pre-bid and preconstruction conferences, and providing construction observation.

Do Not Redraw the Exploration Logs

Geotechnical engineers and geologists prepare final boring and testing logs based upon their interpretation of field logs and laboratory data. The logs included in a geotechnical engineering or geologic report should never be redrawn for inclusion in architectural or other design drawings. Photographic or electronic reproduction is acceptable, but separating logs from the report can create a risk of misinterpretation.

Give Contractors a Complete Report and Guidance

To help reduce the risk of problems associated with unanticipated subsurface conditions, GeoEngineers recommends giving contractors the complete geotechnical engineering or geologic report, including these "Report Limitations and Guidelines for Use." When providing the report, you should preface it with a clearly written letter of transmittal that:

- advises contractors that the report was not prepared for purposes of bid development and that its accuracy is limited; and
- encourages contractors to conduct additional study to obtain the specific types of information they need or prefer.

Contractors are Responsible for Site Safety on Their Own Construction Projects

Our geotechnical recommendations are not intended to direct the contractor's procedures, methods, schedule or management of the work site. The contractor is solely responsible for job site safety and for managing construction operations to minimize risks to on-site personnel and adjacent properties.

Biological Pollutants

GeoEngineers' Scope of Work specifically excludes the investigation, detection, prevention or assessment of the presence of Biological Pollutants. Accordingly, this report does not include any interpretations, recommendations, findings or conclusions regarding the detecting, assessing, preventing or abating of Biological Pollutants, and no conclusions or inferences should be drawn regarding Biological Pollutants as they may relate to this project. The term "Biological Pollutants" includes, but is not limited to, molds, fungi, spores, bacteria and viruses, and/or any of their byproducts.

A Client that desires these specialized services is advised to obtain them from a consultant who offers services in this specialized field.

Information Provided by Others

GeoEngineers has relied upon certain data or information provided or compiled by others in the performance of our services. Although we use sources that we reasonably believe to be trustworthy, GeoEngineers cannot warrant or guarantee the accuracy or completeness of information provided or compiled by others.

SEPA Environmental Checklist



SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants: [\[help\]](#)

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

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

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. BACKGROUND [\[help\]](#)

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

didg^wálič Wellness Center Phase II

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

Swinomish Indian Tribal Community

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

8212 South March Point Road, Anacortes, WA 98221
Dawn Lee (360) 588-2800

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

March 2019

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

City of Anacortes

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

Construction Spring 2019-Fall 2020

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

No.

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

None known.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

None known.

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

[\[help\]](#)

City of Anacortes Conditional Use Permit
City of Anacortes Building Permit

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

Approximately 21,000 sf 3-story addition to existing 2-story clinic; reconfigure and increase parking to 103 spaces.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and

range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

8212 South March Point Road, Anacortes, WA 98221
Section 04 Township 34 Range 02

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

1. Earth

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

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

Generally flat with gentle slopes.

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

Steepest slope on the site is approximately 25%. This occurs in small isolated lawn areas.

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

A geotechnical study was completed on this site by GeoEngineers and found the site soils to generally consist of silt and clay.

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

No.

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

Fill material will be brought in for construction of the parking areas and building improvement areas to serve as a base for construction. Grading, filling, and excavation will occur on approximately 1 acre of the site. Approximately 3,900 CY of material will be excavated and filled as part of the project.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Erosion could occur during construction. If soils are left exposed, there is a chance erosion could occur and cause sediment transport from the site.

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

Approximately 80 percent of the site will be covered by impervious surfaces upon project completion.

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

A Temporary Erosion and Sediment Control Plan will be included with the construction drawings that details erosion control measures to be implemented on the project site.

2. Air

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

Exhaust from construction vehicles and equipment. No other air emissions known during facility operation.

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

Exhaust from Highway 20. Emissions from adjacent oil refinery. These are existing so no change expected to affect the proposed expanded operations of the existing facility.

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

None proposed.

3. Water

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

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

No.

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

No.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

None proposed.

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

No.

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

No.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

No.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

None proposed. Building will be connected to City of Anacortes sewer.

c. Water runoff (including stormwater):

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

Please see attached.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)
Waste material is not anticipated to enter ground or surface waters. During construction, the contractor will have a spill prevention and control plan in case there is a spill.
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No.

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

Runoff from the proposed improvements will meet stormwater management standards as set forth by the City of Anacortes and the Washington State Department of Ecology.

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

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

☒ deciduous tree: alder, maple, aspen, other

☐ evergreen tree: fir, cedar, pine, other

☒ shrubs

☒ grass

☐ pasture

☐ crop or grain

☐ Orchards, vineyards or other permanent crops.

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

____ water plants: water lily, eelgrass, milfoil, other
____ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

Please see attached.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Native and/or drought tolerant plantings will be used in the proposed landscaping along with organic soil amendments and mulch.

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

A few stalks of Himalayan blackberry were observed while visiting the site in February 2019, but no other weeds or invasive species were apparent at that time.

5. Animals

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

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

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

fish: bass, salmon, trout, herring, shellfish, other typical salt water animals found in Skagit Bay

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

None known.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

None known.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

Enhancement of landscaped areas.

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

None known.

6. Energy and natural resources

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

The project uses only electricity for energy - heating and cooling.

- b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe. [\[help\]](#)

Tall building would affect west neighbors' ability for solar in the first half of the day.

- c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

Please see attached.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)

None known.

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

None known.

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

None known.

- 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.

Minor amounts of cleaning agents and fuels commonly associated with construction.

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

None known.

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

None planned.

b. Noise

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

Road noise and refinery noise. These noises have not impacted the existing facility.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#) Short term construction noise.

Long term minor increase in traffic noise, although minimal compared to adjacent highway.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#) Contractor will minimize construction noise to extent possible as the facility will remain open during construction of the addition.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

Existing treatment facility; adjacent light mfrg, auto repairs, and residential. Minor traffic noise.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe.

How much agricultural or forest land of long-term commercial significance will be converted

to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

No farm or forest land.

- 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 surrounding farm or forest land.

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

2-story metal framed clinic; 1-story metal framed shop.

- d. Will any structures be demolished? If so, what? [\[help\]](#)

No.

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

Light Manufacturing 1

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

Light Manufacturing 1

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

Not within shorelines.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

None known.

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

Work +/- 70

- j. Approximately how many people would the completed project displace? [\[help\]](#)

None.

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

None planned.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

Approval by City of Anacortes.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

No nearby ag or forest land.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None provided.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None.

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

None planned.

10. Aesthetics

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

<40'

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

Neighboring buildings to west would have their easterly views impacted.

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

Design to fit in with existing commercial metal buildings in the area. Include human-scaled elements at pedestrian level; provide pleasing landscaping.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

Security and safety lighting mainly at the parking and entrances would be on during night.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

Lighting is planned to improve safety and security.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

None known.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

Minimize light levels facing neighboring properties.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

Bike path along S. March Point Road.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

None planned.

13. Historic and cultural preservation

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

No.

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

No.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#) Consultation with Swinomish Tribal Historic Preservation Officer (THPO) and GIS Coordinator. Also reviewed: GIS data, WISSARD/Washington State Department of Archaeology and Historic Preservation records.
- 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.

Tribe will work with THPO as necessary.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

No change to existing drive access off S. March Point Road leading to Highway 20.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

Existing Park & Ride and bus transit stop located across street and just west of project.

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

Add +/- 40 spaces.

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

None known.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

No.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#) Max of 500 clients per day + 70 staff, which is approximately 2x existing. Many clients transported by up to (5) shuttle vans.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.
No.

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

Use of shuttle vans and adjacent public transit will significantly reduce the number of single occupant vehicles accessing the facility.

15. Public services

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

Minor additional police and fire services due to increased facility size.

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

None planned.

16. Utilities

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

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

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#) The project will require the following utilities - Water: City of Anacortes, Electricity: Puget Sound Energy, Telephone & Cable: Wave. The project will require a new domestic water meter to be coordinated with the City of Anacortes.

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

I certify (or declare) under penalty of perjury under laws of the State of Washington that the above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make a decision.

Signature:  _____

Name of signee Rachel Sage

Position and Agency/Organization Attorney, Swinomish Indian Tribal Community

Date Submitted: March 13, 2019

Answer to Part B – Environmental Elements, 3 – Water (a)(1):

a. Water Runoff (Including stormwater)

1. Surface water on the site drains north to S. March Point Road and south to SR20. Stormwater runoff from the existing developed portions of the site is collected in catch basins and conveyed north to the existing conveyance system in S. March Point Road. Stormwater runoff from the undeveloped portions of the site sheet flows south to an existing ditch adjacent to SR20.

Stormwater runoff from the existing development area will continue to be collected and conveyed north to S. March Point Road.

Stormwater runoff from the new parking area will be collected and routed through stormwater management facilities that will provide water quality treatment and flow control measures before being discharged from the site.

The conveyance system in S. March Point Road and the SR20 ditch confluence approximately 750 feet west of the project site. From the confluence point, the conveyance continues west approximately 1,100 feet before discharging to Fidalgo Bay.

Answer to Part B – Environmental Elements, 4 – Plants (b):

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

2 Willow trees (1 multi-stemmed) will be removed from the east lot as well as a ~19,200 sf area of grass.
4 Carpinus trees planted with Phase I of didg^wálič project (in parking islands) will be removed (each with ~1 in caliper.) 5 multi-stemmed Vine Maple and approx. 100 small shrubs, ferns, and groundcovers also planted in Phase I parking landscape will be removed.

Answer to Part B – Environmental Elements, 6 – Energy and Natural Resources (c):

Project complies with Washington Energy Code, namely:

- Meeting Lighting Power Allowance (LPA) using LED light fixtures
- Automatic Daylight harvesting (dimming using daylight sensors)
- Occupancy sensors to control the lighting
- Plug load control (50% of the receptacles) in the office spaces controlled with occupancy sensor

The HVAC system is a variable refrigerant system which allows it to transfer heat from one space to another on the same system. This allows the system to be more efficient and moves heat around the building rather than creating it when needed. The ventilation air is run through energy recovery units which transfer heat from exhausted air (restrooms and similar spaces) to the incoming outdoor air.

Building Elevations



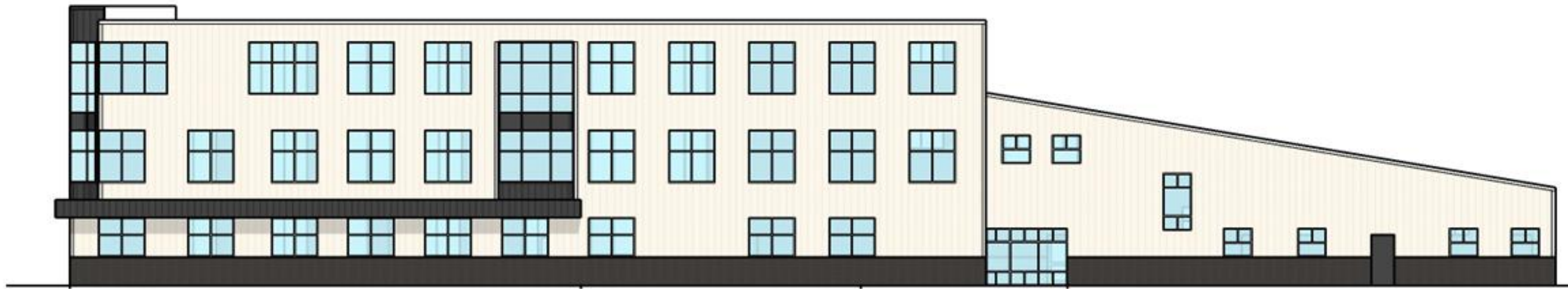
Building Elevation, North Side



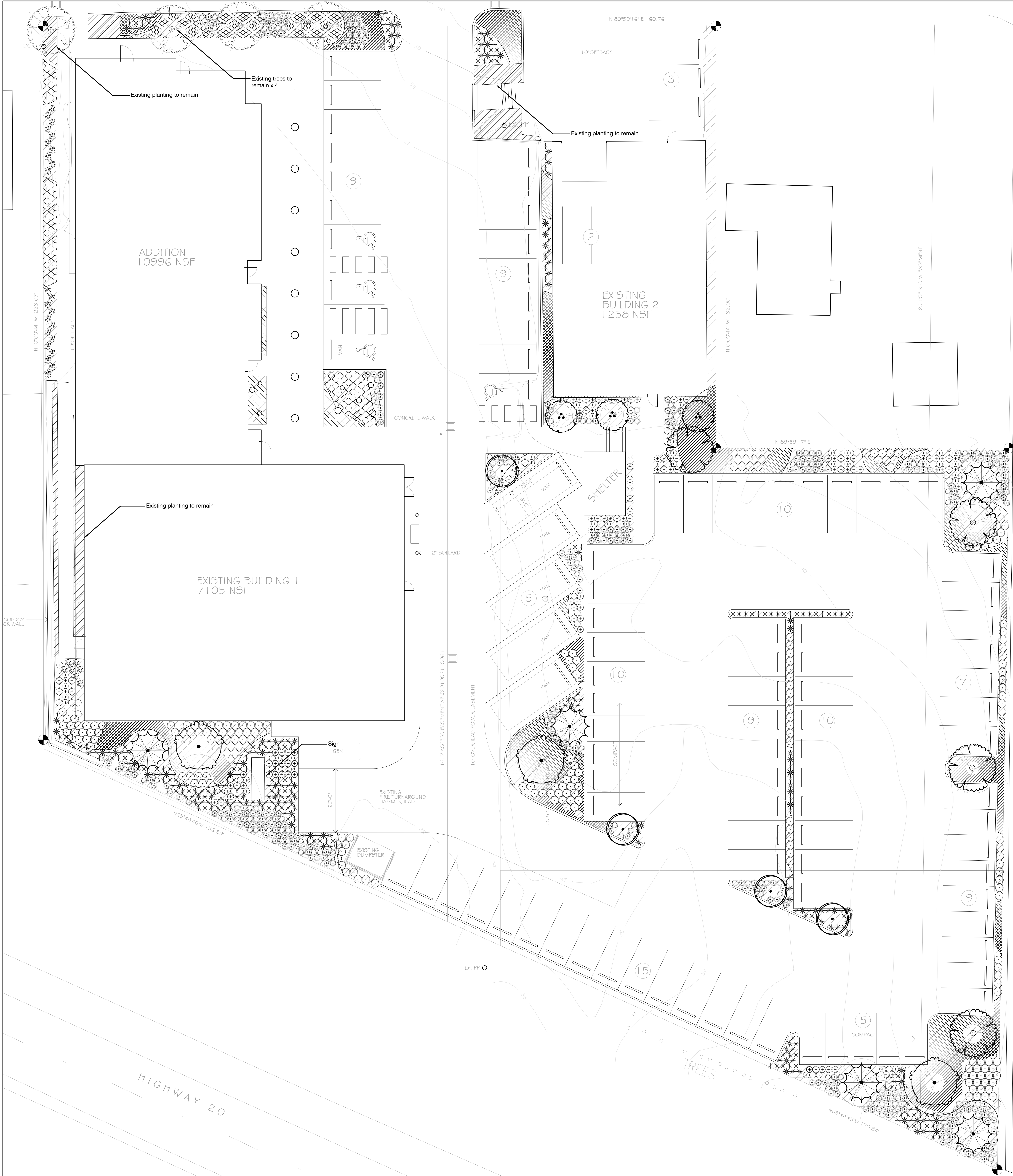
Building Elevation, East Side



Building Elevation, South Side



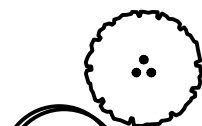
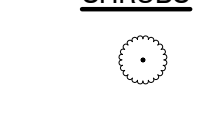
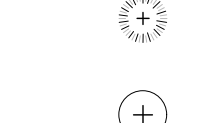
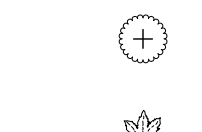
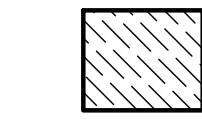
Building Elevation, West Side



- GENERAL NOTES:**
- Contractor to verify utility locations prior to beginning work. Protect all underground utilities.
 - See Civil for temporary erosion and stormwater controls.
 - Contractor responsible for daily clean-up of the site.
 - Contractor shall protect all existing improvements.
 - Notify the owner of discrepancies between drawings and site conditions. Contractor shall assume all responsibility if proceeding without owner resolution or directions.
 - All plantings to receive supplemental water for 2 growing seasons, minimum. Supplemental water can be delivered via permanent automatic irrigation, temporary automatic irrigation, or hand watering per maintenance contract.

- PLANTING NOTES:**
- Planting areas to have positive drainage before and after topsoil and mulch placement. Notify Owner if poor draining conditions are discovered.
 - Compost: Cedar Grove Compost or equal.
 - Soil Conditioner: Hendrikus Complete 6-4-4 fertilizer. Apply per manufacturer's recommendations to all planting beds.
 - Topsoil: As needed to complete finish grades or provide positive growing conditions for plants. 3-way topsoil. No peat content allowed. Components to be free of noxious weeds, deleterious materials and rocks or debris which will not pass through a 3/4" screen. The components must be evenly distributed throughout the topsoil mix.
 - Mulch: Provide 2-3" depth mulch at all planted bed areas. Finish grade includes mulch depth. Arborist Chips, shredded wood material. No synthetic products or tree bark. Hold back mulch from base of plants at crown height.
 - Plant when weather conditions are consistent with good horticultural practice.

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS	
	ACE CIR	Acer circinatum	Vine Maple	5 gal	3		
	CAR FRA	Carpinus betulus 'Franz Fontaine'	Franz Fontaine Hornbeam	2" Cal.	4		
	GIN AUT	Ginkgo biloba 'Autumn Gold' TM	Maidenhair Tree	2" Cal	4		
	LIR FAS	Liriodendron tulipifera 'Fastigiata'	Tulip Tree	2" Cal.	3		
	PIN COS	Pinus contorta 'Contorta'	Shore Pine	2" Cal	5		
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS	
	CIS WH2	Cistus x hybridus	White Rockrose	2 gal	213		
	DES GO3	Deschampsia cespitosa 'Goldtau'	Gold Dew Tufted Hair Grass	2 gal	390		
	GAU SHA	Gaultheria shallon	Salal	2 gal	150		
	HEL SEM	Helictotrichon sempervirens	Blue Oat Grass	2 gal	337		
	PER LIT	Perovskia atriplicifolia 'Little Spire' TM	Little Spire Russian Sage	2 gal	62		
	POL MUN	Polystichum munitum	Western Sword Fern	2 gal	30		
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	REMARKS
	HAK AL2	Hakonechloa macra 'Albo-striata'	Japanese Forest Grass	1 gal	24" o.c.	188 sf	
	PRU M32	Prunus laurocerasus 'Mt Vernon'	Mt. Vernon Laurel	2 gal	18" o.c.	759 sf	
	GROUND COVER MIX FULL SUN			2,588 sf			
		Archostaphylos uva-ursi 'Massachusetts'	Massachusetts Manzanita	1,196	2 gal		
		Fragaria chiloensis / Beach Strawberry		1,196	1 gal		
		Rubus calycinoides / Green Carpet Raspberry		1,196	2 gal		

LANDSCAPE CODE CALCULATIONS

ITEM	QTY	UNIT
LOT AREA	75,315	SF
LANDSCAPE AREA REQUIRED (110% LM 1)	7,532	SF
LANDSCAPE AREA PROPOSED	10,573	SF
PARKING AREA	37,449	SF
PARKING LANDSCAPE AREA REQUIRED (PLAR) (5%)	1,873	SF
PARKING LANDSCAPE AREA PROPOSED	6,277	SF
PARKING LANDSCAPE TREE REQUIRED = PLAR / 150	17	
PARKING LANDSCAPE TREE PROPOSED	18	

* BASED ON PROPOSED PLAR (VS REQUIRED)

LANDSCAPE

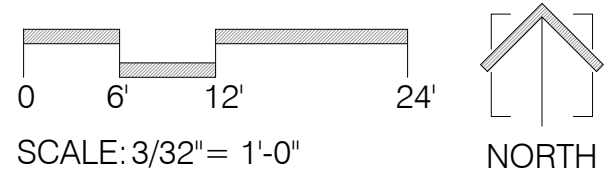
PARKING
NET SQUARE FOOTAGE

BUILDING	AREA
EXISTING BUILDING 1, 1ST FLOOR:	5262 NSF
EXISTING BUILDING 1, 2ND FLOOR:	1833 NSF
EXISTING BUILDING 2:	1258 NSF
ADDITION, 1ST FLOOR:	3370 NSF
ADDITION, 2ND FLOOR:	3743 NSF
ADDITION, 3RD FLOOR:	3553 NSF
TOTAL	19349 NSF

PARKING SPACES REQUIRED (17.46.020)

4 PER 1000 NSF
19349 / 1000 = 19.35
19.35 * 4 = 77.4

PARKING SPACES PROPOSED 103



Project Name:
Didgwaik Phase II

Architect's Project Number:
1611

Project Address:
8212 5 March Point Road
Anacortes, WA 98221

Owner:
Swinomish Indian Tribal
Community

Owner's Address:
11404 Moorage Way
La Conner, WA 98257

Drawn:
28 February 2019

Revised:
00

Sheet Contents:
Landscape Planting Plan

BROOKS MIDDLETON, ARCHITECT
360 293 0106
2415 T Avenue Suite 202 Anacortes, WA 98221

Response to AMC 17.75.060(E) Criteria For Expansion of Swinomish didg^wálic Wellness Center

AMC 17.75.060(E). Decision Criteria for Type Two "Local Essential Public Facilities."

Introductory statement: The Swinomish didg^wálic Wellness Center is currently permitted as an Essential Public Facility (EPF). This project to expand the Center's square footage will not change the use of the property as a substance use disorder treatment facility or its character as an existing EPF; nor will the expansion change the type of EPF, Type II. The expansion will provide additional space to serve more patients in the existing service population of Anacortes, greater Skagit County, and local Indian tribes.

1. The proposal shall be consistent with the comprehensive plan and intent of the underlying zoning of the proposed site.

Comprehensive Plan

1.1. This project will support the following values articulated in the Comprehensive Plan:

- Provide a supportive and connected community.
- Provide high quality health and community services.
- Encourage diverse economic opportunities.
- Invest in infrastructure (e.g., utilities, communication, transportation, schools, and services).

Anacortes Comprehensive Plan 2016 at I-9.

1.2. The project will support the following goals articulated in the Comprehensive Plan:

- Goal ED-1. Balanced Economy. Foster a balanced, diversified and sustainable local economy that contributes to Anacortes's high quality of life.
- Goal ED-8. Ongoing Commitment. Continue to collaborate with public and private partners to pursue local and regional economic development.
- Goal CF-8. Essential Public Facilities. Ensure that Essential Public Facilities are sited and designed in compliance with the State Growth Management Act.
- Goal LU-9. Industrial & Manufacturing Areas. Maintain and promote active use of industrial lands.
- Goal LU-10. Healthy Communities. Promote land use and community design that encourages healthy living and good connectivity between compatible uses. (Healthy communities are designed, built and programmed to support the physical, mental, and social well-being of the people who live, work, learn, and visit.)

1.3. The project will support the following policies articulated in the Comprehensive Plan:

- Policy ED-5.4. Support expansion of local medical care facilities as sources of jobs and income, as well as support services to the community.
- Policy ED-2.14. Encourage commercial businesses that provide professional, financial, and medical services to residents and visitors.
- Policy ED-1.4. Encourage expansion of existing employers and attraction of new employers that pay wages sufficient to support family households and fund needed public services.
- Policy ED-1.8. Invest in public facilities and services that improve business conditions and quality of life, and are affordable to residents and businesses.
- Policy CF-8.1. Coordinate with other jurisdictions to ensure the efficient and equitable siting of essential public facilities.

1.4. The didg^wálíč Wellness Center has already created approximately 60 new jobs in Anacortes. After this expansion project is complete, the Center will grow its workforce to 90-100 employees, an addition of 30-40 new local jobs in the health care sector. The project will also continue to contribute to the local economy by enabling individuals to return to the workforce and contribute to the local tax base as they achieve recovery from substance use disorder. The project will increase public services that improve quality of life for residents and their families. The project will be locally owned and operated by the Swinomish Tribe.

Zoning Code

1.5. The subject property is located in the Light Manufacturing 1 (LM1) Zoning District. Pursuant to AMC § 17.19.010, the purpose of the LM1 zone is “intended primarily to accommodate industrial type uses that do not need water access or proximity to the central business district or to the Commercial Avenue corridor.”

1.6. The project is compatible with LM1. The LM1 zone expressly allows for non-industrial uses that are compatible with industrial uses. The code allows a variety of conditional uses, such as office buildings, recreational facilities, boat repair, retail, and others. Many of those uses already exist in this zone. Like all of the other permitted uses in this zone, the project does not need water access and does not need proximity to the central business district. This project is compatible with the industrial character of the zone and existing uses.

1.7. The Anacortes zoning code also provides that an essential public facility is a conditional use in all zones. AMC § 17.75.060(C)(1). “The Growth Management Act mandates that

no local development regulation may preclude the siting of essential public facilities.”
AMC § 17.75.020(B). This project meets the criteria of a local essential public facility.

2. The project applicant has demonstrated a need for the project, as supported by an analysis of the projected service population, an inventory of existing and planned comparable facilities, and the projected demand for the type of facility proposed.

- 2.1 Need. Patient demand at the didgʷálič Wellness Center demonstrates the continuing need for additional opioid use disorder treatment capacity in the community. In only one year of operations, the didgʷálič Wellness Center has already reached its maximum patient load, with a waiting list of more than 150 individuals in immediate need of services.

The opioid crisis in Skagit County remains a public health emergency.¹ Recent County studies and reporting also provide clear evidence of the need for increased access to treatment. In its 2018 Opioid Dashboard report, the Skagit County Population Health Trust found that “Skagit County appears to have a higher rate of fatal opioid overdoses [than the State of Washington] per 100,000 people, adjusted for age.”² There were more than 300 opioid overdoses reported in 2017, however the Skagit County Public Health Department estimates the actual number of overdoses is much higher due to under-reporting.³ The Skagit County Sheriff’s Office reports that the opioid crisis is “not slowing down.”⁴ In fact, while heroin levels have remained relatively constant, the Sheriff’s Office has seen a new influx of pill-based opioids, some of which are laced with a Fentanyl.⁵ A local needle exchange takes in an average of 25,000 used needles a week, or 1.3 million needles per year, a remarkable number in a county of only 125,000 people.⁶ The Skagit County Sheriff’s Office acknowledges, “We’re not solving the problem by booking everybody into jail . . . but sometimes we have no other choice.”⁷

In its 2016-2019 Community Health Assessment, PeaceHealth United listed opioid use as one of the “Major Health Problems/Gaps” in Skagit County.⁸ Similarly, Island Hospital’s most recent Community Health Needs Assessment Report finds that behavioral health services – including substance use treatment services – are the leading public health need

¹ <https://www.king5.com/article/news/health/disturbing-opioid-trends-emerging-in-rural-washington/281-620927595>

² https://www.skagitcounty.net/HumanServices/Documents/Opioids/Skagit%202018OpioidDashboard_Bleed.pdf

³ https://www.goskagit.com/news/local_news/a-new-reality-the-impact-of-opioids-on-skagit-county/article_a583f811-1bc3-5e94-a845-3ee3b7d31519.html

⁴ See FN 3.

⁵ See FN 3.

⁶ See FN 3.

⁷ See FN 3.

⁸ PeaceHealth United General Medical Center, 2016-2019 Community Health Needs Assessment and Implementation Plan https://www.peacehealth.org/sites/default/files/united_general_chna_11.14.16_final.pdf

in the area.⁹ The Island Hospital Report also found that: “According to Skagit County health officials, the United States Drug Enforcement Agency has identified Skagit County as a drug distribution corridor, primarily because of its location on Interstate 5 between Mexico and Canada . . . Significant substance abuse in our community includes heroin, methamphetamine (“meth”), prescription drugs and alcohol.”¹⁰

The didg^wálic Wellness Center expansion project will meet this need by increasing access to the best evidence-based medical treatment for opioid use disorder, which involves combining medication assisted treatment (MAT) with mental health counseling, primary care services, and social worker support. Studies show that medication assisted treatment is more than twice as effective in decreasing overdoses than counseling-only treatment.¹¹ For some patients who have tried other options unsuccessfully, methadone or buprenorphine are the only effective life-saving treatment. There is no other clinic offering methadone treatment in Skagit County or Whatcom or Island Counties.

- 2.2 Service Population. The service population for didg^wálic Wellness Center will remain the same as it is currently. The primary service area is Anacortes and greater Skagit County, as well as local area Indian Tribes. The expansion will serve unmet need among the existing service population.
- 2.3 Projected Demand. In its original EPF application, didg^wálic estimated reaching program capacity within 2 years of operation. In reality, it occurred much faster, a testament to the severity of the opioid crisis in Skagit County.
- 2.4 Inventory of Existing Facilities. Below is a list of existing area facilities that provide some of the services the project will fulfill.

Facility	Services Provided (same or similar as services to be provided by proposed project)
----------	--

⁹ Skagit County Public Hospital District No. 2 DBA: Island Hospital, *Community Health Needs Assessment Report*, December 31, 2016, available at <https://www.islandhospital.org/uploads/system/files/final%20final%20%202016%20community%20health%20needs%20assessment%20report%20-%201.pdf>

¹⁰ *Id.*

¹¹ See Pierce, Matthias et. al, *Impact of treatment for opioid dependence on fatal drug-related poisoning: a national cohort study in England* (2015), available at <http://onlinelibrary.wiley.com/doi/10.1111/add.13193/full>; Degenhardt, Louisa et. al, *The impact of opioid substitution therapy on mortality post-release from prison: retrospective data linkage study* (2014), available at <http://idhdp.com/media/400743/the-impact-of-opioid-substitution-therapy-on-mortality-post-release-from-prison-retrospective-data-linkage-study.pdf>.

Catholic Community Services 614 Peterson Road Burlington, WA 98233 (360) 757-0131	Similar but not same. Only Suboxone medication assisted treatment.
Swinomish Wellness Program 17337 Reservation Road La Conner, WA 98257 (360) 466-1024	Similar but not same. Only Suboxone medication assisted treatment. Open only to Native Americans.
Phoenix Recovery Services 1601 East College Way Mount Vernon, WA 98273 (360) 848-8437	

Other area facilities that provide counseling-only based addiction recovery services:

Sunrise Recovery Services 2500 E. College Way Mount Vernon, WA 98273 (360) 336-3762	Counseling only. Does not accept Medicaid.
Follman Agency-Burlington: 910 South Anacortes Street Burlington, WA 98233 (360) 755-1125	Counseling only.
Sea Mar Behavioral Health Clinic 2500 East College Way, Suite 100 Mount Vernon, WA 98273 (360) 428-8912	Counseling only.

Upper Skagit Tribe Chemical Dependency Treatment Program 25959 Community Plaza Way Sedro-Woolley, WA 98284 (360) 854-7070	Counseling only. Only open to Native Americans.
Island Assessment & Counseling Centers 520 E. Whidbey Ave, Suite 205 Oak Harbor, WA 98277 (360) 675-5782	Counseling only.

3. If applicable, the project would serve a significant share of the city's population, and the proposed site will reasonably serve the project's overall service population.

- 3.1 Island Hospital's most recent Community Health Needs Assessment Report identifies substance use and behavior health treatment as a significant need for the city's population.¹²
- 3.2 Substance use disorder affects not just the individuals suffering from the disease, but also their families, friends, neighbors and co-workers. It also burdens state and local community resources, including local hospitals, law enforcement, and employers.¹³ By expanding treatment to individuals struggling with substance use disorder, the proposed project will significantly benefit the community of Anacortes.
- 3.3 Didg'wálic Wellness Center has proven that it is well-located relative to its service population. It is located on Highway 20 with access to regional public transit, including a park and ride across the street.

4. The applicant has reasonably investigated alternative sites, as evidenced by a detailed explanation of site selection methodology.

- 4.1 This project will add square footage to the existing didg'wálic Wellness Center, an existing EPF.
- 4.2 Expanding the didg'wálic Wellness Center offers the best, most rapid, and most effective way to deliver services to more local area residents than any alternative site could offer, which would require replication and duplication of costs and significant regulatory

¹² See fn 11.

¹³ National Drug Intelligence Center, National Drug Threat Assessment 2006, <https://www.justice.gov/archive/ndic/pubs11/18862/impact.htm>

hurdles to open any new clinic. Expanding the didg^wálič program leverages an existing successful program to add service capacity in the County.

- 4.3 During the past year of operation, the existing facility has proven to be an ideal location. It is located away from schools, residential areas, and the downtown core commercial district, but at the same time it is accessible to public transit and a major highway. Further, Swinomish does not own any other properties that are more suitable or that would have fewer impacts.

5. The project is consistent with the applicant's own long-range plans for facilities and operations.

- 5.1 The project is consistent with the Swinomish Tribe's long-range plans for facilities and operations of its social services programs and facilities. Swinomish owns two properties in the immediate vicinity – a golf course and gas station – as well as its Swinomish Casino & Lodge less than 2 miles away.

6. The project has fewer impacts in the particular geographic area in contrast with other available locations.

- 6.1 This project will have few impacts because it is expanding an existing use and not a change in use of property. In addition, there are no other available locations.

7. The applicant has provided a meaningful opportunity for public participation in the siting decision and development of mitigation measures that is appropriate in light of the project's scope, applicable requirements of the City Code, and state or federal law.

- 7.1 The didg^wálič Wellness Center is an active and engaged member of the public health community, as well as the local Anacortes and Skagit County communities.
- 7.2 Didg^wálič held a Neighborhood Meeting on January 15, 2019.
- 7.3 In addition, didg^wálič has engaged in direct public outreach with the following community groups in recent months:
1. Skagit Community Action
 2. Island County Jail Staff
 3. Skagit Jail Staff
 4. City Scene Magazine-Sedro Woolley
 5. Behavioral Health Organization Advisory Board
 6. Island Hospital
 7. Skagit County Drug Court
 8. Skagit County Diaper Bank

9. Dept. Children & Family Services-Mount Vernon
10. Northwest Youth Services
11. Samish Indian Nation (Housing resources)
12. Anacortes City & Municipal Court
13. Skagit District Probation
14. Skagit County DOC
15. Peace Health Hub & Spoke
16. Ohana
17. San Juan Behavioral Health
18. Tierra Nueva
19. Workfirst (DSHS)
20. Washington Connections
21. Skagit Leadership group
22. Skagit County Commissioners USDA Opioid roundtable
23. Family Promise
24. Northwest Youth Services Mental Health
25. Island County Hospital Wound Care

8. The proposal complies with applicable requirements of all other applicable provisions of the City Code.

8.1 No other City Code provisions are applicable.

8.2 The project will comply with state and federal law. It is credentialed and/or regulated by the following state and federal agencies:

- Washington State Division of Behavioral Health and Recovery (DBHR)
- Washington State Department of Health (DOH)
- Washington State Board of Pharmacy (WSBP)
- Substance Abuse and Mental Health Services Administration (SAMHSA)
- Drug Enforcement Agency (DEA)
- Indian Health Service (IHS)

9. The project site meets the facility's minimum physical site requirements, including projected expansion needs. Site requirements shall be determined by the minimum size of the facility, setbacks, access, support facilities, topography, geology, and on-site mitigation needs:

9.1 The didg^wálič Wellness Center has worked with local architect Brooks Middleton and engineering firm Puget Sound Surveying & Engineering to determine the facility's minimum physical site requirements for the expansion. It has been determined that the

project site is well suited to and meets the physical needs, taking into account all requirements for setbacks, access, support facilities, topography, etc.

10. The proposal, as conditioned, adequately mitigates significant adverse impacts to life, limb, property, the environment, public health and safety, transportation systems, economic development and other identified impacts.

- 10.1 Social and economic impacts. The proposed expansion of this essential public facility will result in positive social and economic impacts to the Skagit County and Anacortes community. No adverse social or economic impacts have been identified.
- 10.2 Public health and safety. The expansion will be integrated with the existing security plan designed to prevent and/or mitigate impacts to public safety. The full-time security staff and digital surveillance system currently in use will be augmented to cover the new square footage.
- 10.3 Transportation systems. No negative transportation impacts have been identified. The existing program has already expanded its transportation services for enrolled patients, and it will continue expand as patient volumes increase with the new square footage. In addition, the existing facility is located across the street from the March Point Park and Ride Skagit Transit Center, located at 8147 South March Point Road. The Transit Center is served by bus routes to and from the Ferry Terminals, downtown Anacortes, Mount Vernon, Burlington, La Conner, and Oak Harbor.
- 10.4 Economic development. There will be no adverse impacts to economic development. The project will create 30-40 additional jobs and will help return local citizens to the workforce as they recover.

11. The proposal shall not have any probable significant adverse impact on critical areas or resource lands, except for lineal facilities, such as highways, where no feasible alternative exists:

No significant adverse impacts on critical areas or resource lands have been identified.

12. The proposal incorporates specific features to ensure it responds appropriately to the existing or planned character, appearance, quality of development, and physical characteristics of the site and surrounding property.

The project is designed to integrate as an addition onto the existing structure and to be consistent with the character, appearance, quality and physical characteristics of the existing building. The Tribe has engaged local architect Brooks Middleton to design the

new wing consistent with the wellness-centered characteristics he designed in the original structure to create a safe and welcoming space for patients receiving treatment.

13. Major public facilities which generate substantial traffic should be sited near major transportation corridor.

The project is not expected to generate substantial traffic; nevertheless it is sited near Highway 20, a major transportation corridor.

14. The project sponsor has proposed mitigation measures that are consistent with the Uniform Relocation Assistance Act Chapter 8.26 RCW, 468-100 WAC, as now and hereafter amended when otherwise required by law.

No mitigation measures pursuant to the above-cited statute or regulations are required.

EXHIBIT #02:

GIS MAP & ASSESSOR'S INFO

HM

8145

8219

SOUTH MARCH'S POINT ROAD

8140

8142

8152

8176

8174

8146

8170

8212

8222

8244

8214

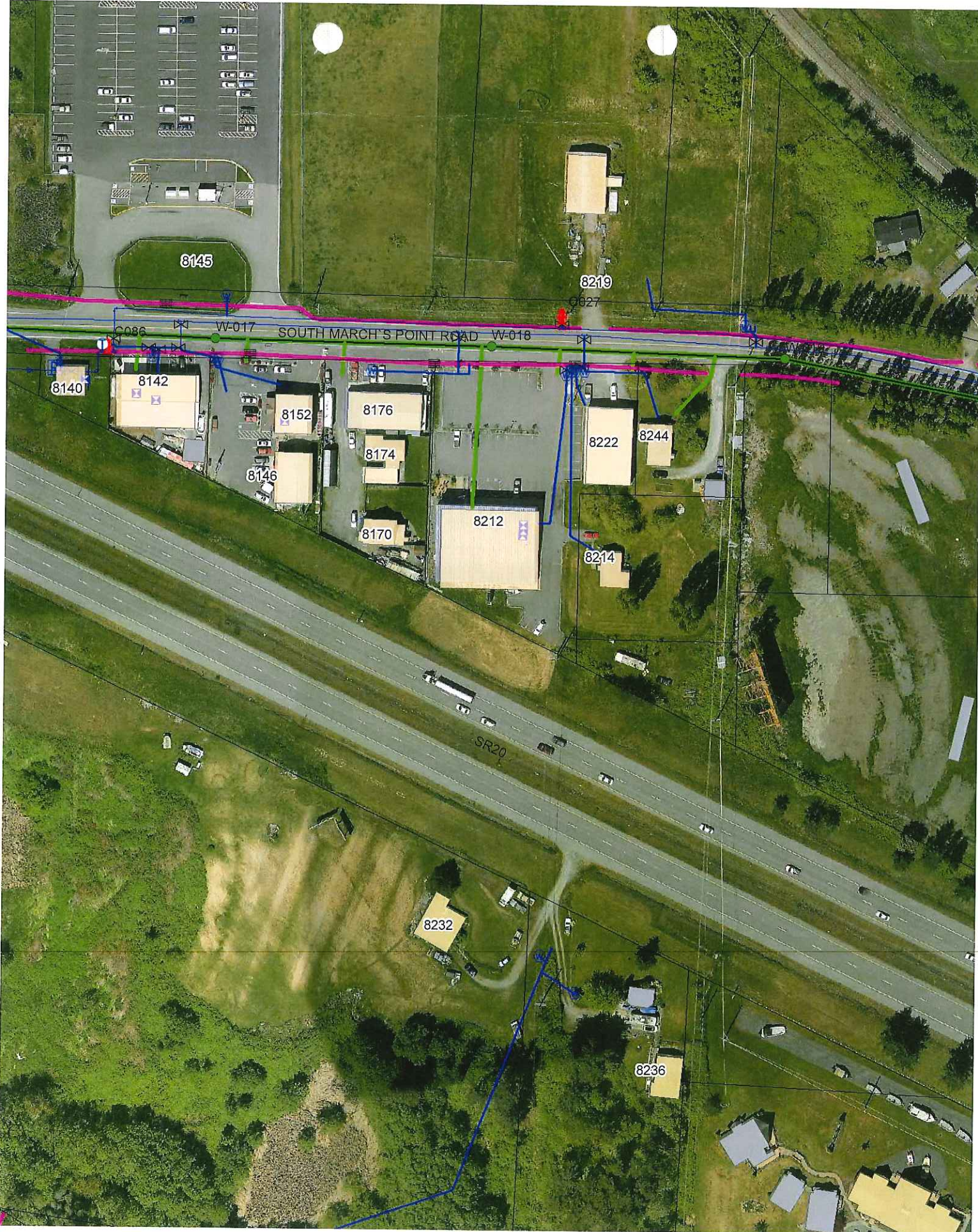
SR20

LM1

Project Site

8232

8236



Details for Parcel: P19841



Jurisdiction: ANACORTES

Zoning Designation: Please contact the city of ANACORTES for ANACORTES zoning information.

Recorded Documents Documents scanned and recorded by the Auditor's office

Excise Affidavits Document scans of excise affidavits

Parcel Number
P19841XrefID
340204-0-048-0008Quarter Section Township Range
SW 04 34 02Owner Information
SWINOMISH INDIAN TRIBAL COMMUNITY
11404 MOORAGE WAY
LA CONNER, WA 98257Site Address(es)
8216 SOUTH MARCH'S POINT ROAD
Anacortes, WA (Jurisdiction, State)
[Zip Code Lookup](#) | [Site Address Information](#)Map Links
[Open in iMap](#)
Assessor's Parcel Map:
[PDF](#) | [DWF](#)

Current Legal Description Abbreviation Definitions

THAT PORTION OF THE NW1/4 SW1/4 OF SEC 4, TWP 34, RNG 2 DESCRIBED AS FOLLOWS; BEGINNING AT A POINT IN THE SW1/4 NW1/4 OF SAID SECTION 4 ON THE SOUTH LINE OF OLD ANACORTES-MT VERNON HIGHWAY 1155 FEET EAST OF THE SECTION LINE BETWEEN SECTIONS 4 AND 5, OF SAID TWP AND RNG; THENCE SOUTH AT RIGHT ANGLES TO SAID HIGHWAY 264 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH ON SAME COURSE 181.50 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID HIGHWAY 165 FEET; THENCE NORTH PERPENDICULAR TO THE SOUTH LINE OF SAID HIGHWAY 181.50 FEET; THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID HIGHWAY 165 FEET, MORE OR LESS TO THE TRUE POINT OF BEGINNING; EXCEPT THAT PORTION, IF ANY, NOT LYING WITHIN THE BOUNDARIES OF SAID NW1/4 SW1/4; EXCEPT ANY PORTION THEREOF LYING WITH THE BOUNDARIES OF THE TRACT CONVEYED TO GEORGE & DORA SULLIVAN RECORDED UNDER AF#31956; AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON FOR PRIMARY STATE HWY NO. 1 BE DEED RECORDED UNDER AF#605448; ALSO EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON FOR PRIMARY STATE HWY NO.1 RECORDED UNDER AF#605447

2018 Values for 2019 Taxes*

Building Market Value \$0.00
Land Market Value +\$47,000.00
Total Market Value \$47,000.00
Assessed Value \$47,000.00
Taxable Value \$47,000.00

Sale Information

Deed Type WARRANTY DEED
Sale Date 2018-09-18
Sale Price \$420,000.00

2019 Property Tax Summary

2019 Taxable Value \$47,000.00
General Taxes \$446.14
Special Assessments/Fees
Total Taxes \$446.14

* Effective date of value is January 1 of the assessment year (2018)

Legal Description at time of Assessment

*Land Use	(910) UNIMPROVED LAND		WAC 458-53-030	
Neighborhood	(7L2ANA) ANACORTES INDUSTRIAL LAND			
Levy Code	0901	Fire District		
School District	SD103	Exemptions		
Utilities	*SEP, WTR-P	Acres	0.20	
Improvement 1 Attributes Summary				
Building Style	COMMERCIAL REAL PROPERTY			
Year Built		Foundation		
Above Grade Living Area		Exterior Walls		
Finished Basement		Roof Covering		
*Total Living Area		Heat/Air Conditioning		
Unfinished Basement		Fireplace		
*Total Garage Area		Bedrooms		
Bathrooms				
For additional information on individual segments see Improvements tab				

For additional information on individual segments see Improvements tab

* Land Use codes are for assessment administration purposes and do not represent jurisdictional zoning. Please contact the appropriate planning department in your jurisdiction for land use questions.

* Total living area includes above grade living area and finished basement area.

* Garage square footage includes all garage areas; basement garages, attached garages, detached garages, etc.

Assessment data for improvements is based on exterior inspections. Please contact the Assessor's office if the information does not accurately reflect the interior characteristics.

Details for Parcel: P19842



Jurisdiction: ANACORTES

Zoning Designation: Please contact the city of ANACORTES for ANACORTES zoning information.

[Recorded Documents](#) Documents scanned and recorded by the Auditor's office[Excise Affidavits](#) Document scans of excise affidavits[Septic System](#) Septic system information

Parcel Number

P19842

XrefID

340204-0-049-0007

Quarter Section Township Range

NW 04 34 02

Owner Information

SWINOMISH INDIAN TRIBAL COMMUNITY
11404 MOORAGE WAY
LA CONNER, WA 98257

Site Address(es)

8214 SOUTH MARCH'S POINT ROAD

Anacortes, WA (Jurisdiction, State)

[Zip Code Lookup](#) | [Site Address Information](#)

Map Links

[Open in iMap](#)

Assessor's Parcel Map:

[PDF](#) | [DWF](#)Current Legal Description [Abbreviation Definitions](#)

(0.4800 ac) THAT PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE ANACORTES-MOUNT VERNON HIGHWAY 80 RODS EAST OF THE SECTION LINE BETWEEN SECTIONS 4 AND 5; THENCE WEST 10 RODS ALONG THE SOUTH LINE OF SAID ANACORTES-MOUNT VERNON HIGHWAY; THENCE SOUTH AT RIGHT ANGLES 8 RODS TO THE TRUE POINT OF BEGINNING; THENCE FROM SAID TRUE POINT OF BEGINNING CONTINUE IN THE SAME LINE 8 RODS TO THE NORTH LINE OF A TRACT CONVEYED TO FRANK P ARMSTRONG UNDER AUDITOR'S NO. 508778; THENCE EAST ALONG THE NORTH LINE OF SAID TRACT, 10 RODS TO THE EAST LINE OF NORTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 8 RODS ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE WEST PARALLEL TO THE SOUTH LINE OF THE AFORESAID HIGHWAY 10 RODS TO THE POINT OF BEGINNING. EXCEPT ANY PORTION THEREOF LYING WITHIN THE BOUNDARIES OF THE TRACT CONVEYED TO GEORGE SULLIVAN AND DORA SULLIVAN, HUSBAND AND WIFE, BY DEED RECORDED UNDER AUDITOR'S FILE NO. 391956. SURVEY RECORDED [AF#200506280046](#).

2018 Values for 2019 Taxes*

Building Market Value \$58,500.00
Land Market Value +\$117,600.00
Total Market Value \$176,100.00
Assessed Value \$176,100.00
Taxable Value \$176,100.00

Sale Information

Deed Type WARRANTY DEED
Sale Date 2018-09-18
Sale Price \$420,000.00

2019 Property Tax Summary

2019 Taxable Value \$176,100.00
General Taxes \$1,671.67
Special Assessments/Fees
Total Taxes \$1,671.67

* Effective date of value is January 1 of the assessment year (2018)

Legal Description at time of Assessment

*Land Use	(111) HOUSEHOLD, SFR, INSIDE CITY		WAC 458-53-030	
Neighborhood	(20FIDALGO) FIDALGO RESIDENTIAL			
Levy Code	0901	Fire District		
School District	SD103	Exemptions		
Utilities	*SEP, WTR-P	Acres	0.48	
Improvement 1 Attributes Summary				
Building Style	ONE STORY			
Year Built	1948	Foundation	CONC BLOCK	
Above Grade Living Area	884 Square Feet	Exterior Walls	SIDING	
Finished Basement		Roof Covering	COMP	
*Total Living Area	884 Square Feet	Heat/Air Conditioning	WALL/FLOOR	
Unfinished Basement		Fireplace		
*Total Garage Area		Bedrooms	2	
Bathrooms	FULL BATH			
For additional information on individual segments see Improvements tab				

* Land Use codes are for assessment administration purposes and do not represent jurisdictional zoning. Please contact the appropriate planning department in your jurisdiction for land use questions.

* Total living area includes above grade living area and finished basement area.

* Garage square footage includes all garage areas; basement garages, attached garages, detached garages, etc.

Assessment data for improvements is based on exterior inspections. Please contact the Assessor's office if the information does not accurately reflect the interior characteristics.

Details for Parcel: P19877



Jurisdiction: ANACORTES
Please contact the city of ANACORTES for ANACORTES zoning information.

Zoning Designation:

[Recorded Documents](#)

[Excise Affidavits](#)

Documents scanned and recorded by the Auditor's office
Document scans of excise affidavits

Parcel Number P19877	XrefID 340204-2-001-0009	Quarter NW	Section 04	Township 34	Range 02
Owner Information SWINOMISH INDIAN TRIBAL COMMUNITY 11404 MOORAGE WAY LACONNER, WA 98257	Site Address(es) 8212 SOUTH MARCH'S POINT ROAD Anacortes, WA (Jurisdiction, State) Zip Code Lookup Site Address Information	Map Links Open in iMap Assessor's Parcel Map: PDF DWG			

Current Legal Description [Abbreviation Definitions](#)

PARCEL A OF BOUNDARY LINE ADJUSTMENT SURVEY AF#201005120047 BEING DESCRIBED AS FOLLOWS: THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THAT PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE ANACORTES-MOUNT VERNON HIGHWAY RIGHT-OF-WAY AT A POINT 1 023.24 FEET EAST OF ITS INTERSECTION WITH THE SECTION LINE BETWEEN SECTIONS 4 AND 5, TOWNSHIP 34 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN; THENCE SOUTH 40 RODS, MORE OR LESS, TO A POINT 26 RODS SOUTH OF THE 1/2 SECTION LINE; THENCE EAST 8 RODS; THENCE NORTH 40 RODS, MORE OR LESS, TO THE SOUTH LINE OF SAID HIGHWAY; THENCE WEST ALONG THE SOUTH LINE OF SAID HIGHWAY TO THE PLACE OF BEGINNING; EXCEPT THE SOUTH 200 FEET THEREOF; AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY DEED DATED JANUARY 12, 1961, FOR PRIMARY STATE HIGHWAY NO. 1 JET.SSH NO. 1-D TO SWINOMISH SLOUGH, AND RECORDED FEBRUARY 6, 1961, UNDER AUDITOR'S FILE NO. 603837; AND THAT PORTION OF SAID SECTION, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE ANACORTES-MOUNT VERNON HIGHWAY AT A POINT 1012.24 FEET EAST OF ITS INTERSECTION WITH THE SECTION LINE BETWEEN SECTIONS 4 AND 5 OF TOWNSHIP 34 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN; THENCE EAST ALONG THE SOUTH LINE OF SAID HIGHWAY 11 FEET; THENCE SOUTH 431 FEET; THENCE WEST 11 FEET; THENCE NORTH 431 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PORTION ANNEXED TO THE STATE OF WASHINGTON BY DEED DATED JANUARY 12, 1961, FOR PRIMARY STATE HIGHWAY NO. 1, JET.SSH NO. 1-D TO SWINOMISH SLOUGH, AND RECORDED FEBRUARY 6, 1961, UNDER AUDITOR'S FILE NO. 603837. TOGETHER WITH THE WEST 67.40 FEET OF THE FOLLOWING DESCRIBED PARCEL: THAT PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE ANOCORTES - MOUNT VERNON HIGHWAY, 80 RODS EAST OF THE SECTION LINE BETWEEN SECTION 4 AND 5, SAID TOWNSHIP AND RANGE; THENCE WEST 1 0 RODS ALONG THE SOUTH LINE OF SAID ANACORTES - MOUNT VERNON HIGHWAY; THENCE SOUTH 8 RODS; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID HIGHWAY 1 0 RODS TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE NORTH 8 RODS ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 TO THE POINT OF BEGINNING; EXCEPT ANY PORTION THEREOF LYING WITHIN THE BOUNDARIES OF A TRACT CONVEYED TO GEORGE SULLIVAN AND DORA SULLIVAN, HUSBAND AND WIFE, BY DEED DATED APRIL 29, 1946, RECORDED MAY 1 8, 1946, IN VOLUME 209 OF DEEDS, PAGE 449, UNDER AUDITORS FILE NO. 391956, RECORDS OF SKAGIT COUNTY, WASHINGTON.

2016 Values for 2017 Taxes*

Building Market Value \$980,800.00
Land Market Value +\$335,700.00
Total Market Value \$1,316,500.00
Assessed Value \$1,316,500.00
Taxable Value \$1,316,500.00

Sale Information

Deed Type TRUSTEE'S DEED
Sale Date 2016-09-08
Sale Price \$0.00

2017 Property Tax Summary

2017 Taxes will be available after 2/15/2017

Use the Taxes link above for 2016 taxes

* Effective date of value is January 1 of the assessment year (2016)

Legal Description at time of Assessment

*Land Use	(690) MISCELLANEOUS SERVICES	WAC 458-53-030	
Neighborhood	(6M14ANA) ANACORTES MISC COMMERCIAL		
Levy Code	0901	Fire District	
School District	SD103	Exemptions	
Utilities	SEP,WTR-P	Acres	1.43
Improvement 1 Attributes Summary			
Building Style	COMMERCIAL REAL PROPERTY		
Year Built	2005	Foundation	
Above Grade Living Area	8,180 Square Feet	Exterior Walls	
Finished Basement		Roof Covering	
*Total Living Area	8,180 Square Feet	Heat/Air Conditioning	
Unfinished Basement		Fireplace	
*Total Garage Area		Bedrooms	
Bathrooms			
For additional information on individual segments see Improvements tab			

* Land Use codes are for assessment administration purposes and do not represent jurisdictional zoning. Please contact the appropriate planning department in your jurisdiction for land use questions.

* Total living area includes above grade living area and finished basement area.

* Garage square footage includes all garage areas; basement garages, attached garages, detached garages, etc.

Assessment data for improvements is based on exterior inspections. Please contact the Assessor's office if the information does not accurately reflect the interior characteristics.

EXHIBIT #03:

NOTICE OF APPLICATION & NOTICE OF HEARING & NEIGHBORHOOD MEETING NOTICE



NOTICE OF APPLICATION & HEARING USING OPTIONAL SEPA DNS:

Notice Is Hereby Given That An Application Was Made For The Following Proposal:

Request: The applicant has applied for a Conditional Use Permit & SEPA environmental review to permit an addition/ expansion to an existing and permitted opioid treatment facility/clinic located on the subject property. The expansion includes adding an approximate 21,019 square foot 3-story addition to the north side of the existing treatment facility, an approximate 260 square foot one-story open air bus shelter, and a new approximate 50-space parking area located east of the existing treatment facility. The project has been identified as an expansion to a permitted "Local" Essential Public Facility per AMC 17.75.060(A)(2). The property is located in the LM1 Zone.

Applicant & Landowner: Swinomish Indian Tribal Community, 11404 Moorage Way, La Conner, WA 98257

File Number: CUP-2019-0001

Parcel(s) Numbers Involved: P19877, P19842, & P19841

Project Location: The site is addressed as 8212 South March Point Road, Anacortes, WA and is located within a portion of Section 04; Township 34 North; Range 02 East; Willamette Meridian.

Date of Application: March 13, 2019 **Date of Completeness:** April 9, 2019

Public Comment Period: Any person may comment on this application by writing to the address below and/or by testifying at the public hearing. Staff will issue a recommendation on the project after the comment period ends on **May 08, 2019, at 5:00 pm.** Written comments on the proposal should be submitted before the end of the comment period but will be accepted until the close of the Open-Record Public Hearing.

Required Project Permits/Approvals: The following may be required in addition to the above: Civil Construction Plan approval, Building Permit Application Approval, Stormwater drainage analysis

Preliminary Determination of Consistency: At this time, no determination of consistency with City of Anacortes plans, regulations, or standards has been made. At a minimum, this project will be subject to the following plans and regulations: the Comprehensive Plan; Anacortes Municipal Code (Zoning, etc.), Engineering Design and Building Standards.

SEPA Review: Based on the submitted application and available information, the City anticipates issuing an MDNS for this proposal and the optional DNS process as specified in WAC § 197.11.355 is being utilized. Consequently, this may be the only opportunity to comment on the environmental impacts of this proposal. This proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent SEPA threshold determination for the proposal may be obtained upon request.

Existing Environmental Documents: SEPA Environmental Checklist, Geotechnical Report

Pre-Decision Open-Record Public Hearing: A pre-decision open-record public hearing will be held by the **Planning Commission at 5:00 PM on Wednesday, May 22, 2019.** The Planning Commission will also conduct a **site visit onsite at 3:00 PM on Wednesday May 22, 2019.** **Closed-Record Decision Hearing:** A closed-record decision hearing to make a decision on the application will be held by the **City Council at 6:00 PM on Monday, June 10, 2019.** Both hearings will be in City Council chambers located at 904 6th Street, Anacortes, WA.

How to become a party of record: You may become a party of record by submitting written comments, including a (USPS) mailing address, to the City of Anacortes PCED at the address listed below. E-mailed comments must include a return (USPS) mailing address in order for the sender to be considered a party of record. Questions about this proposal, requests to receive future notices of hearings and/or the decision, once made, and/or appeal procedures should be directed to the contact person listed below. The application and complete case file are available for review at the City of Anacortes PCED located at 904 6th Street, Anacortes, WA 98221. A decision on this application will be made within 120 days from the date of completeness.

For Project Information: Kevin Cricchio, AICP, ISA, WPIT, Senior Planner; Phone: (360) 293-1937; Email: kevinc@cityofanacortes.org; City of Anacortes, P.O. Box 547, Anacortes, WA 98221

Date Issued: April 17, 2019

Publish: April 17, 2019



NEIGHBORHOOD MEETING:

A neighborhood meeting will be held at **6:00 PM on Tuesday, January 15, 2019, in the City of Anacortes' Senior Activity Center located at 1701 22nd Street, Anacortes, Washington**, concerning the applicant's proposed development. The applicant is proposing to add on to an existing and permitted opioid treatment facility/clinic located on the subject property. The expansion includes adding an approximately 21,000 square foot 3-story addition to the north side of the existing treatment facility to house counseling and dental functions. Additionally, a new approximately 50-space parking area is proposed along with an approximate 2,200 square foot 1-story conference room building both of which would be located east of the existing treatment facility. The project has been identified as an expansion to a permitted "Local" Essential Public Facility per AMC 17.75.060(A)(2). The property is zoned Light Manufacturing 1 (LM1).

Applicant & Landowner: Swinomish Indian Tribal Community, 11404 Moorage Way, La Conner, WA 98257; Phone: (360) 466-7200

Project Location: The site is addressed as 8212 South March Point Road, Anacortes, WA and is located within a portion of Section 04; Township 34 North; Range 02 East; Willamette Meridian.

Parcel(s) Numbers Involved: P19877, P19842, & P19841

Required Project Permits/Approvals: The following permits /approvals may be required as part of the proposed development: Conditional Use Permit, Stormwater Drainage Analysis, Building Permit Application Approval, & SEPA environmental review. This however just concerns a neighborhood meeting at this time.

For Project Information: Kevin Cricchio, AICP, ISA, WPIT, Associate Planner; Phone: (360) 293-1937; Email: kevinc@cityofanacortes.org; City of Anacortes, P.O. Box 547, Anacortes, WA 98221

Date Issued: December 19, 2018

Publish: December 19, 2018

THIS PAGE INTENTIONALLY LEFT BLANK

EXHIBIT #04:

PUBLIC COMMENTS RECEIVED

No public comments have been received to date regarding the subject application(s).

EXHIBIT #05:

AGENCY & DEPARTMENT COMMENTS RECEIVED

From: [Lange, Steve](#)
To: [Cricchio, Kevin](#)
Cc: [Shjarback, Eric](#); [Measamer, Don](#)
Subject: RE: Comment Needed -Swinomish Tribe EPF Expansion, CUP-2019-0001
Date: Wednesday, May 15, 2019 10:54:46 AM

Kevin,

Conditions have been met on the previous CUP. No further conditions. All other requirements are building and site related.

Thanks,

Steven Lange

Project Manager

From: Cricchio, Kevin

Sent: Wednesday, May 15, 2019 9:37 AM

To: Lange, Steve

Subject: RE: Comment Needed -Swinomish Tribe EPF Expansion, CUP-2019-0001

Steve, please give me your /PWD conditions for the Swinomish Tribe's opioid clinic expansion by noon today. I'm working on finalizing the staff report. Thanks.

Kevin Cricchio, AICP, ISA, WPIT | Senior Planner | Certified Arborist

Planning, Community & Economic Development Dept.

City of Anacortes | P.O. Box 547 | 904 6th Street | Anacortes, WA 98221

360.293.1937 (work) | kevinc@cityofanacortes.org | www.cityofanacortes.org

My incoming and outgoing email messages are subject to public disclosure requirements per RCW 42.56.

From: Cricchio, Kevin

Sent: Tuesday, May 14, 2019 2:56 PM

To: Koegel, Matt <mattk@cityofanacortes.org>; Kennedy, Jack <jackk@cityofanacortes.org>; Small, John <JohnS@cityofanacortes.org>; Lange, Steve <stevel@cityofanacortes.org>; Shjarback, Eric <erics@cityofanacortes.org>; Measamer, Don <don@cityofanacortes.org>; Grage, Libby <LibbyB@cityofanacortes.org>; Hohmann, Tim <timh@cityofanacortes.org>; Frisinger, Rob <robf@cityofanacortes.org>; Nemeth, Terry <nemetht@cityofanacortes.org>; Stewart, Joann <joanns@cityofanacortes.org>

Subject: Comment Needed -Swinomish Tribe EPF Expansion, CUP-2019-0001

5-14-19

Good afternoon. Please provide me with comments for the conditional use permit /essential public facility referenced below. I have only received one comment to date from the Police Department regarding this.

Due to time constraints, please provide comment to me via email (or as attachment) no later than by noon tomorrow (Wednesday 5-15-19) as I am working on staff reports. Thank you all.

Kevin Cricchio, AICP, ISA, WPIT | Senior Planner | Certified Arborist

Planning, Community & Economic Development Dept.

City of Anacortes | P.O. Box 547 | 904 6th Street | Anacortes, WA 98221

360.293.1937 (work) | kevinc@cityofanacortes.org | www.cityofanacortes.org

My incoming and outgoing email messages are subject to public disclosure requirements per RCW 42.56.

From: Cricchio, Kevin

Sent: Friday, April 12, 2019 1:30 PM

To: Development Review Group <DevelopmentReviewGroup@cityofanacortes.org>; 'Pater, David (ECY)' <DAPA461@ECY.WA.GOV>; 'stormer@wsdot.wa.gov' <stormer@wsdot.wa.gov>; 'McEwan, Ray D.' <McEwanR@wsdot.wa.gov>; robert.warinner@dfw.wa.gov; 'Clark, Dennis (DNR)'

<Dennis.Clark@dnr.wa.gov>; 'sepa@dahp.wa.gov' <sepa@dahp.wa.gov>;
'bwindler@skagittransit.org' <bwindler@skagittransit.org>; Brandon Black
<brandonb@co.skagit.wa.us>; Hal Hart <hhart@co.skagit.wa.us>; 'hal@co.skagit.wa.us'
<hal@co.skagit.wa.us>; 'emily_teachout@fws.gov' <emily_teachout@fws.gov>;
'ronald.j.wilcox@usace.army.mil' <ronald.j.wilcox@usace.army.mil>; Larry Campbell
<lcampbell@swinomish.nsn.us>; jjefferson@swinomish.nsn.us; 'thyatt@skagitcoop.org'
<thyatt@skagitcoop.org>; 'twoodward@samishtribe.nsn.us' <twoodward@samishtribe.nsn.us>;
Jackie Ferry <jferry@samishtribe.nsn.us>; 'sschuyler@UPPERSKAGIT.com'
<sschuyler@UPPERSKAGIT.com>; 'Sarah Tchang' <Sarah.Tchang@portofanacortes.com>; Brenda
Treadwell <Brenda.Treadwell@portofanacortes.com>; Jenkins Dossen
<Jenkins.Dossen@portofanacortes.com>; 'tramsay@asd103.org' <tramsay@asd103.org>;
'sepaunit@ecy.wa.gov' <sepaunit@ecy.wa.gov>

Subject: Swinomish Tribe EPF Expansion, CUP-2019-0001

4-12-19

RE: Swinomish Tribe EPF Expansion, CUP-2019-0001

Good afternoon all. Please see the attached PDF regarding the Swinomish Tribe's expansion to an essential public facility requiring both a Conditional Use Permit & SEPA environmental review. Please provide any comments or requirements to me by **5:00 PM on May 8, 2019**. Let me know if you have any questions. Thanks.

Kevin Cricchio, AICP, ISA, WPIT | Senior Planner | Certified Arborist

Planning, Community & Economic Development Dept.

City of Anacortes | P.O. Box 547 | 904 6th Street | Anacortes, WA 98221

360.293.1937 (work) | kevinc@cityofanacortes.org | www.cityofanacortes.org

My incoming and outgoing email messages are subject to public disclosure requirements per RCW 42.56.

From: [Small, John](#)
To: [Cricchio, Kevin](#)
Subject: RE: Comment Needed -Swinomish Tribe EPF Expansion, CUP-2019-0001
Date: Tuesday, May 14, 2019 3:04:16 PM
Attachments: [image001.jpg](#)

Hi Kevin,

I have no objections to this expansion. The clinic has been a successful venture for our community.
John

cid:image001.jpg@01D2AD2E.9A8C1BE0



My incoming and outgoing email messages are subject to public disclosure requirements per RCW 42.56.

From: Cricchio, Kevin

Sent: Friday, April 12, 2019 1:30 PM

To: Development Review Group <DevelopmentReviewGroup@cityofanacortes.org>; 'Pater, David (ECY)' <DAPA461@ECY.WA.GOV>; 'stormer@wsdot.wa.gov' <stormer@wsdot.wa.gov>; 'McEwan, Ray D.' <McEwanR@wsdot.wa.gov>; robert.warinner@dfw.wa.gov; 'Clark, Dennis (DNR)' <Dennis.Clark@dnr.wa.gov>; 'sepa@dahp.wa.gov' <sepa@dahp.wa.gov>; 'bwindler@skagittransit.org' <bwindler@skagittransit.org>; Brandon Black <brandonb@co.skagit.wa.us>; Hal Hart <hhart@co.skagit.wa.us>; 'hal@co.skagit.wa.us' <hal@co.skagit.wa.us>; 'emily_teachout@fws.gov' <emily_teachout@fws.gov>; 'ronald.j.wilcox@usace.army.mil' <ronald.j.wilcox@usace.army.mil>; Larry Campbell <lcampbell@swinomish.nsn.us>; jjefferson@swinomish.nsn.us; 'thyatt@skagitcoop.org' <thyatt@skagitcoop.org>; 'twoodward@samishtribe.nsn.us' <twoodward@samishtribe.nsn.us>; Jackie Ferry <jferry@samishtribe.nsn.us>; 'sschuyler@UPPERSKAGIT.com' <sschuyler@UPPERSKAGIT.com>; 'Sarah Tchang' <Sarah.Tchang@portofanacortes.com>; Brenda Treadwell <Brenda.Treadwell@portofanacortes.com>; Jenkins Dossen <Jenkins.Dossen@portofanacortes.com>; 'tramsay@asd103.org' <tramsay@asd103.org>; 'sepaunit@ecy.wa.gov' <sepaunit@ecy.wa.gov>

Subject: Swinomish Tribe EPF Expansion, CUP-2019-0001

4-12-19

RE: Swinomish Tribe EPF Expansion, CUP-2019-0001

Good afternoon all. Please see the attached PDF regarding the Swinomish Tribe's expansion to an essential public facility requiring both a Conditional Use Permit & SEPA environmental review. Please provide any comments or requirements to me by **5:00 PM on May 8, 2019**. Let me know if you have any questions. Thanks.

Kevin Cricchio, AICP, ISA, WPIT | Senior Planner | Certified Arborist
Planning, Community & Economic Development Dept.

City of Anacortes | P.O. Box 547 | 904 6th Street | Anacortes, WA 98221
360.293.1937 (work) | kevinc@cityofanacortes.org | www.cityofanacortes.org

My incoming and outgoing email messages are subject to public disclosure requirements per RCW 42.56.

From: [Nemeth, Terry](#)
To: [Cricchio, Kevin](#)
Subject: RE: Comment Needed -Swinomish Tribe EPF Expansion, CUP-2019-0001
Date: Wednesday, May 15, 2019 8:29:52 AM

No issues
thanks

From: Cricchio, Kevin
Sent: Tuesday, May 14, 2019 2:56 PM
To: Koegel, Matt ; Kennedy, Jack ; Small, John ; Lange, Steve ; Shjarback, Eric ; Measamer, Don ; Grage, Libby ; Hohmann, Tim ; Frisinger, Rob ; Nemeth, Terry ; Stewart, Joann
Subject: Comment Needed -Swinomish Tribe EPF Expansion, CUP-2019-0001
5-14-19
Good afternoon. Please provide me with comments for the conditional use permit /essential public facility referenced below. I have only received one comment to date from the Police Department regarding this.
Due to time constraints, please provide comment to me via email (or as attachment) no later than by noon tomorrow (Wednesday 5-15-19) as I am working on staff reports. Thank you all.
Kevin Cricchio, AICP, ISA, WPIT | Senior Planner | Certified Arborist
Planning, Community & Economic Development Dept.
City of Anacortes | P.O. Box 547 | 904 6th Street | Anacortes, WA 98221
360.293.1937 (work) | kevinc@cityofanacortes.org | www.cityofanacortes.org
My incoming and outgoing email messages are subject to public disclosure requirements per RCW 42.56.

From: Cricchio, Kevin
Sent: Friday, April 12, 2019 1:30 PM
To: Development Review Group <DevelopmentReviewGroup@cityofanacortes.org>; 'Pater, David (ECY)' <DAPA461@ECY.WA.GOV>; 'stormer@wsdot.wa.gov' <stormer@wsdot.wa.gov>; 'McEwan, Ray D.' <McEwanR@wsdot.wa.gov>; robert.warinner@dfw.wa.gov; 'Clark, Dennis (DNR)' <Dennis.Clark@dnr.wa.gov>; 'sepa@dahp.wa.gov' <sepa@dahp.wa.gov>; 'bwindler@skagittransit.org' <bwindler@skagittransit.org>; Brandon Black <brandonb@co.skagit.wa.us>; Hal Hart <hhart@co.skagit.wa.us>; 'hal@co.skagit.wa.us' <hal@co.skagit.wa.us>; 'emily_teachout@fws.gov' <emily_teachout@fws.gov>; 'ronald.j.wilcox@usace.army.mil' <ronald.j.wilcox@usace.army.mil>; Larry Campbell <lcampbell@swinomish.nsn.us>; jjefferson@swinomish.nsn.us; 'thyatt@skagitcoop.org' <thyatt@skagitcoop.org>; 'twoodward@samishtribe.nsn.us' <twoodward@samishtribe.nsn.us>; Jackie Ferry <jferry@samishtribe.nsn.us>; 'sschuyler@UPPERSKAGIT.com' <sschuyler@UPPERSKAGIT.com>; 'Sarah Tchang' <Sarah.Tchang@portofanacortes.com>; Brenda Treadwell <Brenda.Treadwell@portofanacortes.com>; Jenkins Dossen <Jenkins.Dossen@portofanacortes.com>; 'tramsay@asd103.org' <tramsay@asd103.org>; 'sepaunit@ecy.wa.gov' <sepaunit@ecy.wa.gov>
Subject: Swinomish Tribe EPF Expansion, CUP-2019-0001
4-12-19

RE: Swinomish Tribe EPF Expansion, CUP-2019-0001

Good afternoon all. Please see the attached PDF regarding the Swinomish Tribe's expansion to an essential public facility requiring both a Conditional Use Permit & SEPA environmental review. Please provide any comments or requirements to me by **5:00 PM on May 8, 2019**. Let me know if you have any questions. Thanks.

Kevin Cricchio, AICP, ISA, WPIT | Senior Planner | Certified Arborist

Planning, Community & Economic Development Dept.

City of Anacortes | P.O. Box 547 | 904 6th Street | Anacortes, WA 98221

360.293.1937 (work) | kevinc@cityofanacortes.org | www.cityofanacortes.org

My incoming and outgoing email messages are subject to public disclosure requirements per RCW 42.56.

EXHIBIT #06:

ISSUED SEPA MDNS



Anacortes Planning, Community & Economic Development Dept.

Permit Center

P.O. Box 547, Anacortes, WA 98221-0547

Don Measamer, *Director of Planning, Community and Economic Development*

PH (360) 293-1907

FAX (360) 293-1938

STATE ENVIRONMENTAL POLICY ACT (SEPA)
Mitigated Determination of Non-Significance (MDNS)

PROJECT:

Expansion to Swinomish Indian Tribal Community's Opioid Treatment Clinic/ Facility

FILE NUMBER:

CUP-2019-0001

ASSOCIATED FILE NUMBERS:

CUP-2016-1005 & BLA-2019-0003

APPLICANT & LANDOWNER:

Swinomish Indian Tribal Community
C/O: Rachel Sage, Tribal Attorney
11404 Moorage Way
La Conner, WA 98257

PROJECT PLANNER:

Kevin Cricchio, AICP, ISA, WPIT
Senior Planner
City of Anacortes
904 6th Street
Anacortes, WA 98221

PROJECT LOCATION:

The site is addressed as 8212 South March Point Road, Anacortes, WA and is located within a portion of Section 04; Township 34 North; Range 02 East; Willamette Meridian.

SUBJECT PARCELS:

P19877, P19842, & P19841

SUBJECT PROPOSAL:

The applicant has applied for a Conditional Use Permit & SEPA environmental review to permit an addition/ expansion to an existing and permitted opioid treatment facility/clinic located on the

Swinomish Indian Tribal Community's Opioid Treatment Clinic/ Facility Expansion
SEPA MDNS

CUP-2019-0001

subject property. The expansion includes adding an approximate 21,019 square foot 3-story addition to the north side of the existing treatment facility, an approximate 260 square foot one-story open-air bus shelter, and a new approximate 50 parking space parking lot located east of the existing treatment facility. The project has been identified as an expansion to a permitted "Local" Essential Public Facility per AMC 17.75.060(A)(2). The property is located in the LM1 Zone.

PERMITS REQUIRED:

The following may be required in addition to the above: Civil Construction Plan approval, Building Permit Application Approval, & Stormwater drainage analysis

EXISTING ENVIRONMENTAL DOCUMENTS:

SEPA Environmental Checklist & Geotechnical Report

ZONING DISTRICT:

The subject property is located in the Light Manufacturing 1 Zoning District (LM1) of the City of Anacortes.

CUT & FILL:

Cumulatively, approximately 3,900 cubic yards of soil will excavated and/or filled as part of this project.

CRITICAL AREAS:

No critical areas are located either on the subject property or within three hundred (300) feet of it.

LEAD AGENCY:

City of Anacortes' Department of Planning, Community & Economic Development. The lead agency for this proposal has determined that this project does not have a probable adverse impact on the environment provided that the conditions set out below are satisfied. 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 on request.

MITIGATION MEASURES:

1. Erosion control, dust control, and best management practices shall be employed during construction /development activities as required by both the Building and Public Works Departments.
2. Before construction activities commence, orange construction fencing and silt fencing shall be installed around the extents of clearing limits proposed.
3. All required permits shall be secured before any construction activities begin onsite.

The conditions listed above along with the City of Anacortes' code governing noise, land use, traffic, drainage, fire protection, and building will provide substantial mitigation of the aforementioned environmental impacts. The City of Anacortes' derives the authority to require mitigation from Chapter 18.04 of the Anacortes Municipal Code and the State Environmental Policy Act. This MDNS is issued after using the optional MDNS process in WAC § 197.11.355. There is no further comment period on this MDNS.

Responsible Official: Don Measamer
Position & Title: Director of Planning, Community & Economic Development
Phone /Email: (360)-299-1942; don@cityofanacortes.org
Address: P.O. Box 547, Anacortes, Washington 98221

Signature: 

Date of Issuance: May 15, 2019

For further information, contact the City of Anacortes' Department of Planning, Community, & Economic Development at (360) 299-1984. The issuance of this Mitigated Determination of Non-significance should not be interpreted as acceptance or approval of the proposal as presented. The City of Anacortes reserves the right to deny or approve said proposal subject to conditions if it is determined to be in the best interests of the city and/or necessary for the general health, safety and welfare of the public to do so.

SEPA APPEAL PROCEDURE:

Appeals of this environmental determination may be made per the procedures outlines in AMC Chapter 18.04 and 19.20. Additional information regarding the appeal process may be obtained from the City of Anacortes Planning, Community, and Economic Development Department, (360) 299-1984.

EXHIBIT #07:

**ANACORTES MUNICIPAL CODE,
CHAPTER 17.75 –ESSENTIAL PUBLIC
FACILITIES**

Municipal Code (/AMC) → Title 17, Zoning (/AMC/17) →

Chapter 17.75 ESSENTIAL PUBLIC FACILITIES

Sections:

- 17.75.020 Purpose.
- 17.75.030 Scope.
- 17.75.040 Reserved.
- 17.75.050 Applications for EPF projects.
- 17.75.060 CUP—EPF review criteria.
- 17.75.070 Building permit application.
- 17.75.080 Special provisions for Secure Community Transition Facilities (SCTFs).
- 17.75.090 Processing timelines.
- 17.75.100 CUP city council authority—Final decision.

17.75.020 Purpose.

- A. The purpose of this chapter is to establish a siting process for essential public facilities (EPFs). This process involves the community and is intended to assist in the identification and minimization of adverse impacts.
- B. Essential public facilities are defined in AMC 17.06. EPFs include, but are not limited to, those facilities which are difficult to site, such as state and regional transportation facilities, state and local correctional facilities, solid waste handling facilities and in-patient facilities (including substance abuse, mental health and group home facilities). The Growth Management Act mandates that no local development regulation may preclude the siting of essential public facilities. Secure Community Transition Facilities as defined in AMC 17.06 are also included. The Anacortes Airport is excluded.
- C. Nothing in this chapter shall be deemed to waive the city's rights to assert lead agency status to conduct environmental review under Washington State's Environmental Policy Act pursuant to Chapter 43.21C RCW and WAC 197-11 as now and hereafter amended. (Ord. 2794 § 1 (Att. A), 2008)

17.75.030 Scope.

- A. This chapter establishes the criteria that the city will use in making a decision upon an application for an EPF other than the Anacortes Airport. The city's planning director (director) shall develop a list of essential public facilities. These facilities shall meet the definition of essential public facilities under AMC Chapter 17.06. A use or facility may be added to the list of essential public facilities if the use meets the definition of an essential public facility. The list required by this section shall be filed and maintained with the city finance department.
- B. This chapter shall serve to establish the process for permitting those uses determined to be EPFs and which satisfy the criteria set forth under AMC 17.75.060. The director shall determine whether a proposed facility shall be reviewed as an EPF and subject to this review process. (Ord. 2794 § 1 (Att. A), 2008)

17.75.040 Reserved.

Editor's note: Ord. No. 2992 (enactments/Ord2992?product=AMC), § 1 (Att. A), adopted December 19, 2016, effective January 1, 2017, repealed § 17.75.040, which pertained to procedure and derived from Ord. 2794 (enactments/Ord2794?product=AMC), § 1 (Att. A), 12-15-2008.

17.75.050 Applications for EPF projects.

All proposed projects determined to be EPFs shall be reviewed and conditioned in accordance with all requirements of the Anacortes Municipal Code including the conditional use permit procedure, set forth in this Chapter and referred to as the CUP-EPF review procedure. All EPF applications shall contain the following information:

- A. A detailed written description of the proposed and potential public services to be provided, including an proposed site plan, the proposed service area of the facility, the source or sources of funding, and identification of any applicable public regulatory agencies or regional state or federal project agency sponsors and the federal or state authority which the agency has been granted for siting decision-making;
- B. A written statement of the need, in statistical or narrative form, for the proposed project currently and over the following ten-year period;

- C. An inventory of known, existing or proposed facilities, by name and address, within Skagit County, or within the region, serving the same or similar needs as the proposed project;
- D. An explanation of the need and suitability for the proposed facility in the proposed city location(s);
- E. An assessment of the suitability of the proposed location in the city or another jurisdiction in terms of local, county, regional and/or state needs in order to minimize public costs (where appropriate) and environmental impacts, to discern the suitability of the facility's location in the city or within another jurisdiction, to determine the number of jurisdictions affected or served by the proposed EPF, and to decide what, if any, inter-jurisdictional approach is most appropriate or available;
- F. An analysis of the environmental, social, economic, financial and infrastructure impacts of the proposed EPF, including an assessment of the proportionate financial impacts on affected jurisdictions, consideration copies of agreements which allocate the financial burdens of the proposed project on the city and other jurisdictions, and the approximate area within which the proposed project could potentially have adverse impacts, such as increased traffic, public safety risks, noise, glare, emissions, or other environmental impacts, and;
- G. An analysis of the proposal's consistency with the city's comprehensive plan and development regulations, and plans and policies of other affected jurisdictions, including but not limited to Skagit County Countywide Planning Policies;
- H. Documentation of public involvement efforts to date, including public and agency comments received, and plans for future public participation;
- I. Such information as requested by the director as determined necessary to complete the preliminary analysis or to otherwise assist the director and staff to make a recommendation and the city council in making the final determination on the CUP-EPF. (Ord. 2794 § 1 (Alt. A), 2008)

17.75.060 CUP—EPF review criteria.

A. Essential public facilities shall be subject to classification and identification as follows:

- 1. *Type One—Regional EPFs.* These are major essential public facilities that provide public services to more than one county and where the provider has statutory authority to site and construct the facility and where a regional, inter-governmental siting process has been followed. These facilities may include, but are not limited to, regional transportation facilities, such as regional airports; State correction facilities; and state educational facilities.
- 2. *Type Two—Local EPFs.* These are local or inter-local facilities serving residents or property serving Skagit County. A "Local EPF" means an essential public facility that is not a regional EPF.
- 3. In order to enable the city to determine the project's classification, any public or private entity proposing to site an EPF in the city shall provide to the director its intent to site the EPF, once it is known that the EPF is likely or required to be built, the application materials set forth in AMC 17.75.050.
- 4. The director shall review the application upon receipt and determine whether the proposed project shall be identified as an EPF and if so whether the EPF shall be classified as a Regional EPF or Local EPF. A determination shall be made within forty-five days following the director's written notice to applicant of receipt of sufficient material and information set forth in AMC 17.75.050. The director shall provide notice of determination to the applicant and publish notice of the determination in a newspaper of general circulation within Skagit County.
- 5. The director's determination shall be an administrative determination subject to appeal and procedures established in AMC 17.08.080 for an administrative appeal process.

B. Notification and involvement of community and jurisdictions for EPFs shall be as follows:

- 1. *Type One Facilities.* In addition to such other notice as may be required by law before the siting decision, and at least ninety days before submitting an application for a Type One essential public facility, the prospective applicant shall notify the affected public and jurisdictions of the general type and nature of the proposal, identify sites under consideration for accommodating the proposed facility, and identify opportunities to comment on the proposal. Applications for specific projects shall not be considered complete in the absence of proof of a published notice and notice to the city regarding the proposed project. Published notice shall be in a newspaper of general circulation in the affected area. This notice shall include the information described above and shall be published at least ninety days prior to the submission of the application. It is expected that an Environmental Impact Statement may be required for most Type One facilities in accordance with the SEPA environmental review process. Nothing from this Section will preclude the city from consulting with the Skagit Council of Governments and may provide the project sponsor and affected jurisdictions with their comments or recommendations regarding alternative project locations during this process. The purpose of this provision is to enable potentially affected jurisdictions and the public to collectively review and comment on alternative sites for major facilities before the project sponsor has made their siting decision.
- 2. *Type Two Facilities.* Type two essential public facilities shall be required to provide a notice of application.

C. *Conditional Use Permit Required.*

1. An EPF shall be a conditional use in all zones. In the event of a conflict with any other provision within the Anacortes Municipal Code, the provisions of this section shall govern.
2. In addition to the conditional use permit application fee, an additional cost reimbursement agreement with the applicant may be required for additional costs, including but not limited to costs for independent consultant review set forth in subsection (D) below, associated with review of an EPF application under the criteria established in this chapter.

D. *Independent Consultant Review.*

1. The department may require independent consultant review of the proposal to assess its compliance with the decision criteria contained in this chapter.
2. If independent consultant review is required, the applicant shall deposit funds or other security in an amount and in a form acceptable to director to defray the cost of such review. Unexpended funds will be returned to the applicant following the final decision on the application without interest.

E. Decision Criteria for Type Two facilities "Local Essential Public Facilities."

The city council may approve or approve with conditions, a conditional use permit for a Local EPF only when the proposal meets all of the following criteria:

1. The proposal shall be consistent with the comprehensive plan and intent of the underlying zoning of the proposed site;
2. The project applicant has demonstrated a need for the project, as supported by an analysis of the projected service population, an inventory of existing and planned comparable facilities, and the projected demand for the type of facility proposed;
3. If applicable, the project would serve a significant share of the city's population, and the proposed site will reasonably serve the project's overall service population;
4. The applicant has reasonably investigated alternative sites, as evidenced by a detailed explanation of site selection methodology;
5. The project is consistent with the applicant's own long-range plans for facilities and operations;
6. The project has fewer impacts in the particular geographic area in contrast with other available locations;
7. The applicant has provided a meaningful opportunity for public participation in the siting decision and development of mitigation measures that is appropriate in light of the project's scope, applicable requirements of the City Code, and state or federal law;
8. The proposal complies with applicable requirements of all other applicable provisions of the City Code;
9. The project site meets the facility's minimum physical site requirements, including projected expansion needs. Site requirements shall be determined by the minimum size of the facility, setbacks, access, support facilities, topography, geology, and on-site mitigation needs;
10. The proposal, as conditioned, adequately mitigates significant adverse impacts to life, limb, property, the environment, public health and safety, transportation systems, economic development and other identified impacts;
11. The proposal shall not have any probable significant adverse impact on critical areas or resource lands, except for lineal facilities, such as highways, where no feasible alternative exists;
12. The proposal incorporates specific features to ensure it responds appropriately to the existing or planned character, appearance, quality of development, and physical characteristics of the site and surrounding property;
13. Major public facilities which generate substantial traffic should be sited near major transportation corridors;
14. The project sponsor has proposed mitigation measures that are consistent with the Uniform Relocation Assistance Act Chapter 8.26 RCW, 468-100 WAC, as now and hereafter amended when otherwise required by law.

F. Decision criteria for Type One facilities "Regional Essential Public Facilities."

The city council must approve or approve with conditions, a conditional use permit for a Type I EPF in accordance with the following criteria:

1. The sponsor has provided a meaningful opportunity for public participation in the siting decision and development of mitigation measures that is appropriate in light of the project's scope, applicable requirements of the county code, and state or federal law;
2. The proposal complies with applicable requirements of AMC Chapter 19.36 Conditional Uses and all other applicable provisions of the City Code;
3. The project site meets the facility's minimum physical site requirements, including projected expansion needs. Site requirements shall be determined by the minimum size of the facility, setbacks, access, support facilities, topography, geology, and on-site mitigation needs;
4. The proposal, as conditioned, adequately mitigates significant adverse impacts to life, limb, property, the environment, public health and safety,

transportation systems, economic development and other identified impacts;

5. The proposal, as conditioned, adequately mitigates for any probable significant adverse impact on critical areas or resource lands, except for lineal facilities, such as highways, where no feasible alternative exists.
6. The proposal incorporates specific features to ensure it responds appropriately to the existing or planned character, appearance, quality of development, and physical characteristics of the site and surrounding property; and
7. The project sponsor has proposed mitigation measures that are consistent with the Uniform Relocation Assistance Act Chapter 8.26 RCW, 468-100 WAC, as now and hereafter amended when otherwise required by law. (Ord. 2992 § 1 (Alt. A), 2016; Ord. 2794 § 1 (Alt. A), 2008)

17.75.070 Building permit application.

- A. Any building permit for an EPF approved under this chapter shall comply with all conditions of approval in the conditional use permit. In the event a building permit for an EPF is denied, the department shall submit in writing the reasons for denial to the project sponsor.
- B. No construction permits may be applied for prior to approval of a conditional use permit for an EPF unless the applicant signs a written release acknowledging that such approval is neither guaranteed nor implied by the department's acceptance of the construction permit applications. The applicant shall expressly hold the city harmless and accept all financial risk associated with preparing and submitting construction plans before a final decision is made under this chapter. (Ord. 2794 § 1 (Alt. A), 2008)

17.75.080 Special provisions for Secure Community Transition Facilities (SCTFs).

- A. The purpose and intent of this section is to establish standards for Secure Community Transition Facilities (SCTFs) in compliance with Chapter 71.09 RCW, and to maintain compatibility with other land uses and services permitted within the city. The standards in this section apply to all SCTFs in addition to the process set forth under Chapter 17.10.100 AMC, the standards of this Section AMC 17.75.080 are not subject to a variance.
- B. SCTFs conforming with the standards set forth below (in addition to approval under standards set forth pursuant to AMC 17.75.060 criteria for EPFs) may be approved by conditional use permit. The following additional siting criteria applies to SCTFs:
 1. SCTFs should be located near transit facilities, as appropriate.
 2. No SCTF shall be permitted within one mile from any existing SCTF, work release, prerelease, or similar facilities, as defined in RCW 71.09.250(8) and (9).
 3. *On-Site Facilities Required.* Each SCTF shall have the capability to provide on-site dining, on-site laundry or laundry service, and on-site recreation facilities to serve the residents.
 4. SCTFs shall not be permitted adjacent to, immediately across a street or parking lot, from, or within the line of sight of a risk potential activity or facility in existence at the time a conditional use is applied for consideration. "Risk potential activity" or "risk potential facility" means an activity or facility that provides a higher incidence of risk to the public from persons conditionally released from the special commitment center. Risk potential activities and facilities include: Public and private schools, school bus stops, licensed day care and licensed preschool facilities, public parks, publicly dedicated trails, sports fields, playgrounds, recreational and community centers, churches, synagogues, temples, mosques, public libraries, public and private youth camps, and others identified by the department following the hearings on a potential site required in RCW 71.09.315. "Within the line of sight" means that it is possible to reasonably visually distinguish and recognize individuals.
 5. Siting of SCTFs shall be in accordance with the siting criteria of Chapter 71.09 RCW, and regulations adopted pursuant thereto. In addition, no SCTFs shall be sited closer than three hundred thirty feet from any residentially zoned property.
 6. SCTFs shall provide the following staffing and security measures:
 - a. The owner and operator of the SCTF shall submit and maintain a plan for staffing, security measures, procedures for immediate public notification of escapes, and escapee search procedures ("the plan"), all in a form and content satisfactory to the planning director, after consultation with the police chief. The security measures shall indicate the types of security measures/facilities proposed for the SCTF including, but not limited to, constant electronic monitoring of residents, site security measures/equipment, and site access and control consistent with Chapter 71.09 RCW, unless otherwise ordered by a court. The plan, along with documentation of the planning director's concurrence in or rejection of the plan, shall be included in materials submitted to and reviewed by the city council, provided that the security plan made part of the public record shall not be in such detail that security of the facility would be compromised.
 - b. The owner and operator of the SCTF shall enter into a contract with the city, in a form and content satisfactory to the city attorney, committing

the owner and operator to comply with and maintain the plan for the life of the facility.

- c. The applicant shall install an eight-foot high fence, in character with the surrounding area, between the facility and all property boundaries. The city council may waive or lessen this requirement upon finding that due to existing site features or the type or character of adjoining uses, the privacy and security of the occupants of adjoining properties can be maintained in the absence of a fence or with a lower fence.
- d. The facility shall have a backup power source.

C. *Application Materials.* In addition to the regular application materials required for a land use review pursuant to AMC 17.10.100, an application for an SCTF shall also include:

- 1. The siting process used for the SCTF, including alternative locations considered.
- 2. An analysis showing that consideration was given to potential sites such that siting of the facility will not result in a concentration of similar facilities in a particular neighborhood, community, jurisdiction, or region.
- 3. Proposed mitigation measures, including the use of buffering from adjoining uses.
- 4. A general overview of planned security for the facility.
- 5. A schedule and analysis of all public input solicited or to be solicited during the siting process.
- 6. Notice of the application to all property owners and occupants of record within two thousand five hundred feet of the proposed site. (Ord. 2794 § 1 (Alt. A), 2008)

17.75.090 Processing timelines.

A. Notice of final decision from the city council following public hearing on a project permit application shall issue within one hundred twenty days from when the permit application is determined by the director or city council upon final decision or upon appeal to be an application for an EPF unless otherwise provided by this section or state law.

B. In determining the number of days that have elapsed after an application is complete, the following periods shall be excluded:

- 1. Any period during which the city asks the applicant to correct plans, perform required studies, or provide additional required information. The period shall be calculated from the date the city mails notification to the applicant of the need for additional information until the date the city determines whether the additional information satisfies the request for information, or fourteen days after the applicant supplies the information to the city, whichever is earlier. If the information submitted by the applicant under this subsection is insufficient, the city shall mail notice to the applicant of the deficiencies and the provisions of this subsection shall apply as if a new request for information had been made;
- 2. Any period during which an environmental impact statement is being prepared;
- 3. The period specified for administrative appeals of project permits;
- 4. Any period during which processing of an application is suspended pursuant to verification of compliance of required notice requirements; and
- 5. Any period of time mutually agreed upon by the applicant and the city.

C. The time periods established by this section shall not apply to a project permit application:

- 1. That requires an amendment to the comprehensive plan or a development regulation in order to obtain approval;
- 2. That is substantially revised by the applicant, in which case a new 120-day time period shall start from the date at which the revised project application is determined to be complete;
- 3. That requires approval of a development agreement by the city council;
- 4. When the applicant consents to an extension; or
- 5. During any period necessary for reconsideration of a city council's decision.

D. The city shall notify the applicant in writing if a notice of final decision on the project has not been made within the time limits specified in this section. The notice shall include a statement of reasons why the time limits have not been met and an estimated date of issuance of a notice of final decision.

Failure of the city to make a final decision within the timelines specified by this chapter shall not create liability for damages. (Ord. 2794 § 1 (Alt. A), 2008)

17.75.100 CUP city council authority—Final decision.

- A. The designated hearing body, giving substantial weight to the recommendations of the staff report, shall review the application under the following criteria:
1. Whether the proposed action as recommended by city staff is consistent with the criteria established under AMC 17.75.060 and 17.75.080 if applicable;
 2. Whether modifications to recommended conditions or restrictions, if any, are adequate to mitigate impacts in a manner which meets the standards of this code and any related development agreement; and
 3. Whether project conditions cumulatively are reasonable and would not preclude development of the EPF.
- B. Recognizing that RCW 36.70A.200(2) prohibits the city from precluding the siting of an essential public facility, if the permit application proposes siting of a project in a location other than the city's preferred location as recommended by city staff or otherwise designated under the city's comprehensive plan or zoning code, the applicant shall present information as to why the city's preferred location, rather than the location applied for, will preclude development of the project. The applicant shall provide any engineering, financial and other studies and information necessary to explain its position. The city council, with additional analysis and input from city staff, if requested, shall make findings and a decision as to whether siting the project at the city's preferred location would be impossible, impracticable, or otherwise preclusive. The said findings and decision shall not be deemed, however, to preclude the authority of a regional decision-making body, under law now existing or subsequently amended, to determine where a regional EPF shall be sited, assuming applicable laws and legal requirements are complied with. This section shall not apply to the siting of SCTFs.
- C. As a condition of approval pursuant to AMC 17.75.060, the city council may:
1. Increase requirements in the standards, criteria, or policies established by this title;
 2. Stipulate the exact location as a means of minimizing hazards to life or limb, property damage, impacts to the environment, erosion, underground collapse, landslides, or transportation systems;
 3. Impose conditions necessary to avoid, minimize or mitigate any adverse impacts identified as a result of the project;
 4. Require the posting of construction and maintenance bonds sufficient to secure to the city the estimated cost of construction, installation and maintenance of required improvements;
 5. Impose any requirement that will protect the public health, safety, and welfare; and
 6. Impose conditions as may be deemed necessary to establish parity with uses permitted in the same zone in their freedom from nuisance generating features in matters of noise, odors, air pollution, wastes, vibration, traffic, physical hazards, and similar matters. (Ord. 2794 § 1 (Att. A), 2008)

The Anacortes Municipal Code is current through Ordinance 3032, passed December 3, 2018.

Disclaimer: The city attorney's office has the official version of the Anacortes Municipal Code. Users should contact the city attorney's office for ordinances passed subsequent to the ordinance cited here.

City Website: www.cityofanacortes.org (<http://www.cityofanacortes.org/>)

City Telephone: (360) 293-1900 (tel:360-293-1900)

Code Publishing Company (<https://www.codebook.com/>)

EXHIBIT #08:

SITE PHOTOS

SITE PHOTOS

Taken: May 15, 2019









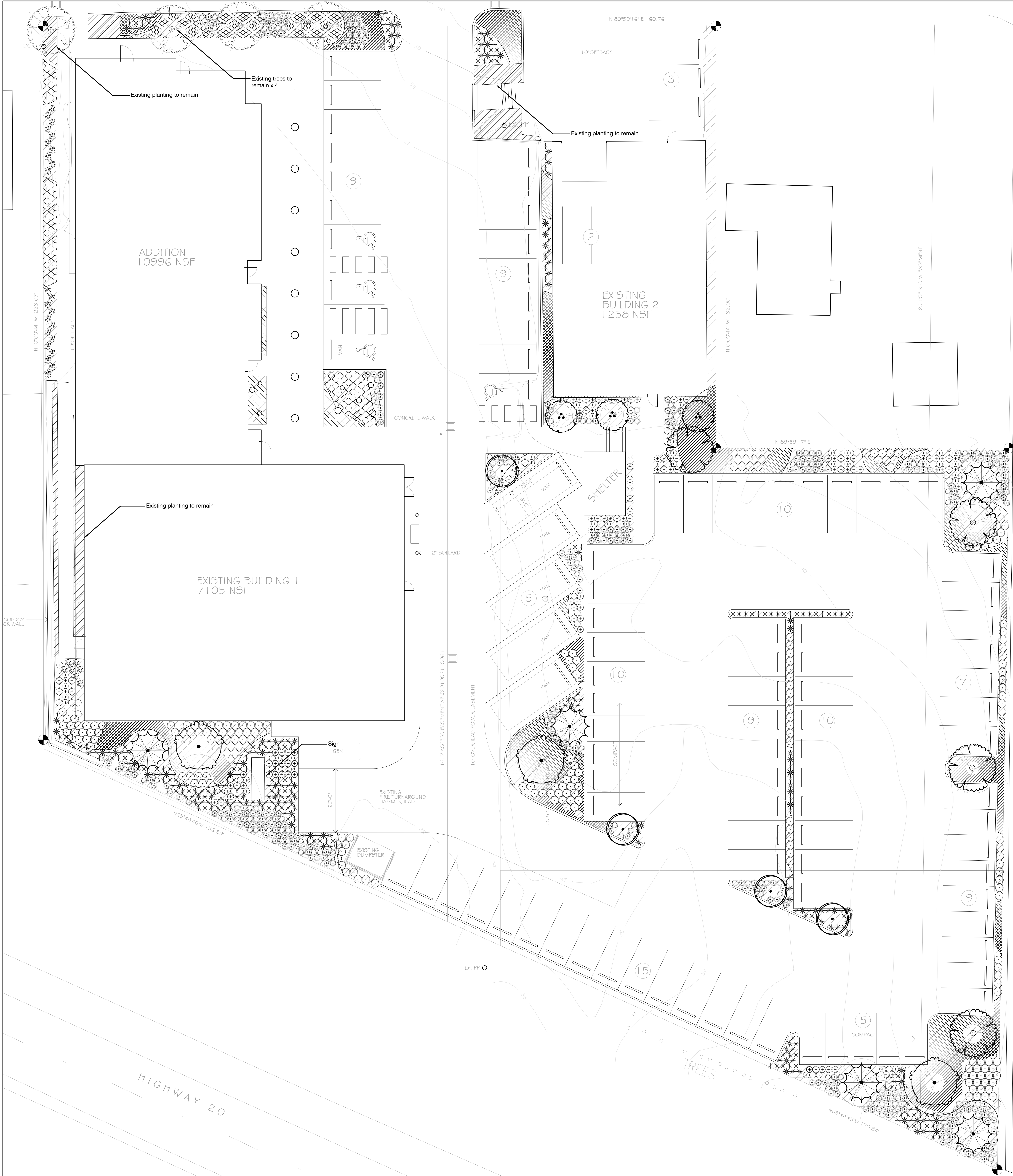




THIS PAGE INTENTIONALLY LEFT BLANK

EXHIBIT #09:

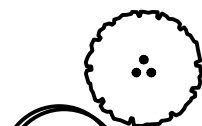
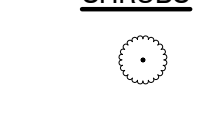
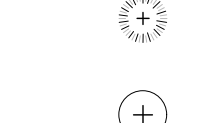
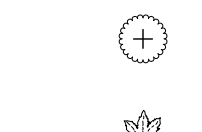
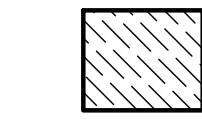
**11" X 17" LANDSCAPE PLAN,
PARKING PLAN,
& SITE PLAN**



- GENERAL NOTES:**
- Contractor to verify utility locations prior to beginning work. Protect all underground utilities.
 - See Civil for temporary erosion and stormwater controls.
 - Contractor responsible for daily clean-up of the site.
 - Contractor shall protect all existing improvements.
 - Notify the owner of discrepancies between drawings and site conditions. Contractor shall assume all responsibility if proceeding without owner resolution or directions.
 - All plantings to receive supplemental water for 2 growing seasons, minimum. Supplemental water can be delivered via permanent automatic irrigation, temporary automatic irrigation, or hand watering per maintenance contract.

- PLANTING NOTES:**
- Planting areas to have positive drainage before and after topsoil and mulch placement. Notify Owner if poor draining conditions are discovered.
 - Compost: Cedar Grove Compost or equal.
 - Soil Conditioner: Hendrikus Complete 6-4-4 fertilizer. Apply per manufacturer's recommendations to all planting beds.
 - Topsoil: As needed to complete finish grades or provide positive growing conditions for plants. 3-way topsoil. No peat content allowed. Components to be free of noxious weeds, deleterious materials and rocks or debris which will not pass through a 3/4" screen. The components must be evenly distributed throughout the topsoil mix.
 - Mulch: Provide 2-3" depth mulch at all planted bed areas. Finish grade includes mulch depth. Arborist Chips, shredded wood material. No synthetic products or tree bark. Hold back mulch from base of plants at crown height.
 - Plant when weather conditions are consistent with good horticultural practice.

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS	
	ACE CIR	Acer circinatum	Vine Maple	5 gal	3		
	CAR FRA	Carpinus betulus 'Franz Fontaine'	Franz Fontaine Hornbeam	2" Cal.	4		
	GIN AUT	Ginkgo biloba 'Autumn Gold' TM	Maidenhair Tree	2" Cal	4		
	LIR FAS	Liriodendron tulipifera 'Fastigiata'	Tulip Tree	2" Cal.	3		
	PIN COS	Pinus contorta 'Contorta'	Shore Pine	2" Cal	5		
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS	
	CIS WH2	Cistus x hybridus	White Rockrose	2 gal	213		
	DES GO3	Deschampsia cespitosa 'Goldtau'	Gold Dew Tufted Hair Grass	2 gal	390		
	GAU SHA	Gaultheria shallon	Salal	2 gal	150		
	HEL SEM	Helictotrichon sempervirens	Blue Oat Grass	2 gal	337		
	PER LIT	Perovskia atriplicifolia 'Little Spire' TM	Little Spire Russian Sage	2 gal	62		
	POL MUN	Polystichum munitum	Western Sword Fern	2 gal	30		
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	REMARKS
	HAK AL2	Hakonechloa macra 'Albo-striata'	Japanese Forest Grass	1 gal	24" o.c.	188 sf	
	PRU M32	Prunus laurocerasus 'Mt Vernon'	Mt. Vernon Laurel	2 gal	18" o.c.	759 sf	
	GROUND COVER MIX FULL SUN			2,588 sf			
		Archostaphylos uva-ursi 'Massachusetts'	Massachusetts Manzanita	1,196	2 gal		
		Fragaria chiloensis / Beach Strawberry		1,196	1 gal		
		Rubus calycinoides / Green Carpet Raspberry		1,196	2 gal		

LANDSCAPE CODE CALCULATIONS

ITEM	QTY	UNIT
LOT AREA	75,315	SF
LANDSCAPE AREA REQUIRED (110% LM 1)	7,532	SF
LANDSCAPE AREA PROPOSED	10,573	SF
PARKING AREA	37,449	SF
PARKING LANDSCAPE AREA REQUIRED (PLAR) (5%)	1,873	SF
PARKING LANDSCAPE AREA PROPOSED	6,277	SF
PARKING LANDSCAPE TREE REQUIRED = PLAR / 150	17	
PARKING LANDSCAPE TREE PROPOSED	18	

* BASED ON PROPOSED PLAR (VS REQUIRED)

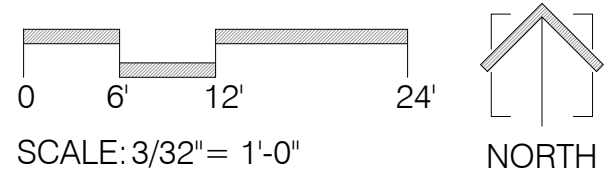
LANDSCAPE

PARKING
NET SQUARE FOOTAGE

BUILDING	AREA
EXISTING BUILDING 1, 1ST FLOOR:	5262 NSF
EXISTING BUILDING 1, 2ND FLOOR:	1833 NSF
EXISTING BUILDING 2:	1258 NSF
ADDITION, 1ST FLOOR:	3370 NSF
ADDITION, 2ND FLOOR:	3743 NSF
ADDITION, 3RD FLOOR:	3553 NSF
TOTAL	19349 NSF

PARKING SPACES REQUIRED (17.46.020)
4 PER 1000 NSF
19349 / 1000 = 19.35
19.35 * 4 = 77.4

PARKING SPACES PROPOSED 103



Project Name:
Didgwaik Phase II

Architect's Project Number:
1611

Project Address:
8212 5 March Point Road
Anacortes, WA 98221

Owner:
Swinomish Indian Tribal
Community

Owner's Address:
11404 Moorage Way
La Conner, WA 98257

Drawn:
28 February 2019

Revised:
00

Sheet Contents:
Landscape Planting Plan

BROOKS MIDDLETON, ARCHITECT
360 293 0106
2415 T Avenue Suite 202 Anacortes, WA 98221

L102

PERMIT SET



Planning Commission Public Hearing Minutes for April 24, 2019

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

Acting Chair Cleland-McGrath called the Public Hearing of April 24, 2019 to order at approximately 5 p.m.

Roll Call

Members Present: Commissioners, Doll, Cleland-McGrath, MacKenzie, Graf, and Moffitt
Absent: Commissioners, McNett, and Mount

Minutes

No minutes were presented

Old Business

Commissioner Graf expressed concerns with the recent City Council meeting review of the proposed Parks and ACFL Comprehensive Plan updates. The discussion didn't go well with CC and he hopes that Planning Commission, in the future, spends the time to properly address issues before recommending documents to City Council.

Commissioner Cleland-McGrath agrees with Mont, that Planning Commission needs to be confident in our ability to discuss and request corrections.

Commissioner Dall also watched the City Council meeting and noticed that there have been more recent changes to the Development Code that were not seen by the Planning Commission. But she would like to note that Planning Commission did not approve those, but was impressed with the work City Council did with the review.

Correspondence

One new written comment from the public was received and distributed as associated with tonight's project.

New Business –

Pre-Decision Open Record Public Hearing – Conditional Use Permit CUP-2019-0003

Acting Chair Cleland-McGrath executed the Appearances of Fairness Doctrine prior to Quasi-judicial hearing.

Kevin Cricchio, Senior Planner presented a request to permit the conversion of three (3) short-term rentals into single-family residences along with allowing the construction of an additional single-family residence on one of the four lots. All four of the subject lots involved in the CUP request were created by short plat (SPL-2015-0004) in 2016 and are located in the Commercial

Zoning District. Short-term rentals are permitted outright in the Commercial Zoning District but single-family residences require an approved Conditional Use Permit per AMC 17.24.040. The subject properties are located at the northwest corner of 34th Street and “Q” Avenue intersection. Addressed as 3316 “Q” Avenue, 3320 “Q” Avenue, 3312 “Q” Avenue, & 908 34th Street.

Commissioner MacKenzie questioned the parking requirements, logistics of the parking easement dedication, and setbacks as well as the reason for recommendation for approval. Kevin Cricchio, Senior Planner, responded that the easement is satisfactory, there is enough parking, that International Residential Code will regulate safety setback measures, and that he recommended approval because the use is consistent with the surrounding residential uses.

Commissioner Cleland McGrath questioned the lot coverage ratio requirements, and the requirements of “tandem” parking. Kevin Cricchio, Senior Planner explained how this project meets lot coverage calculations and explained that tandem parking is between multiple lots and not within one driveway.

Randy Click, Applicant and resident at 1308 33rd Street Anacortes, explained the project and property history of division by short plat; their intention with creating overnight accommodations (temporary vacation rentals), and the unexpected challenge they faced competing against other local VRBO’s and the lack of permitting and overhead those competitors have; and provided responses to the written public comments received.

With no further comment, Acting Chair Cleland-McGrath closed the public hearing.

Commissioners discussed the project; Commissioner Dall made a motion to recommend approval of the Conditional Use permit to City Council with staff’s recommended conditions. Commissioner Graf seconded. The vote passed 4-1.

With no further discussion, Acting Chair Cleland-McGrath concluded the meeting at approximately 6:05 p.m.