

ANACORTES PLANNING COMMISSION

Site Visit : 3:00 PM Site Visit at 2200 “M” Avenue /1405 22nd Street. No public comments will be taken at the site visit. At the conclusion of the site visit, the Planning Commission will conduct a public hearing on this matter at the scheduled February 14, 2018 evening meeting.



February 14, 2018

Municipal Building Council Chambers

6th Street and “Q” Avenue

AGENDA

6 P.M.

[VIEW PACKET MATERIALS HERE](#)

1. **Roll Call**
2. **Minutes of January 10, 2018**
3. **Correspondence**
4. **New Business**
Public Hearing: Pre-decision open record, Anacortes School District 5,000 Square Foot Building, Conditional Use Permit, CUP-2018-0001



Planning Commission Meeting Minutes for – January 10, 2018

Chair McNett called the meeting of January 10, 2018 to order at approximately 6:15 p.m.

Roll Call

Members Present: Commissioners McNett, MacKenzie, Graf, Mount, Cleland McGrath, & Moffitt

Members Absent: Commissioner Doll

Minutes

Minutes of December 13 & 20, 2017 approved as read

Correspondence

Planning Director, Don Measamer, welcomed two new Planning Commissioners, Jeff Graf and Ward MacKenzie. Commissioner McNett was appointed Chair, and Commissioner Cleland McGrath, Vice Chair. The voting was unanimous.

Old Business

Proposed Affordable Housing Demonstration Program

Don Measamer, Planning Director, presented draft code language.

Commissioners questioned the use of 50% Area Median Income (AMI), 80% AMI instead of 50% AMI, draft development standards, parking requirements, impact, and open space areas. Mr. Measamer clarified that using 80% AMI has been discussed, the demonstration program is generally stricter, parking requirements could vary by traffic reports, and Mr. Measamer stated language could be changed regarding allowed open space in their recommendation, and clarified that the proposal is a change to development regulations, not project dependent.

Patrick O'Hearn, 11039 Post Drive. Mr. O'Hearn provided the RCW for state law requiring a minimum of 50% or less AMI. Mr O'Hearn expanded on a letter he provided prior to the meeting, and requested clarification regarding departures, the definition of income, and binding property owners.

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

Mr. Measamer suggested several changes from the previous draft code with staff recommendations, including the concerns from Mr. O'Hearn. Commissioner Cleland-McGrath made a motion with suggested revisions by staff, to recommend approval of the demonstration project. Commissioner Moffitt seconded. The vote was unanimous.

Chair McNett called the meeting to a close at approximately 7 p.m.



Planning Commission Agenda Bill

Meeting Date: 2/14/2018 **Agenda Item:**

Subject: Anacortes School District Conditional Use Permit, CUP-2018-0001

Staff Contact: Kevin Cricchio, AICP, WPIT, Associate 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 to permit the construction of a 5,000 square foot building to be used for classrooms. The proposed building would be located just west of the Anacortes Middle School located at 2202 "M" Avenue and just north of the existing maintenance facility located at 1402 24th Street. A pre-decision open-record public hearing before the Planning Commission is scheduled for 6:00 PM on February 14, 2018. Please bring your packets with you to the hearing. Please note, that the Planning Commission will conduct a site visit at 3:00 PM on February 14th prior 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 subject to staff's suggested conditions of approval.

Attachments:

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

[Exhibit #01, Master Permit Application, Narrative, CUP Criteria of Approval, Drainage Analysis, Site Plan, & Building Elevations](#)

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

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

[Exhibit #04, Public Comments Received](#)

[Exhibit #05, Agency & Department Comments Received](#)

[Exhibit #06, Site Photos](#)



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

PRE-DECISION OPEN-RECORD PUBLIC

HEARING DATE: 6:00 PM on Wednesday, February 14, 2018
Site Visit: 3:00 PM on Wednesday, February 14, 2018

CLOSED-RECORD DECISION

HEARING DATE: 6:00 PM on Monday, March 5, 2018

FILE NUMBER: CUP-2018-0001

PROJECT LOCATION: 2202 "M" Avenue, Anacortes, WA (Anacortes Middle School)
2200 "M" Avenue, Anacortes, WA (Anacortes School District Office)
1405 22nd Street, Anacortes, WA (New Building Address)

SUBJECT PARCEL: Parcel #: P31771

**APPLICANT &
LANDOWNER:** Anacortes School District #103
2200 "M" Avenue
Anacortes, WA 98221

**STAFF REPORT
PREPARED BY:** Kevin Cricchio, AICP, WPIT
Associate Planner
City of Anacortes
904 6th Street
Anacortes, WA 98221

SUBJECT PROPOSAL: The applicant has applied for a Conditional Use Permit to permit the construction of a 5,000 square foot building to be used for classrooms (for both a computer lab and Career & Technical Education classes) during the 2018-2019 school year, while new classrooms are being constructed as part of the high school reconstruction project. In the

summer of 2019, the classrooms use will be discontinued. The two classrooms therein will then be used as the school district's information technology (IT) department and as a storage and maintenance room/ area. The proposed building would be located just west of the Anacortes Middle School located at 2200 "M" Avenue and just north of the existing maintenance facility located at 1402 24th Street.

The subject property is located in the Public Use Zoning District. Public Schools in the Public Use Zoning District require an approved Conditional Use Permit per AMC 17.26.040.

CURRENT ZONING: Public Use Zoning District

**COMPREHENSIVE PLAN
DESIGNATION:** Public Use

SURROUNDING ZONING & LAND USES:

Direction:	Zoning:	Present Land-Use:
North:	Public Use Zoning District	Anacortes Middle School & Parking Lot
South:	Public Use Zoning District	Anacortes Middle School's Maintenance Building & Single-Family Residences
East:	Public Use Zoning District	Anacortes Middle School
West:	Public Use Zoning District	Anacortes Middle School Grounds & Baseball Field

DRAFT FINDINGS OF FACT:

I. GENERAL BACKGROUND:

1. According to Assessor's records, the subject property is 2.26 acres in area. This is one of several parcel numbers that comprise the Anacortes Middle School.
2. A pre-application conference is required for Conditional Use Permit applications per AMC Table 19.20.030-1. Accordingly, a pre-application conference meeting was conducted with the applicant on Tuesday, January 2, 2018.
3. A neighborhood meeting is required for Conditional Use Permit applications per AMC Table 19.20.030-1. Accordingly, a neighborhood meeting was conducted at 6:00 PM on January 4, 2018 in the Senior Center. The neighborhood meeting notice was posted on site in two different locations, published in the Anacortes American newspaper, and mailed to neighboring landowners within 300 feet of the subject property as is required by AMC 19.20.120(D).

4. On January 11, 2018, the City of Anacortes' Department of Planning, Community, & Economic Development received the subject Conditional-Use Permit application.
5. Following a review of the application material submitted, the subject application was deemed complete on January 17, 2018.
6. Per AMC Table 19.20.030-1, Conditional Use Permits are considered a Type 4 land use permit, which requires a 21-day comment period.
7. The comment period for the subject application began on January 17, 2018, and ended at 5:00 PM on February 7, 2018. Comments however were accepted until the close of the pre-decision open record public hearing.

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

1. A notice of application & hearing was published in the Anacortes American Newspaper on January 17, 2018.
2. On January 12, 2018, the notice of application & hearing was posted in two (2) different locations on the subject property.
3. On January 12, 2018, the notice of application & hearing was also posted at city hall, the local USPS office, the library, and on the city's website.
4. On January 12, 2018, the notice of application and hearing was mailed to neighboring landowners located within 300-feet of the subject property.
5. Finally, both agencies and departments of jurisdiction were solicited for comment on January 12, 2018 via email.

III. CRITICAL AREA / ENVIRONMENTALLY SENSITIVE AREA REVIEW:

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

IV. STATE ENVIRONMENTAL POLICY ACT:

The subject proposal was determined to be exempt from SEPA environmental review per WAC § 197.11.800 and AMC § 18.04.120.

V. PUBLIC COMMENT:

Any public comment received can be found in **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. Per AMC 17.26.010, the purpose of the Public Use (P) Zoning District is to “allow for common public uses where the need arises and uses will not create a nuisance or interfere with existing uses.”
2. Public Schools require a Conditional Use Permit per AMC 17.26.040. Although the Anacortes Middle School already exists on the subject property, this is an additional building associated with the public school.
3. According to the AMC 17.26.060, there is no minimum setback requirement from property lines in the Public Use Zoning District.
4. According to AMC 17.26.080, there is no maximum lot coverage requirement in the Public Use Zoning District.
5. The maximum permitted height in the Public Use Zoning District is thirty-five (35) feet above original grade. If approved, the proposed structure would be approximately eighteen (18) feet (at ridge height) above existing /original grade.
6. Per AMC § 19.36.040, in order to grant a Conditional Use Permit, the decision maker must find that the use would be consistent with the following criteria as follows:
 - A) The use would comply with any specific requirements for the conditional use specified elsewhere in this code.

STAFF ANALYSIS:

Education facilities /public schools are an allowed land use in the Public Use Zoning District per AMC 17.26.040 via an approved Conditional Use Permit. As stated above, the subject proposal appears to have met the Public Use Zoning District development regulations including but not limited to maximum permitted height, lot coverage, and minimum setbacks as measured from property lines.

- B) Access to this site is appropriate considering the anticipated volume of traffic resulting from the use.

STAFF ANALYSIS:

Staff, student, and public access to the proposed building will be from 22nd Street through an existing parking lot. A concrete sidewalk will connect the entrance of the building to the existing parking lot providing pedestrian connectivity.

- C) Off-street parking and loading facilities are adequate in terms of location, amount, and design to service the use.

STAFF ANALYSIS:

An existing parking lot located onsite to the north of the proposed building would be used for both off-street parking and loading purposes. The Anacortes Middle School has one hundred and thirty eight (138) parking spaces located onsite. The applicant has provided a detailed analysis of off-street parking for both proposed and existing uses and how they meet the minimum number of off-street parking spaces. That said, the City of Anacortes does not address “schools” per se in AMC Chapter 17.46 regulating off-street parking requirements. Therefore, the applicant has included calculations for off-street parking requirements from neighboring jurisdictions –the City of Mount Vernon and the City of Oak Harbor in their parking analysis.

- D) The amount and location of open-space and the provision of screening is such that buffering of incompatible uses is achieved.

STAFF ANALYSIS:

The proposed building is located on and surrounded by Anacortes School District buildings and facilities associated with the Anacortes Middle School. No buffering is needed due to where the building would be sited and due to the lay of the land and existing topography.

- E) The location and intensity of outdoor lighting is such that it does not cast light on adjacent, adjoining, or neighboring properties.

STAFF ANALYSIS:

As conditioned below, outdoor lighting will be down-shielded thus preventing glare and light trespass.

- F) Hours and manner of operation of the propose use, including anticipated noise generation, are not inconsistent with the adjacent or nearby uses.

STAFF ANALYSIS:

The hours of operation will be the same as the existing school district and associated facilities located onsite.

- G) Public facilities and utilities are capable of adequately serving the proposed use.

STAFF ANALYSIS:

All public utilities (i.e., potable water, sanitary sewer, and stormwater) are present at the subject property.

- H) The physical conditions of the site, including size, shape, topography, and drainage, are suitable for the proposed development.

STAFF ANALYSIS:

As conditioned below, stormwater generated onsite from impervious surfaces will be required to comply with the Department of Ecology's 2012 Stormwater Management Manual as amended in 2014.

- I) Any other factors deemed relevant to the decision maker.

STAFF ANALYSIS:

No additional factors were determined to be relevant by the decision maker.

7. 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 **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 subject to staff's suggested conditions of approval listed below.

X. RECOMMENDATION:

Based on the foregoing information and analysis, the application material 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 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 full cost of posting, mailing and publication associated with the neighborhood meeting notice, notice of application & hearing, and notice of decision for this proposal. Payment shall be made prior to building permit application submittal or issuance.
2. The scope of this project shall not exceed that as set out in the conditional use permit application (including attachments), and in accordance with the determinations made and conditions imposed.
3. If any garbage dumpsters are proposed, the applicant is responsible for following the city's dumpster pad specifications. Dumpsters shall be screened by constructing an enclosure(s) around them surrounded by landscaping. Both enclosures and landscaping shall be in place prior to certificate of occupancy being issued.
4. A building permit shall be secured before any construction activities begin onsite.
5. Hours of construction /work are limited to 7:00 AM to 10:00 PM Sunday through Saturday.
6. A landscape plan shall be submitted to the City of Anacortes' Planning, Community, & Economic Development Department at time of building permit application submittal that complies with AMC Chapter 17.41 and 16.50 that regulates landscaping and tree preservation. All landscaping /trees shall be planted and in place prior to certificate of occupancy being issued.
7. Development shall comply with the Department of Ecology's 2012 Stormwater Management Manual for Western Washington as amended in 2014.
8. All exterior lighting shall be down-shielded thus preventing light trespass and impacts to the adjacent neighborhood.
9. Development shall comply with the City of Anacortes Water Department including but not limited to:
 - A. DCDA for fire located in riser room.
 - B. Coordinate with contractor for domestic install during fire line tap.
 - C. Pressure test, Bact, and flush fire line.
10. Development shall comply with the City of Anacortes Fire Department including but not limited to:
 - A. Building requires automatic sprinkler system per NFPA 13.
 - B. Sprinkler system must be monitored per NFPA 72. May be added to existing Alarm system.
 - C. Relocate FDC to street side (22nd St).

- D. Per applicant request, PIV may be eliminated, provided Sprinkler riser room has 1 hour protection and is solely accessed from the outside.
- E. Fire extinguishers per NFPA 10 must be provided.

These Findings of Fact, Conclusions of Law, and Recommendation were adopted by the City of Anacortes' Planning Commission on **February 14, 2018**.

**CITY OF ANACORTES, WASHINGTON
PLANNING COMMISSION**

By _____
Jeremy McNett, Planning Commission Chair

EXHIBITS:

EXHIBIT NUMBER:	NAME OF EXHIBIT:
Exhibit #01	Master Permit Application, Narrative, CUP Criteria of Approval, Drainage Analysis, Site Plan, & Building Elevations
Exhibit #02	GIS Map & Assessor's Info
Exhibit #03	Neighborhood Meeting Notice & Notice of Application & Hearing
Exhibit #04	Public Comments Received
Exhibit #05	Agency & Department Comments Received
Exhibit #06	Site Photos

EXHIBIT #01:

**MASTER PERMIT APPLICATION, NARRATIVE,
CUP CRITERIA OF APPROVAL, DRAINAGE
ANALYSIS, SITE PLAN, & BUILDING ELEVATIONS**



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, Fax: (360) 293-1938

RECEIVED
JAN 11 2018
CITY OF ANACORTES

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: 2200 M Avenue		PROJECT NAME: Anacortes School District Building
PARCEL NUMBER(S): 31771		SECTION, TOWNSHIP, & RANGE
LOT SQUARE FOOTAGE & ACREAGE:		PROJECT VALUATION: \$500,000.00
LEGAL DESCRIPTION:		PRESENT ZONING: Public
PRESENT USE OF PROPERTY: Vacant Land		CUT & FILL (CY) PROPOSED: less than 500 cy
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: No FIRM Panel # Date of Panel:		
LOT COVERAGE AREA CALCULATIONS: Existing Square Footage: Proposed Square Footage: 5,000 square feet		
IMPERVIOUS SURFACE AREA CALCULATIONS: Existing Impervious Square Footage: New Impervious Surface: 6,000 square feet		

RECEIVED
JAN 11 2018
CITY OF ANACORTES

PROPERTY OWNER INFORMATION: ☐ Multiple owners attached	
NAME: Anacortes School District	MAILING ADDRESS: 2200 M Avenue
CITY, STATE, ZIP: Anacortes WA. 98221	PHONE #: 360-293-1211
FAX #:	EMAIL ADDRESS: tramsay@asd103.org
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: Marc Estvold	MAILING ADDRESS: 3302 Oakes Avenue
CITY, STATE, ZIP: Anacortes WA 98221	PHONE #: 360-770-3994
FAX #:	EMAIL ADDRESS: mestvold@comcast.net
DESCRIPTION OF SUBJECT PROPOSAL:	
PROPOSED WORK: The district proposes to construct a 5,000 square foot building to be used for classrooms during the 2018 - 2019 school year, while new classrooms are being constructed as part of the High School reconstruction project. In the summer of 2019 the classroom use will be discontinued and roughly 3,500 square feet of the building will become part of the district maintenance facility and the other 1,500 square feet will become district Information Technology offices and work 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.

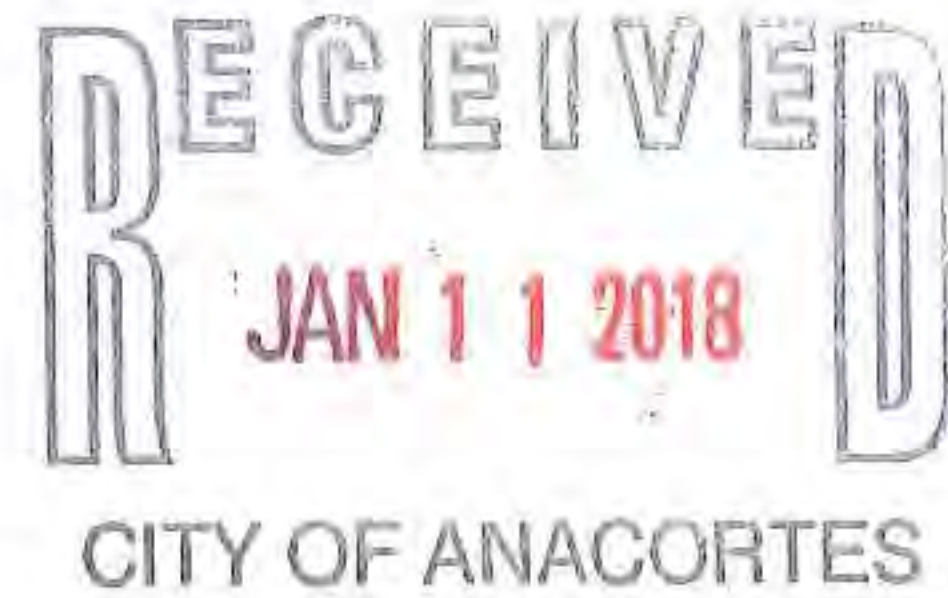
Signature: Dr. Mark Wenzel

Title: Superintendent

Print Name: Dr. Mark Wenzel

Company: Anacortes School District

Date: 1-8-18



STATE OF WASHINGTON)
) ss
CITY OF ANACORTES

I (we) Mark Wenzel, 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: Mark Wenzel
Owner

Subscribed and sworn to before me this 8th day of January, 20 18.



[Signature]
Notary Public in and for the State of Washington
residing at Bellingham

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 _____



PLANNING, COMMUNITY, & ECONOMIC DEVELOPMENT DEPARTMENT
CONDITIONAL USE PERMIT & SPECIAL USE PERMIT CHECKLIST

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

Office Location: 904 6th Street, Anacortes WA 98221

Phone: (360) 299-1984, Fax: (360) 293-1938

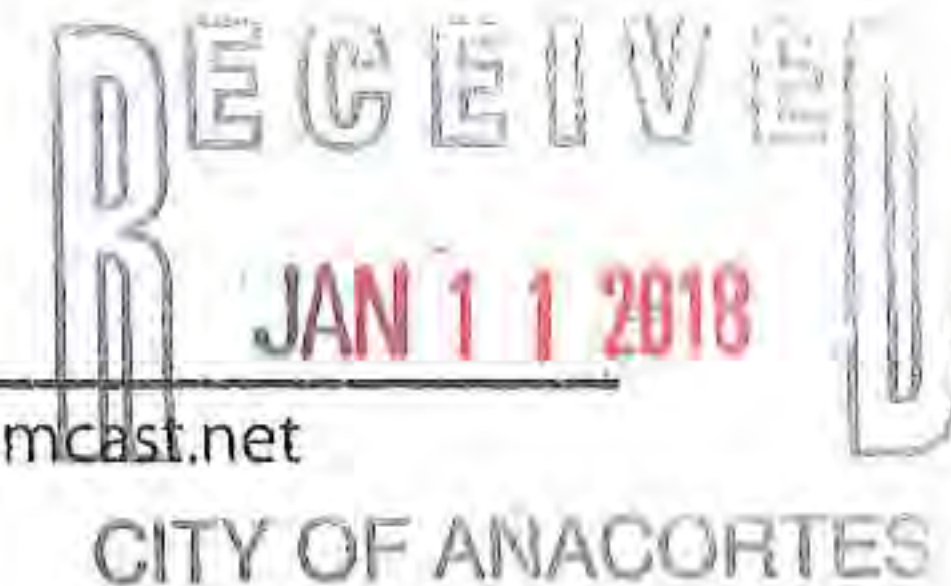


Applicant Checklist	SUBMITTAL REQUIREMENTS: The number indicates the number of copies for submittal (if applicable).	PERMIT TYPE:			
		Administrative Conditional Use Permit	Conditional Use Permit	Special Use Permit	Office Use Only
Attached	Master Permit Application (signed & notarized by all landowners involved)	3	3	3	
NA	Signed & Notarized Letter of Authorization if the applicant is not the landowner	3	3	3	
Attached	Application Fee (see Land Use Permit Fee Schedule)	✓	✓	✓	
Completed	Conduct a Pre-Application Conference prior to application submittal	✓	✓	✓	
Completed	Conduct a Neighborhood Meeting prior to application submittal (prior to the meeting, coordinate with PCED staff to determine where this can be held at, who can facilitate this, and how to do neighbor noticing)	N/A	✓	✓	
Attached	Project Narrative describing: the proposed work & whether a pre-application conference and neighborhood meeting were conducted prior to submittal.	N/A	3	N/A	
Attached	For Conditional Use Permits, provide a detailed explanation of how you meet each criteria of approval as listed in AMC 19.36.040.	N/A	✓	N/A	
NA	For Special Use Permits, provide a detailed explanation of how you meet each section of AMC Chapter 17.63 regulating Wireless Telecommunications Towers & Antennas. Also provide a copy of your lease.	N/A	N/A	✓	
NA	Critical Area Report –inquire with PCED to determine if required	3	3	3	
NA	Geotechnical Report –inquire with PCED to determine if required	3	3	3	
NA	SEPA Environmental Checklist –inquire with PCED to determine if required	3	3	3	
Attached	Parking, Landscape, and Tree Preservation Plan(s) –inquire with PCED to determine if required	3	3	3	
Attached	Site Plan (Drawn to Scale & Surveyed –if applicable). For residential type of uses, see “Residential Building Permit Site Plan Checklist” for the items that need to be shown on a site plan. For commercial type of uses, see “Commercial Building Permit Site Plan Checklist” for the items that need to be shown on a site plan.	3	3	3	
E-Mail	At time of submittal, provide PCED with a digital copy (on a Flash Drive, CD or emailed to pced@cityofanacortes.org) of all application material and plans submitted. PDF format preferred.	✓	✓	✓	
Attached	Provide a copy of building elevations for proposed buildings, if applicable	✓	✓	✓	



Marc L. Estvold, Inc. AIA, LEED AP
Project Management

3302 Oakes Avenue • Anacortes, Washington 98221 • 360-770-3994 • mestvold@comcast.net



Date: January 10, 2018

TO: City of Anacortes Planning Department

RE: ***Anacortes School District Building, Conditional Use Permit, Project Narrative***

From: Marc Estvold

The purpose of this narrative is to provide information with regard to the Metal Building the Anacortes School District (ASD) is proposing to build to the west of the Middle School (MS) gymnasium. On January 2, 2018 the District attended a pre-application conference with the City of Anacortes to review this proposed project. On January 4, 2018 a neighborhood meeting on the project was conducted at the Anacortes Seniors Activity Center. Proper public notification was provided for this meeting which was attended by the City, the District and the public. The meeting was facilitated by an independent third party, approved in advance by the City of Anacortes Planning Department.

Current zoning for the land the building will occupy is Public, zoning to the west, north and south is residential R3, zoning to the east is also residential, R4A.

The proposed building will be a pre-engineered metal building, roughly 5,000 SF, and will be sited on the west side of the MS, just to the north of the existing district Maintenance Facility. This area is currently open grass and raised bed gardens. The building pad slopes gently from west to east towards the MS. We do not anticipate the need for significant cut and fill, or retaining walls.

As you can see from the attached site plan the orientation of the building is generally in the north / south direction. The design has a single center ridge, with a maximum height of roughly 18' above adjacent grade. The building will be provided with restrooms as required by code. The building will have exterior access doors, an overhead door and windows.

The short-term use of the building, from September 2018 to July of 2019, one school year, will be to house two classrooms for Career and Technical Education (CTE). This classroom use will likely include heavy steel working equipment, milling machines and possibly welding. There will also be a portion of the building walled off (northerly end) as a computer lab in support of the CTE activities. For the 2018/2019 school year, these two classroom areas will be used by High School students, who will walk to the building from the High School and back to the High School between periods.

Long term, after the 2018/2019 school year, the heavy use portion of the building including the steel milling machines (3,000 to 3,500 sf) will be used for district storage and maintenance. The CTE computer lab area (1,500 sf), will be used to provided needed space for the district Information Technology (IT) department.

Public and student access to the building will be off 22nd street, with parking in the existing upper level overflow paved parking area just to the west of the MS. A new HC accessible parking stall will be built to service this building in the southwest corner of the existing parking area, closest to

the building. There will also be controlled district maintenance vehicle access through the current fenced maintenance building yard on the south end of the new metal building, for loading and unloading of large equipment and materials.

The building is proposed to have an automatic fire sprinkler system with water service being feed from 22nd street. Fire truck access to the building will be provided on the existing paved parking lot to the north of the new building, or on the existing fire lane servicing the southwest corner or the MS, to the east of the new building.

Sanitary Sewer will tie to the existing maintenance facility / Middle School line. Gas, electrical, and domestic water will be tied into existing MS services where capacity allows or tied to existing services on 22nd or 24th. Existing MS and maintenance facility dumpsters will be used for garbage.

Below, please find an explanation of how each of the criteria of AMC 19.36.040 will be met:

Anacortes Municipal Code 19.36.040 Criteria

A. In order to grant a conditional use permit, the decision maker must find that the use would be consistent with the following criteria:

1. The use would comply with any specific requirements for the conditional use specified elsewhere in this code;

The proposed use is for educational purposes, an allowed conditional use in the underlying zoning of Public.

2. Access to the site is appropriate considering the anticipated volume of traffic resulting from the use;

Pedestrian, staff and public access to the site will be mainly from 22nd street through an existing parking lot. There will also be limited, district maintenance vehicle only, access from the existing Anacortes School District maintenance building yard to the south end of the proposed building.

3. Off-street parking and loading facilities are adequate in terms of location, amount, and design to service the use;

Parking for the building will be provided in the existing parking lot to the north of the proposed building location. Loading and unloading will take place from the same parking lot, north of the proposed building, or from the south end of the building by district personnel only through the existing maintenance building north yard.

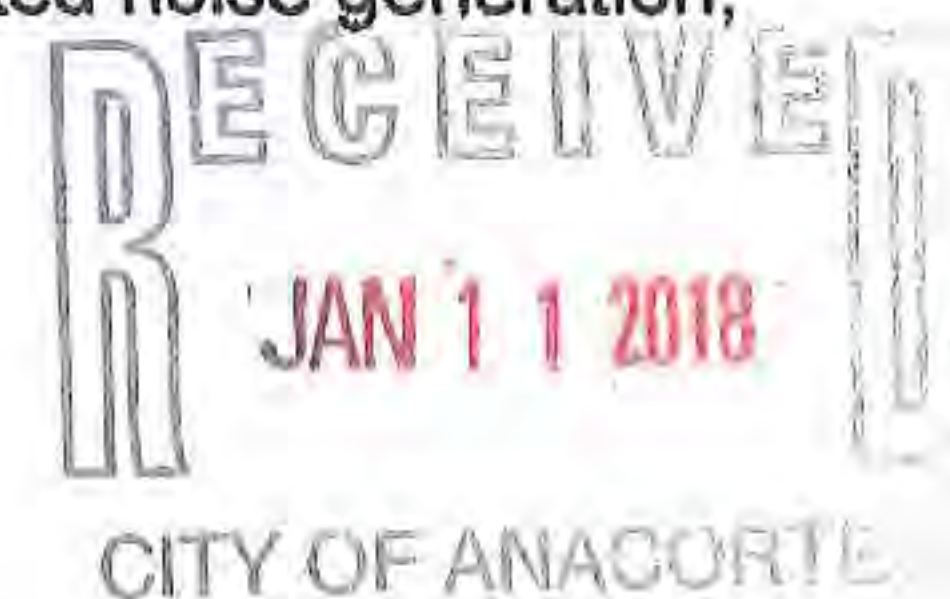
4. The amount and location of open space and the provision of screening is such that buffering of incompatible uses is achieved;

The building will be buffered from the residential area to the south by the existing district maintenance building, to the west by topography and distance, to the north by street trees and parking lot, and to the east by the middle school.

5. The location and intensity of outdoor lighting is such that it does not cast light on adjacent, adjoining, or neighboring properties;

All exterior lighting will be a down light type, and orientated so they will not cause glare on neighboring properties

6. Hours and manner of operation of the proposed use, including anticipated noise generation, are not inconsistent with the adjacent or nearby uses;



Hours and manner of operation will be the same as the adjacent district maintenance facility and Middle School

7. Public facilities and utilities are capable of adequately serving the proposed use;

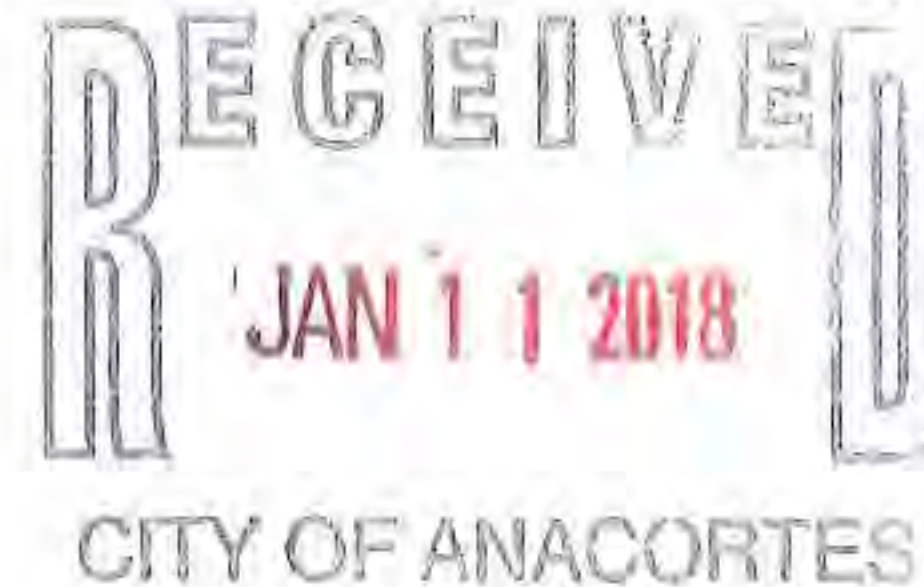
All required public facilities and utilities are currently available at the site

8. The physical conditions of the site, including size, shape, topography, and drainage, are suitable for the proposed development;

The site is larger than required for the proposed use, topography in the area of the building is nearly flat and city storm sewer is available to the site.

9. Any other factors deemed relevant to the decision-maker. (Ord. 2992 §.1 (Att. A), 2016)

None identified.



Parking Requirements:

We looked at parking requirements in three ways:

1. City of Anacortes Municipal Code requires 1 parking space for every 4 fixed seats in an auditorium or assembly room. The Anacortes Middle School Gymnasium has fixed bleachers, 4 sections 20' long, with 9 rows of seating. This give us a total occupant load of 360 people. With one parking space required for each 4 occupants, that would require a total of 90 parking stalls.
District administrative offices, located on the 2nd floor north end, of 8,700 sf require 4 spaces per 1,000 sf, or 35 additional spaces.
Total spaces required this method = $90 + 35 = 125$ **total spaces for existing**
2. The City of Anacortes Municipal code does not address schools specifically, so we looked at the City of Mount Vernon requirements. City of Mount Vernon requirements are as follows "*Elementary and middle schools: three parking spaces for each two teaching stations, plus adequate visitor parking;*" The Anacortes Middle School has 33 teaching stations = 50 stalls, add to that 1 visitor stall per station = 33, this would require a total of 83 parking stalls
District administrative offices, located on the 2nd floor north end of 8,700 sf require 4 spaces per 1,000 sf, or 35 additional spaces.
Total spaces required this method = $83 + 35 = 118$ **total spaces for existing**
3. City of Oak Harbor looks at school parking as follows: "*Schools, elementary and junior high – One per each employee and faculty member, plus 15 for visitor parking*" The Anacortes Middle School has 58 total employees and faculty members, plus 15 spaces for visitors requires a total of 73 parking stalls.
District administrative offices, located on the 2nd floor north end of 8,700 sf require 4 spaces per 1,000 sf, or 35 additional spaces.
Total spaces required this method = $73 + 35 = 108$ **total spaces for existing**

From these three methods the highest demand appears to be 125 parking stalls for the gymnasium. Our proposed short-term building use will add two more teaching stations plus one space for visitor parking, therefor we assume a total of 130 parking stalls on site are required. Long term the building would be used for Maintenance and Information Technology requiring 10 to 12 spaces for a total requirement of around 136 spaces. There are currently 138 delineated

parking stalls on site. There are also a significant number of on street parking stalls around the school.

Landscape requirements:

Conformance with the City of Anacortes Landscape requirements would be met with a row of kinnikinnick along the new sidewalk, from the parking lot to the building. There would also be rhododendrons planted along the west and north sides of the building for buffering.

There are currently street trees along the 22nd street parking area. The building is additionally buffered from view on all four sides by:

South: view of the building will be blocked by the existing District Maintenance Building

West: view of the building will be blocked by play fields, tennis courts and topography

North: the building is offset a significant distance from 22nd street and there are street trees between the building and the street as well as an existing parking lot.

East: views of the building will be blocked by the Middle school

Hopefully the information above is of sufficient detail for your fullest evaluation, if you need additional information or have questions please contact me at any time.

Respectfully submitted,

Marc Estvold
Project Manger
Anacortes School District
mestvold@comcast.net
360-770-3994



HERRIGSTAD ENGINEERING PS

Civil Engineer

4320 Whistle Lake Road
Anacortes, WA 98221

Dale Herrigstad, P.E.
(360) 299-8804

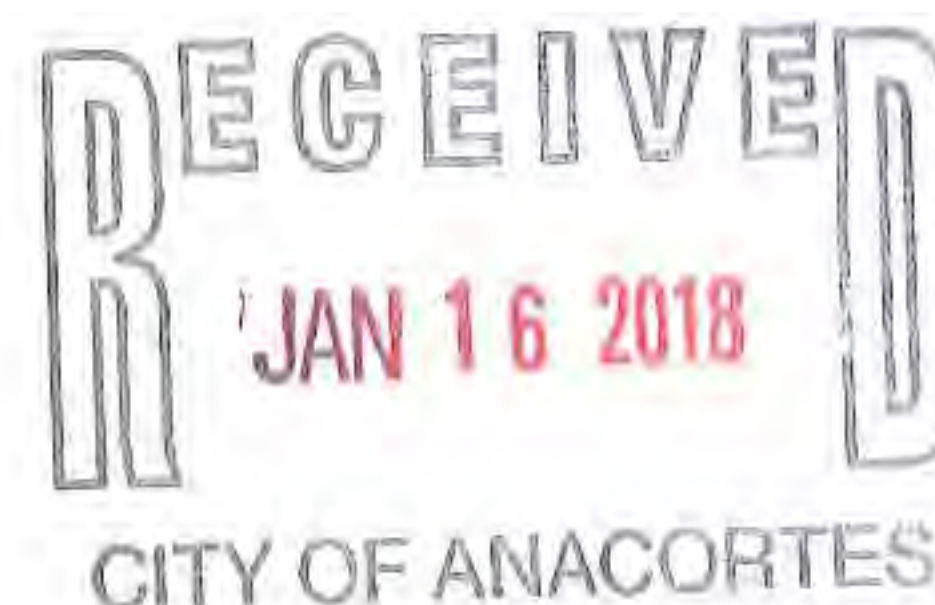
High School Accessory Building
Middle School off 22nd Street
DRAINAGE ANALYSIS

January 15, 2018

Job # 2017-161

Prepared By:

Dale K. Herrigstad P.E.



Owner:

Anacortes School District 103
2202 M Avenue
Anacortes, WA 98221

The stormwater plan will be based on the requirements of the 2014 DOE Stormwater Management Manual for Western Washington, as required by the City of Anacortes Drainage Ordinance.

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4	Minimum Requirement #2: Construction Stormwater Pollution Prevention (SWPP)
4	Minimum Requirement #3: Source Control of Pollution
4	Minimum Requirement #4: Preservation of Natural Drainage Systems and Outfalls
4	Minimum Requirement #5: On-site Stormwater Management
6	Minimum Requirement #6: Runoff Treatment
6	Minimum Requirement #7: Flow Control
8	Minimum Requirement #8: Wetland Protection
8	Minimum Requirement #9: Operation and Maintenance
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ATTACHMENT B Existing site topography plan	
ATTACHMENT C DOE Manual Flow Chart Figure I-2.4.1	
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PROJECT DESCRIPTION

This project is to construct a 5,000 square foot building and 1,138 square foot parking & sidewalk areas for a total of 6,138 square foot total impervious area on a 10,000 square foot area if disturbance at the Anacortes Middle School just west of the school gym. See "SITE PLAN" **ATTACHMENT A**.

EXISTING SITE CONDITIONS

The existing site is part of the school grounds and just east of the Middle School gym in an area currently used as a vegetable garden with a concrete curb and fence at the garden perimeter. The site for the building is relatively flat with a cross slope of 2.5%. The existing gym floor elevation is 14 feet below the proposed new building floor and separated by 22 feet. The building will set 95 feet south of the parking lot and access point to the new building. A storm drainage system is located at the south end of the existing parking lot. The ground slopes up to the west approximately 8 feet. The school district maintenance shop and yard lies to the south of the proposed building site. See existing site conditions in **ATTACHMENT B**.

Soils were investigated to the north and west of the proposed building and the report is included in **ATTACHMENT C**. At the time of the soils exploration the entire garden area was saturated with standing water. The test pits were located just north and west of the garden area. Ground water was found at 52" and 55" but anticipated at 24" and 41" due to infiltration into test pits and

the time of the explorations. All the soils encountered was imported fill which corresponds with the gym floor 14 feet lower than the site behind a retaining wall within 22 feet of the proposed building.

DOE Stormwater Management Manual Minimum requirements:

According to the 2014 DOE manual figure I-2.4.1 Flow Chart:

Does the site have 35% or more of existing impervious coverage – No

Does the site add 5000 square feet of new impervious surfaces – Yes

Does the site convert $\frac{3}{4}$ acres or more of native vegetation to lawn – No

Does the project have 2,000 square feet of new impervious surfaces – Yes

Minimum requirements #1 through #9 apply to this project. (See flow chart in ATTACHMENT D)

Minimum Requirement #1: Prepare a Stormwater Site Plan.

Volume 1, Chapter 3 steps (page 3-1).

Step 1. Collect and Analyze Information on Existing Conditions.

The site slopes in the area of the proposed building a 2.5% as noted above. The site is grass and a cultivated garden plot. The site slopes up to the west of the proposed building site with a retaining wall to the east adjacent to the Middle School Gym. See the existing site plan in ATTACHMENT B. The area just south of the Middle School gym is at a slope of 24% and also drains toward the building or parallel to the building down to a block enclosure.

A soils report has been prepared by Linda Spicher, On-site Wastewater Treatment Designer. Linda has identified the underlying soils on the site as imported fill. The anticipated water table is at 24 to 41 inches in depth west and north of the building respectively. The soils southeast of the building are not suitable at depths of 6 and 26 inches and the perched water table on the slope is at 6". (See soils report in ATTACHMENT C)

Step 2. Prepare a Preliminary Development Layout.

During construction approximately 10,000 square feet will be disturbed. A proposed layout is attached as ATTACHMENT A.

Step 3. Perform an offsite analysis:

The site currently slopes toward the Middle School Gym. No surface drains are apparent. It is assumed the retaining wall associated with the gym wall has sufficient subsurface perimeter drainage. A catch basin is located in the paved parking area just northeast of the proposed building site. It is proposed that roof drainage will be directed to this catch basin which has sufficient depth to collect the roof drainage. This drainage system crosses the Middle School parking areas to the northeast and enters the 22nd Street drainage system north of the Middle School.

The city drainage system is a 21" drain pipe at 22nd flowing East increasing in size to a 36" storm pipe before entering Fidalgo Bay 3,000 feet East of the Middle School.

Step 4. Determine and Read Applicable Minimum Requirements.

Threshold requirements: See DOE flow chart 2.4.1 in ATTACHMENT C.

The total new impervious area is over 5,000 square feet at 6,138 square feet. Minimum requirements 1 through 9 are required.

Step 5. Prepare a Permanent Stormwater Control Plan

A storm water plan is provided in the developed site plan in "ATTACHMENT A. LID options will be addressed in Minimum Requirements #5 below. Due to shallow water table infiltration is not feasible, see minimum requirement #5.

Step 6. Prepare a Construction Stormwater Pollution Prevention Plan.

See minimum requirement #2 below for SWPPP.

Step 7. Complete a Stormwater Site Plan:

The project overview has been provided at the beginning of this report along with an existing conditions description. This report is the plan.

Site plan is attached as "ATTACHMENT A.

Offsite analysis is provided in section step 3 above.

Step 8. Check compliance with all applicable minimum requirements:

The minimum requirement compliance is to take place during the review of this report and during and after construction. The report was reviewed and found to be in compliance with all applicable requirements.

Minimum Requirement #2: Construction Stormwater Pollution Prevention (SWPPP)

This project must meet the 13 elements of a SWPPP because the site exceeds the threshold of 2,000 square feet of new impervious surfacing.

Please see attached City of Anacortes 13 Elements of SWPPP specifically for this project.

Minimum Requirement #3: Source Control of Pollution

During construction the site will be open and subject to erosion. BMP's as described in the SWPPP and shown on the Erosion Control Plan must be constructed at the source to limit erosion and sediment laden runoff. The most common erosion source is exposed soils to rain, especially on steep slopes. Covering the slopes as discussed in the SWPPP shall be implemented.

Minimum Requirement #4: Preservation of Natural Drainage Systems and Outfalls

This site drainage naturally sheets to the East and collected by perimeter drain around the Middle School Gym and directed to the city storm drainage system. The new impervious area will also be collected and directed to the city storm drainage system.

Minimum Requirement #5: On-site Stormwater Management

As indicated in the soils report and from site observation the site soils are all imported fill with anticipated water table at 24" to 41". From an engineering stand point it is not advisable to introduce water to the imported fill upslope of the retaining walls for the Middle School gym that lies for the full length of the proposed building just downslope of the proposed building. The area just south of the Middle School gym is at a slope of 24% and also drains toward the building or parallel to the building.

BMP T5.13: Post-Construction Soil Quality and Depth, Lawn and landscaping areas:

All disturbed site soil will be amended as required by the post construction soil quality and depth requirements and will be implemented at the building permit stage. The design guidelines for the soil requirements are included in **ATTACHMENT D**.

LIST #2 because the site triggered Minimum requirements #1 through #9 .

ROOFS.

BMP T5.30: Full Dispersion – 65% of the site must be maintained in a forested or native condition. This BMP is not feasible because the site has been cleared of native vegetation.

BMP T5.10A: Downspout full infiltration – Infiltration system must be at least 50 feet from slopes over 40% and 10 feet from any structure or property line. Soils must be outwash or loam soils. Not feasible due to all soils in the vicinity are imported fill with a anticipated water table at 24 to 41 inches in depth.

BMP T5.14A: Rain Gardens, or BMP T7.30: Bioretention Cells, Swales, and Planter Boxes – Not feasible if the Rain Garden or Bioretention facility cannot be located on slopes less than 8% and if minimum of 1 foot vertical separation to the seasonal high table, bedrock or other impervious layer can not be achieved below rain garden or Bioretention cell.

Rain garden and Bioretention is not feasible due to the shallow water table and a rain garden or Bioretention cell depth of at least 36" there is not 12" vertical separation to the seasonal high water table of 41".

BMP T5.10B: Downspout Dispersion Systems – A vegetated flow path of at least 50 feet must be maintained between the outlet of the trench and any slope steeper than 15% and 25 feet to any structure or property line. Downspout dispersion is not feasible due to close proximity to the Middle School Gym.

BMP T5.10C: Perforated Stub Out Connections – Do not place perforated stub outs above slopes greater than 20% and maintain at least 1 foot of separation from the bottom of the trench and the seasonal water table. Not feasible due to shallow impervious rock at 0" to 21" below grade and steep slopes greater than 55% at the downhill side of the proposed house.

Roof drainage will be collected and directed to the existing drainage stub on the west property line.

OTHER HARD SURFACES (driveways and patios)

BMP T5.30: Full Dispersion – 65% of the site must be maintained in a forested or native condition. All native conditions have been removed from this site during clearing in 1998.

BMP T5.15: Permeable Pavements – Not feasible when permeable pavement area would threaten below grade basements or within 50 feet of the top of slopes greater than 20%. Also must maintain at least one foot of separation to the ground water or an underlying impermeable layer. The driveway lies on a slope of 11% from the cul-de-sac to the house location. Just north of the north end of the driveway the grade drops off to a slope over 50%. Permeable pavement is not feasible due to shallow impervious rock at

0" to 21" below grade and steep slopes in excess of 20% at the bottom of the proposed driveway.

BMP T7.30: Bioretention Cells, Swales, and Planter Boxes – Not feasible if the Bioretention facility cannot be located on slopes less than 8% and if minimum of 1 foot vertical separation to the seasonal high table, bedrock or other impervious layer.

Bioretention Cells, Swales and Planter Boxes are not feasible due to shallow impervious rock at 0" to 21" below grade and steep slopes greater than 50% at the downhill side of the proposed house.

BMP T5.12: Sheet Flow Dispersion – A vegetated flow path of at least 50 feet must be maintained between the outlet of the trench and any slope greater than 15%. Sheet flow dispersion is not feasible due to steep slopes greater than 15% at the down slope end of the proposed driveway.

BMP T5.11: Concentrated Flow Dispersion – Do not place the discharge point on or above slopes greater than 20% and maintain a vegetated flow path of at least 50 feet between the discharge point and any property line, structure or steep slope. Not feasible due to steep slopes greater than 20% below the discharge point.

Road surface water will be collected and directed towards the existing drainage stub location on the west property line.

Minimum Requirement #6: Runoff Treatment

Threshold requirements for determining the applicability of runoff treatment.

Projects in which the total of pollution-generating hard surface (PGHS) is 5,000 square feet or more in a threshold discharge area of the project, or

Projects in which the total of pollution-generative pervious surfaces (PGPS)-not including permeable pavements-is three-quarters (3/4) of an acre or more in a threshold discharge area, and from which there will be a surface discharge in a natural or man-made conveyance system from the site.

The total PGHS projected for this site including parking area is 280 square feet and less than the 5,000 square foot threshold. The roof is covered with a backed enamel coating and not a PGHS surface. 2012 Manual V-4.1.3 Flows Requiring Treatment.

The total disturbed site is 0.23 acres and less than the 3/4 acre PGPS threshold.

Treatment is NOT required.

Minimum Requirement #7: Flow Control

Threshold requirements for determining the applicability of flow control.

- Projects in which the total of effective impervious surfaces is 10,000 square feet or more in a threshold discharge area, or
- Projects that convert $\frac{3}{4}$ acres or more of vegetation to lawn or landscape, or convert 2.5 acres or more of native vegetation to pasture in a threshold discharge area, and from which there is a surface discharge in a natural or man-made conveyance system from the site, or
- Projects that through a combination of effective hard surfaces and converted vegetation areas cause a 0.10 cubic feet per second increase in the 100-year flow frequency from a threshold discharge area as estimated using the Western Washington Hydrology Model or other approved model and one-hour time steps (or a 0.15 cfs increase using 15-minute time steps).

The new impervious area of 6,138 square feet (0.14 acres) (0.10 acre roof and 0.03 acre parking and sidewalks) is **BELOW** the threshold discharge area of 10,000 square feet. The overall disturbed area is 10,000 square feet (0.23 acres).

The overall site is less than $\frac{3}{4}$ of an acre

The increase in flow for the 100-year flow frequency is

100 year PREDEVELOPED (forested) 0.0253 cfs

100 year DEVELOPED 0.1.252cfs

Increase in runoff is 0.0999 cfs and **LESS** than the 0.10 cfs

Flow Control is NOT required.

WWHM2012 PROJECT REPORT

Project Name: default[5]
 Site Name: Accessory bldg
 Site Address: 22nd Street
 City : Anacortes
 Report Date: 1/13/2018
 Gage : Burlington
 Data Start : 1948/10/01
 Data End : 2009/09/30
 Precip Scale: 0.80
 Version Date: 2016/02/25
 Version : 4.2.12

PREDEVELOPED LAND USE

<u>Pervious Land Use</u>	<u>acre</u>
SAT, Forest, Mod	.23
Pervious Total	0.23
<u>Impervious Land Use</u>	<u>acre</u>
Impervious Total	0
Basin Total	0.23

DEVELOPED LAND USE

<u>Pervious Land Use</u>	<u>acre</u>
SAT, Lawn, Flat	.09
Pervious Total	0.09

<u>Impervious Land Use</u>	<u>acre</u>
ROOF TOPS FLAT	0.11
SIDEWALKS FLAT	0.03
Impervious Total	0.14
Basin Total	0.23

Predeveloped Landuse Totals for POC #1
 Total Pervious Area:0.23
 Total Impervious Area:0

Mitigated Landuse Totals for POC #1
 Total Pervious Area:0.09
 Total Impervious Area:0.14

Flow Frequency Return Periods for Predeveloped. POC #1

<u>Return Period</u>	<u>Flow(cfs)</u>
2 year	0.00051
5 year	0.00174
10 year	0.003584
25 year	0.008247
50 year	0.01464
100 year	0.025333

Flow Frequency Return Periods for Mitigated. POC #1

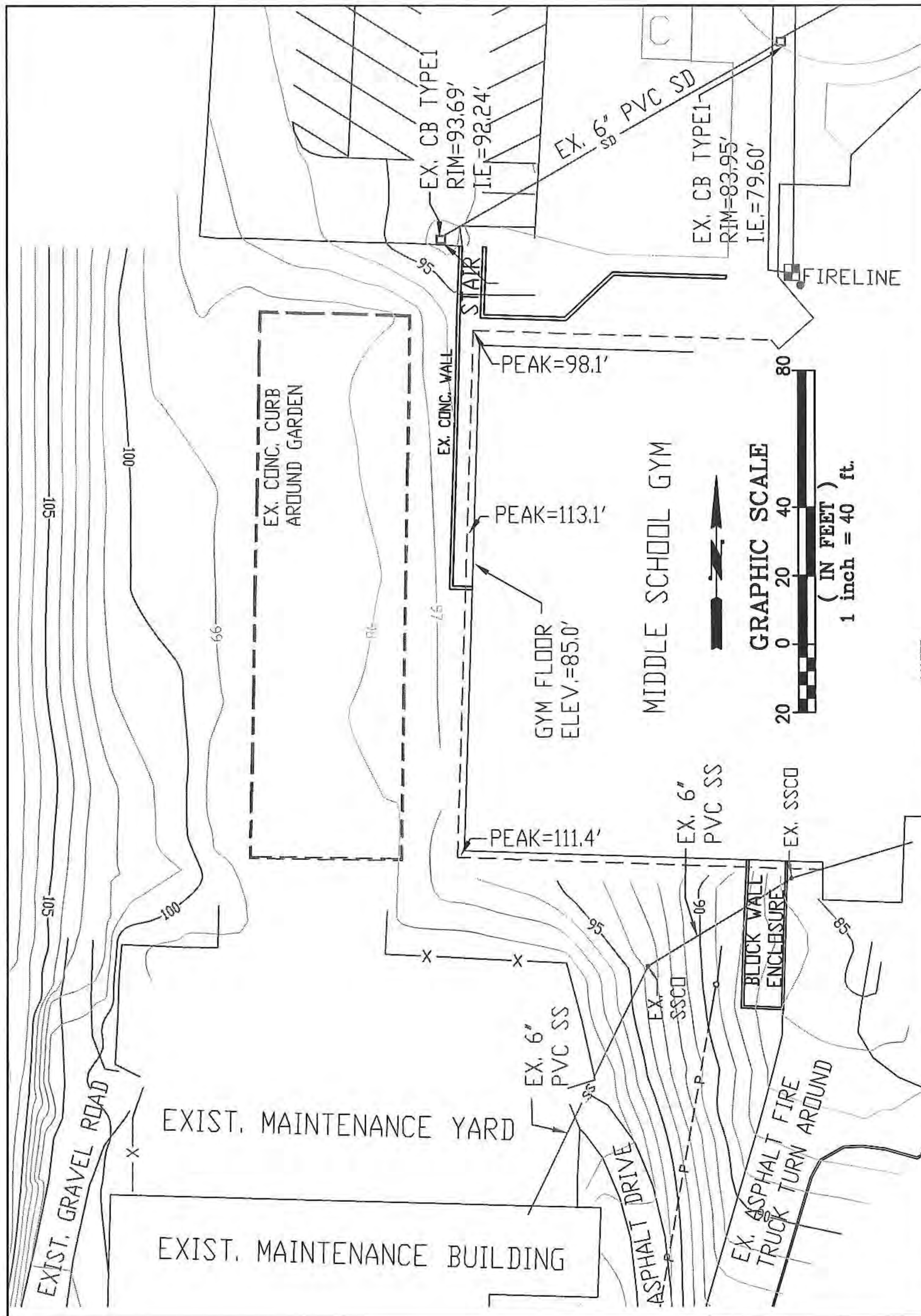
<u>Return Period</u>	<u>Flow(cfs)</u>
2 year	0.044311
5 year	0.062394
10 year	0.075748
25 year	0.094247
50 year	0.109244
100 year	0.125215

Minimum Requirement #8: Wetland Protection

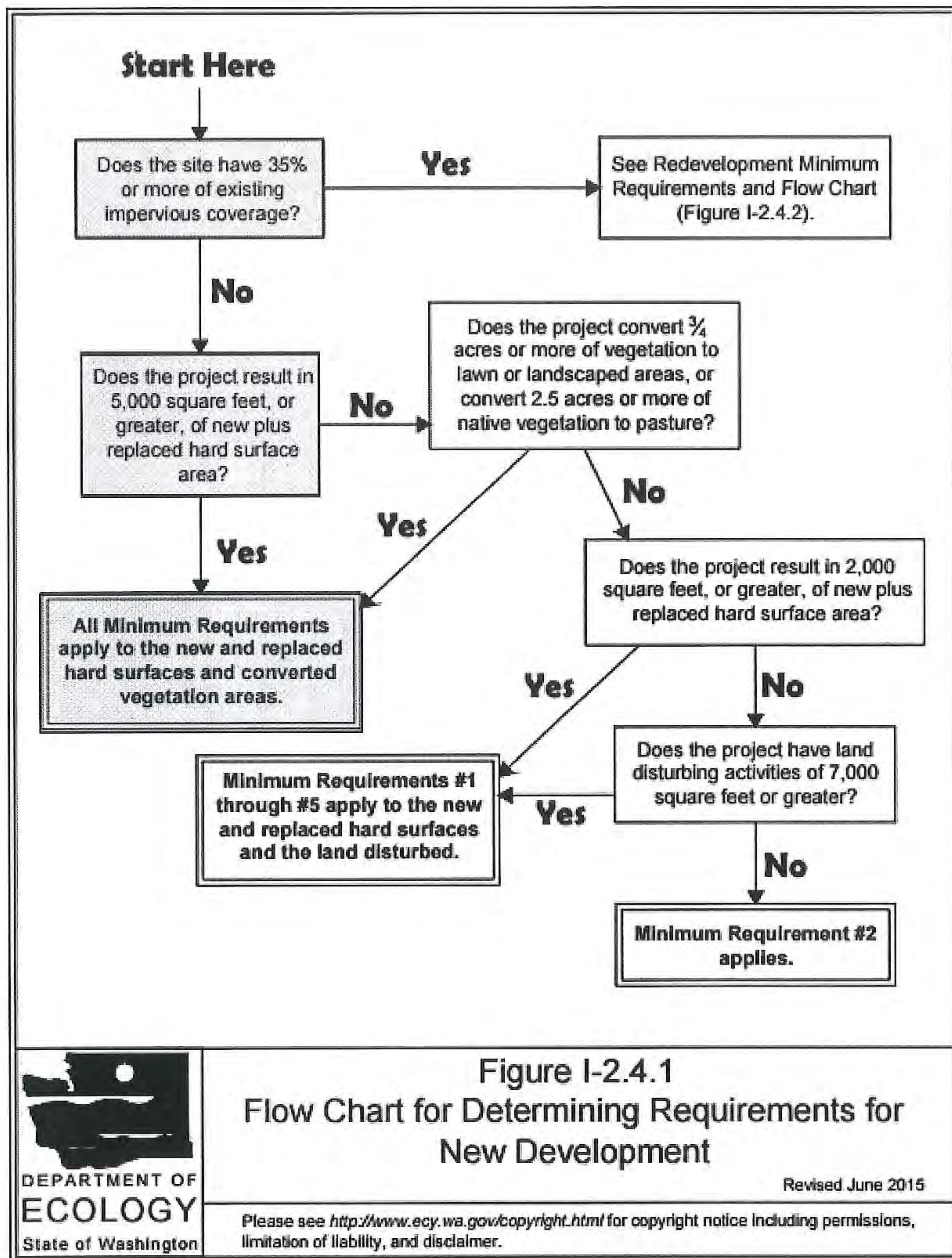
There are no wetlands on this site. The downstream system is enclosed to a discharge point 3,000 feet downstream to Fidalgo Bay.

Minimum Requirement #9: Operation and Maintenance

The drainage system within this project will remain private and the responsibility of the homeowners for which it serves.



HERRIGSTAD ENGINEERING & SURVEYING 4320 WHISTLE LAKE ROAD ANACORTES, WA 98221 299-8804	EXISTING SITE PLAN	HIGH SCHOOL ACCESSORY BUILDING	DATE 1-15-2018 SCALE NOTED
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Soils Report

Linda Spicher, Septic System Designer
(360)708-3004

Project: Accessory Building, Anacortes High School
1402 24th Street
Anacortes, WA 98221

Page 1 of 6

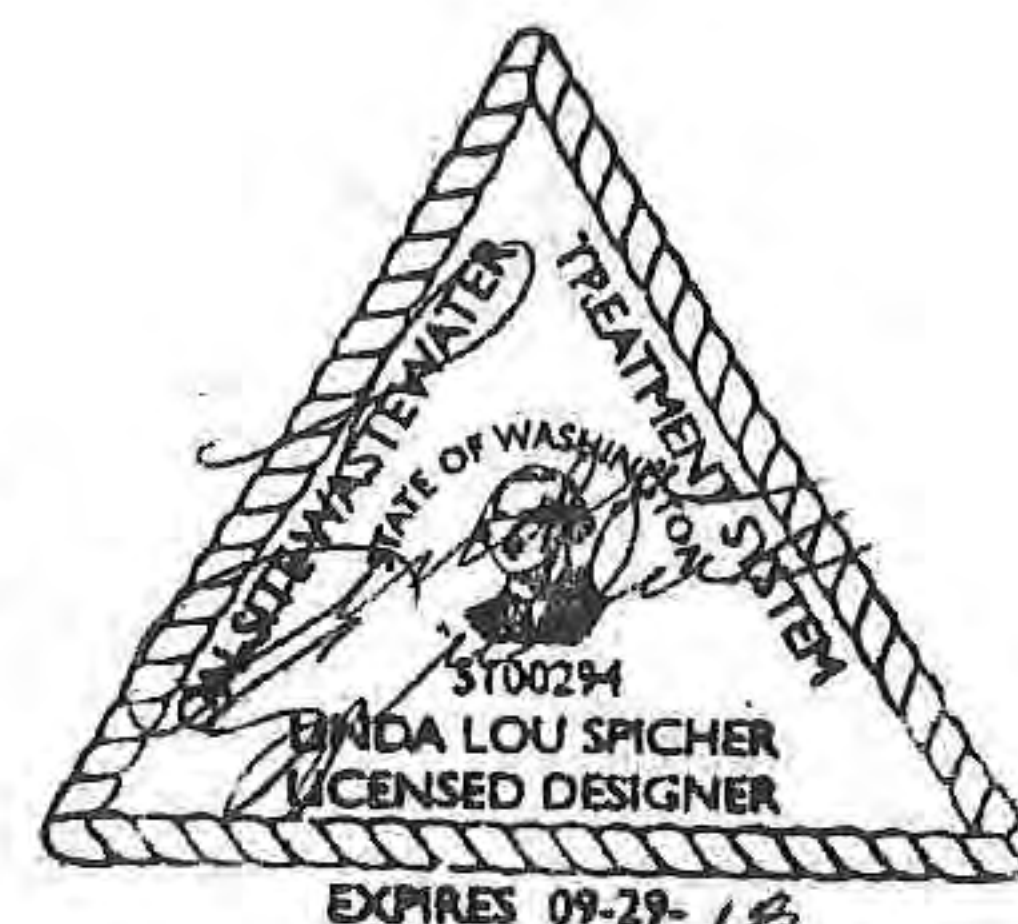
Client/Contact: Herrigstad Engineering & Surveying

Site Address: 1402 24th Street, Anacortes, WA 98221

Parcel Number: 31771

Date on Site: 01/10/18

Map Unit, Natural Resources Conservation Service:
#20 - Bow-Urban land complex, 0 to 8% slopes



Hydrologic Soil Group, Table 2.3.1 of Stormwater Management Manual for Western Washington, Volume III: D

Bow-Urban land complex soils are very deep and somewhat poorly drained. Permeability is slow, and available water capacity is high. Runoff is medium, and the hazard of water erosion is slight.

		<u>Soil Type¹</u>	<u>Loading Rate²</u>
<u>Soil Log 1</u>			
0 - 7	fine sandy silt loam, imported	6	0.2
7 - 13	medium sand, imported	3	0.8
13 - 44	tan fine sandy clay loam, slight mottles, fine roots to 13"	6	0.2
44 - 70	tan fine sandy silt loam, no mottles	6	0.2
	anticipated seasonal perched water table at 13"		
<u>Soil Log 2</u>			
0 - 6	clay loam, previously disturbed	6	0.2
6 - 18	olive silty clay, mottles, previously disturbed	7	not suitable
18 - 26	fine sandy clay loam, roots	6	0.2
26 - 58	gray fine sandy clay, fine roots to 48"	7	not suitable
	anticipated seasonal perched water table at 6"		

¹ One of seven numerical classifications of fine earth particles and rock fragments as described in WAC 247-272A-0220 (2)(e).

² From Chapter 247-272A WAC: "Hydraulic Loading Rate" means the amount of effluent applied to a given treatment step, in this chapter expressed as gallons per square foot per day (gal/sq. ft./day).

Soil Type³ Loading Rate⁴

Soil Log 3

0 – 10 brown medium sandy silt loam, imported
 10 – 24 red medium sandy silt loam, imported, roots
 24 – 37 olive gravelly medium sandy silty clay, no roots, mottles
 37 – 57 gray medium sandy silty clay, no mottles
 water table observed at 52"
 anticipated at 24"

Soil Log 4

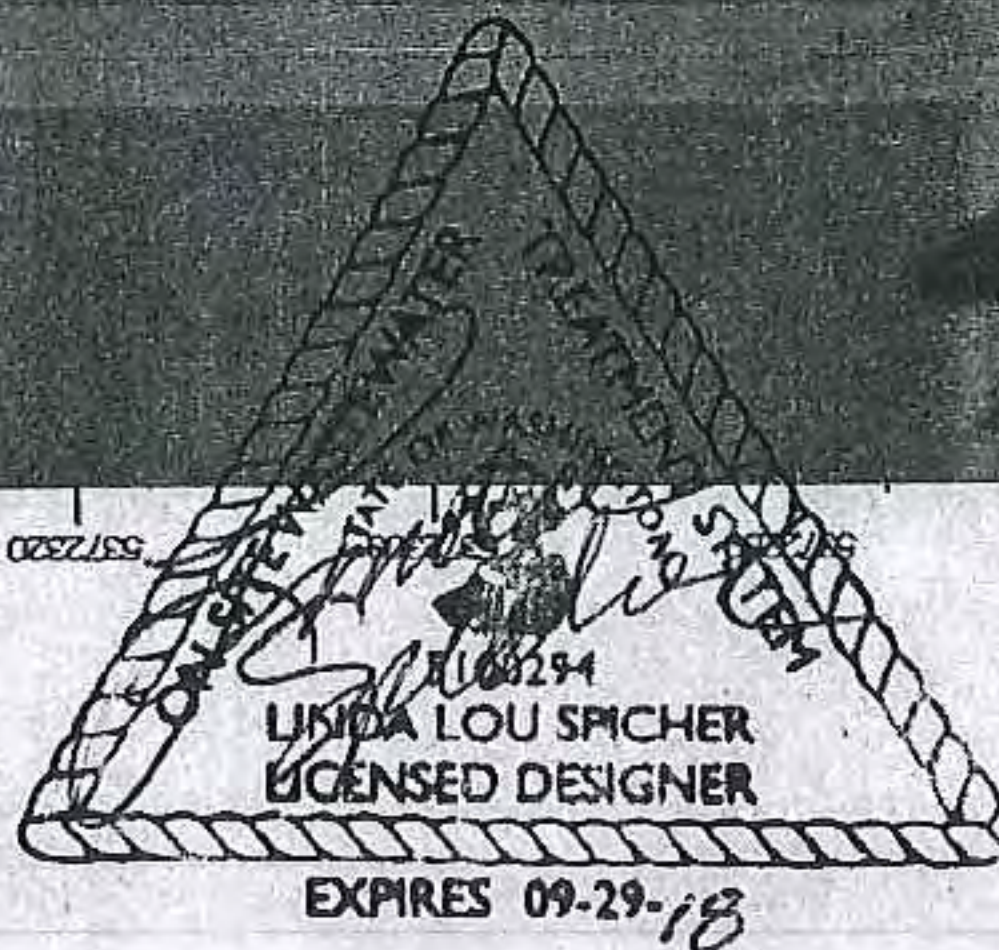
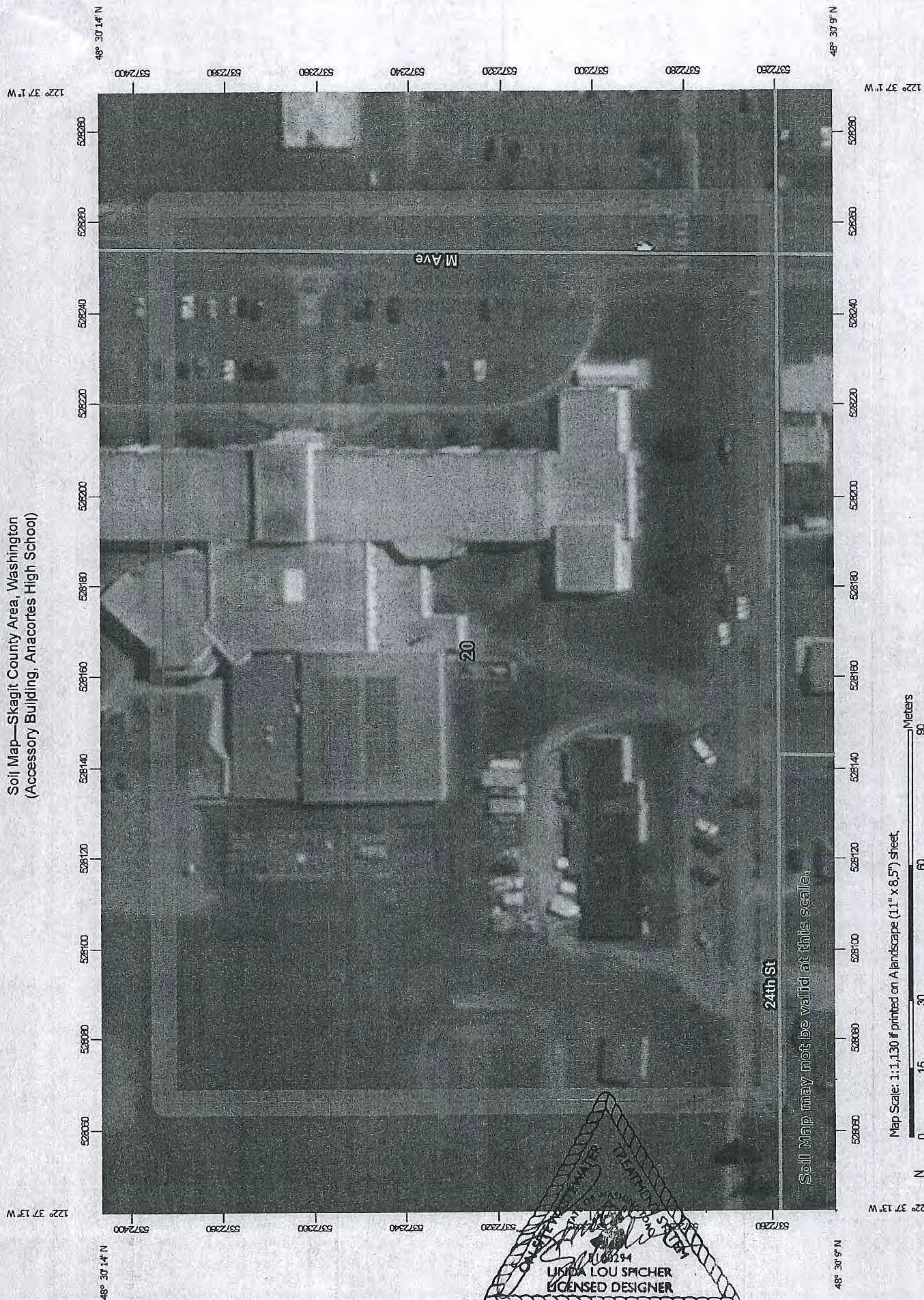
0 – 5 brown medium sandy loam, imported
 5 – 11 brown medium sandy silt loam, imported, roots
 11 – 20 gray fine sandy silty clay, imported, fine roots, no mottles
 20 – 22 asphalt, imported
 22 – 24 silty gravel, imported, no mottles
 24 – 33 gravelly medium sandy silt loam
 33 – 41 olive gravelly medium sandy silty clay, no mottles
 41 – 57 gravelly fine sandy silty clay, mottles
 water table observed at 55"
 anticipated at 41"



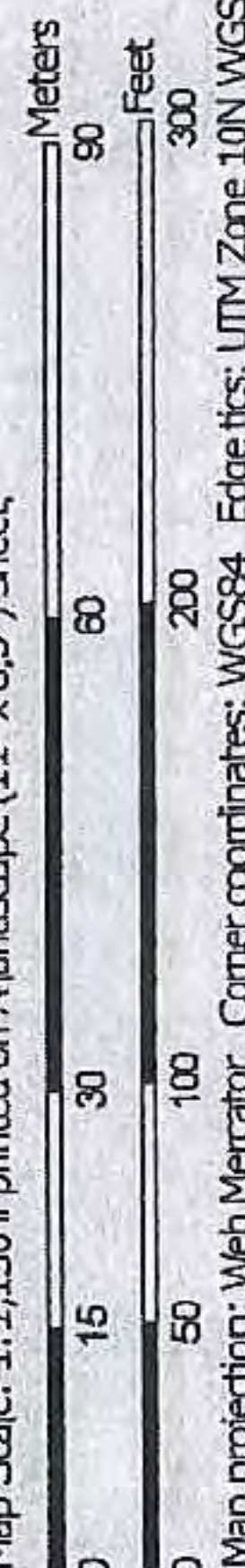
³ One of seven numerical classifications of fine earth particles and rock fragments as described in WAC 247-272A-0220 (2)(e).

⁴ From Chapter 247-272A WAC: "Hydraulic Loading Rate" means the amount of effluent applied to a given treatment step, in this chapter expressed as gallons per square foot per day (gal/sq. ft./day).

Soil Map—Skagit County Area, Washington
(Accessory Building, Anacortes High School)



Map Scale: 1:1,130 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

Skagit County Area, Washington

20—Bow-Urban land complex, 0 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2hv1
 Elevation: 0 to 450 feet
 Mean annual precipitation: 20 to 60 inches
 Mean annual air temperature: 48 to 50 degrees F
 Frost-free period: 150 to 220 days
 Farmland classification: Not prime farmland

Map Unit Composition

Bow and similar soils: 60 percent
 Urban land: 35 percent
 Minor components: 5 percent
 Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Bow

Setting

Landform: Hillslopes, terraces
 Parent material: Volcanic ash, glaciolacustrine deposits, and glacial drift

Typical profile

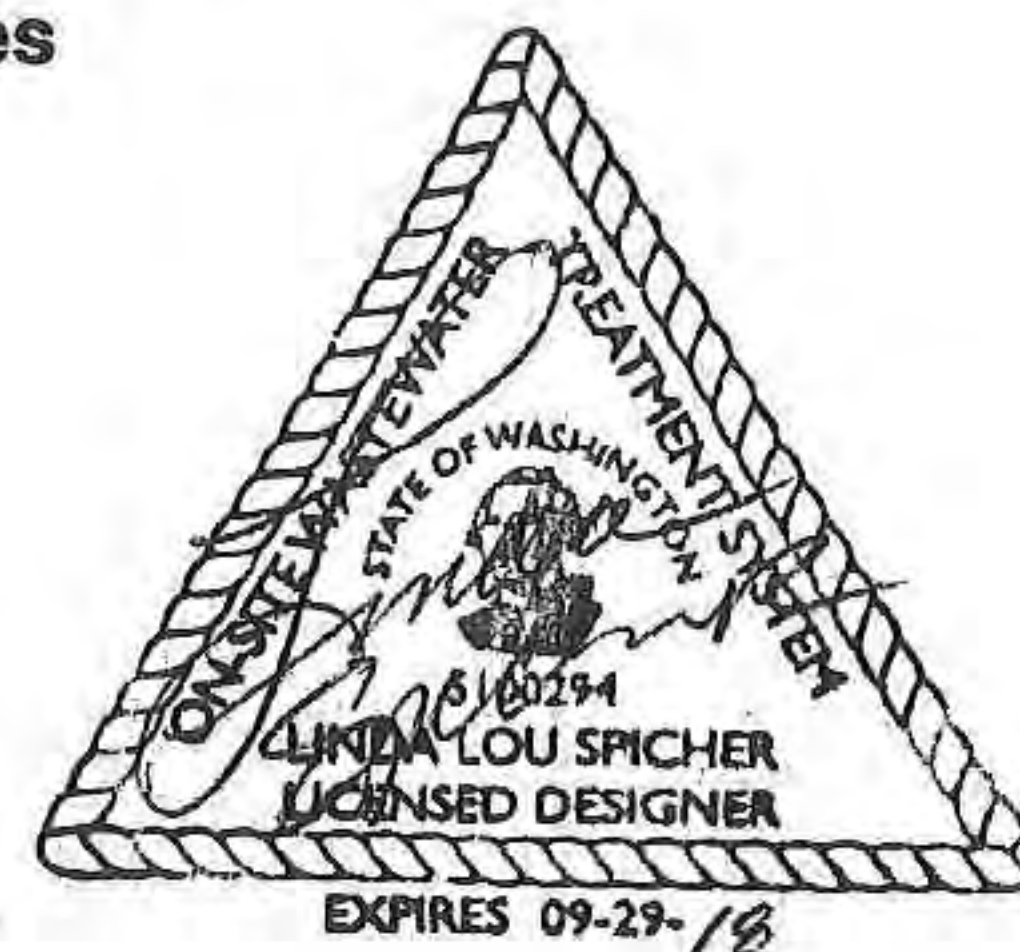
H1 - 0 to 7 inches: gravelly ashy loam
 H2 - 7 to 17 inches: very gravelly ashy loam
 H3 - 17 to 31 inches: clay loam
 H4 - 31 to 60 inches: silty clay

Properties and qualities

Slope: 0 to 8 percent
 Depth to restrictive feature: More than 80 inches
 Natural drainage class: Somewhat poorly drained
 Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
 Depth to water table: About 6 to 18 inches
 Frequency of flooding: None
 Frequency of ponding: None
 Available water storage in profile: High (about 10.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
 Land capability classification (nonirrigated): 4w
 Hydrologic Soil Group: C/D
 Other vegetative classification: Seasonally Wet Soils (G002XN202WA)
 Hydric soil rating: Yes



Map Unit Description: Bow-Urban land complex, 0 to 8 percent slopes—Skagit County Area,
Washington

Accessory Building, Anacortes High
School

Description of Urban Land

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8

Hydric soil rating: No

Minor Components

Bellingham, undrained

Percent of map unit: 5 percent

Landform: Depressions

Other vegetative classification: Wet Soils (G002XN102WA)

Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Skagit County Area, Washington

Survey Area Data: Version 15, Nov 22, 2017





BMP T5.13: Post-Construction Soil Quality and Depth***Purpose and Definition***

Naturally occurring (undisturbed) soil and vegetation provide important stormwater functions including: water infiltration; nutrient, sediment, and pollutant adsorption; sediment and pollutant biofiltration; water interflow storage and transmission; and pollutant decomposition. These functions are largely lost when development strips away native soil and vegetation and replaces it with minimal topsoil and sod. Not only are these important stormwater functions lost, but such landscapes themselves become pollution generating pervious surfaces due to increased use of pesticides, fertilizers and other landscaping and household/industrial chemicals, the concentration of pet wastes, and pollutants that accompany roadside litter.

Establishing soil quality and depth regains greater stormwater functions in the post development landscape, provides increased treatment of pollutants and sediments that result from development and habitation, and minimizes the need for some landscaping chemicals, thus reducing pollution through prevention.

Applications and Limitations

Establishing a minimum soil quality and depth is not the same as preservation of naturally occurring soil and vegetation. However, establishing a minimum soil quality and depth will provide improved on-site management of stormwater flow and water quality.

Soil organic matter can be attained through numerous materials such as compost, composted woody material, biosolids, and forest product residuals. It is important that the materials used to meet the soil quality and depth BMP be appropriate and beneficial to the plant cover to be established. Likewise, it is important that imported topsoils improve soil conditions and do not have an excessive percent of clay fines.

This BMP can be considered infeasible on till soil slopes greater than 33 percent.

Design Guidelines

- Soil retention. Retain, in an undisturbed state, the duff layer and native topsoil to the maximum extent practicable. In any areas requiring grading remove and stockpile the duff layer and topsoil on site in a designated, controlled area, not adjacent to public resources and critical areas, to be reapplied to other portions of the site where feasible.
- Soil quality. All areas subject to clearing and grading that have not been covered by impervious surface, incorporated into a drainage facility or engineered as structural fill or slope shall, at project completion, demonstrate the following:
 1. A topsoil layer with a minimum organic matter content of 10% dry weight in planting beds, and 5% organic matter content in turf areas, and a pH from 6.0

to 8.0 or matching the pH of the undisturbed soil. The topsoil layer shall have a minimum depth of eight inches except where tree roots limit the depth of incorporation of amendments needed to meet the criteria. Subsoils below the topsoil layer should be scarified at least 4 inches with some incorporation of the upper material to avoid stratified layers, where feasible.

2. Mulch planting beds with 2 inches of organic material
3. Use compost and other materials that meet these organic content requirements:
 - a. The organic content for “pre-approved” amendment rates can be met only using compost meeting the compost specification for BMP T7.30: Bioretention Cells, Swales, and Planter Boxes (p.959), with the exception that the compost may have up to 35% biosolids or manure.

The compost must also have an organic matter content of 40% to 65%, and a carbon to nitrogen ratio below 25:1.

The carbon to nitrogen ratio may be as high as 35:1 for plantings composed entirely of plants native to the Puget Sound Lowlands region.
 - b. Calculated amendment rates may be met through use of composted material meeting (a.) above; or other organic materials amended to meet the carbon to nitrogen ratio requirements, and not exceeding the contaminant limits identified in Table 220-B, Testing Parameters, in WAC 173-350-220.

The resulting soil should be conducive to the type of vegetation to be established.

- Implementation Options: The soil quality design guidelines listed above can be met by using one of the methods listed below:
 1. Leave undisturbed native vegetation and soil, and protect from compaction during construction.
 2. Amend existing site topsoil or subsoil either at default “pre-approved” rates, or at custom calculated rates based on tests of the soil and amendment.
 3. Stockpile existing topsoil during grading, and replace it prior to planting. Stockpiled topsoil must also be amended if needed to meet the organic matter or depth requirements, either at a default “pre-approved” rate or at a custom calculated rate.
 4. Import topsoil mix of sufficient organic content and depth to meet the requirements.

More than one method may be used on different portions of the same site. Soil that already meets the depth and organic matter quality standards, and is not compacted, does not need to be amended.

Planning/Permitting/Inspection/Verification Guidelines & Procedures

Local governments are encouraged to adopt guidelines and procedures similar to those recommended in Guidelines and Resources For Implementing Soil Quality and Depth BMP T5.13 in WDOE Stormwater Management Manual for Western Washington. This document is available at: http://www.soilsforsalmon.org/pdf/Soil_BMP_Manual.pdf

Maintenance

- Establish soil quality and depth toward the end of construction and once established, protect from compaction, such as from large machinery use, and from erosion.
- Plant vegetation and mulch the amended soil area after installation.
- Leave plant debris or its equivalent on the soil surface to replenish organic matter.
- Reduce and adjust, where possible, the use of irrigation, fertilizers, herbicides and pesticides, rather than continuing to implement formerly established practices.

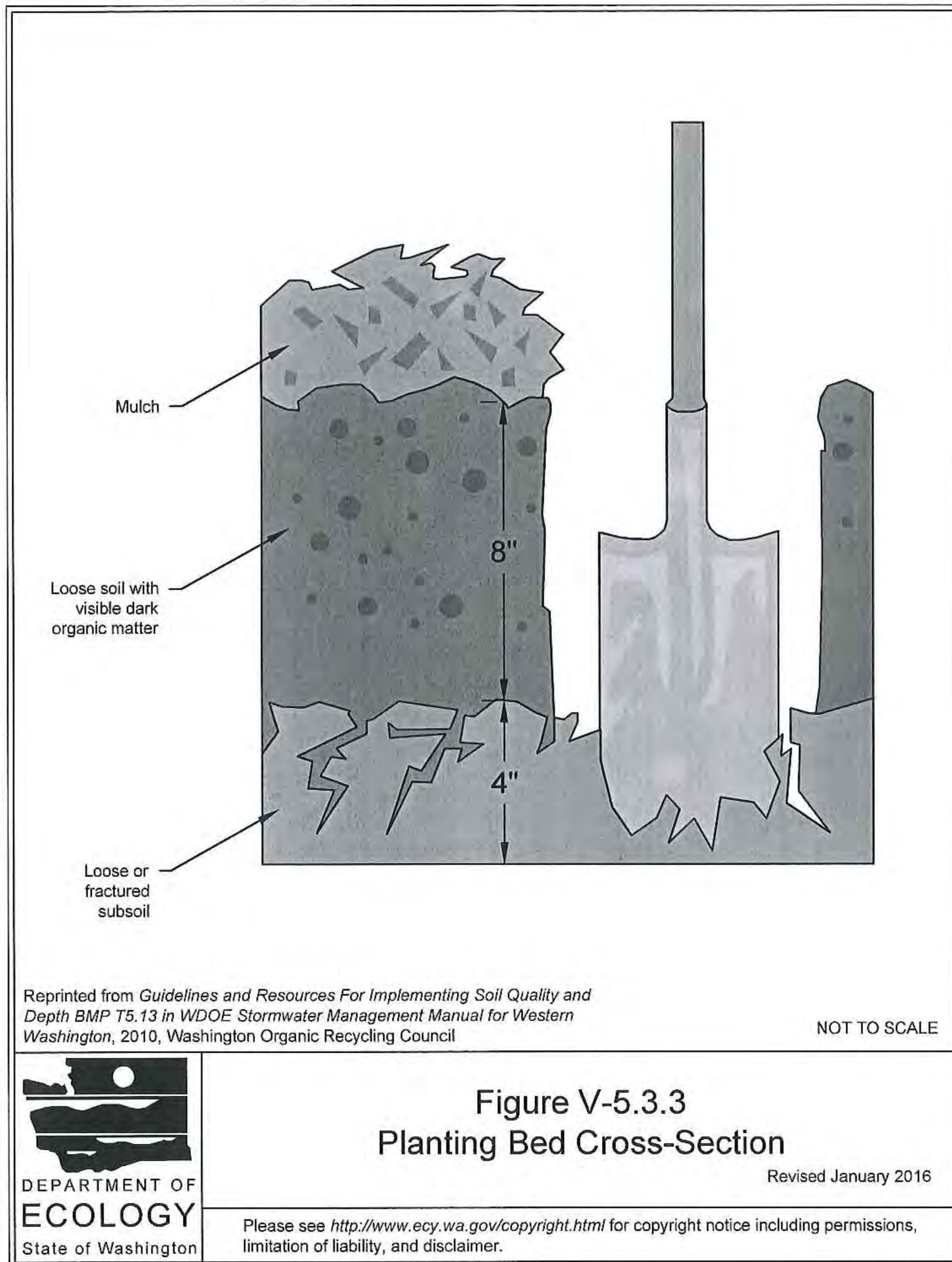
Runoff Model Representation

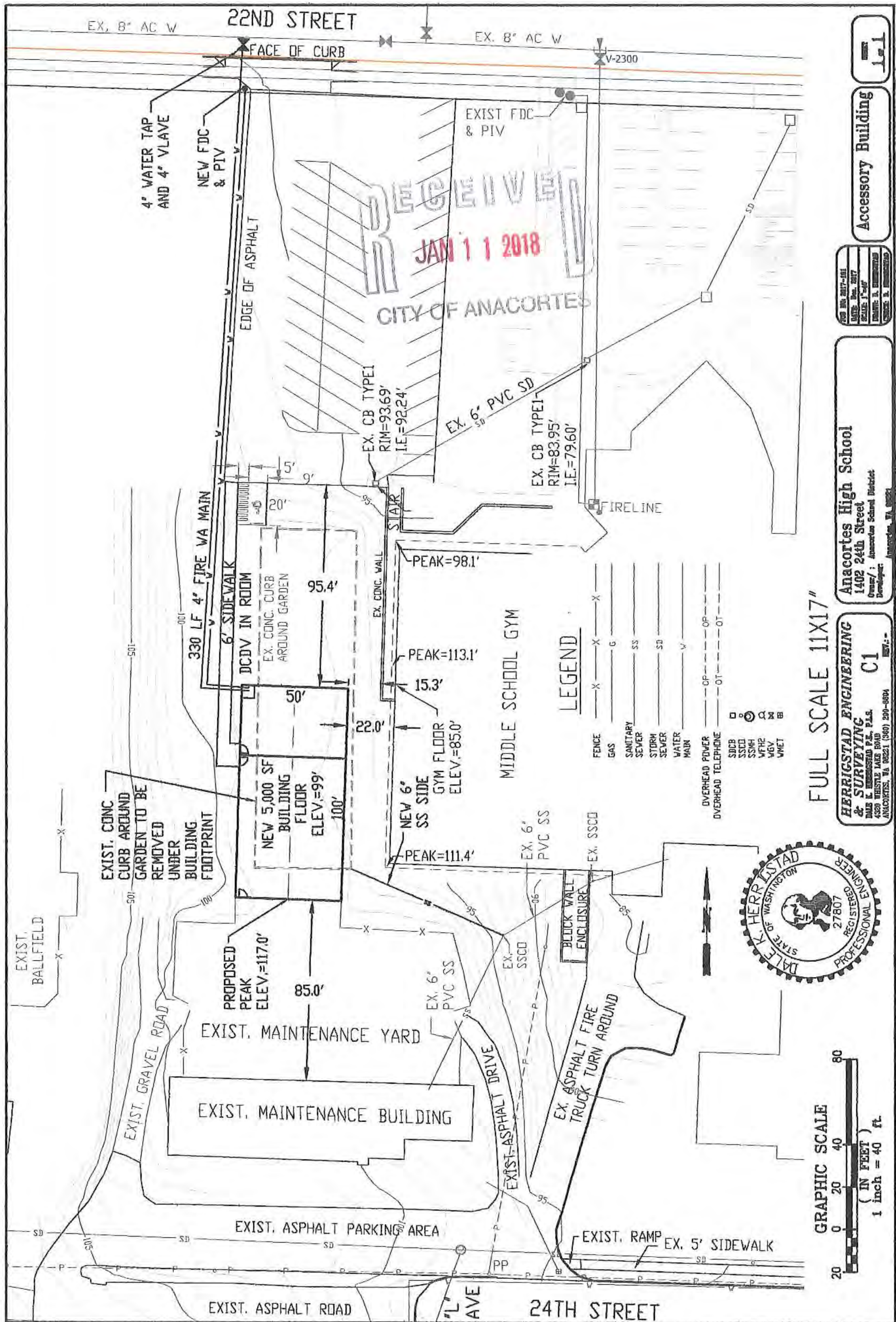
Areas meeting the design guidelines may be entered into approved runoff models as "Pasture" rather than "Lawn."

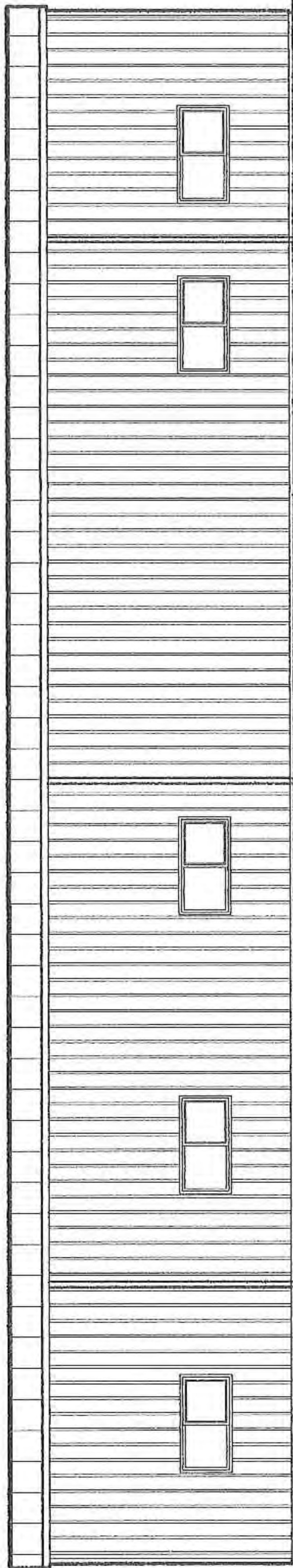
Flow reduction credits can be taken in runoff modeling when BMP T5.13: Post-Construction Soil Quality and Depth is used as part of a dispersion design under the conditions described in:

- BMP T5.10B: Downspout Dispersion Systems (p.905)
- BMP T5.11: Concentrated Flow Dispersion (p.905)
- BMP T5.12: Sheet Flow Dispersion (p.908)
- BMP T5.18: Reverse Slope Sidewalks (p.937)
- BMP T5.30: Full Dispersion (p.939) (for public road projects)

Figure V-5.3.3 Planting bed Cross-Section







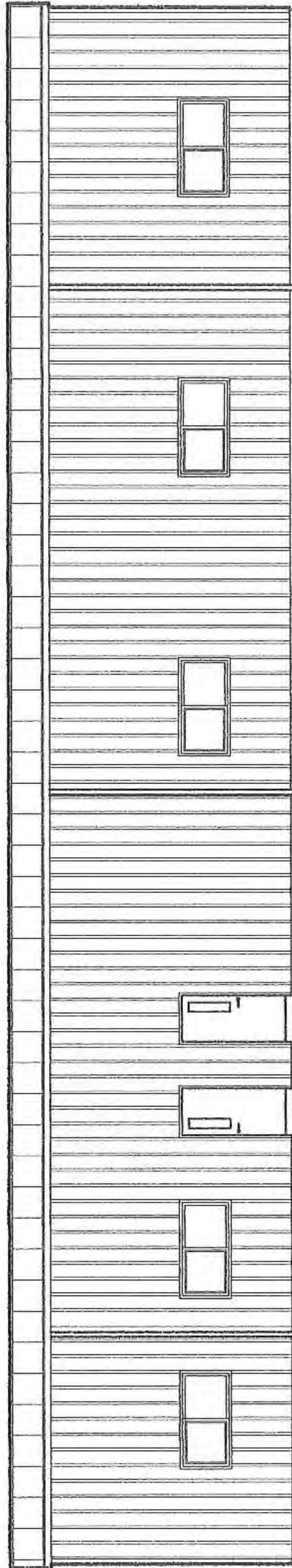
EAST ELEVATION 100'



NORTH ELEVATION 50'

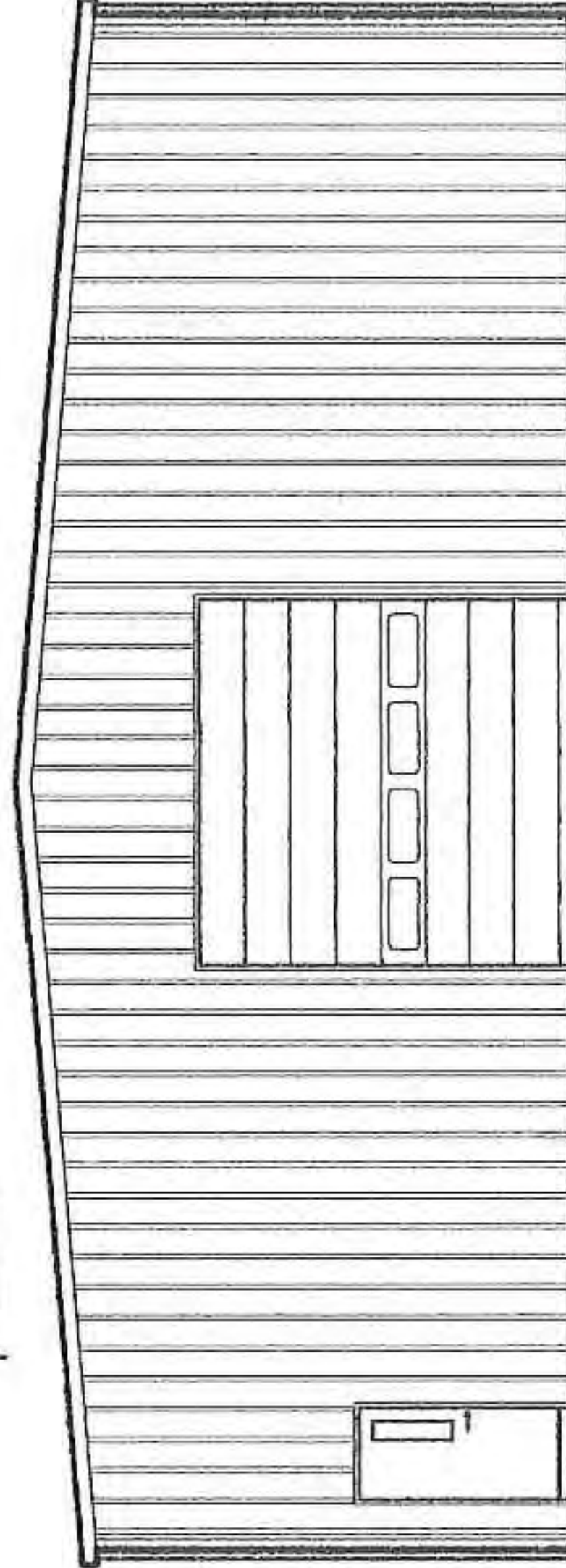
RECEIVED
JAN 11 2018
CITY OF ANACORTES

18'



WEST ELEVATION 100'

12'



SOUTH ELEVATION 50'

RECEIVED
JAN 11 2018
CITY OF ANACORTES

EXHIBIT #02:

GIS MAP & ASSESSORS'S INFO



Subject Property



Details for Parcel: P31771



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

Zoning Designation:

Parcel Number

P31771

XrefID

350124-0-015-0003

Quarter Section Township Range

24 35 01

Owner Information

ANACORTES SCHOOLS #103
2200 M AVE
ANACORTES, WA 98221

Site Address(es)**Map Links**

[Open in iMap](#)
[Assessor's Parcel Map: PDF | DWF](#)

Current Legal Description [Abbreviation Definitions](#)

(2.2600 ac) TAX 8 BEG AT INTER OF C/L OF AVE L WI C/L OF 23RD ST IF EXT TH W 380FT S 296 FT E 380FT N 296FT TO POB

2017 Values for 2018 Taxes* [Exemption](#)

Building Market Value \$.00
Land Market Value +\$142,400.00
Total Market Value \$142,400.00
Assessed Value \$142,400.00
Taxable Value \$.00

Sale Information

Deed Type
Sale Date
Sale Price \$.00

2018 Property Tax Summary

2018 Taxes will be available after 2/15/2018
Use the Taxes link above for 2017 taxes

* Effective date of value is January 1 of the assessment year (2017)

Legal Description at time of Assessment

*Land Use	(680) EDUCATION SERVICES (SCHOOLS)		WAC 458-53-030	
Neighborhood	(6E2SCHL) ALL COUNTY EXEMPT SCHOOL			
Levy Code	0900	Fire District		
School District	SD103	Exemptions	School Owned	
Utilities	*SEW, WTR-P	Acres	2.26	
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				

* 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:

NEIGHBORHOOD MEETING NOTICE & NOTICE OF APPLICATION & HEARING



NEIGHBORHOOD MEETING:

A neighborhood meeting will be held at **6:00 PM on Thursday, January 4, 2018, 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 construct an approximate 5,000 square foot building on the west side of the middle school, just to the north of the existing district Maintenance Facility. The short-term use of the building will be a classroom for career technical education (CTE). This will likely include heavy steel working equipment, milling machines and welding. There will also be a portion of the building sectioned off as a computer lab. Long-term the portion of the building being used for welding and steel milling machines (3,000 to 3,500 sf) will be turned into district storage and maintenance, and the CTE computer lab area (1,500 sf) will be use for the district IT department. Public access and parking for the new building would be off the upper existing parking area to the west of the middle school along 22nd Street. There would also be a service access from the existing Maintenance Facility yard, to the south end of the new building. Utilities would service the building from the east and be shared with the existing middle school utilities. The subject property is located in the Public Use Zoning District. The proposed development is generally located south of 22nd Street, west of "M" Avenue and east of "J" Avenue just north of the district's maintenance facility.

Applicant: Anacortes School District; 2200 "M" Avenue, Anacortes, WA 98221; Phone #: (360) 293-1211

Project Location: 2200 "M" Avenue

Parcel(s) Numbers Involved: Parcel #: P31771

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. This however just concerns a neighborhood meeting at this time.

For Project Information: Kevin Cricchio, AICP, WPIT, Associate Planner; Phone: (360) 293-1937; Email: kevinc@cityofanacortes.org; City of Anacortes, P.O. Box 547, Anacortes, WA 98221

Date Issued: December 20, 2017

Publish: December 20, 2017



NOTICE OF APPLICATION & HEARING:

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

Request: The applicant is proposing to construct an approximate 5,000 square foot building on the west side of the middle school (2200 “M” Avenue), just to the north of the existing district maintenance facility building to be used as classrooms during 2018-2019 school year while new classrooms are being constructed as part of the high school reconstruction project. In the summer of 2019, the classroom use will be discontinued and roughly 3,500 square feet of the building will become part of the district maintenance facility and the other 1,500 square feet will become district information technology office and work area. The subject property is located in the Public Use Zoning District. The parcel #: is P31771.

Applicant: Anacortes School District; 2200 “M” Avenue, Anacortes, WA 98221

Project Location: 2200 “M” Avenue / 1405 22nd Street **File Number:** CUP-2018-0001

Date of Application: January 11, 2018

Date of Completeness: January 17, 2018

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 at **5:00 PM on February 7, 2018**. Written comments on the proposal should be submitted before the end of the comment period but will be accepted until the close of the Pre-decision Open-Record Public Hearing.

Required Project Permits/Approvals: The following may be required in addition to the above: 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: SEPA review is not required.

Pre-Decision Open-Record Public Hearing: A pre-decision open-record public hearing will be held by the **Planning Commission at 6:00 PM on Wednesday, February 14, 2018**, to make a recommendation on the application to City Council. The Planning Commission will conduct a **3:00 PM site visit** onsite prior to this hearing. **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, March 5, 2018**. 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, WPIT, Associate Planner; Phone: (360) 293-1937; Email: kevinc@cityofanacortes.org; City of Anacortes, P.O. Box 547, Anacortes, WA 98221

Date Issued: January 17, 2018

Publish: January 17, 2018

EXHIBIT #04:

PUBLIC COMMENTS RECEIVED

**NO PUBLIC COMMENTS HAVE
BEEN RECEIVED TO DATE.**

EXHIBIT #05:

AGENCY & DEPARTMENT COMMENTS RECEIVED

From: [Kennedy, Jack](#)
To: [Cricchio, Kevin](#)
Subject: PRE-2017-0036, Anacortes School District
Date: Tuesday, January 2, 2018 3:32:12 PM

1. Building requires automatic sprinkler system per NFPA 13.
2. Sprinkler system must be monitored per NFPA 72. May be added to existing Alarm system.
3. Relocate FDC to street side (22nd St).
4. Per applicant request, PIV may be eliminated, provided Sprinkler riser room has 1 hour protection and is solely accessed from the outside.
5. Fire extinguishers per NFPA 10 must be provided.

This information is preliminary in nature and subject to change as addition information is provided.

Jack Kennedy
Assistant Chief/Fire Marshal
Anacortes Fire Department
360-293-1932 Office
360-661-3437 Cell



Development Review Group (DRG)

Name of Applicant: Anacortes School District

Brief Description: 5000 SQ' Addition

Please initial if approved and/or include your comments:

Street Department: B.L.

Comments:

OK

Water Department: TBN

Comments:

See other comment sheet

Solid Waste: mk

Comments:

Create Pumpster pad for dumpster at the current location.

Sandi Andersen: SJA

Comments:



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) 299-1984

FAX (360) 293-1938

DEPARTMENT / AGENCY COMMENT FORM:

January 12, 2018

RE: Anacortes School District 5000 SQ' Addition; Parcel #: P31771; CUP-2018-0001

From: Kevin Cricchio, Associate Planner; City of Anacortes; 904 6th Street, P.O. Box 547, Anacortes, WA 98221; Phone: (360) 293-1937; Email: kevinc@cityofanacortes.org

Description of Subject Proposal:

CUP-2018-0001: The applicant has applied for a Conditional Use Permit to construct an approximate 5,000 square foot building on the west side of the middle school, just to the north of the existing district Maintenance Facility. The short-term use of the building will be a classroom for career technical education (CTE). This will likely include heavy steel working equipment, milling machines and welding. There will also be a portion of the building sectioned off as a computer lab. Long-term the portion of the building being used for welding and steel milling machines (3,000 to 3,500 sf) will be turned into district storage and maintenance, and the CTE computer lab area (1,500 sf) will be use for the district IT department. Public access and parking for the new building would be off the upper existing parking area to the west of the middle school along 22nd Street. Please provide any requirements to me by **5:00 PM on February 7th, 2018.**

Applicant/ Landowner:

Anacortes School District
2200 "M" Avenue
Anacortes, WA 98221

Conditions &/or Requirements:

ACCESSING FROM 22ND ST - ALL UTILITIES ARE FROM 22ND ST -
NO PUBLIC WORKS ENGINEERING ISSUES.

Signature:

Don Measamer

Date:

01.12.18

Dept. / Agency Name:

SA PW ENG.



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) 299-1984

FAX (360) 293-1938

DEPARTMENT / AGENCY COMMENT FORM:

December 18, 2017

RE: Anacortes School District 5000 SQ' Addition; PRE-2017-0036; Parcel #: P31771

From: Kevin Cricchio, Associate Planner; City of Anacortes; 904 6th Street, P.O. Box 547, Anacortes, WA 98221; Phone: (360) 293-1937; Email: kevinc@cityofanacortes.org

Description of Subject Proposal:

PRE-2017-0036: The applicant is proposing to construct an approximate 5,000 square foot building on the west side of the middle school, just to the north of the existing district Maintenance Facility. The short-term use of the building will be a classroom for career technical education (CTE). This will likely include heavy steel working equipment, milling machines and welding. There will also be a portion of the building sectioned off as a computer lab. Long-term the portion of the building being used for welding and steel milling machines (3,000 to 3,500 sf) will be turned into district storage and maintenance, and the CTE computer lab area (1,500 sf) will be use for the district IT department. Public access and parking for the new building would be off the upper existing parking area to the west of the middle school along 22nd Street. The pre-application conference has been scheduled for **1:30 PM on Tuesday, January 2, 2018**, in the main conference room of the Park's Department. Please provide any requirements to me by **5:00 PM on December 28th**.

Applicant/Landowner:

Anacortes School District
2200 "M" Avenue
Anacortes, WA 98221

01.02.18:
BASED ON MEETING DISCUSSION. ALL
ACCESS WILL BE FROM 22ND ST, NOT
24TH. NO PW ISSUES.
SRL

Conditions &/or Requirements:

- EXTEND SW CURB CUTTER ON 24TH TO END OF RIGHT. INSTALL TYPE B
DRIVWAY APPROACHES @ EACH ENTRANCE.

6' SW'S.

Signature:

Date:

12.20.17

Dept. / Agency Name:

COA PW'S ENG.

From: [Nemeth, Terry](#)
To: [Cricchio, Kevin](#)
Subject: Re: PRE-2017-0036, Anacortes School District
Date: Wednesday, January 3, 2018 11:00:50 AM

DCDA for fire located in riser room

Coordinate with contractor for domestic install during fire line tap

Pressure test, Bact and flush fire line

I think that's it
Thanks

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: "Cricchio, Kevin" <kevinc@cityofanacortes.org>
Date: 1/2/18 4:21 PM (GMT-08:00)
To: "Nemeth, Terry" <nemetht@cityofanacortes.org>
Subject: PRE-2017-0036, Anacortes School District

Terry,

Can you please email me your requirements for the ASD pre-application conference that occurred today? Thanks.

Kevin Cricchio, AICP, WPIT | Associate Planner | 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: Kennedy, Jack
Sent: Tuesday, January 2, 2018 3:32 PM
To: Cricchio, Kevin <kevinc@cityofanacortes.org>
Subject: PRE-2017-0036, Anacortes School District

1. Building requires automatic sprinkler system per NFPA 13.
2. Sprinkler system must be monitored per NFPA 72. May be added to existing Alarm system.
3. Relocate FDC to street side (22nd St).
4. Per applicant request, PIV may be eliminated, provided Sprinkler riser room has 1 hour protection and is solely accessed from the outside.
5. Fire extinguishers per NFPA 10 must be provided.



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) 299-1984

FAX (360) 293-1938

DEPARTMENT / AGENCY COMMENT FORM:

January 12, 2018

RE: Anacortes School District 5000 SQ' Addition; Parcel #: P31771; CUP-2018-0001

From: Kevin Cricchio, Associate Planner; City of Anacortes; 904 6th Street, P.O. Box 547, Anacortes, WA 98221; Phone: (360) 293-1937; Email: kevinc@cityofanacortes.org

Description of Subject Proposal:

CUP-2018-0001: The applicant has applied for a Conditional Use Permit to construct an approximate 5,000 square foot building on the west side of the middle school, just to the north of the existing district Maintenance Facility. The short-term use of the building will be a classroom for career technical education (CTE). This will likely include heavy steel working equipment, milling machines and welding. There will also be a portion of the building sectioned off as a computer lab. Long-term the portion of the building being used for welding and steel milling machines (3,000 to 3,500 sf) will be turned into district storage and maintenance, and the CTE computer lab area (1,500 sf) will be use for the district IT department. Public access and parking for the new building would be off the upper existing parking area to the west of the middle school along 22nd Street. Please provide any requirements to me by **5:00 PM on February 7th, 2018.**

Applicant/ Landowner:

Anacortes School District
2200 "M" Avenue
Anacortes, WA 98221

Conditions &/or Requirements:

*Coordinate with City Water during fire system hot
tap to also provide domestic water*

Signature:

A handwritten signature in black ink, appearing to be "Don Measamer".

Date:

1-17-18

Dept. / Agency Name:

Water dept.

EXHIBIT #06:

SITE PHOTOS

SITE PHOTOS:



Project Site:

Anacortes Middle
School, 2202 "M"
Avenue & 2200
"M" Avenue
Anacortes School
District Offices



Anacortes Middle School's maintenance building located off of 24th Street.
The proposed building would be behind /north of this (to the right).



Existing middle school's parking lot located off of 22nd Street. Looking south toward where the proposed building would be (far in the distance).

Looking south toward maintenance building. AMS on the left side. AMS garden space is on the right side where the proposed building would go. Garden space to be relocated onsite.





Parking lot is in foreground and AMS is on the left side with the existing garden in the middle of the picture. Baseball field is on the right side.



Maintenance building is on the left side accessed off of 24th Street. Existing parking lot is located on the right side of picture.



Maintenance
Building



Baseball field
on the left side
& maintenance
building on the
right. Looking
north

Baseball field in foreground and tennis courts in the background. Looking northwest.





Existing AMS &
ASD parking lot
located off of
22nd Street.



AMS located
on right side.
Looking east
toward 24th
Street.



AMS on the
left side
looking north
at "M"
Avenue.



Looking north at AMS. East side of maintenance building is located on the left side. Proposed building would be behind maintenance building.



West side of maintenance building. Looking north approximately.