

ANACORTES PLANNING COMMISSION

Site Visit: 3:00 PM Site Visit, 5022 Lake Erie Way. (Directions: Take Heart Lake Road South. Turn right at Lake Erie Way. The subject property is down the hill /road at the terminus of Lake Erie Way near the lake. Park onsite). No public comments will be taken at the site visit. At the conclusion of the site visit, the Planning Commission will conduct a pre-decision open-record public hearing on this matter at the scheduled evening meeting.



March 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 February 14, 2018**
3. **Correspondence**
4. **New Business**
Pre-decision Open Record Public Hearing: Shoreline Conditional Use Permit,
Construct a Single Family Residence at 5022 Lake Erie Way, Glenn & Stephanie
Dalglish, SDP-2018-0001



Planning Commission Meeting Minutes for – February 14, 2018

Vice Chair Cleland McGrath called the meeting of February 14, 2018 to order at approximately 6:00 p.m.

Roll Call

Members Present: Commissioners Doll, Graf, Mount, Cleland McGrath, & Moffitt

Members Absent: Commissioner MacKenzie & McNett

Minutes

Minutes of January 10, 2018 approved as read

Correspondence

None

New Business

Anacortes School District 5,000 sq. ft. building, Conditional Use Permit, CUP-2018-0001

Kevin Cricchio, Associate Planner, AICP, presented the CUP to allow a building for two classrooms at the Anacortes Middle School, for use by the high school during the High School Reconstruction Project. Classroom uses will be discontinued after completion of that project and modified for IT use, storage, and maintenance for the middle school.

Marc Estvold, Project Manager, provided additional information on the design of the building and the timeline for the project.

Curt Oppel, 2803 B Ave. Mr. Oppel supports the proposal and explained that the current career and technical education center at the high school will be torn down during the reconstruction and this building is a solution to continuing the classes on those topics during reconstruction.

With no further comments, Vice Chair Cleland McGrath closed the public hearing.

Commissioner Moffitt made a motion to recommend approval to City Council subject to staff's recommended conditions. Commissioner Chair seconded. The vote was unanimous.

Vice Chair Cleland McGrath called the meeting to a close at approximately 6:20 p.m.



Planning Commission Agenda Bill

Meeting Date: 3/14/2018 **Agenda Item:**

Subject: Dalgliesh Shoreline Conditional Use Permit, SDP-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 applicant has applied for a Shoreline Conditional Use Permit (SCUP) to construct a single-family residence on the subject property following the demolition of the existing cabin/ residence. The subject property is bisected by the City of Anacortes' City limits and Skagit County's jurisdiction. A single-family residence would be located on that portion of the lot that is within City limits that is located in the Public Use Zoning District. The subject property is also located within 200 feet of a shoreline—Lake Erie. The subject property is addressed as 5022 Lake Erie Way, Anacortes, WA. A pre-decision open-record public hearing before the Planning Commission has been scheduled for **6:00 PM on March 14, 2018**. Please bring your packets with you to the hearing. Please note, there is a **3:00 PM site visit onsite** prior to the hearing.

Recommended Motion:

I move that the Planning Commission make a motion to approve the subject Shoreline Conditional Use Permit (SCUP) subject to staff's suggested conditions of approval.

Attachments:

Planning Commission's Draft Findings of Fact, Conclusions of Law, & Decision

Exhibit #01, Master Permit Application; JARPA; Project Narrative; Deed, SCUP Criteria of Approval, Site Plan; & Landscape Plan

Exhibit #02, GIS Map & Assessors Info

Exhibit #03, ATSI Critical Area Letter (within City Limits)

Exhibit #04, Protected Critical Area Site Plan (within Skagit County jurisdiction)

Exhibit #05, Notice of Application /Hearing & Notice of Neighborhood Meeting

Exhibit #06, Planning Director Administrative Interpretation

Exhibit #07, Public Comments Received

Exhibit #08, Agency & Department Comments Received

Exhibit #09, Applicant response to public comment(s) received

Exhibit #10, Site Photos

YOUR TRIP TO:

5022 Lake Erie Way



DRIVING DIRECTIONS

14 MIN | 5.3 MI

Est. fuel cost: \$0.66

Trip time based on traffic conditions as of 1:08 PM on March 7, 2018. Current Traffic: Light



Print a full health report of your car with HUM vehicle diagnostics (800) 906-2501



1. Start out going west on 6th St toward Commercial Ave.

Then 0.06 miles 0.06 total miles



2. Take the 1st left onto Commercial Ave.
If you reach O Ave you've gone a little too far.

Then 1.46 miles 1.51 total miles



3. Turn right onto 32nd St.
32nd St is just past 31st St.

If you reach 33rd St you've gone a little too far.

Then 0.52 miles 2.03 total miles



4. Turn left onto H Ave.
H Ave is 0.1 miles past K Ave.

If you reach Field Ave you've gone about 0.1 miles too far.

Then 0.85 miles 2.88 total miles



5. H Ave becomes Heart Lake Rd.

Then 2.26 miles 5.14 total miles



6. Turn sharp right onto Lake Erie Way.
Lake Erie Way is 0.3 miles past Pacific Northwest National Scenic Trl.

If you reach Pacific Northwest National Scenic Trl you've gone about 0.1 miles too far.

Then 0.20 miles 5.35 total miles



7. 5022 Lake Erie Way, Anacortes, WA 98221-8447,
5022 LAKE ERIE WAY is on the left.
Your destination is at the end of Lake Erie Way.

Use of directions and maps is subject to our [Terms of Use](#). We don't guarantee accuracy, route conditions or usability. You assume all risk of use.



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

PRE-DECISION OPEN-RECORD PUBLIC

HEARING DATE: Wednesday, March 14, 2018, @ 6:00 PM with a 3:00 PM site visit prior to the hearing

FILE NUMBER: SDP-2018-0001

PROJECT LOCATION: The subject property is addressed as 5022 Lake Erie Way, Anacortes, WA 98221 and is located in a portion of Section 11; Township 34 North; Range 01 East; Willamette Meridian.

SUBJECT PARCEL #: P19152

**APPLICANT &
LANDOWNER:** Glenn and Stephanie Dalglish
16624 26th Avenue SE
Mill Creek, Washington 98012

**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 Shoreline Conditional Use Permit (SCUP) to construct a single-family residence on the subject property following the demolition of the existing cabin/ residence. The subject property is bisected by the City of Anacortes' City limits and Skagit County's jurisdiction. A single-family residence would be located on that portion of the lot that is within City limits that is located in the Public Use Zoning District. The subject property is also located within 200 feet of a shoreline—Lake Erie. According to an administrative interpretation, that portion of the subject property that is within city limits and that is 200

feet from the ordinary high water mark lies within the Conservancy shoreline environment. Single-family residences in the Conservancy Shoreline Environment require an approved Shoreline Conditional Use Permit.

EXISTING LAND USE/

PAST PERMITTING: An existing cabin is located on the subject property. In 2010, the applicant obtained a building permit (BLD-2010-0277) to add on to the existing cabin. If the subject shoreline conditional use permit is approved, the applicant would demolish the cabin (BLD-2017-0633) and obtain a building permit (BLD-2017-0431) to construct a single-family residence on the property.

CURRENT ZONING: The subject property is bisected by the City of Anacortes' city limits and Skagit County's jurisdiction. That portion of the property that is within the City of Anacortes lies in the Public Use Zoning District. This is where the existing cabin is located at and where the applicant wishes to construct a single-family residence at.

SURROUNDING ZONING & LAND USES:

Direction:	Zoning:	Present Land-Use:
North:	Public Use Zoning District	Anacortes Community Forest Lands (ACFL)
South:	Skagit County's jurisdiction	Single-Family Residences
East:	Public Use Zoning District & Skagit County's jurisdiction	Single-Family Residences
West:	Skagit County's jurisdiction	Lake Erie

SHORELINE ENVIRONMENT /DESIGNATION:

1. According to the City of Anacortes' Geographic Information Systems (GIS), that portion of the subject property that lies in city limits also lies in the "**Natural Shoreline Environment**". According to the City of Anacortes' 2010 Shoreline Master Program, Section 5.7(F), states that the legal description for the "natural" shoreline environment is ***"beginning at the intersection of Parcel #19038 and Parcel #19044 and travelling southeast along the shoreline of Lake Erie 1,335 feet to the intersection of Parcel #19044 and Parcel #19152. This area is all within 200 feet of the OHWM."*** Parcel # P19044 is the Anacortes Community Forest Lands (ACFL) located to the north of the subject property while parcel # P19152 is the subject property.
2. The shoreline jurisdiction area of parcel # P19152 appears to be undesignated by the Anacortes 2010 Shoreline Master Program. Based on Section 5.3 & 5.4(D) of the Shoreline Master Program, undesignated areas with shoreline jurisdiction shall be

considered “**Conservancy.**” Therefore, an administrative interpretation was made by the Planning Director following discussing this matter with the Department of Ecology. Accordingly, on October 5, 2017, the Planning Director issued an administrative interpretation regarding this and designated that portion of the subject property that lies within both city limits and shoreline jurisdiction (200 feet from the ordinary high water mark) as lying within the “**Conservancy” Shoreline Environment.**”

DRAFT FINDINGS OF FACT:

I. GENERAL BACKGROUND /PROJECT CHRONOLOGY:

1. A pre-application conference was held with Planning Department staff on December 19, 2017, as is required per AMC Table 19.20.030-1 for Shoreline Conditional Use Permits.
2. A neighborhood meeting was held at the Senior Center on January 23, 2018, as is required per AMC Table 19.20.030-1 for Shoreline Conditional Use Permits.
3. On January 24, 2018, the applicant submitted to PCED an application for a Shoreline Conditional Use Permit to permit the construction of a single-family residence on the subject property
4. On January 31, 2018, PCED deemed the subject application complete.

II. NOTICE OF APPLICATION & HEARING:

1. According to AMC 18.16.050, Shoreline Conditional Use Permits (SCUP) require that public notice be mailed to landowners within 300-feet of the subject proposal, posted onsite, and published in the City’s newspaper of record.
2. Accordingly, on January 25, 2018, a Notice of Application & Hearing was mailed to neighboring landowners within 300-feet of the proposed development.
3. Additionally, on January 25, 2018, the project area was posted with two (2) public notice signs advertising the Notice of Application & Hearing.
4. On January 25, 2018, the Notice of Application & Hearing was posted at city hall, the library, the local USPS office, and on the city’s website.
5. Furthermore, on January 31, 2018, the Notice of Application & Hearing was published in the Anacortes American Newspaper.
6. On January 26, 2018, both agencies and departments of jurisdiction were solicited for comment.
7. The thirty-day (30) comment period began on January 31, 2018 and ended at 5:00 PM on March 2, 2018. However, comment was accepted by PCED up until the close of the pre-decision open-record public hearing.

III. CRITICAL AREA REVIEW:

DALGLIESH DRAFT FINDINGS OF FACT, CONCLUSIONS OF LAW, & DECISION

On the portion of the property that lies in Skagit County's jurisdiction, there are designated and protected critical area /wetland(s) located on it (**See Exhibit #4**). No development is proposed on this portion of the property however.

Development however is proposed on that portion of the property that lies in city limits. According to a letter dated January 4, 2018 written by ATSI, no wetlands or streams are located on the City of Anacortes portion of the subject property or within 300 feet of it (within city limits).

IV. PUBLIC COMMENTS RECEIVED:

Please see **Exhibit #7** for public comments received. Additionally, please see **Exhibit #9** for the applicant's response to public comments received.

V. AGENCY & DEPARTMENT COMMENTS RECEIVED:

Please see **Exhibit #8** for Agency /Department comments received.

VI. STATE ENVIRONMENTAL POLICY ACT:

The construction of a single-family residence is exempt from SEPA environmental review pursuant to WAC 197.11.800 and AMC 18.04.120(A)(1).

VII. SHORELINE MANAGEMENT ACT:

1. Proposed development lies within two hundred (200) feet of a shoreline of statewide significance (RCW 90.58.030(2)(f)) and is therefore subject to conformance with the City of Anacortes' Shoreline Master Program (SMP).
2. The construction of a single-family residence is exempt from obtaining a Shoreline Substantial Development Permit (SSDP) per WAC 173.27.040(2)(g).
3. As stated above, a portion of the subject property lies both within city limits and within the "Conservancy" Shoreline Environment.
4. The purpose of the "Conservancy" Shoreline Environment is "to protect and restore the public benefits and ecological functions of open-space, floodplain, natural areas and other sensitive lands (e.g., valuable historic, educational, or scientific research areas, areas of high scenic value) where they exist within the City, while allowing a variety of compatible uses. It is the most suitable designation for shoreline areas that possess a specific resource or value that can be protected without excluding or severely restricting all other uses. It should be applied to those areas that would most benefit the public if their existing character is maintained, but which are also able to tolerate limited or carefully planned development or resource use."
5. According to Table 5.1 of Section 5.12 of the SMP, single-family residences require a Shoreline Conditional Use Permit in the "Conservancy" Shoreline

Environment. Accordingly, the applicant has applied for a Shoreline Conditional Use Permit.

6. According to Table 5.2 of Section 5.12 of the SMP, non-water dependent uses in the Conservancy" Shoreline Environment / Designation are required to have a 100-foot setback as measured from the respective ordinary high water mark. According to the applicant's site plan (**See Exhibit #1**) conformance with this requirement has been met.
7. According to Table 5.2 of Section 5.12 of the SMP, the maximum permitted height and lot coverage permitted is 25 feet above existing grade and 25% respectively. A condition has been added below to reflect this requirement.
8. According to SMP DR-5.8.6, impervious surface is limited based on the percent of slope for the site. A condition has been added below to reflect this requirement.
9. According to AMC 18.16.100(B), "The decision maker per AMC 19.20.030 Types of Review is authorized to approve, approve with conditions, or deny shoreline permits consistent with the procedures in AMC Chapter 19.20.
10. According to AMC Table 19.20.030-1, Shoreline Conditional Use Permits go before the Planning Commission for a decision.
11. The subject shoreline permit was also reviewed for conformance with the Criteria for granting Shoreline Conditional Use Permits per Section 3.1(D) –of the Shoreline Master Program as follows:
 - A. *That the proposed use will be consistent with the policies of RCW 90.58.020 and the policies of the Master Program.*

STAFF ANALYSIS:

Enjoyment of the lake will not be impacted by the construction of the proposed single-family residence as it will be located 100+ feet from Lake Erie's ordinary high water mark.

- B. *That the proposed use will not interfere with the normal public use of public shorelines.*

STAFF ANALYSIS:

There are no changes proposed that would interfere with the normal access of the public to Lake Erie.

- C. *That the proposed use of the site and design of the project will be compatible with other authorized uses within the area and with uses planned for the area under the comprehensive plan and this master program.*

STAFF ANALYSIS:

Single-family residences surround the subject property with the exception being to the north being the Anacortes Community Forest Lands.

D. That the proposed use will cause no significant adverse effects to the shoreline environment in which it is to be located; and

STAFF ANALYSIS:

An existing permitted cabin is located on the subject property. If the shoreline conditional use permit is approved, the cabin will be demolished and a single-family residence would be constructed approximately in the cabin's location. No adverse impacts to the shoreline environment are anticipated.

E. That the public interest will suffer no substantial detrimental effect.

STAFF ANALYSIS:

No impacts to the public health, safety, welfare, or interest are anticipated by the construction of the proposed single-family residence on the subject property.

12. The subject proposal **is/is not** consistent with the State of Washington's Shoreline Management Act and the City of Anacortes' 2010, Shoreline Master Program and development regulations listed therein for developments located in the "Conservancy" shoreline environment/designation.

VIII. ZONING ORDINANCE/CODE:

1. The City's Zoning Map establishes zoning district boundaries and the City Zoning Ordinance establishes (1) the permitted use of land in the various zones, and (2) development standards.
2. The subject property is located in the Public Use (P) Zoning District of the City of Anacortes.
3. According to AMC 17.26.010, the purpose of the Public Use 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"
4. Single family residential uses are permitted outright in the Public Use Zoning District per AMC 17.26.020 provided they meet:
 - A. *Single-family residences shall be a permitted use in the public zone if such single-family residence complies with the specifications contained in the R2 zone in the following areas: minimum lot size, minimum setback requirements, maximum density, maximum land coverage, and maximum building height; and,*

- B. Single-family residential units will be permitted only on property contained in the public use district that is in private ownership on November 18, 1991.*

STAFF ANALYSIS:

Accordingly, the proposed single-family residence has been reviewed for conformance with the R2 Zoning District's minimum lot size, minimum setback requirements, maximum density, maximum land coverage, and maximum building height and appears to meet these requirements. Additional review will occur prior to building permit issuance.

Furthermore, the applicant has provided a copy of a deed dated October 6, 1986 that proves that the subject property was in private ownership on or before November 18, 1991.

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

IX. CONCLUSIONS OF LAW:

1. The requirements of the State Environmental Policy Act **have, have not** been complied with.
2. The public notice requirements of the Shoreline Management Act **have, have not** been complied with.
3. The project **is/is not** consistent with the underlying shoreline environment /designation and general goals, policies and development regulations of the Anacortes Shoreline Master Program; the Shoreline Management Act; 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.
4. The Planning Commission bases its Findings of Fact, Conclusions of Law & Decision 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.

X. STAFF RECOMMENDATION:

The Department of Planning, Community, and Economic Development recommends that the Planning Commission approve the subject Shoreline Conditional Use Permit subject to staff's suggested conditions of approval as listed below.

XI. DECISION:

Based on the foregoing information and analysis, the environmental documents submitted by the applicant, and the City's regulatory authority to implement the policies, standards, and regulations of the Shoreline Master Plan, Comprehensive Plan, and the Anacortes Municipal Code (AMC), the Planning Commission approval or denies the subject Shoreline Conditional Use Permit subject to the conditions of approval as listed below.

XII. CONDITIONS OF APPROVAL:

1. The scope of the project shall not exceed that as set-out in the shoreline permit application (including attachments), and in accordance with the determinations made and conditions imposed.
2. The applicant shall be responsible for reimbursement to the City of Anacortes for the full cost associated with the notice of application /hearing and neighborhood mailings and publications.
3. If any artifacts or human remains are found upon excavation, the Samish Indian Nation; the City of Anacortes' Department of Planning, Community, & Economic Development; the City of Anacortes' Police Department, and the State of Washington's Department of Archaeology and Historic Preservation (DAHP) shall be immediately notified and the work in the immediate area cease. Pursuant to RCW § 27.53.060 it is unlawful to destroy any historic or prehistoric archaeological resources. RCW 27.44 and § 27.53.060 require that a person obtain a permit from the Washington State Department of Archaeology and Historic Preservations before excavating, removing, or altering Native American human remains or archaeological resources in Washington.
4. Development shall comply with AMC § 18.16.130 regulating the time limit for shoreline permits as follows:
 - A. Construction, or substantial progress toward completion, must begin within two (2) years after approval of the permit. Substantial progress toward construction shall include, but not limited to, the letting of bids, making of contracts, purchasing of materials involved in development, but shall not include development or uses which are inconsistent with the Shoreline Management Act or the city's master program. In determining the running two-year period hereof, there shall not be included the time during which development was not actually pursued by construction and the pendency of litigation reasonably related thereto made it reasonable not to so pursue; provided, that the city may, in its discretion, extend the two-year time period for a reasonable time based on factors, including the inability to expeditiously obtain other governmental permits which are required prior to the commencement of construction.
 - B. Five-Year Permit Authorization. If construction has not been completed within five years of approval by the City of Anacortes, the city will review the permit, with prior notice to parties of record, and, upon showing of good cause, either extend the permit for one additional year, or terminate the permit. Prior to the city authorizing any permit extensions, it shall notify any parties of record and the Department of Ecology. Note: Only one single extension is permitted.

5. Hours of construction /work are limited to 7:00 AM to 10:00 PM unless a noise variance is obtained. Noise levels shall not to exceed those standards as established by the state pursuant to Chapter 70.107 RCW and contained in Chapter 173.60 WAC.
6. Orange construction fencing shall be installed at the project boundary's clearing limits. Erosion Control Measures and Best Management Practices shall be implemented at all times during construction activities.
7. The project shall comply with all applicable Shoreline Master Program regulations, including but not limited to Section 5.8 Conservancy Environment & Section 8.11 Residential Development.
8. Development shall also comply with Section 6.5 of the Shoreline Master Program regulating Vegetation Conservation including but not limited to:
 - A. All clearing and grading activities shall be limited to the minimum necessary for the intended development.
 - B. Exposed soils shall be immediately developed or revegetated to prevent erosion.
 - C. Exposed soils must be replanted such that complete coverage of exposed soils is attained within one growing seasons, or otherwise stabilized using mulch or other similar BMPs.
 - D. Where clearing is followed by revegetation, native plants shall be preferred and lawns discouraged.
 - E. Clearing and grading within shoreline jurisdiction shall only be permitted upon approval of a detailed landscape plan for revegetation.
9. Development in the Conservancy Shoreline Environment shall be setback a minimum of 100 feet from Lake Erie's ordinary high water mark.
10. Development in the Conservancy Shoreline Environment shall not exceed 25 feet above existing grade or 25% in lot coverage per Table 5.2 in Section 5.12 of the SMP .
11. Development in the Conservancy Shoreline Environment shall not exceed the maximum percentage of impervious surface based on percent of slope for the site per SMP DR-5.8.6.
12. Development shall comply with the Department of Ecology's 2012, Stormwater Management Manual for Western Washington as amended in December 2014.
13. Prior to building permit issuance, a landscape plan shall be submitted showing how conformance with AMC Chapter 17.41 and 16.50 is being met.
14. Development shall comply with the requirements of the City of Anacortes Parks Department as follows:
 - A. For 10-years after obtaining a certificate of occupancy (CO), any trees in the ACFL that are within 25 feet of the subject property's property line that becomes a hazardous tree will be either need to be trimmed or removed at the expense of the landowner under the direction and approval of Parks Department.

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

**CITY OF ANACORTES, WASHINGTON
PLANNING COMMISSION**

By _____
Jeremy McNett, Planning Commission Chair

City Council:

Appeals of this decision may be made to the City Council per AMC 19.20.030-1 and 19.20.210,

EXHIBITS:

EXHIBIT NUMBER:	NAME OF EXHIBIT:
Exhibit #1	Master Permit Application; JARPA; Project Narrative; Deed, SCUP Criteria of Approval, Site Plan; & Landscape Plan
Exhibit #2	GIS Map & Assessors Info
Exhibit #3	ATSI Critical Area Letter (within City Limits)
Exhibit #4	Protected Critical Area Site Plan (within Skagit County jurisdiction)
Exhibit #5	Notice of Application /Hearing & Notice of Neighborhood Meeting
Exhibit #6	Planning Director Administrative Interpretation
Exhibit #7	Public Comments Received
Exhibit #8	Agency & Department Comments Received
Exhibit #9	Applicant response to public comment(s) received
Exhibit #10	Site Photos

EXHIBIT #01:

**MASTER PERMIT APPLICATION; JARPA; PROJECT
NARRATIVE; DEED, SCUP CRITERIA OF APPROVAL,
SITE PLAN; & LANDSCAPE PLAN**



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

PERMITS REQUESTED FROM 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: 5022 Lake Erie Way Anacortes WA 98221	PROJECT NAME: Dalglish House
PARCEL NUMBER(S): 19152	SECTION, TOWNSHIP, & RANGE: 11 34 01
LOT SQUARE FOOTAGE & ACREAGE: 0.164 Acres	PROJECT VALUATION: \$750K
LEGAL DESCRIPTION: SFR P/Teknow	PRESENT ZONING: R2
PRESENT USE OF PROPERTY: SFR	CUT & FILL (CY) PROPOSED: 465 c/y
PRE-APPLICATION CONFERENCE REQUIRED: ☒ Yes ☐ No	WATER SOURCE: Rain water catchment ☐ 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: A FIRM Panel # 530151 Date of Panel: JAN-3-1985	
LOT COVERAGE AREA CALCULATIONS: Existing Square Footage: 500 sf Proposed Square Footage: 3,095 sf	
IMPERVIOUS SURFACE AREA CALCULATIONS: Existing Impervious Square Footage: 3475 sf New Impervious Surface: 4,279 sf	

Effective SF For Storm water CALCULATION is 0 sf

Current Legal Description Abbreviation Definitions

THAT PORTION OF GOVERNMENT LOT 9, SECTION 2, TOWNSHIP 34 NORTH, RANGE 1 EAST OF THE WM; AND GOVERNMENT LOT 1, SECTION 11, TOWNSHIP 34 NORTH, RANGE 1 EAST OF THE WM; DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF GOVERNMENT LOT 9 AND THE SHORE OF LAKE ERIE; THENCE NORTHEASTERLY ALONG A LINE WHICH IF EXTENDED WOULD INTERSECT THE EAST LINE OF GOVERNMENT LOT 9 AT A POINT 188.25 FEET NORTH OF THE SOUTHEAST CORNER THEREOF, A DISTANCE OF 400 FEET; THENCE SOUTHWESTERLY TO A POINT THAT LIES 100 FEET SOUTHEASTERLY ALONG THE SHORE OF LAKE ERIE FROM SAID INTERSECTION OF THE SOUTH LINE OF GOVERNMENT LOT 9 AND THE SHORE OF LAKE ERIE; THENCE NORTHWESTERLY ALONG THE SHORE OF LAKE ERIE A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING. ALSO TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 9, SECTION 2, TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M.; AND GOVERNMENT LOT 1, SECTION 11, TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M.; DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF GOVERNMENT LOT 9 AND THE SHORE OF LAKE ERIE; THENCE NORTHEASTERLY ALONG A LINE WHICH IF EXTENDED WOULD INTERSECT THE EAST LINE OF GOVERNMENT LOT 9 AT A POINT 188.25 FEET NORTH OF THE SOUTHEAST CORNER THEREOF, A DISTANCE OF 400 FEET; THENCE SOUTHWESTERLY TO A POINT THAT LIES 100 FEET SOUTHEASTERLY ALONG THE SHORE OF LAKE ERIE FROM SAID INTERSECTION OF THE SOUTH LINE OF GOVERNMENT LOT 9 AND THE SHORE OF LAKE ERIE; THENCE NORTHWESTERLY ALONG THE SHORE OF LAKE ERIE A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

PROPERTY INFORMATION	
NAME: <u>GLENN Dalgliesh</u>	MAILING ADDRESS: <u>16624 26TH AVE SE</u>
CITY, STATE, ZIP: <u>Bothell WA 98012</u>	PHONE #: <u>206.715.3039</u>
FAX #:	EMAIL ADDRESS: <u>GLENN@mistyroad.com</u>
APPLICANT INFORMATION	
NAME:	MAILING ADDRESS:
CITY, STATE, ZIP:	PHONE #:
FAX #:	EMAIL ADDRESS:
CONTACT PERSON	
NAME:	MAILING ADDRESS:
CITY, STATE, ZIP:	PHONE #:
FAX #:	EMAIL ADDRESS:
DESCRIPTION OF SUBJECT PROPOSAL	
PROPOSED WORK: <u>CONSTRUCT NEW SFR</u>	

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: Glenn Dalgliesh

Title: _____

Print Name: GLENN Dalgliesh

Company: _____

Date: 10/20/2017

PROPERTY OWNER INFORMATION		APPLICANT INFORMATION	
NAME: <u>Stephanie Dalglish</u>		MAILING ADDRESS: <u>16624 26 Ave SE</u>	
CITY, STATE, ZIP: <u>Bothell WA 98012</u>		PHONE #: <u>206.715.3038</u>	
FAX #:		EMAIL ADDRESS: <u>STCF@mistyroad.com</u>	
PROPERTY INFORMATION		APPLICANT INFORMATION	
NAME:		MAILING ADDRESS:	
CITY, STATE, ZIP:		PHONE #:	
FAX #:		EMAIL ADDRESS:	
PROPERTY INFORMATION		APPLICANT INFORMATION	
NAME:		MAILING ADDRESS:	
CITY, STATE, ZIP:		PHONE #:	
FAX #:		EMAIL ADDRESS:	
DESCRIPTION OF SUBJECT PROPOSAL			
PROPOSED WORK: _____			

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 be 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: Stephanie C. Dalglish

Print Name: Stephanie C. Dalglish

Date: October 20, 2017

Title: _____

Company: _____

STATE OF WASHINGTON)
) ss
CITY OF ANACORTES

I (we) Glenn and Stephanie Dalgliesh, 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.

Glenn Dalgliesh
Signed: Stephanie Dalgliesh
Owner

Subscribed and sworn to before me this 20 day of October, 20 17.



Laini Jones
Notary Public in and for the State of Washington
residing at Snohomish County

STATE OF WASHINGTON)
) ss
CITY OF ANACORTES

I (we) Glenn and Stephanie Dalgliesh, 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.

Glenn Dalgliesh
Signed: Stephanie Dalgliesh
Applicant

Subscribed and sworn to before me this 20 day of October, 20 17.



Laini Jones
Notary Public in and for the State of Washington
residing at Snohomish County



WASHINGTON STATE
Joint Aquatic Resources Permit
Application (JARPA) Form^{1,2} [\[help\]](#)

USE BLACK OR BLUE INK TO ENTER ANSWERS IN THE WHITE SPACES BELOW.



US Army Corps
of Engineers
Seattle District

AGENCY USE ONLY

Date received:

Agency reference #:

Tax Parcel #(s):

Part 1—Project Identification

1. Project Name (A name for your project that you create. Examples: Smith's Dock or Seabrook Lane Development) [\[help\]](#)

DALGLISH HOUSE

Part 2—Applicant

The person and/or organization responsible for the project. [\[help\]](#)

2a. Name (Last, First, Middle)

DALGLISH, GLENN, F

2b. Organization (If applicable)

2c. Mailing Address (Street or PO Box)

16624 26TH AVE SE

2d. City, State, Zip

Bothell WA 98012

2e. Phone (1)

2f. Phone (2)

2g. Fax

2h. E-mail

206.715.3039

GLENN@mistyroad.com

¹Additional forms may be required for the following permits:

- If your project may qualify for Department of the Army authorization through a Regional General Permit (RGP), contact the U.S. Army Corps of Engineers for application information (206) 764-3495.
- If your project might affect species listed under the Endangered Species Act, you will need to fill out a Specific Project Information Form (SPIF) or prepare a Biological Evaluation. Forms can be found at <http://www.nws.usace.army.mil/Missions/CivilWorks/Regulatory/PermitGuidebook/EndangeredSpecies.aspx>.
- Not all cities and counties accept the JARPA for their local Shoreline permits. If you need a Shoreline permit, contact the appropriate city or county government to make sure they accept the JARPA.

²To access an online JARPA form with [\[help\]](#) screens, go to

http://www.epermitting.wa.gov/site/alias_resourcecenter/jarpa_jarpa_form/9984/jarpa_form.aspx.

For other help, contact the Governor's Office for Regulatory Innovation and Assistance at (800) 917-0043 or help@oria.wa.gov.

Part 3—Authorized Agent or Contact

Person authorized to represent the applicant about the project. (Note: Authorized agent(s) must sign 11b of this application.) [\[help\]](#)

3a. Name (Last, First, Middle)			
3b. Organization (If applicable)			
3c. Mailing Address (Street or PO Box)			
3d. City, State, Zip			
3e. Phone (1)	3f. Phone (2)	3g. Fax	3h. E-mail

Part 4—Property Owner(s)

Contact information for people or organizations owning the property(ies) where the project will occur. Consider both **upland and aquatic** ownership because the upland owners may not own the adjacent aquatic land. [\[help\]](#)

- ☐ Same as applicant. (Skip to Part 5.)
- ☐ Repair or maintenance activities on existing rights-of-way or easements. (Skip to Part 5.)
- ☐ There are multiple upland property owners. Complete the section below and fill out [JARPA Attachment A](#) for each additional property owner.
- ☐ Your project is on Department of Natural Resources (DNR)-managed aquatic lands. If you don't know, contact the DNR at (360) 902-1100 to determine aquatic land ownership. If yes, complete [JARPA Attachment E](#) to apply for the Aquatic Use Authorization.

4a. Name (Last, First, Middle)			
STEPHANIE CANOL DALGLIESH			
4b. Organization (If applicable)			
4c. Mailing Address (Street or PO Box)			
16624 26 AVE SE			
4d. City, State, Zip			
Bothell WA 98012			
4e. Phone (1)	4f. Phone (2)	4g. Fax	4h. E-mail
425.485.0131	206.715.3038		STEF@mistyroad.com

Part 5—Project Location(s)

Identifying information about the property or properties where the project will occur. [help]

- ☐ There are multiple project locations (e.g. linear projects). Complete the section below and use JARPA Attachment B for each additional project location.

5a. Indicate the type of ownership of the property. (Check all that apply.) [help]

- ☒ Private
☐ Federal
☐ Publicly owned (state, county, city, special districts like schools, ports, etc.)
☐ Tribal
☐ Department of Natural Resources (DNR) – managed aquatic lands (Complete JARPA Attachment E)

5b. Street Address (Cannot be a PO Box. If there is no address, provide other location information in 5p.) [help]

5022 LAKE ERIE WAY ANACORTES WA 98221

5c. City, State, Zip (If the project is not in a city or town, provide the name of the nearest city or town.) [help]

ANACORTES, WA 98221

5d. County [help]

SKAGIT

5e. Provide the section, township, and range for the project location. [help]

1/4 Section	Section	Township	Range
A 01	11	34	01

5f. Provide the latitude and longitude of the project location. [help]

- Example: 47.03922 N lat. / -122.89142 W long. (Use decimal degrees - NAD 83)

48.454688 N Lat. / -122.638232 W Long

5g. List the tax parcel number(s) for the project location. [help]

- The local county assessor's office can provide this information.

P19152

5h. Contact information for all adjoining property owners. (If you need more space, use JARPA Attachment C.) [help]

Name	Mailing Address	Tax Parcel # (if known)
CITY OF ANACORTES + FINANCE DEPT	PO Box 547 ANACORTES, WA 98221	P19044
KONRAD KURP	6920 SALMON BEACH RD ANACORTES WA 98221	P19051 P19097
WALTER C SHEARD	13050 HART LAKE RD ANACORTES WA 98221	P19285

5i. List all wetlands on or adjacent to the project location. [help]

5j. List all waterbodies (other than wetlands) on or adjacent to the project location. [help]

LAKE ERIE

5k. Is any part of the project area within a 100-year floodplain? [help]

☒ Yes ☐ No ☐ Don't know

THE PARCEL IS BUT THE ACTION AREA IS NOT

5l. Briefly describe the vegetation and habitat conditions on the property. [help]

This parcel is on Lakefront property to Lake Erie. Vegetation on site is comprised of Native Deciduous and coniferous trees; Himalayan blackberry and other brush is on site. To the east, the intermittent Stream crosses the existing driveway access to the site. Two existing culverts accomplish this crossing and are located in an existing 20-foot driveway easement.

5m. Describe how the property is currently used. [help]

The property has a small cabin on it at this time. A 3-bedroom residence is proposed and the septic system (permit #SW05-0004) has been installed for the future residence. Please see the attached Skagit County Assessor Parcel Detail sheet for P19152.

5n. Describe how the adjacent properties are currently used. [help]

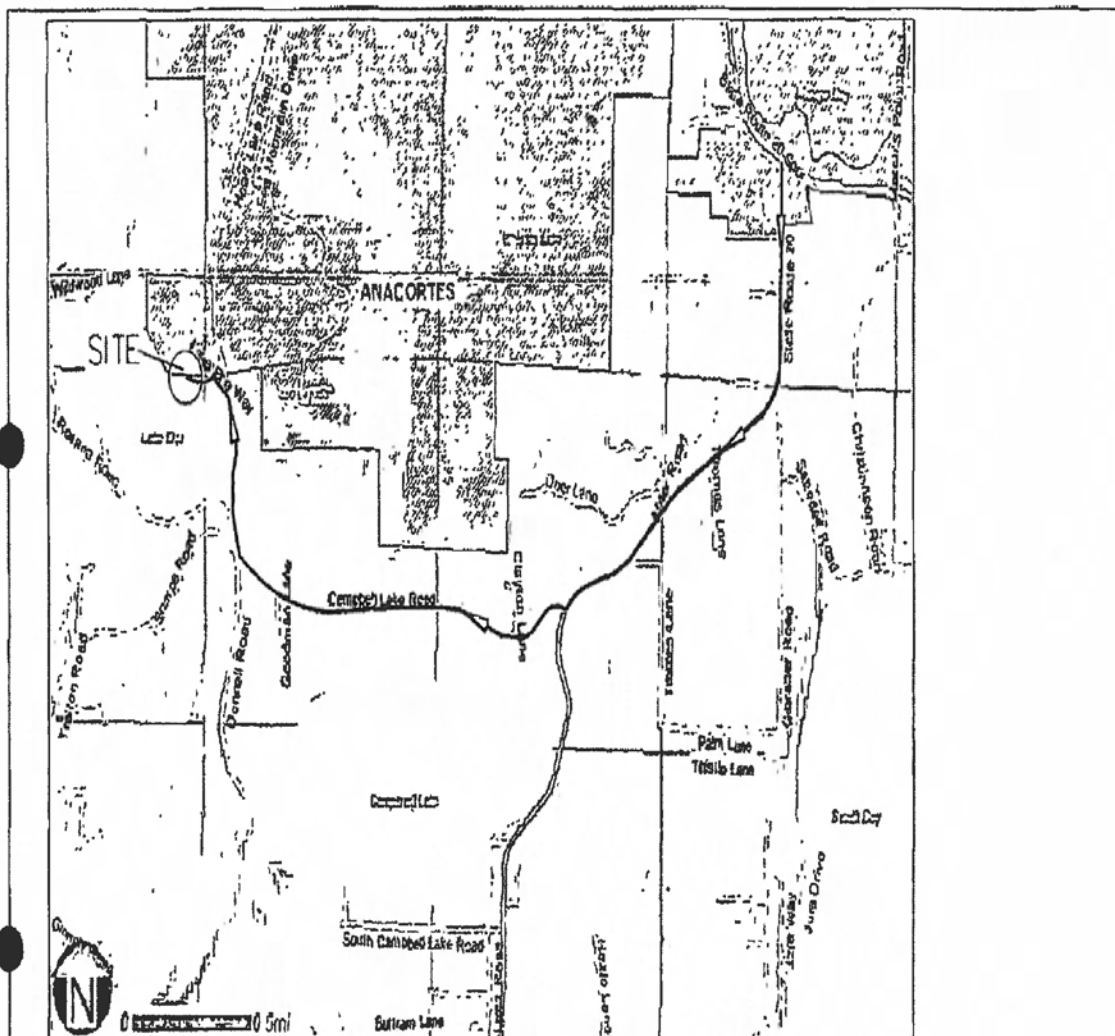
The adjacent parcel to the north, parcel P19044, is Vacant land owned by the City of Anacortes, P19051& P19097 Just east of the site is vacant as well.

5o. Describe the structures (above and below ground) on the property, including their purpose(s) and current condition. [help]

There is a small permitted, Cabin on the site now that the septic system has been connected too. The existing gravel driveway access that exists within a utilities and access easement through the neighboring parcels.

5p. Provide driving directions from the closest highway to the project location, and attach a map. [help]

From State Route 20, Turn Right onto Campbell Lake Road-1.4 miles; Campbell Lake Road changes name to Rosario Road-.1 mile; Turn right on Heart Lake Road-.37 miles; turn left onto Lake Erie Way-.2 miles.



FROM STATE ROUTE 20, TURN RIGHT ONTO
 CAMPBELL LAKE ROAD-1.4 MILES; CAMPBELL LAKE
 ROAD CHANGES NAME TO ROSARIO ROAD-1 MILE,
 TURN RIGHT ON HEART LAKE ROAD-.37 MILES,
 TURN LEFT ONTO LAKE ERIE WAY-.2 MILES

REFERENCE TITLE: DALGUESH PROPERTY UTILITY CORRIDOR MAINTENANCE/REPAIR-VICINITY MAP PURPOSE: REPAIR/REPLACE CULVERT AND DRIVEWAY DATUM: ASSUMED	NAME: GLENN DALGUESH SITE ADDRESS: 5022 LAKE ERIE WAY ANACORTES, WA 98221	PROPOSED CULVERT AND DRIVEWAY REPAIR/REPLACEMENT IN ROSARIO STRAIGHT NEAR/AT ANACORTES COUNTY: SKAGIT STATE: WA SHEET: 1 OF 10 DATE: 02-17-2010
---	---	--

Part 6—Project Description

6a. Briefly summarize the overall project. You can provide more detail in 6b. [\[help\]](#)

We will be constructing a new two-story single family residence of about 2,874 square feet, with an attached two-car garage.

6b. Describe the purpose of the project and why you want or need to perform it. [\[help\]](#)

The existing house on the parcel is not adequate for full-time year-round habitation. We are hoping to retire to this property when the new house is completed.

6c. Indicate the project category. (Check all that apply) [\[help\]](#)

- ☐ Commercial
 ☒ Residential
 ☐ Institutional
 ☐ Transportation
 ☐ Recreational
☐ Maintenance
 ☐ Environmental Enhancement

6d. Indicate the major elements of your project. (Check all that apply) [\[help\]](#)

- | | | | |
|---|---|--|--|
| ☐ Aquaculture | ☐ Culvert | ☐ Float | ☐ Retaining Wall (upland) |
| ☐ Bank Stabilization | ☐ Dam / Weir | ☐ Floating Home | ☐ Road |
| ☐ Boat House | ☐ Dike / Levee / Jetty | ☐ Geotechnical Survey | ☐ Scientific Measurement Device |
| ☐ Boat Launch | ☐ Ditch | ☐ Land Clearing | ☐ Stairs |
| ☐ Boat Lift | ☐ Dock / Pier | ☐ Marina / Moorage | ☐ Stormwater facility |
| ☐ Bridge | ☐ Dredging | ☐ Mining | ☐ Swimming Pool |
| ☐ Bulkhead | ☐ Fence | ☐ Outfall Structure | ☐ Utility Line |
| ☐ Buoy | ☐ Ferry Terminal | ☐ Piling/Dolphin | |
| ☐ Channel Modification | ☐ Fishway | ☐ Raft | |

- ☐ Other: No activity will be taking place within 100' of the water. Even the existing septic drainfield is beyond the 100' line. The new home and garage will be built shoreward of the septic drainfield.

SHOREWARD

6e. Describe how you plan to construct each project element checked in 6d. Include specific construction methods and equipment to be used. [\[help\]](#)

- Identify where each element will occur in relation to the nearest waterbody.
- Indicate which activities are within the 100-year floodplain.

Nothing will be built within 100' of the 100-year flood plain. The land slopes sharply up from the lake, and the home and garage will each be at least 15-25' above the water level of the lake. The home and attached garage will have a concrete foundation. The above grade walls will be constructed as Structural Insulated Panels, allowing for a shorter duration of construction than with a stick-framed house.

6f. What are the anticipated start and end dates for project construction? (Month/Year) [\[help\]](#)

- If the project will be constructed in phases or stages, use [JARPA Attachment D](#) to list the start and end dates of each phase or stage.

Start Date: 4/1/2018 End Date: 12/31/2018 ☐ See JARPA Attachment D

6g. Fair market value of the project, including materials, labor, machine rentals, etc. [\[help\]](#)

Estimated total project cost is \$750,000.00.

6h. Will any portion of the project receive federal funding? [\[help\]](#)

- If **yes**, list each agency providing funds.

☐ Yes ☒ No ☐ Don't know

Part 7—Wetlands: Impacts and Mitigation

☐ Check here if there are wetlands or wetland buffers on or adjacent to the project area.
(If there are none, skip to Part 8.) [\[help\]](#)

7a. Describe how the project has been designed to avoid and minimize adverse impacts to wetlands. [\[help\]](#)

- ☐ The home and garage have been designed to be entirely out of the 100' setback from the lake. The existing septic drainfield will help serve as a buffer between the construction activity and the lake. Extra precautions will be taken to assure that the drainfield is not damaged during construction. 100% of the storm water from the roof of the completed structure will be diverted into catchment tanks (20,000 gallons total) and stored in the basement of the home for use as the primary domestic water supply for the occupants, so there will be no runoff of storm water to the lake, except that which naturally falls on the existing grassy slope between the septic drainfield and the lake.

7b. Will the project impact wetlands? [\[help\]](#)

☐ Yes ☒ No ☐ Don't know

7c. Will the project impact wetland buffers? [\[help\]](#)

☐ Yes ☒ No ☐ Don't know

7d. Has a wetland delineation report been prepared? [\[help\]](#)

- If Yes, submit the report, including data sheets, with the JARPA package.

☒ Yes ☐ No

7e. Have the wetlands been rated using the Western Washington or Eastern Washington Wetland Rating System? [\[help\]](#)

- If Yes, submit the wetland rating forms and figures with the JARPA package.

☒ Yes ☐ No ☐ Don't know

7f. Have you prepared a mitigation plan to compensate for any adverse impacts to wetlands? [\[help\]](#)

- If Yes, submit the plan with the JARPA package and answer 7g.
- If No, or Not applicable, explain below why a mitigation plan should not be required.

☐ Yes ☒ No ☐ Don't know

There will be no work in the wetland or wetland buffer, and no impacts to the wetland.

7g. Summarize what the mitigation plan is meant to accomplish, and describe how a watershed approach was used to design the plan. [\[help\]](#)

7h. Use the table below to list the type and rating of each wetland impacted, the extent and duration of the impact, and the type and amount of mitigation proposed. Or if you are submitting a mitigation plan with a similar table, you can state (below) where we can find this information in the plan. [\[help\]](#)

Activity (fill, drain, excavate, flood, etc.)	Wetland Name ¹	Wetland type and rating category ²	Impact area (sq. ft. or Acres)	Duration of impact ³	Proposed mitigation type ⁴	Wetland mitigation area (sq. ft. or acres)

¹ If no official name for the wetland exists, create a unique name (such as "Wetland 1"). The name should be consistent with other project documents, such as a wetland delineation report.

² Ecology wetland category based on current Western Washington or Eastern Washington Wetland Rating System. Provide the wetland rating forms with the JARPA package.

³ Indicate the days, months or years the wetland will be measurably impacted by the activity. Enter "permanent" if applicable.

⁴ Creation (C), Re-establishment/Rehabilitation (R), Enhancement (E), Preservation (P), Mitigation Bank/In-lieu fee (B)

Page number(s) for similar information in the mitigation plan, if available: _____

7i. For all filling activities identified in 7h, describe the source and nature of the fill material, the amount in cubic yards that will be used, and how and where it will be placed into the wetland. [help]
7j. For all excavating activities identified in 7h, describe the excavation method, type and amount of material in cubic yards you will remove, and where the material will be disposed. [help]

Part 8–Waterbodies (other than wetlands): Impacts and Mitigation

In Part 8, "waterbodies" refers to non-wetland waterbodies. (See Part 7 for information related to wetlands.) [\[help\]](#)

☒ Check here if there are waterbodies on or adjacent to the project area. (If there are none, skip to Part 9.)

8a. Describe how the project is designed to avoid and minimize adverse impacts to the aquatic environment. [help]
☐ The home and garage have been designed to be entirely out of the 100' setback from the lake. The existing septic drainfield will help serve as a buffer between the construction activity and the lake. Extra precautions will be taken to assure that the drainfield is not damaged during construction. 100% of the storm water from the roof of the completed structure will be diverted into catchment tanks (20,000 gallons total) and stored in the basement of the home for use as the primary domestic water supply for the occupants, so there will be no runoff of storm water to the lake, except that which naturally falls on the existing grassy slope between the septic drainfield and the lake.
8b. Will your project impact a waterbody or the area around a waterbody? [help]
☐ Yes ☒ No

8c. Have you prepared a mitigation plan to compensate for the project's adverse impacts to non-wetland waterbodies? [\[help\]](#)

- If **Yes**, submit the plan with the JARPA package and answer 8d.
- If **No**, or **Not applicable**, explain below why a mitigation plan should not be required.

☐ Yes ☒ No ☐ Don't know

The nature of our proposal will not result in any adverse effects to the waterbody.

8d. Summarize what the mitigation plan is meant to accomplish. Describe how a watershed approach was used to design the plan.

- If you already completed 7g you do not need to restate your answer here. [\[help\]](#)

8e. Summarize impact(s) to each waterbody in the table below. [\[help\]](#)

Activity (clear, dredge, fill, pile drive, etc.)	Waterbody name ¹	Impact location ²	Duration of impact ³	Amount of material (cubic yards) to be placed in or removed from waterbody	Area (sq. ft. or linear ft.) of waterbody directly affected

¹ If no official name for the waterbody exists, create a unique name (such as "Stream 1") The name should be consistent with other documents provided.

² Indicate whether the impact will occur in or adjacent to the waterbody. If adjacent, provide the distance between the impact and the waterbody and indicate whether the impact will occur within the 100-year flood plain.

³ Indicate the days, months or years the waterbody will be measurably impacted by the work. Enter "permanent" if applicable.

8f. For all activities identified in 8e, describe the source and nature of the fill material, amount (in cubic yards) you will use, and how and where it will be placed into the waterbody. [\[help\]](#)

8g. For all excavating or dredging activities identified in 8e, describe the method for excavating or dredging, type and amount of material you will remove, and where the material will be disposed. [help]

Part 9—Additional Information

Any additional information you can provide helps the reviewer(s) understand your project. Complete as much of this section as you can. It is ok if you cannot answer a question.

9a. If you have already worked with any government agencies on this project, list them below. [help]

Agency Name	Contact Name	Phone	Most Recent Date of Contact

9b. Are any of the wetlands or waterbodies identified in Part 7 or Part 8 of this JARPA on the Washington Department of Ecology's 303(d) List? [help]

- If Yes, list the parameter(s) below.
- If you don't know, use Washington Department of Ecology's Water Quality Assessment tools at: <http://www.ecy.wa.gov/programs/wq/303d/>.

☒ Yes ☐ No

The DOE 303(d) list includes Listing ID# 6335 for Total Phosphorus, and Listing #4657 for Eurasian water-milfoil.

9c. What U.S. Geological Survey Hydrological Unit Code (HUC) is the project in? [help]

- Go to <http://cfpub.epa.gov/surf/locate/index.cfm> to help identify the HUC.

HUC 8 17110019

9d. What Water Resource Inventory Area Number (WRIA #) is the project in? [help]

- Go to <http://www.ecy.wa.gov/water/wria/index.html> to find the WRIA #.

WRIA 3

Return to:



200604050060

Skagit County Auditor

4/5/2006 Page 1 of 2 12:03PM

PROTECTED CRITICAL AREA SITE PLAN

Page 1 of 2

Grantor/Owner: Glenn & Stephanie Dalglish

Grantee: PUBLIC

Site Address: NHN Heart Lake Road

Property ID #: P19152

Assessors Tax Account #: 340111-0-036-0004

Legal Description: Sec. 11 Twp. 34 Rng. 01 / Plat Name: --- Lot: ---

Permit/Activity #: SW05-0004

The PROTECTED CRITICAL AREA (PCA) is to be left undisturbed in its natural state. "With the exception of activities identified as Allowed without Standard review under SCC 14.24.100, any land-use activity that can impair the functions and values of critical areas or their buffers through a development activity or by disturbance of the soil or water, and/or by removal of, or damage to, existing vegetation shall require critical areas review and written authorization pursuant to SCC 14.24." SCC 14.24.060 No clearing, grading, filling, logging or removal of woody material, building, construction or road construction of any kind, planting of non-native vegetation or grazing of livestock is allowed within the PCA areas except as specifically permitted by Skagit County on a case-by-case basis consistent with SCC 14.24.

Representations on this site plan may be approximations only and should not be used for purposes other than for determining general locations of critical areas. Development activities beyond the scope of this plan may require additional studies and approvals.

The above references to "Grantor" and "Grantee" shall not be construed as a transfer of property ownership and are used solely for filing with the County Auditor.

Owner: Glenn Dalglish Date: 4/5/2006

On this day personally appeared before me Glenn Dalglish known to be the individual described herein and acknowledged to me that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

James J. Zurek, Notary Public in and for the State of Washington,
residing at Burlington Date: March 15, 2006

My commission expires 10-1-09

Owner: Dalglish, Glenn
 Parcel No.: P19152 & P19151
 Asr. Act. No.: 340111-0-036-0004 &
 340111-0-035-0005
 Designer: Linda Spicher
 Page 3 of 23

SITE PLAN

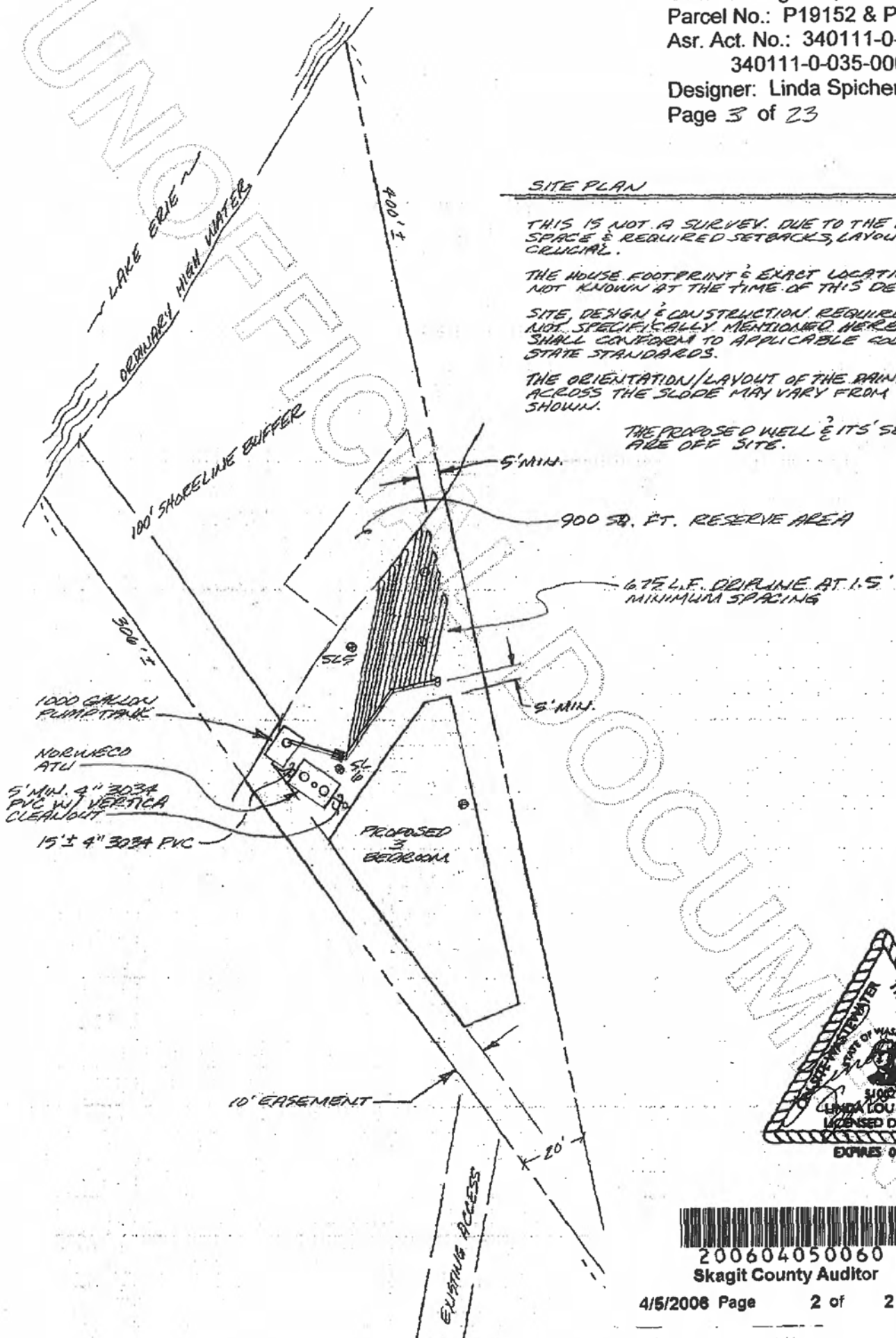
THIS IS NOT A SURVEY. DUE TO THE LIMITED SPACE & REQUIRED SETBACKS, LAYOUT IS CRUCIAL.

THE HOUSE FOOTPRINT & EXACT LOCATION ARE NOT KNOWN AT THE TIME OF THIS DESIGN.

SITE, DESIGN & CONSTRUCTION REQUIREMENTS NOT SPECIFICALLY MENTIONED HEREIN SHALL CONFORM TO APPLICABLE COUNTY & STATE STANDARDS.

THE ORIENTATION/LAYOUT OF THE RAINFOIELD ACROSS THE SLOPE MAY VARY FROM THAT SHOWN.

THE PROPOSED WELL & ITS SETBACK ARE OFF SITE.



200604050060
 Skagit County Auditor

PLEASE TYPE OR PRINT
PLEASE SEE REVERSE

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW - CHAPTER 458-61 WAC
FOR USE AT COUNTY TREASURER'S OFFICE

(Use Form No. 84-0001B for Reporting Transfers of Controlling Interest of Entity Ownership to the Department of Revenue)
THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS 1-7 ARE FULLY COMPLETED

This form is your receipt
when stamped by cashier.

1 SELLER GRANTOR	Name <u>RONALD K. BROWN, as his separate estate</u>	2 BUYER GRANTEE	Name <u>GLENN DALGLIESH and STEPHANIE DALGLIESH, husband and wife</u>
	Street <u>40 Long Drive Alta Lake</u>		Street <u>116624 26th Avenue SE</u>
	City/State/Zip <u>Pateros WA 98864</u>		City/State/Zip <u>Bothell WA 98012</u>
3 ADDRESS TO SEND ALL PROPERTY TAX RELATED CORRESPONDENCE		ALL TAX PARCEL NUMBERS	
Name <u>RONALD K. BROWN</u>		340111-0-035-0005 <u>P 14151</u>	
Street <u>40 Long Drive Alta Lake</u>		340111-0-035-0004 <u>P 14152</u>	
City/State/Zip <u>Pateros WA 98864</u>		COUNTY TREASURER PLACE ASSESSED VALUE IF TAX EXEMPT <u>30,000 1985 H0</u> <u>37,500 1985 H0</u>	

4 LEGAL DESCRIPTION OF PROPERTY SITUATED IN ☒ UNINCORPORATED Skagit COUNTY ☐ OR IN CITY OF Skagit
Street Address (if property is improved): Apts of GL in Sec 2 and GL 1 in Sec 11, T34N, R1E

5 Is this property currently:

Classified or designated as forest land? Chapter 84.33 RCW	☐	☒
Classified as current use land (open space, farm and agricultural, or timber)? Chapter 84.34 RCW	☐	☒
Exempt from property tax as a nonprofit organization? Chapter 84.36 RCW	☐	☒
Seller's Exempt Reg. No. _____		
Receiving special valuation as historic property? Chapter 84.26 RCW	☐	☒

Property Type: ☒ land only ☐ land with new building
☐ land with previously used building ☐ land with mobile home
☐ timber only ☐ building only

Principal Use: ☐ Apt. (4+ unit) ☒ residential
☐ timber ☐ agricultural ☐ commercial/industrial
☐ other _____

6 (1) NOTICE OF CONTINUANCE (RCW 84.33 OR RCW 84.34)
If the new owner(s) of land that is classified or designated as current use or forest land wish to continue the classification or designation of such land, the new owner(s) must sign below. If the new owner(s) do not desire to continue such classification or designation, all compensating or additional tax calculated pursuant to RCW 84.33.120 and 140 or RCW 84.34.108 shall be due and payable by the seller or transferor at the time of sale. The county assessor must determine if the land transferred qualifies to continue classification or designation and must so indicate below. Signatures do not necessarily mean the land will remain in classification or designation. If it no longer qualifies, it will be removed and the compensating taxes will be applied. All new owners must sign.

This land ☐ does ☐ does not qualify for continuance.

Date _____
DEPUTY ASSESSOR

(2) NOTICE OF COMPLIANCE (Chapter 84.26 RCW)
If the new owner(s) of property with special valuation as historic property wish to continue this special valuation the new owner(s) must sign below. If the new owner(s) do not desire to continue such special valuation, all additional tax calculated pursuant to Chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.

(3) OWNER(S) SIGNATURE

6 Description of personal property included in gross selling price, both tangible (eg; furniture, equipment, etc.) or intangible (eg; goodwill, agreement not to compete, etc.)

If exemption claimed, list WAC number and explanation.
WAC No. (Sec/Sub) _____
Explanation _____

Type of Document Statutory Warranty Deed
Date of Document March 4, 2002

Gross Selling Price \$	75,000.00
Personal Property (deduct) \$	0.00
Taxable Selling Price \$	75,000.00
Excise Tax: State \$	960.00
Local \$	187.50
Delinquent Interest: State \$	
Local \$	
Delinquent Penalty \$	
Total Due \$	1,147.50

A MINIMUM OF \$2.00 IS DUE AS A PROCESSING FEE AND TAX.

7 AFFIDAVIT

I Certify Under Penalty of Perjury Under The Laws of The State of Washington That The Foregoing Is True And Correct. (See back of this form).

Signature of Grantor/Agent Ronald K Brown
Name (print) Ronald K. Brown
Date and Place of Signing: 3-8-02 Anacortes

Signature of Grantee/Agent Glenn Dalgliesh
Name (print) Glenn Dalgliesh
Date & Place of Signing: 3-8-02 Anacortes

Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020 (1C)).

#701 3/8/02 200203080232 1147.50 ✓

Island Title Company

EXHIBIT 'A'

Description:

Order No: AE8086 DLV

PARCEL A:

That portion of Government Lot 9, Section 2, Township 34 North, Range 1 East of the Willamette Meridian; and Government Lot 1, Section 11, Township 34 North, Range 1 East of the Willamette Meridian; described as follows:

Beginning at the intersection of the South line of Government Lot 9 and the shore of Lake Erie;
thence Northeasterly along a line which if extended would intersect the East line of government Lot 9 at a point 188.25 feet North of the Southeast corner thereof, a distance of 400 feet;
thence Southwesterly to a point that lies 100 feet Southeasterly along the shore of Lake Erie from said intersection of the South line of Government Lot 9 and the shore of Lake Erie;
thence Northwesterly along the shore of Lake Erie a distance of 100 feet to the point of beginning;

PARCEL B:

That portion of Government Lot 9, Section 2, Township 34 North, Range 1 East of the Willamette Meridian; and Government Lot 1, Section 11, Township 34 North, Range 1 East of the Willamette Meridian; described as follows:

Beginning at the intersection of the South line of Government Lot 9 and the shore of Lake Erie;
thence Northeasterly along a line which if extended would intersect the East line of Government Lot 9 at a point 188.25 feet North of the Southeast corner thereof, a distance of 400 feet to the true point of beginning;
thence Southwesterly to a point that lies 100 feet Southeasterly along the shore of Lake Erie from said intersection of the South line of Government Lot 9 and the shore of Lake Erie;
thence Southeasterly along the shore of Lake Erie a distance of 75 feet;
thence Northeasterly to the true point of beginning;

Situated in Skagit County, Washington.

Return to:



200604050060

Skagit County Auditor

4/5/2006 Page

1 of

2 12:03PM

PROTECTED CRITICAL AREA SITE PLAN

Page 1 of 2

Grantor/Owner Glenn & Stephanie Dalglish

Grantee: PUBLIC

Site Address: NHN Heart Lake Road

Property ID #: P19152

Assessors Tax Account #: 340111-0-036-0004

Legal Description: Sec. 11 Twp. 34 Rng. 01 / Plat Name: --- Lot: ---

Permit/Activity #: SW05-0004

The PROTECTED CRITICAL AREA (PCA) is to be left undisturbed in its natural state "With the exception of activities identified as Allowed without Standard review under SCC 14.24 100, any land-use activity that can impair the functions and values of critical areas or their buffers through a development activity or by disturbance of the soil or water, and/or by removal of, or damage to, existing vegetation shall require critical areas review and written authorization pursuant to SCC 14.24 " SCC 14.24 060 No clearing, grading, filling, logging or removal of woody material, building, construction or road construction of any kind, planting of non-native vegetation or grazing of livestock is allowed within the PCA areas except as specifically permitted by Skagit County on a case-by-case basis consistent with SCC 14.24.

Representations on this site plan may be approximations only and should not be used for purposes other than for determining general locations of critical areas. Development activities beyond the scope of this plan may require additional studies and approvals.

The above references to "Grantor" and "Grantee" shall not be construed as a transfer of property ownership and are used solely for filing with the County Auditor.

Owner: Glenn Dalglish

Date: 4/5/2006

On this day personally appeared before me Glenn Dalglish known to be the individual described herein and acknowledged to me that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

residing at Burlington

Date: April 5 2006

Owner: Dalglish, Glenn
 Parcel No P19152 & P19151
 Asr Act No.: 340111-0-036-0004 &
 340111-0-035-0005
 Designer Linda Spicher
 Page 3 of 23

SITE PLAN

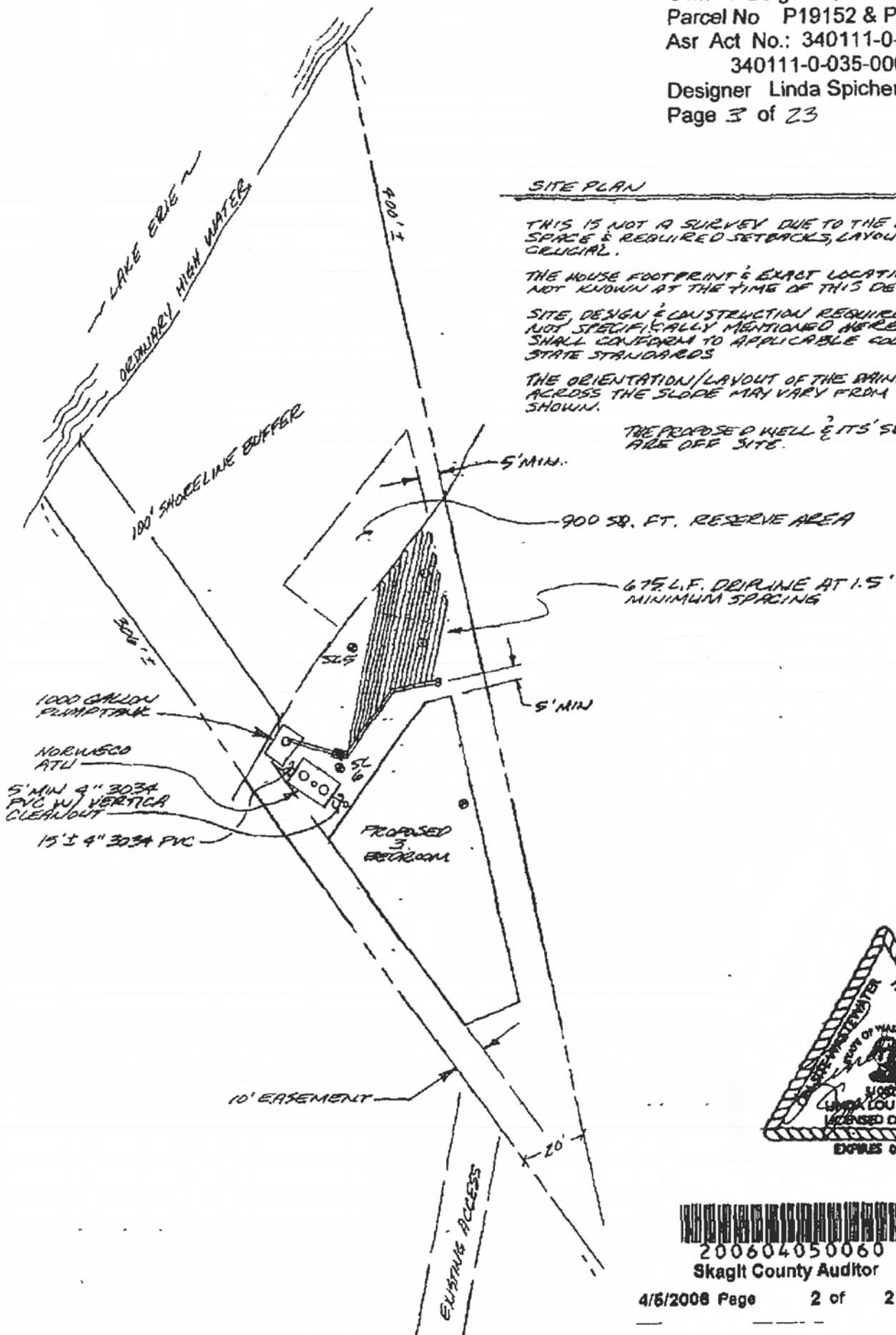
THIS IS NOT A SURVEY DUE TO THE LIMITED SPACE & REQUIRED SETBACKS, LAYOUT IS CRUCIAL.

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200604050060

Skagit County Auditor



2009

WASHINGTON STATE
Joint Aquatic Resources Permit
Application (JARPA) Form [\[help\]](#)



US Army Corps
of Engineers
South District

AGENCY USE ONLY

Date received:

Agency reference #:

Tax Parcel #(s):

USE BLACK OR BLUE INK TO ENTER ANSWERS IN WHITE SPACES BELOW

MAR - 2 2010

RECEIVED

Part 1—Project Identification**1. Project Name** (A unique name for your project that you create. Examples: Smith's Dock or Seabrook Lane Development) [\[help\]](#)

Utility Corridor, Culvert Replacement and Driveway Maintenance for Glenn Dalglish

Part 2—ApplicantThe person or organization responsible for the project [\[help\]](#)**2a. Name** (Last, First, Middle) and **Organization** (if applicable)

Dalglish, Glenn

2b. Mailing Address (Street or PO Box)16624 26th Ave SE**2c. City, State, Zip**

Mill Creek, WA 98012

2d. Phone (1)

(206) 715 - 3039

2e. Phone (2)

()

2f. Fax

()

2g. E-mailglenn@mistyroad.com**Part 3—Authorized Agent or Contact**Person authorized to represent the applicant about the project (Note: Authorized agent(s) must sign 11b of this application.) [\[help\]](#)**3a. Name** (Last, First, Middle) and **Organization** (if applicable)

Schemmer, James, T Schemmer Johnston PLLC

3b. Mailing Address (Street or PO Box)

3014 Commercial Ave, Suite C

3c. City, State, Zip

Anacortes, WA 98221

3d. Phone (1)

(360) 293-9006

3e. Phone (2)

(360) 708-4386

3f. Fax

(360) 293-4051

3g. E-mailjt.schemmer@schemmereng.com

Part 4—Property Owner(s) [\[help\]](#)

Contact information for people or organizations owning the property(ies) where the project will occur. [\[help\]](#)

☐ Same as applicant (Skip to Part 5)

☒ Repair or maintenance activities on existing rights-of-way or easements (Skip to Part 5)

☐ There are multiple property owners Complete the section below and use JARPA Attachment A for each additional property owner

4a. Name (Last, First, Middle) and Organization (if applicable)			
4b. Mailing Address (Street or PO Box)			
4c. City, State, Zip			
4d. Phone (1)	4e. Phone (2)	4f. Fax	4g. E-mail
()	()	()	

Part 5—Project Location(s)

Identifying information about the property or properties where the project will occur [\[help\]](#)

☒ There are multiple properties or project locations (e.g , linear projects) Complete the section below and use JARPA Attachment B for each additional property

5a. Street Address (Cannot be a PO Box If there is no address, provide other location information in 5n) [help]			
5022 Lake Erie Way			
5b. City, State, Zip (If the project is not in a city or town, provide the name of the nearest city or town) [help]			
Anacortes, WA 98221			
5c. County [help]			
Skagit			
5d. Provide the section, township, and range for the project location [help]			
¼ Section	Section	Township	Range
01	11	34	01
5e. Provide the latitude and longitude of the project location. [help]			
• Example 47 03922 N lat. / -122.89142 W long			
48.454688 N lat./-122.638232 W long			
5f. List the tax parcel number(s) for the project location [help]			
• The local county assessor's office can provide this information			
P19152			
5g. Indicate the type of ownership of the property. (Check all that apply) [help]			
☐ State Owned Aquatic Land ☐ Tribal ☒ Private			
☐ Other publicly owned (federal, state, county, city, special districts like schools, ports, etc)			

5h. Contact information for all adjoining property owners, lessees, etc. (If you need more space, use JARPA Attachment C.) [\[help\]](#)

Name	Mailing Address	Tax Parcel # (if known)
City of Anacortes & Finance Dept	PO Box 547	P19044
	Anacortes, WA 98221	
Konrad Kurp	6920 Salmon Beach Road	P19051
	Anacortes, WA 98221	P19097
Walter C Sherrod	13050 Heart Lake Road	P19285
	Anacortes, WA 98221	

5i. Is any part of the project area within a 100-year flood plain? [\[help\]](#)

☒ Yes ☐ No ☐ Don't know **The parcel is, but the action area is not.**

5j. Briefly describe the vegetation and habitat conditions on the property. [\[help\]](#)

The parcel is lakefront property to Lake Erie. Vegetation on site is comprised of native deciduous and coniferous trees; Himalayan blackberry and other brush is on site. To the east, an intermittent stream crosses the existing driveway access to the site. Two existing culverts accomplish this crossing and are located in an existing 20 foot driveway easement.

5k. Describe how the property is currently used. [\[help\]](#)

The property has a small storage shed on it at this time. A 3 bedroom residence is proposed and a septic system (permit #SW05-0004) has been installed for the future residence. Please see the attached Skagit County Assessor Parcel Details sheet for P19152.

5l. Describe how the adjacent properties are currently used. [\[help\]](#)

The adjacent parcel to the north, parcel P19044, is vacant land owned by the City of Anacortes. P19051 just east of the site is vacant as well. The existing driveway accessing the site crosses P19285 a parcel further to the east; driveway improvements require replacing two existing culverts on this parcel with a pipe arch culvert sized to meet the intermittent stream's flow requirements.

5m. Describe the structures (above and below ground) on the property, including their purpose(s). [\[help\]](#)

There is a small storage shed on site; a septic system has been installed; two culverts provide a crossing of an intermittent stream for the existing gravel driveway access that exists within a utilities and access easement through neighboring parcels.

5n. Provide driving directions from the closest highway to the project location, and attach a map. [\[help\]](#)

From State Route 20, Turn Right onto Campbell Lake Road-1.4 miles; Campbell Lake Road changes name to Rosario Road-.1 mile; Turn right on Heart Lake Road-.37 miles; turn left onto Lake Erie Way-.2 miles.

Part 6—Project Description

6a. Summarize the overall project You can provide more detail in 6d. [\[help\]](#)

The project involves providing a wider driveway to the property, underground power and cable and telephone utilities, and replacing a pair of culverts with a stream culvert to cross an existing intermittent stream.

6b. Indicate the project category. (Check all that apply) [\[help\]](#)

- ☐ Commercial ☒ **Residential** ☐ Institutional ☐ Transportation ☐ Recreational
☒ **Maintenance** ☒ **Environmental Enhancement**

6c. Indicate the major elements of your project (Check all that apply) [\[help\]](#)

- | | | | |
|--|--|---|--|
| ☐ Aquaculture
☐ Bank Stabilization
☐ Boat House
☐ Boat Launch
☐ Boat Lift
☐ Bridge
☐ Bulkhead
☐ Buoy
☐ Channel Modification | ☒ Culvert
☐ Dam / Weir
☐ Dike / Levee / Jetty
☐ Ditch
☐ Dock / Pier
☐ Dredging
☐ Fence
☐ Ferry Terminal
☐ Fishway | ☐ Float
☐ Geotechnical Survey
☐ Land Clearing
☐ Marina / Moorage
☐ Mining
☐ Outfall Structure
☐ Piling
☐ Retaining Wall (upland) | ☒ Road-Driveway
☐ Scientific Measurement Device
☐ Stairs
☐ Stormwater facility
☐ Swimming Pool
☐ Utility Line |
|--|--|---|--|

☒ **Other:** Underground electrical power, cable, telephone utility corridor

6d. Describe how you plan to construct each project element checked in 6c. Include specific construction methods and equipment to be used [\[help\]](#)

- Identify where each element will occur in relation to the nearest waterbody
- Indicate which activities are within the 100-year flood plain.

A back hoe will be used to dig the utility trench in the existing easement from the existing power pole to the property. The existing culverts will be removed with a back hoe and the new culvert will be placed according to plan. SCH 40 Conduit will be placed in the trench and fill will be placed to cover the conduit and the new pipe arch per plan. Dump trucks will bring gravel in to upgrade the driveway after the utilities are installed and stubbed out at the property. A blade will spread the gravel and a drum roller will compact the surface.

6e. What are the start and end dates for project construction? (month/year) [\[help\]](#)

- If the project will be constructed in phases or stages, use JARPA Attachment D to list the start and end dates of each phase or stage

Start date As soon as permitted End date 10 working days

☐ See JARPA Attachment D

6f. Describe the purpose of the work and why you want or need to perform it [\[help\]](#)

The purpose of the work is to bring the access drive up to county standards and to provide utilities (power, cable and phone) to the property through an existing easement.

6g. Fair market value of the project, including materials, labor, machine rentals, etc [\[help\]](#)

\$20,414

6h. Will any portion of the project receive federal funding? [\[help\]](#)

- If yes, list each agency providing funds

☐ Yes ☒ No ☐ Don't know

Part 7–Wetlands: Impacts and Mitigation

☐ Check here if there are wetlands or wetland buffers on or adjacent to the project area.
(If there are none, skip to Part 8)

7a. Describe how the project has been designed to avoid and minimize adverse impacts to wetlands. [\[help\]](#)

☒ Not applicable

7j. Summarize what the compensatory mitigation plan is meant to accomplish, and describe how a watershed approach was used to design the plan. [\[help\]](#)

Part 8—Waterbodies (other than wetlands): Impacts and Mitigation

In Part 8, "waterbodies" refers to non-wetland waterbodies. (See Part 7 for information related to wetlands) [\[help\]](#)

☒ Check here if there are waterbodies on or adjacent to the project area. (If there are none, skip to Part 9)

8a. Describe how the project is designed to avoid and minimize adverse impacts to the aquatic environment. [\[help\]](#)

☐ Not applicable

The project involves replacing two culverts conveying an intermittent stream with one appropriately sized fish culvert. Project activities contemplated will be performed during the dry season to avoid impacts to the intermittent stream. The size of the fish culvert was chosen using the WDFW no slope design protocol. The average bank full width of the intermittent stream is 43". The pipe arch section that is equivalent to 1.25 x the bank full width is 64"x43". The pipe arch will be countersunk 8.6" at the downstream and upstream ends.

8b. Will your project impact a waterbody or the area around a waterbody? [\[help\]](#)

☒ Yes ☐ No

8c. Summarize impact(s) to each waterbody in the table below [\[help\]](#)

Activity causing impact (clear, dredge, fill, pile drive, etc.)	Waterbody name	Impact location ¹	Duration of impact ²	Amount of material to be placed in or removed from waterbody	Area (sq. ft. or linear ft.) of waterbody directly affected
Culvert Replace	none	in	3 days	Culvert Replacement	20 lf

¹ Indicate whether the impact will occur in or adjacent to the waterbody. If adjacent, provide the distance between the impact and the waterbody and indicate whether the impact will occur within the 100-year flood plain.

² Indicate the time (in months or years, as appropriate) the waterbody will be measurably impacted by the work. Enter "permanent" if applicable.

8d. Have you prepared a mitigation plan to compensate for the project's adverse impacts to non-wetland waterbodies? [\[help\]](#)

- If yes, submit the plan with the JARPA package.

☐ Yes ☒ No ☐ Not applicable

8e. Summarize what the compensatory mitigation plan is meant to accomplish. Describe how a watershed approach was used to design the plan.

- If you already completed 7j, you do not need to restate your answer here [\[help\]](#)

The existing intermittent stream is currently forced to flow through two standard culverts; we propose replacing these two culverts with a stream culvert pipe arch sized to handle the entire flow of the intermittent stream. We will bed the pipe arch nearly level and place native stream materials in bottom of the pipe arch to make the arch function as a stream channel.

8f. For all activities identified in 8c , describe the source and nature of the fill material, amount (in cubic yards) you will use, and how and where it will be placed into the waterbody [\[help\]](#)

Materials used will be from on site primarily.

8g. For all excavating or dredging activities identified in 8c , describe the method for excavating or dredging, type and amount of material you will remove, and where the material will be disposed [\[help\]](#)

An excavator will be used to remove the existing pipes during the dry season so that no work occurs while water flows in the intermittent stream. The new pipe arch will be placed, bedded and then fill will be placed as per drawings around the pipe arch. Gravel for the driveway will then be placed as per drawing.

Part 9—Additional Information

Any additional information you can provide helps the reviewer(s) understand your project

9a. If you have already worked with any government agencies on this project, list them below. [\[help\]](#)

Agency Name	Contact Name	Phone	Most Recent Date of Contact
Skagit County		()	2006
		()	2010
	See Appendix 2	()	

9b. Are any of the wetlands or waterbodies identified in Part 7 or Part 8 on the Washington Department of Ecology's 303(d) List? [\[help\]](#)

- If yes, list the parameter(s) below
- If you don't know, use Washington Department of Ecology's Water Quality Assessment tools at <http://www.ecy.wa.gov/programs/wq/303d/>

☐ Yes ☒ No

9c. What U.S Geological Survey Hydrological Unit Code (HUC) is the project in? [\[help\]](#)

- Go to <http://cfpub.epa.gov/surf/locate/index.cfm> to help identify the HUC

HUC 8 17110019

9d. What Water Resource Inventory Area Number (WRIA #) is the project in? [\[help\]](#)

- Go to <http://www.ecy.wa.gov/services/gis/maps/wria/wria.htm> to find the WRIA #

WRIA 3

Part 11—Authorizing Signatures

Signatures required before submitting the JARPA package.

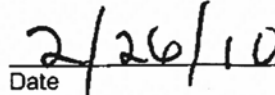
11a. Applicant Signature (required) [\[help\]](#)

I certify that to the best of my knowledge and belief, the information provided in this application is true, complete, and accurate. I also certify that I have the authority to carry out the proposed activities, and I agree to start work only after I have received all necessary permits.

I hereby authorize the agent named in Part 3 of this application to act on my behalf in matters related to this application. _____ (initial)

By initialing here, I state that I have the authority to grant access to the property. I also give my consent to the permitting agencies entering the property where the project is located to inspect the project site or any work related to the project. _____ (initial)


Applicant


Date

11b. Authorized Agent Signature [\[help\]](#)

I certify that to the best of my knowledge and belief, the information provided in this application is true, complete, and accurate. I also certify that I have the authority to carry out the proposed activities and I agree to start work only after all necessary permits have been issued.

Authorized Agent

Date

11c. Property Owner Signature (if not applicant) [\[help\]](#)

I consent to the permitting agencies entering the property where the project is located to inspect the project site or any work. These inspections shall occur at reasonable times and, if practical, with prior notice to the landowner.

Property Owner

Date

18 U.S.C. §1001 provides that Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly falsifies, conceals, or covers up by any trick, scheme, or device a material fact or makes any false, fictitious, or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious, or fraudulent statement or entry, shall be fined not more than \$10,000 or imprisoned not more than 5 years or both.

If you require this document in another format, contact The Governor's Office of Regulatory Assistance (ORA). People with hearing loss can call 711 for Washington Relay Service. People with a speech disability can call (877) 833-6341.
ORA publication number ENV-019-09

Application for Streamlined Processing of FISH HABITAT ENHANCEMENT PROJECTS Addition to the Joint Aquatic Permit Application (JARPA)

Under RCW 77.55.181 you may qualify for a streamlined permit process with no fees if your project is designed to enhance fish habitat. If your project meets the requirements below, you are entitled to the streamlined Hydraulic Project Approval (HPA) process, exemption from the State Environmental Policy Act (SEPA), and exemption from all local government permits and fees. To apply for the exemption process, you must provide, on the same day, a complete application package to: the Department of Fish and Wildlife (WDFW) and all applicable local government planning and permitting departments. Local governments have 15 days to provide comments to WDFW to aid it in deciding whether your project qualifies (see below for details).

To QUALIFY for the fish habitat enhancement exemption you must check at least one each from A and B and provide a letter of approval from one of the agencies listed in B. It is highly recommended you discuss your proposal with the local Area Habitat Biologist (AHB) prior to submitting your application.

A) My project (check all that apply)

- ☒ Removes a human-made fish passage barrier
- ☐ Restores an eroded or unstable stream bank using *bioengineering techniques*
- ☐ Places woody debris or other in-stream structures that *benefit naturally reproducing fish stocks*

B) My project is approved by (check all that apply)

- ☐ WDFW's Salmon Enhancement, or Volunteer Cooperative Fish and Wildlife Enhancement Programs
- ☐ The sponsor of a watershed restoration plan as provided in chapter 89 08RCW
- ☐ WDFW as a department-sponsored fish enhancement or restoration project
- ☐ Conservation District, where the project complies with design standards established by the Conservation Commission through interagency agreement with the United States Fish and Wildlife Service and the Natural Resource Conservation Service
- ☐ A formal grant program established by the legislature or the Department of Fish and Wildlife for fish habitat enhancement or restoration

To APPLY for the Exemption, submit two copies of a complete application package consisting of the following documents to the local government planning department and WDFW and indicate below which local government agency you are sending your application to and when you are sending it.

Two copies of

- This addition to the JARPA
- A completed JARPA 2009
- Plan drawings (no larger than 11 x 17 format)
- Letter of approval of your specific project from one of the agencies listed in B

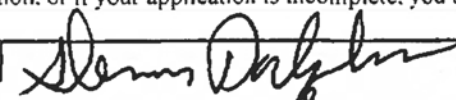
I am sending my application to the following local government planning department :

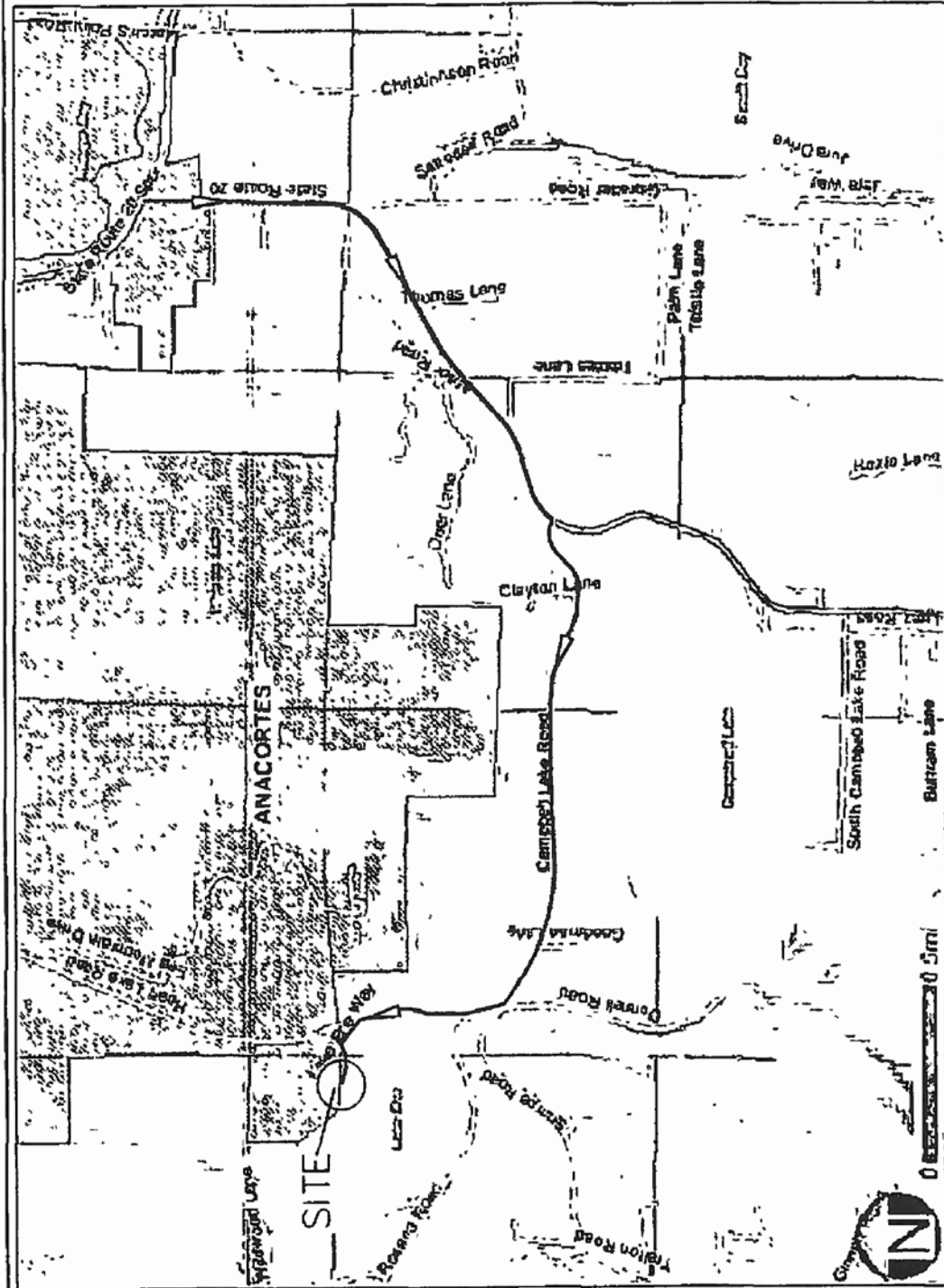
SKAGIT COUNTY

xx/xx/20xx
on: 3/02/2010 (Date)

PLEASE NOTE:

- In addition to applying for this streamlined processing, you need to apply for all other applicable Federal and State permits identified in the JARPA
- If WDFW determines that your project meets the fish habitat enhancement exemption criteria, SEPA and all local government permits and fees are waived. WDFW will process your HPA within 45 days of receiving your complete application
- If significant concerns are raised during the 15-day comment period regarding adverse impacts from your project that cannot be addressed through HPA conditions, WDFW may determine that the project does not qualify for the exemption process. If WDFW makes that decision, you may re-apply to WDFW, the applicable local government, and any other applicable permitting agency for approval under the full permitting process. If WDFW determines that your project does NOT qualify for the exemption, or if your application is incomplete, you and the local government planning department will be notified.

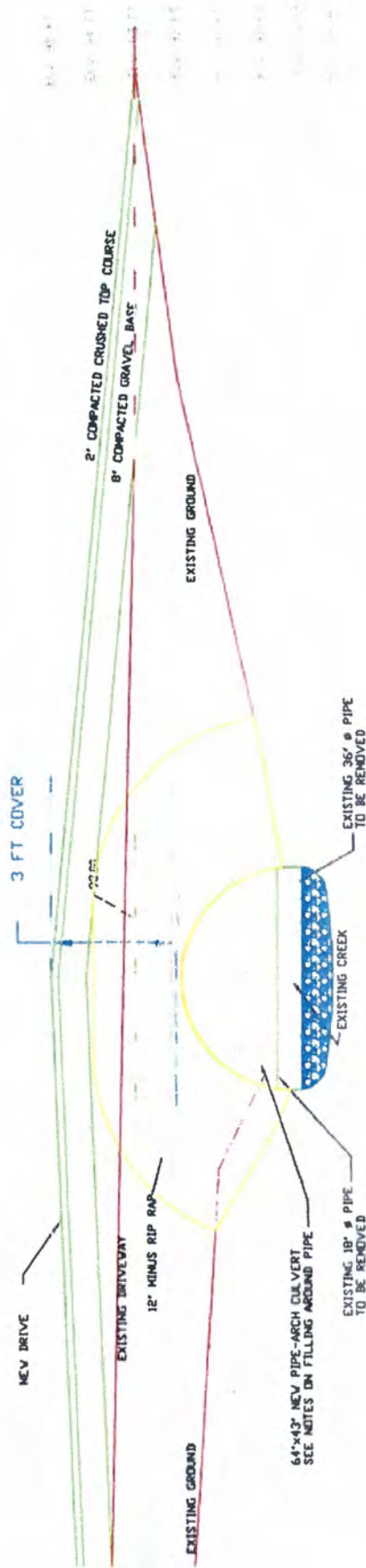
Applicant Name: 



FROM STATE ROUTE 20, TURN RIGHT ONTO
 CAMPBELL LAKE ROAD-1.4 MILES; CAMPBELL LAKE
 ROAD CHANGES NAME TO ROSARIO ROAD-1 MILE,
 TURN RIGHT ON HEART LAKE ROAD-.37 MILES,
 TURN LEFT ONTO LAKE ERIE WAY-.2 MILES

REFERENCE	NAME: GLENN DALGLIESH	PROPOSED CULVERT AND DRIVEWAY
TITLE: DALGLIESH PROPERTY UTILITY CORRIDOR	SITE ADDRESS:	REPAIR/REPLACEMENT
MAINTENANCE/REPAIR-VICINITY MAP	5022 LAKE ERIE WAY	IN ROSARIO STRAIGHT
PURPOSE: REPAIR/REPLACE CULVERT AND DRIVEWAY	ANACORTES, WA 98221	NEAR/AT: ANACORTES
DATUM ASSUMED		COUNTY SKAGIT STATE: WA
		SHEET 1 OF 10
		DATE: 02-17-2010

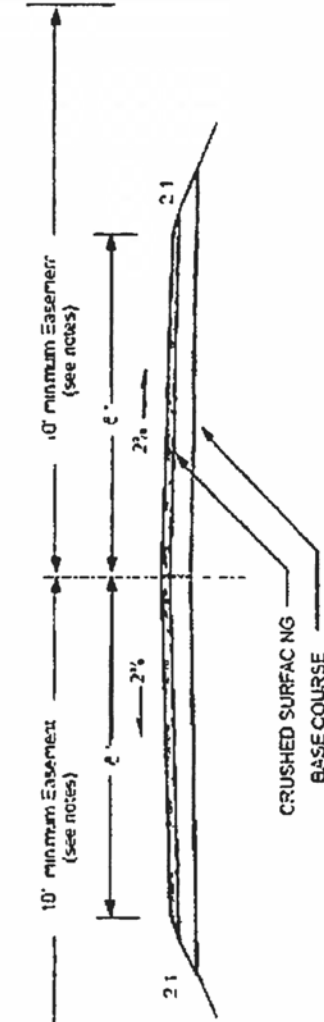
SCALE 1"=4'



REFERENCE:
TITLE: DALGLIESH PROPERTY UTILITY CORRIDOR
MAINTENANCE/REPAIR-PIPE DETAIL
PURPOSE: REPAIR/REPLACE CULVERT AND DRIVEWAY
DATUM: ASSUMED

NAME: GLENN DALGLIESH
SITE ADDRESS:
5022 LAKE ERIE WAY
ANACORTES, WA 98221

PROPOSED: CULVERT AND DRIVEWAY
REPAIR/REPLACEMENT
IN: ROSARIO STRAIGHT
NEAR/AT: ANACORTES
COUNTY: SKAGIT STATE: WA
SHEET: 3 OF 10
DATE: 02-17-2010



DESIGN SPEED (MPH)	Not applicable
MAXIMUM ROAD GRADE (Percent)	12% unpaved, 14% paved
MINIMUM ROAD GRADE (Percent)	0.5% recommended
MINIMUM ROADWAY WIDTH (ft)	12
MINIMUM SURFACING WIDTH (ft)	12
MINIMUM DESIGN LOAD	HIS 20-44 (bridges)
MINIMUM EASEMENT WIDTH (ft)	20 ft of owner's property
MINIMUM REQUIRED SURFACING	
CRUSHED SURFACING TOP COURSE	2" compacted depth recommended
GRAVEL BASE	6" compacted depth recommended
VERTICAL CLEARANCE	13.5 ft.

NOTES

- 1 A 20' minimum easement must be secured for driveways crossing other landowner's properties
- 2 Turnouts are required for driveways in excess of 300 feet in length. Turnouts shall be a portion of the road that is widened to a 20' driving surface for a length of 30' and tapered back into the driveway at a 45-degree angle.
- 3 All turns shall have an outside turning radius of 50'

Crass/pjoc



SKAGIT COUNTY
DEPARTMENT OF
PUBLIC WORKS

REVISIONS	DATE

ROADWAY
STANDARDS

DRIVEWAY
(Over 150 feet in length)
FIGURE C - 18

6-2-2000

REFERENCE:
TITLE: DALGLIESH PROPERTY UTILITY CORRIDOR
MAINTENANCE/REPAIR-DRIVEWAY DETAIL
PURPOSE REPAIR/REPLACE CULVERT AND
DRIVEWAY
DATUM ASSUMED

NAME: GLENN DALGLIESH
SITE ADDRESS:
5022 LAKE ERIE WAY
ANACORTES, WA 98221

PROPOSED CULVERT AND DRIVEWAY
REPAIR/REPLACEMENT
IN ROSARIO STRAIGHT
NEAR/AT ANACORTES
COUNTY SKAGIT STATE WA
SHEET 5 OF 10
DATE 02-17-2010

PIPE ARCH-GENERAL NOTES

- 1> CHECK ALIGNMENT IN RELATION TO THE PLANS AS WELL AS THE ACTUAL SITE CONDITIONS.
- 2> MAKE CERTAIN THE PIPE LENGTHS, NECESSARY APPURTENANCES, ETC. ARE CORRECT.
- 3> EXCAVATE TO THE CORRECT WIDTH, LINE AND GRADE.
- 4> PROVIDE A UNIFORM, STABLE FOUNDATION-CORRECT SITE CONDITIONS AS NECESSARY.
- 5> UNLOAD, HANDLE AND STORE THE PIPE CORRECTLY.
- 6> ASSEMBLE THE PIPE PROPERLY CHECK ALIGNMENT, FOLLOW SPECIAL PROCEDURES FOR THE CONNECTING BANDS, GASKETS, AND OTHER HARDWARE USED. (FOR STRUCTURAL PLATE STRUCTURES, ACHIEVE PROPERLY ALIGNED PLATE LAPS, BOLT TORQUE, AND ASSEMBLED DIMENSIONS.)
- 7> USE A SUITABLE (GRANULAR) BACKFILL MATERIAL AS REQUIRED IN THE PLANS AND SPECIFICATIONS.
- 8> MAINTAIN PROPER BACKFILL WIDTH.
- 9> HAUNCH THE PIPE PROPERLY.
- 10> PLACE AND COMPACT THE BACKFILL IN 6 TO 8 INCHES (150 TO 200 MILLIMETERS) OF THICKNESS OF COMPACTED LIFTS.
- 11> INSTALL THE NECESSARY END TREATMENT QUICKLY TO PROTECT THE PIPE AND YOUR EFFORTS.
- 12> PROTECT THE STRUCTURE FROM HEAVY CONSTRUCTION EQUIPMENT LOADS, OTHER HEAVY LOADS AND HYDRAULIC FORCES.

NOTES

- (A) FOR STRUCTURAL PLATE PIPE, THE LENGTH OF BEDDING ARC NEED NOT EXCEED WIDTH OF BOTTOM PLATE
- (B) BEDDING BLANKET OF LOOSE GRANULAR FILL ROUGHLY SHAPED TO FIT BOTTOM OF PIPE. MINIMUM THICKNESS BEFORE PLACING PIPE SHALL BE AS FOLLOWS.
 - 1 INCH (25MM) FOR 1 1/2 INCH (13MM) DEEP CORRUGATION
 - 2 INCHES (50MM) FOR 1 INCH (25MM) DEEP CORRUGATION
 - 3 INCHES (75MM) FOR 2 INCHES (50MM) DEEP CORRUGATION
- (C) SIDE FILL TO BE COMPACTED IN 6 TO 8 INCHES (.15 TO 20 METERS) OF COMPACTED LAYERS TO DENSITY SPECIFIED FOR ADJACENT EMBANKMENT, BUT NOT LESS THAN 90% STANDARD PROCTOR DENSITY (AASHTO T99)
- (D) BEDDING WIDTH MAY BE 1 DIAMETER EXCEPT FOR PIPE-ARCHES WHERE IT IS LIMITED TO A MAXIMUM OF 2/3 THE SPAN

REFERENCE
TITLE: DALGLIESH PROPERTY UTILITY CORRIDOR
MAINTENANCE/REPAIR-PIPE NOTES
PURPOSE: REPAIR/REPLACE CULVERT AND
DRIVEWAY
DATUM: ASSUMED

NAME: GLENN DALGLIESH
SITE ADDRESS:
5022 LAKE ERIE WAY
ANACORTES, WA 98221

PROPOSED: CULVERT AND DRIVEWAY
REPAIR/REPLACEMENT
IN ROSARIO STRAIGHT
NEAR/AT ANACORTES
COUNTY SKAGIT STATE WA
SHEET. 6 OF 10
DATE. 02-17-2010

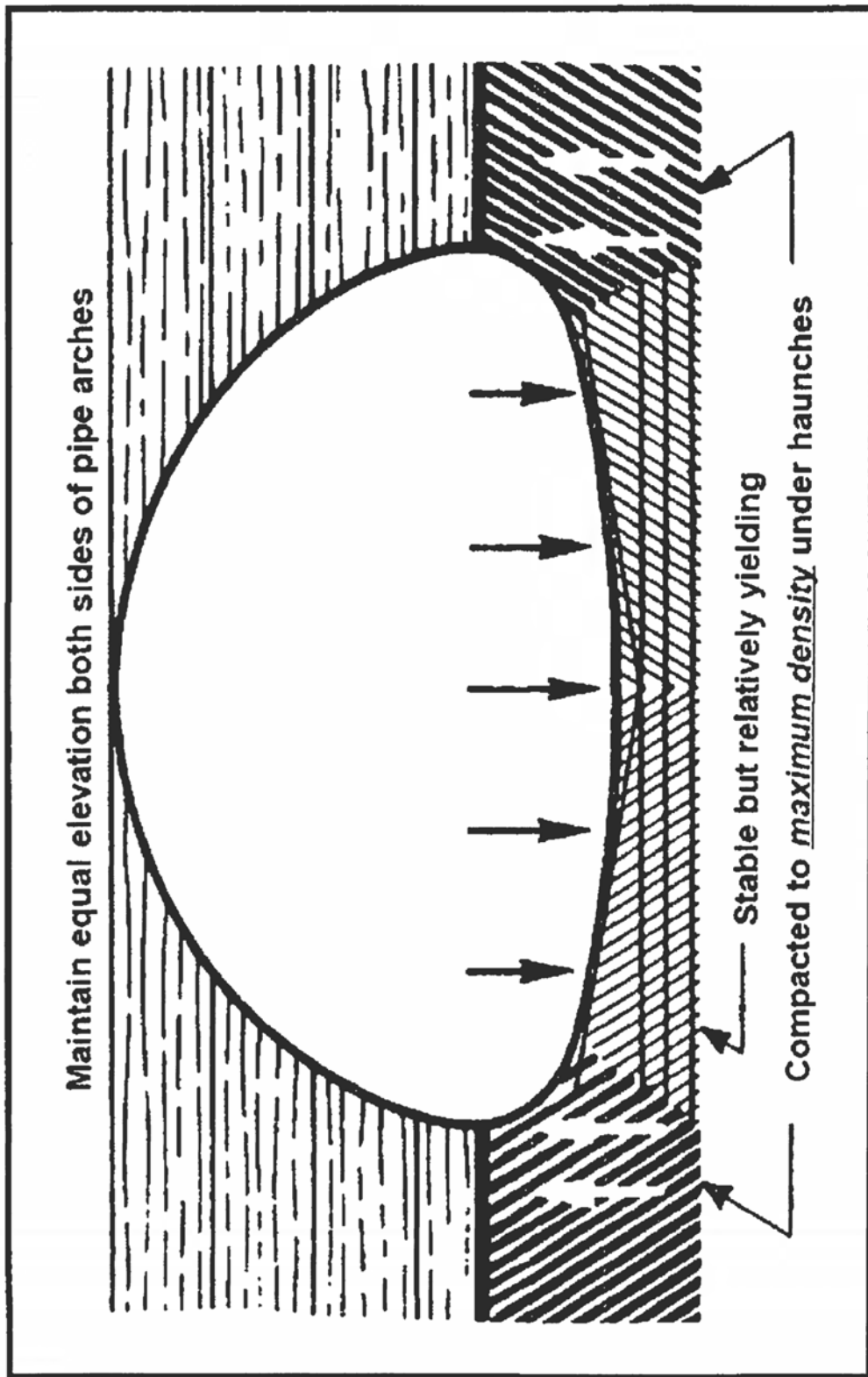


Figure 12. Recommended backfilling practice for larger pipe arch, using a vee-shaped bed.

REFERENCE:
 TITLE: DALGLIESH PROPERTY UTILITY CORRIDOR
 MAINTENANCE/REPAIR-PIPE BACKFILL NOTES
 PURPOSE REPAIR/REPLACE CULVERT AND
 DRIVEWAY
 DATUM: ASSUMED

NAME: GLENN DALGLIESH
 SITE ADDRESS
 5022 LAKE ERIE WAY
 ANACORTES, WA 98221

PROPOSED: CULVERT AND DRIVEWAY
 REPAIR/REPLACEMENT
 IN ROSARIO STRAIGHT
 NEAR/AT ANACORTES
 COUNTY SKAGIT STATE WA
 SHEET 7 OF 10
 DATE 02-17-2010

**Table 7.7 Depth of Cover for CSP Pipe-Arch Sewers—68mm x 13mm
(2²/₃ x 1¹/₂ in.) Corrugation H20 or H25 Live Load**

Span x Rise		Minimum Specified Thickness Required		Maximum Depth of Cover Over Pipe-Arch for Soil Bearing Capacity of 200kPa		Minimum Cover*	
(mm)	(in.)	(mm)	(in.)	(m)	(ft)	(mm)	(in.)
430 x 330	17 x 13	1.63	.064	5.0	16	300	12
530 x 390	21 x 15	1.63	.064	4.0	15	300	12
610 x 460	24 x 18	1.63	.064	4.0	15	300	12
710 x 510	28 x 20	1.63	.064	4.0	15	300	12
885 x 610	35 x 24	1.63	.064	4.0	15	300	12
1060 x 740	42 x 29	1.63	.064	4.0	15	300	12
1240 x 840	49 x 33	2.01	.079	4.0	15	300	12
1440 x 970	57 x 38	2.77	.109	4.0	15	300	12
1620 x 1100	64 x 43	2.77	.109	4.0	15	300	12
1800 x 1200	71 x 47	3.51	.138	4.0	15	300	12
1950 x 1320	77 x 52	4.27	.168	4.0	15	300	12
2100 x 1450	83 x 57	4.27	.168	4.0	15	300	12

- Notes. 1. Soil bearing capacity refers to the soil in the region of the pipe corners. The remaining backfill around the pipe-arch must be compacted to a specified AASHTO T-99 density of 90%.
2. Use reasonable care in handling and installation.
- * For H25 loading and 200kPa (2 tons/ft²) bearing capacity, minimum cover is 600 mm (24 in.) for all sizes.

Pipe Span, in	Minimum Cover (ft) for Indicated Axle Loads (thousands of pounds)*			
	18-50	50-75	75-110	110-150
12-42	2.0	2.5	3.0	3.0
48-72	3.0	3.0	3.5	4.0
78-120	3.0	3.5	4.0	4.0
126-144	3.5	4.0	4.5	4.5

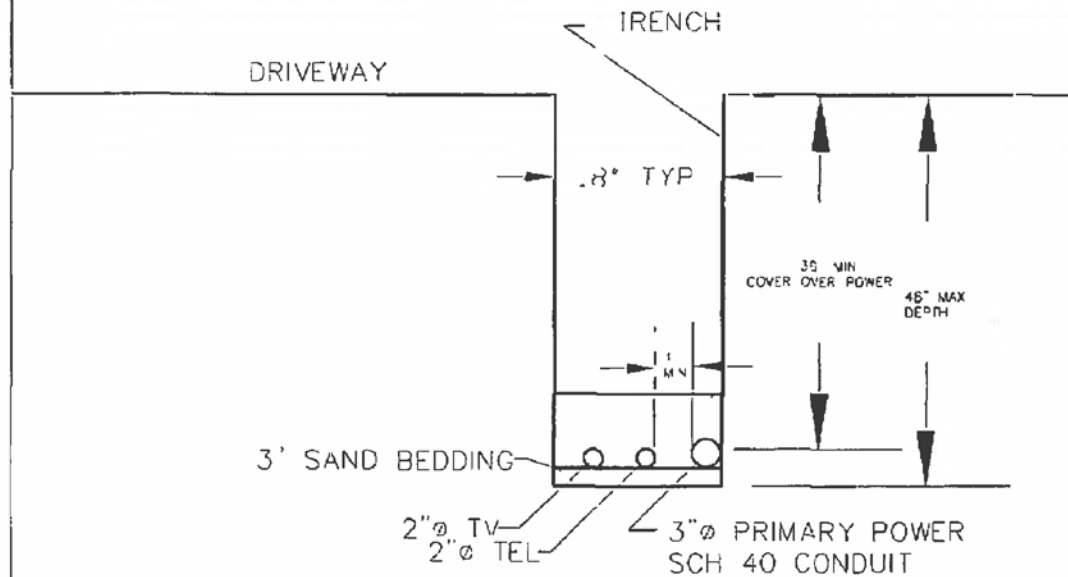
*Minimum cover may vary, depending on local conditions. The contractor must provide the additional cover required to avoid damage to the pipe. Minimum cover is measured from the top of the pipe to the top of the maintained construction roadway surface.

*In unpaved situation, the surface must be maintained.

REFERENCE TITLE: DALGLIESH PROPERTY UTILITY CORRIDOR MAINTENANCE/REPAIR—PIPE COVER NOTES PURPOSE REPAIR/REPLACE CULVERT AND DRIVEWAY DATUM. ASSUMED	NAME GLENN DALGLIESH SITE ADDRESS 5022 LAKE ERIE WAY ANACORTES, WA 98221	PROPOSED CULVERT AND DRIVEWAY REPAIR/REPLACEMENT IN ROSARIO STRAIGHT NEAR/AT. ANACORTES COUNTY, SKAGIT STATE, WA SHEET 8 OF 10 DATE 02-17-2010
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MAINLINE UTILITY TRENCH

REF PSE FORM 2809 ⁰³/₀₆ DETAIL "TYPICAL
MAINLINE JOINT TRENCH DIMENSIONS AND
FACILITY PLACEMENT"



REFERENCE
TITLE: DALGLIESH PROPERTY UTILITY CORRIDOR
MAINTENANCE/REPAIR-UTILITY TRENCH
PURPOSE: REPAIR/REPLACE CULVERT AND
DRIVEWAY
DATUM ASSUMED

NAME GLENN DALGLIESH
SITE ADDRESS
5022 LAKE ERIE WAY
ANACORTES, WA 98221

PROPOSED CULVERT AND DRIVEWAY
REPAIR/REPLACEMENT
IN ROSARIO STRAIGHT
NEAR/AT ANACORTES
COUNTY SKAGIT STATE: WA
SHEET 9 OF 10
DATE 02-17-2010

SERVICE LINE TRENCHES

TRENCH AND BACKFILL REQUIREMENTS

PSE WILL ALLOW CUSTOMER OWNED FACILITIES WITHIN THE SERVICE LINE TRENCH, IF THE FOLLOWING MINIMUM HORIZONTAL CLEARANCES FROM PSE FACILITIES ARE MAINTAINED:

18 INCHES MINIMUM FOR CUSTOMER-OWNED TIGHT-LINE SEWER (NOT TILE), STORM DRAIN LINES, ROOF DRAIN LINES, NATURAL GAS LINE, PROPANE GAS LINE, FUEL OIL LINE, AND WATER MAINS UP TO 6 INCHES.

12 INCHES MINIMUM FOR WATER SERVICES, IRRIGATION PIPES, LIGHTING, SECURITY AND ELECTRIC SUPPLY CIRCUITS, CLOSED?SYSTEM ROOF DRAINS/STORM DRAINS (NOT FRENCH DRAINS), AND CULVERTS.

NOTE: FORM 3061 ILLUSTRATES THE SERVICE TRENCH REQUIREMENTS IN DETAIL.

CUSTOMER-INSTALLED SERVICE LINE CONDUIT

IF YOUR SERVICE LINE WILL BE CROSSING UNDER ANY PERMANENT STRUCTURE (DRIVEWAYS, SIDEWALKS, DECKS, PATIOS, ROCKERIES, RETAINING WALLS, OR THROUGH YOUR BACKYARD), YOU ARE REQUIRED TO PROVIDE AND INSTALL CONDUIT UNDER THOSE OBSTRUCTIONS.

YOU ARE REQUIRED TO PROVIDE AN ELECTRICAL SERVICE LINE CONDUIT FOR SERVICES 100 FEET LONG OR LESS. HOWEVER, PSE RECOMMENDS THE USE OF CONDUIT FOR ALL SERVICES.

CUSTOMER-INSTALLED SERVICE LINE CONDUIT INSTALLATION REQUIREMENTS

THE SERVICE LINE CONDUIT SHALL BE GRAY, ELECTRICAL GRADE SCHEDULE 40 PVC CONDUIT WITH A MINIMUM 2 1/2 INCHES IN DIAMETER FOR RUNS OF LESS THAN 100 FEET, AND 3 INCHES FOR RUNS GREATER THAN 100 FEET.

WHITE WATER PIPE OR GREEN SEWER PIPE IS NOT ACCEPTABLE.

THE SERVICE LINE CONDUIT SHALL CONTAIN NO MORE THAN A TOTAL OF 180 DEGREES OF BENDS OF WHICH NO INDIVIDUAL BEND IS LESS THAN A 24-INCH RADIUS.

INSTALL A 3/8-INCH PULL ROPE IN THE CONDUIT (IF CONDUIT RUNS ARE 60 FEET OR MORE).

STOP THE CONDUIT 4 FEET FROM THE POLE IN THE WORK PIT WITH THE POLE BUTT EXPOSED.

DO NOT PROVIDE A CONDUIT ELBOW AT THE BASE OF PSE'S POLE, AND DO NOT INSTALL CONDUIT ON A PSE POLE.

WHEN INSTALLING CONDUIT AT A TRANSFORMER, STOP 2 FEET FROM THE ENTRANCE AT THE BOTTOM OF THE TRANSFORMER MINI PAD (SEE CHAPTER 4, FIGURE 20).

NOTE: DETAILS OF A SERVICE LINE TRENCH WITH CUSTOMER-INSTALLED CONDUIT IS SHOWN IN FORM 3061 (FOUND IN THE BACK POCKET OF THIS HANDBOOK).

REFERENCE

TITLE DALGLIESH PROPERTY UTILITY CORRIDOR
MAINTENANCE/REPAIR-PIPE COVER NOTES
PURPOSE: REPAIR/REPLACE CULVERT AND
DRIVEWAY
DATUM ASSUMED

NAME GLENN DALGLIESH
SITE ADDRESS:
5022 LAKE ERIE WAY
ANACORTES, WA 98221

PROPOSED CULVERT AND DRIVEWAY
REPAIR/REPLACEMENT
IN ROSARIO STRAIGHT
NEAR/AT ANACORTES
COUNTY SKAGIT STATE WA
SHEET 10 OF 10
DATE 02-17-2010

Listing ID: 6335**Main Listing Information**

Listing ID: 6335	2014 Category: 4A
Waterbody Name: ERIE LAKE	2012 Category: 4A
Medium: Water	2008 Category: 4A
Parameter: Total Phosphorus	2004 Category: 4A
WQI Project: Erie Lake Total Phosphorus TMDL	On 1998 303(d) List?: N
Designated Use: None Assigned	On 1996 303(d) List?: N

Assessment Unit**Assessment Unit ID:** 17110019019065**Location Identification**

Counties: Skagit **WRIA:** 3 - Lower Skagit-Samish
Waterbody ID (WBID): WA-03-9090 **Waterbody Class:** LAK
Town/Range/Section (Legacy): 34N-1E-11

Basis

Completed Phase I Federal Clean Lakes Restoration Project in 1984- Problems Encountered: Blue-green algae, low dissolved oxygen, sediment phosphorus recycling, aquatic macrophytes. Entranco, 1983; Entranco, 1987.

Location ID [ERISK11] -- In 2004 the summer epilimnetic total phosphorus samples did not exceed the action value for this ecoregion (20 ug/L).

Location ID [ERISK11] -- In 2005 the summer epilimnetic total phosphorus samples exceeded the action value for this ecoregion (20 ug/L).

Remarks

Remark	Modified By	Modified On	Visibility
Combined Listing: Listing ID 22561 was rolled into this listing	Chad Brown	9/24/2015	Public
(public) Completed Phase II Federal Clean Lakes Restoration Project in 1988: Control measures implemented based on Phase I study -phosphorus precipitation/inactivation, watershed nutrient management (septic system management), aquatic macrophyte harvesting, public education. TMDL based on Phase I and Phase II restoration submitted to EPA on 8/25/93 - EPA determined TMDL was incomplete on 4/8/93. After further review, EPA Approved TMDL on 7/28/97 Welch and Cooke, 1995 = monitored effectiveness of controls measures showed a 31 ug/l decrease in whole-lake total phosphorus 6 years after implementation.	Jessica Archer	8/16/2014	Public
Completed Phase II Federal Clean Lakes Restoration Project in 1988: Control measures implemented based on Phase I study -			

phosphorus precipitation/inactivation, watershed nutrient management (septic system management), aquatic macrophyte harvesting, public education. TMDL based on Phase I and Phase II restoration submitted to EPA on 8/25/93 - EPA determined TMDL was incomplete on 4/8/93. After further review, EPA Approved TMDL on 7/28/97 Welch and Cooke, 1995 = monitored effectiveness of controls measures showed a 31 ug/l decrease in whole-lake total phosphorus 6 years after implementation.

Imported

6/11/2007

Public

EIM**User Study ID:**

mbell003

User Location ID:

ERISK11

[Print](#)

Listing ID: 4657	
Main Listing Information	
Listing ID: 4657	2014 Category: 4C
Waterbody Name: ERIE LAKE	2012 Category: 4C
Medium: Habitat	2008 Category: 4C
Parameter: Invasive Exotic Species	2004 Category: 4C
WQI Project: None Assigned	On 1998 303(d) List?: N
Designated Use: None Assigned	On 1996 303(d) List?: N
Assessment Unit	
Assessment Unit ID: 17110019019065	
Location Identification	
Counties: Skagit	WRIA: 3 - Lower Skagit-Samish
Waterbody ID (WBID): None Assigned Waterbody Class: LAK	
Town/Range/Section (Legacy): 34N-1E-11	
Basis	
Ecology survey (Parsons and O'Neal, 2000) found Eurasian water-milfoil (<i>Myriophyllum spicatum</i>)	
Remarks	
No Remarks Entered	
EIM	
No EIM Records Entered	

[Print](#)

9e. Will the in-water construction work comply with the State of Washington water quality standards for turbidity? [help] Go to http://www.ecy.wa.gov/programs/wq/swqs/criteria.html for the standards ☐ Yes ☐ No ☒ Not applicable
9f. If the project is within the jurisdiction of the Shoreline Management Act, what is the local shoreline environment designation? [help] - If you don't know, contact the local planning department - For more information, go to http://www.ecy.wa.gov/programs/sea/sma/laws_rules/173-28/211_designations.html. ☒ Rural ☐ Urban ☐ Natural ☐ Aquatic ☐ Conservancy ☐ Other _____
9g. What is the Washington Department of Natural Resources Water Type? [help] Go to http://www.dnr.wa.gov/BusinessPermits/Topics/ForestPracticesApplications/Pages/fo_watertyping.aspx for the Forest Practices Water Typing System. ☐ S ☒ F ☐ Np ☐ Ns
9h. Will this project be designed to meet the Washington Department of Ecology's most current stormwater manual? [help] If no, provide the name of the manual your project is designed to meet ☒ Yes ☐ No Name of manual
9i. If you know what the property was used for in the past, describe below. [help] Single family residence
9j. Has a cultural resource (archaeological) survey been performed on the project area? [help] If yes, attach it to your JARPA package. ☐ Yes ☒ No
9k. Name each species listed under the federal Endangered Species Act that occurs in the vicinity of the project area or might be affected by the proposed work. [help] None known
9l. Name each species or habitat on the Washington Department of Fish and Wildlife's Priority Habitats and Species List that might be affected by the proposed work. [help] None known

9l. Name each species listed under the federal Endangered Species Act that occurs in the vicinity of the project area or might be affected by the proposed work. [\[help\]](#)

9m. Name each species or habitat on the Washington Department of Fish and Wildlife's Priority Habitats and Species List that might be affected by the proposed work. [\[help\]](#)

Part 10–SEPA Compliance and Permits

Use the resources and checklist below to identify the permits you are applying for.

- Online Project Questionnaire at <http://apps.oria.wa.gov/opas/>.
- Governor's Office for Regulatory Innovation and Assistance at (800) 917-0043 or help@oria.wa.gov.
- For a list of addresses to send your JARPA to, click on [agency addresses for completed JARPA](#).

10a. Compliance with the State Environmental Policy Act (SEPA). (Check all that apply.) [\[help\]](#)

- For more information about SEPA, go to www.ecy.wa.gov/programs/sea/sepa/e-review.html.

☐ A copy of the SEPA determination or letter of exemption is included with this application.

☐ A SEPA determination is pending with _____ (lead agency). The expected decision date is _____.

☐ I am applying for a Fish Habitat Enhancement Exemption. (Check the box below in 10b.) [\[help\]](#)

☐ This project is exempt (choose type of exemption below).

☐ Categorical Exemption. Under what section of the SEPA administrative code (WAC) is it exempt?

☐ Other: _____

☐ SEPA is pre-empted by federal law.

9e. Will the in-water construction work comply with the State of Washington water quality standards for turbidity? [help] Go to http://www.ecy.wa.gov/programs/wq/swqs/criteria.html for the standards. ☐ Yes ☐ No ☒ Not applicable
9f. If the project is within the jurisdiction of the Shoreline Management Act, what is the local shoreline environment designation? [help] - If you don't know, contact the local planning department. - For more information, go to: http://www.ecy.wa.gov/programs/sea/sma/laws_rules/173-26/211_designations.html. ☐ Urban ☐ Natural ☐ Aquatic ☐ Conservancy ☐ Other: _____
9g. What is the Washington Department of Natural Resources Water Type? [help] Go to http://www.dnr.wa.gov/forest-practices-water-typing for the Forest Practices Water Typing System. ☐ Shoreline ☐ Fish ☐ Non-Fish Perennial ☐ Non-Fish Seasonal
9h. Will this project be designed to meet the Washington Department of Ecology's most current stormwater manual? [help] If No, provide the name of the manual your project is designed to meet. ☒ Yes ☐ No Name of manual: _____
9i. Does the project site have known contaminated sediment? [help] If Yes, please describe below. ☐ Yes ☒ No
9j. If you know what the property was used for in the past, describe below. [help] The project site has had a smaller single family residence on it for many years.
9k. Has a cultural resource (archaeological) survey been performed on the project area? [help] If Yes, attach it to your JARPA package. ☐ Yes ☒ No

9l. Name each species listed under the federal Endangered Species Act that occurs in the vicinity of the project area or might be affected by the proposed work. [\[help\]](#)

9m. Name each species or habitat on the Washington Department of Fish and Wildlife's Priority Habitats and Species List that might be affected by the proposed work. [\[help\]](#)

None.

Part 10—SEPA Compliance and Permits

Use the resources and checklist below to identify the permits you are applying for.

- Online Project Questionnaire at <http://apps.oria.wa.gov/opas/>.
- Governor's Office for Regulatory Innovation and Assistance at (800) 917-0043 or help@oria.wa.gov.
- For a list of addresses to send your JARPA to, click on [agency addresses for completed JARPA](#).

10a. Compliance with the State Environmental Policy Act (SEPA). (Check all that apply.) [\[help\]](#)

- For more information about SEPA, go to www.ecy.wa.gov/programs/sea/sepa/e-review.html.

☐ A copy of the SEPA determination or letter of exemption is included with this application.

☐ A SEPA determination is pending with _____ (lead agency). The expected decision date is _____.

☐ I am applying for a Fish Habitat Enhancement Exemption. (Check the box below in 10b.) [\[help\]](#)

☐ This project is exempt (choose type of exemption below).

☐ Categorical Exemption. Under what section of the SEPA administrative code (WAC) is it exempt?

☐ Other: _____

☐ SEPA is pre-empted by federal law.

10b. Indicate the permits you are applying for. (Check all that apply.) [\[help\]](#)

LOCAL GOVERNMENT

Local Government Shoreline permits:

- ☐ Substantial Development ☒ Conditional Use ☐ Variance
☐ Shoreline Exemption Type (explain): _____

Other City/County permits:

- ☐ Floodplain Development Permit ☐ Critical Areas Ordinance

STATE GOVERNMENT

Washington Department of Fish and Wildlife:

- ☐ Hydraulic Project Approval (HPA) ☐ Fish Habitat Enhancement Exemption – [Attach Exemption Form](#)

You must submit a check for \$150 to Washington Department of Fish and Wildlife, unless your project qualifies for an exemption or alternative payment method below. **Do not send cash.**

Check the appropriate boxes

- ☐ \$150 check enclosed. Check # _____
Attach check made payable to Washington Department of Fish and Wildlife.
- ☐ My project is exempt from the application fee. (Check appropriate exemption):
- ☐ HPA processing is conducted by applicant funded WDFW staff.
Agreement # _____
 - ☐ Mineral prospecting and mining
 - ☐ Project occurs on farm and agricultural land.
(Attach a copy of current land use classification recorded with the county auditor, or other proof of current land use)
 - ☐ Project is modification of an existing HPA originally applied for, prior to July 10, 2012.
HPA # _____

Washington Department of Natural Resources:

- ☐ Aquatic Use Authorization
Complete [JARPA Attachment E](#) and submit a check for \$25 payable to the Washington Department of Natural Resources.
Do not send cash.

Washington Department of Ecology:

- ☐ Section 401 Water Quality Certification

FEDERAL GOVERNMENT

United States Department of the Army permits (U.S. Army Corps of Engineers):

- ☐ Section 404 (discharges into waters of the U.S.) ☐ Section 10 (work in navigable waters)

United States Coast Guard permits:

- ☐ Private Aids to Navigation (for non-bridge projects)

Part 11—Authorizing Signatures

Signatures are required before submitting the JARPA package. The JARPA package includes the JARPA form, project plans, photos, etc. [\[help\]](#)

11a. Applicant Signature (required) [\[help\]](#)

I certify that to the best of my knowledge and belief, the information provided in this application is true, complete, and accurate. I also certify that I have the authority to carry out the proposed activities, and I agree to start work only after I have received all necessary permits.

I hereby authorize the agent named in Part 3 of this application to act on my behalf in matters related to this application. GD (initial)

By initialing here, I state that I have the authority to grant access to the property. I also give my consent to the permitting agencies entering the property where the project is located to inspect the project site or any work related to the project. GD (initial)

Glenn Daly Lisch Glenn Daly Lisch 10/20/2017
Applicant Printed Name Applicant Signature Date

11b. Authorized Agent Signature [\[help\]](#)

I certify that to the best of my knowledge and belief, the information provided in this application is true, complete, and accurate. I also certify that I have the authority to carry out the proposed activities and I agree to start work only after all necessary permits have been issued.

Authorized Agent Printed Name Authorized Agent Signature Date

11c. Property Owner Signature (if not applicant) [\[help\]](#)

Not required if project is on existing rights-of-way or easements (provide copy of easement with JARPA).

I consent to the permitting agencies entering the property where the project is located to inspect the project site or any work. These inspections shall occur at reasonable times and, if practical, with prior notice to the landowner.

Glenn Daly Lisch Glenn Daly Lisch 10/20/2017
Property Owner Printed Name Property Owner Signature Date

18 U.S.C §1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly falsifies, conceals, or covers up by any trick, scheme, or device a material fact or makes any false, fictitious, or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious, or fraudulent statement or entry, shall be fined not more than \$10,000 or imprisoned not more than 5 years or both.

If you require this document in another format, contact the Governor's Office for Regulatory Innovation and Assistance (ORIA) at (800) 917-0043. People with hearing loss can call 711 for Washington Relay Service. People with a speech disability can call (877) 833-6341. ORIA publication number: ORIA-16-011 rev. 09/2016

Dalgliesh Project Narrative

The Dalgliesh property is approximately ½ acre in size, at the end of a private road, Lake Erie Way. There are three existing homes along Lake Erie Way, and one vacant parcel. All of the lots along Lake Erie Way are bisected by the private road, which ends at the eastern edge of the Dalgliesh property.

The shape of the Dalgliesh property is unusual. It is triangular, with a northeast corner almost 300' to the northeast of the southeast corner. The west corner is about 175' from the southeast corner, with the north property line angling 400' back from the west corner to the northeast corner. The lot is very narrow at the top, where the private road accesses the property. The property line along the southern edge of the property approximates the edge of Lake Erie.

Previous improvements have been done on the property, and along the access to the property, including a road improvement, power line extension and well in 2010, permit #____, and construction of a small cabin in ____, permit #____. The well did not produce particularly good water, so the existing cabin has been using rainwater catchment, with a treatment system for domestic water use. The existing 3,000-gallon water storage tank will be re-located on-site to capture storm water overflow for garden irrigation purposes.

The proposed new work begins with the removal of the existing cabin, which will be mostly deconstructed by hand. Any remaining debris will be loaded by machine into a truck, and hauled away prior to excavation for the new house. The new house is a total of 2,874 square feet on two levels, with a partial daylight basement. There will be an attached two-car garage. The main floor and basement areas are each 1,813 square feet; the second floor is 1,061 square feet. The purpose of the basement is primarily to house the 20,000 gallons (four 5,000-gallon tanks) of rain water that will be captured and stored each year for domestic use. Permits have already been issued by Skagit County for the rain water catchment and storage.

The basement of the new house will be cast-in-place concrete. The main floor will be wood-framed, with a 3" concrete thermal-mass slab above. All above-grade walls will be Neopor SIPS, with an R-value for the full wall assembly of R-29. The roof will be 10 ¼" SIPS, with an R-value of R-46. Windows will be all triple-pane, with U-values far exceeding those required by code. If they are available by the time the roofing needs to go on, the roof will use Tesla Solar Roof Shingles, in the slate style. Back-up provisions have been made for a standing-seam steel roof, with traditional solar panels, if the Tesla Solar Roof Shingles are not available on-time. The completed home will be zero-energy, including being able to power the owner's car. It will also be zero net-water use, and zero storm water runoff.

Much of the basement will need to be dug in to a depth of about 7' below the existing grade. Previous excavation on the property indicates that the lot is mostly gravel, with some gravelly loam near the surface. The best of this material will be stored along the southeast property line, where it will be used to fill the grade to the desired main floor level in that area, and for the

approach to the garage. Approximately 465 cubic yards will be excavated, with about 143 yards used on-site, and 322 yards exported to a licensed gravel pit. The excavation will be done by machine, most likely a 140-class excavator.

Prior to commencement of any machine work, a silt fence will be installed just to the north (uphill) of the existing septic drain field. The silt fence will dip down to a low point just below the existing septic tank and pump chamber to permit connection of the home at the completion of construction. Hay bales will be added where needed to shore up any areas that may have more concentrated runoff due to the existence of any swales or other drainage features that might develop during excavation. Every portion of this silt fence will be more than 100' from the lake front, and more than 100' from any identified wetland. No work of any kind will take place beyond that line. The entire 100'+ to the south of the silt fence location, including the existing approved drain field, is a grassy slope with native pasture grasses, and a few saplings of aspen and alder close to the water. There are a few small firs along the north property line near the west corner. The small triangle to the north of where Lake Erie Way enters the property is covered with large Douglas firs. A few madrona trees live along the north property line adjacent to the driveway. All existing trees on the property will remain, with the exception of one small Douglas fir near the southwest corner of the new home.

The new Dalgliesh home is designed to fit in seamlessly with the surrounding environment. The shape of the house makes good use of the available space, while not leaving any harsh angles to shock the eye of those enjoying the lake. The interface between the main floor roof and second floor roof resembles a large tree canopy. Colors will be used for siding and trim that help the home blend into the hillside.

The Designer of the Dalgliesh home, Zero-Energy Plans LLC, and the Builder, CVH Inc., DBA Clifton View Homes have collaborated to design and build homes that have earned three National Green Building Awards, and more than twenty Energy Efficiency Awards from the US Department of Energy. We fully expect this home to be another one of our National Winners. Environmental excellence is completely consistent with the goals and policies of the Shoreline Master Program.



SAFECO TITLE INSURANCE COMPANY

Filed for Record at Request of

Island Title Company

THIS SPACE RESERVED FOR RECORDER'S USE

JERRY MCINTURFF
SKAGIT COUNTY AUDITOR

86 OCT 6 P3:44

RECORDED

REQUEST

NAME

ADDRESS

CITY AND STATE

SA-5070E

STATUTORY
WARRANTY DEED

8610060034

THE GRANTOR REID A. MICKELSEN and GALEN W. MICKELSEN, husband and wife.

for and in consideration of ELEVEN THOUSAND AND NO/100 DOLLARS (\$11,000.00)

in hand paid, conveys and warrants to RONALD K. BROWN, a single man.

the following described real estate, situated in the County of
Washington:

Skagit

State of

SEE EXHIBIT "A" WHICH IS HERETO ATTACHED AND MADE A PART
HEREOF.SUBJECT TO easements, restrictions and reservations of
record.3282
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

OCT - 6 1986

Amount Paid \$ 1172
By Ruth Myhr, CLU, TREC
W Deputy

Dated October 4

19 86

Reid A. Mickelsen

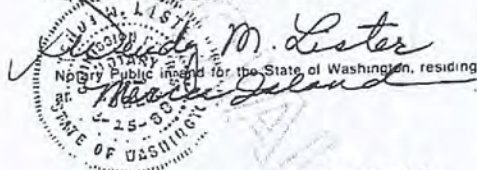
Galen W. Mickelsen

By

By

STATE OF WASHINGTON
COUNTY OF

ss.

STATE OF WASHINGTON
COUNTY OFOn this day personally appeared before me
Reid A. and Galen W. Mickelsento me known to be the individual described in and who
executed the within and foregoing instrument, and acknowl-
edged that they their
signed the same as their
free and voluntary act and deed, for the uses and purposes
therein mentioned.GIVEN under my hand and official seal this
4th day of October 1986

8610060034

On this
19 , before me, the undersigned, a Notary Public in and
for the State of Washington, duly commissioned and sworn,
personally appearedand
to me known to be the President
and Secretary, respectively, ofthe corporation that executed the foregoing instrument, and
acknowledged the said instrument to be the free and volun-
tary act and deed of said corporation, for the uses and pur-
poses therein mentioned, and on oath stated thatauthorized to execute the said
instrument and that the seal affixed is the corporate seal of
said corporation.Witness my hand and official seal hereto affixed the day and
year first above written.Notary Public in and for the State of Washington, residing
at

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SA-5070

EXHIBIT "A"

That portion of Government Lot 9, Section 2, Township 34 North, Range 1 East of the Willamette Meridian, and Government Lot 1, Section 11, Township 34 North, Range 1 East of the Willamette Meridian, described as follows:

Commencing at the intersection of the South line of Government Lot 9 and the shore of Lake Erie;
thence Northeasterly along a line which if extended would intersect the East line of Government Lot 9 at a point 188.25 feet North of the Southeast corner thereof, a distance of 400 feet;
thence Southwesterly to a point that lies 100 feet Southeasterly along the shore of Lake Erie from said intersection of the South line of Government Lot 9 and the shore of Lake Erie;
thence Northwesterly along the shore of Lake Erie a distance of 100 feet to the point of beginning.

8610060034

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GEOHAZARD INVESTIGATION

DALGLIESH PROPERTY

5022 Lake Erie Way
Anacortes and Skagit County, Washington

Skagit County Property Numbers:
P19152

Prepared for:

Glenn and Stephanie Dalglish
16624 26th Ave. SE
Mill Creek WA 98012

Prepared by:

EDISON ENGINEERING
14952 Washington Street
Anacortes WA 98221

(360) 202-4884

Edison Engineering
Project No. 217045

October 25, 2017

EDISON ENGINEERING

P.O. BOX 164
BOW, WA 98232

October 25, 2017

Glenn and Stephanie Dalglish
16624 26th Ave. SE
Mill Creek WA 98012

Re: Geohazard Assessment
Dalglish Property
5022 Lake Erie Way
Anacortes WA 98221

Skagit County Property Numbers **P19152**

Dear Mr. and Mrs. Dalglish,

Edison Engineering is pleased to present this revision to the geohazard investigation for your 0.56-acre property, located between Heart Lake Road and Lake Erie, on Fidalgo Island in Skagit County, Washington.

We appreciate this opportunity to be of service to you regarding wetland requirements on your property. Should you have any questions or comments concerning this report, please contact Bob Bailey at (360) 202-4884 or at EdisonEng@cs.com.

Sincerely,

EDISON ENGINEERING



Robert P. Bailey, M.S.C.E., P.E.
Wetland Scientist / Biologist / Geotechnical Engineer

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Topographic/Vicinity Map
Critical Area Site Plan
Slope Profile

EDISON ENGINEERING

14952 Washington Street
Anacortes WA 98221

SUMMARY AND PROJECT DESCRIPTION

Project Location

The approximately 0.56-acre parcel is located on the west side of Heart Lake Road approximately 1/4-mile north of the Rosario Road junction and the Lake Erie Store. The southwest edge of the property is bounded by Lake Erie the north by City of Anacortes forestland and the south property line is bounded by vacant residential property. The site is situated in the northeast one-quarter of the northeast one-quarter of Section 11, and the southeast one-quarter of the southeast one-quarter of Section 2, Twp. 34N, Rng. 01E, of the Willamette Meridian, Washington (Topographic / Vicinity Map, attached).

Site Description

The property consists of sloping hillside near the south base of the west shoulder of Mount Erie. The access driveway formerly traversed the property (Topographic/Vicinity Map) as it extended to the forestland along the shore of the lake. Some soil has been disturbed on the site, to create the road the septic system and the site of a mobile residence that was formerly situated on the property. Now the land was raised on one side and lowered on the other for the cabin.

The property consists of lawn grass and escaped herbaceous vegetation including fennel and some spotted knapweed, but most of these plants are reduced through mowing. They have also gotten rid of most of the Scots broom and the invasive blackberry. Indian plum, salmonberry and Douglas spirea are along the shoreline of the lake with soft rush, slough sedge, cattail and bulrush. The site has been logged in the past and portions of the property are being pioneered by alder and pacific madrone. Some Douglas fir trees remain on or adjacent to the north property line. The understory and groundcover beneath the forested areas consists of bitter cherry, pin cherry, ocean spray, Nootka rose, snowberry, salal, western trumpet honeysuckle, Oregon grape, western red huckleberry, yarrow, and sword fern.

The triangular shape of the property means unfortunately that the two sides are only 23.5 degrees apart, and the 5- and 10-foot sideyard setback forces construction to be no closer than 37 feet from the apex. They have to place a garage at that end of the property so the door of the garage is 97 feet away from the property corner. It allows the driveway to be 26 feet wide. Now a specific site development plan had been developed and prepared. We reviewed the property with respect to the specific placement of a residence.

Particulars

Glenn and Stephanie Dalglish propose to develop their 0.56-acre property by building another residence to replace the existing cabin. We went to the site, and due to some filling around the existing home there is a critical area south of the property. The new house has a basement which would eliminate the critical area, but to the north it would have a garage without a basement, so the critical area is there. A wall must go in at the south property line and that wall will amend the critical area.

Edison Engineering performed wetland delineation, wildlife habitat assessment, and geohazard review services for the property in 2002. Mitigation and no cutting of trees are described in this report as a review of what has happened.

The north portion of the property is within the City of Anacortes (Section 2), while the south part is within Skagit County (Section 11).

During the past Mr. Dagliesh was attempting to persuade the City to let him have a house. The property is east of the City forest land. It was decided to have a 10 foot easement on the south side for the City's access to the lake and it appears there was talk of a water line. If they are going to be driving on the south property line it must have a retaining wall because that side is sloped.

The slope will have an ecology block retaining wall at the southeast property line (Slope Profile). It cannot have any camber due to the lack to lack of space. It must have one buried block buried and an 8 in footing below the wall. Further the wall must be equipped with a geogrid extending three feet at the lowest block and six feet below the fourth block. The infill must be clean gravelly sand with no fines. A 4-inch rigid drainpipe will carry drainage to the end of the wall. We will inspect and do a report at a later time.

The property is situated near the base of an unstable slope that ranges from zero to 43 percent in the building area. The slope above is stable and it is 25.5 percent to 80.5 percent. The steep portion of the slope is approximately 230 feet north of the subject property. Soils have been reworked on the property such that there may be significant depths of fill soil in the building area. This will require investigation at the time of building. It is not necessary to protect building areas by a setback buffer to ensure safety from damage by soil movement because of the wall.

The quality of surface water entering the lake through the wetland would be improved by passage through the wetland. Water that comes off the slope, especially during heavy rainfall periods is likely to be carrying some sediment. As the water flows into the wetland, its velocity is slowed considerably and it is forced to drop its sediment load. The weedy growth at the edge of the shore reduces wave activity during high water levels, which reduces shore erosion and sedimentation of the lake.

LITERATURE REVIEW

The Deception Pass Quadrangle Topographic Map indicates that the subject property is on sloping land with an average slope of 30 percent at the subject property. The land immediately above the property slopes at an average of 40 percent over a distance of 500 feet. The 20-foot elevation contours do not accurately indicate the location of the base of the slope. The land south of the south property line and below the base of the hill slopes toward Lake Erie (west) at a few percent. Our site measurements indicate that the subject property is flatter than indicated on the map, while the land upgradient of the property is steeper than what is mapped.

The Surficial Geologic Map of the Port Townsend Quadrangle map (Pessl, et al, 1989) indicates that the subject property is underlain by Quaternary recessional continental deposits (Qvrc) at the site. These deposits consist of poorly to well sorted, locally iron stained sand, gravel, and silt deposited predominantly by the receding Vashon-age ice sheet. Thickness commonly ranges from 2 to 10 meters but unusual thickness of 20 to 50 meters are found. These deposits are associated with three principle depositional environments: Ice contacts deposits, outwash deposits and alluvial fan deposits. Each contains deposits of somewhat different characteristics.

The land directly north of the subject property is mapped as bedrock. Areas adjacent to but not north of the subject property is mapped as Quaternary Vashon Till (Qvt), which consists of a poorly sorted mixture of rock fragments deposited directly by the Vashon-age ice sheet. Finer components include silt, sand, and clay constituting a coherent to friable, moderately to highly compact matrix into which the coarser components (pebbles, cobbles, and boulders) are firmly embedded. The deposit is typically nonstratified, but subhorizontal layering and fissile structure are locally well developed. The unit may contain lenses and pods of stratified sand, silt and gravel. Unit thickness varies considerably, but typically ranges from a few to as much as 40 meters. Our field investigation revealed the existence of glacial till at the property.

The Soil Survey of Skagit County, Washington (USDA Soil Conservation Service, 1989) maps Swinomish gravelly loam on 8- to 15-percent slopes (Soil Type 138) over most of the property, from the lake and including the Cabin. The rest of the property is Whistle-Fidalgo-Rock outcrop complex on 30- to 65-percent slopes (Soil Type 156). Neither Swinomish gravelly loam nor Whistle-Fidalgo-Rock outcrop complex is listed as Hydric by the Soil Conservation Service (SCS, now NRCS).

Swinomish gravelly loam on 8- to 15-percent slopes (Soil Type 138) is described as a moderately deep, moderately well drained soil found on ridges of hills and which formed in glacial till with an admixture of loess and volcanic ash. Permeability of the Swinomish soil is moderate above the dense glacial till and very slow through it. Runoff is medium, and the hazard of water erosion is moderate.

Whistle-Fidalgo-Rock outcrop complex on 30- to 65-percent slopes (Soil Type 156) consists of 50 percent Whistle very gravelly loam, 20 percent Fidalgo gravelly loam, and 15 percent Rock outcrop.

The Whistle soil formed in colluvium derived dominantly from glacial till, volcanic ash, loess, and argillite or phyllite. The soil is deep and well drained. Permeability is moderate, runoff is medium and the hazard of water erosion is moderate.

The Fidalgo soil formed in glacial till, slope colluvium, and residuum derived primarily from argillite. The soil is moderately deep and moderately well drained. Runoff is medium and the hazard of water erosion is moderate.

Rock outcrop consists of exposures of hard and mostly unweathered argillite. It occurs as steep cliffs and irregular formations.

REGULATORY ANALYSIS

Steep slopes and their surroundings, which are 200 feet, are regulated by Skagit County or the City of Anacortes. Skagit County and the City of Anacortes require mitigation for areas that are deemed Geologically Hazardous, which at a minimum are slopes of 40 percent or steeper and with a vertical relief of 10 feet. However the mitigation changes for Skagit County it is a buffer with a width of 30 feet and Anacortes it is a buffer with a width of 50 feet. The buffer shall be established from the top, toe and all edges of all landslide hazardous areas.

In landslide areas, existing native vegetation shall be maintained in accordance with mitigation recommendations within the buffer area. Normal non-destructive pruning and trimming of vegetation for maintenance purposes, or thinning of limbs of individual trees to provide a view corridor, shall not be subject to these buffer requirements.

Low impact uses and activities, which are consistent with the purpose and function of the habitat buffer and do not detract from its integrity, may be permitted within the buffer depending on the sensitivity of the habitat. Such activity shall not result in a decrease in buffer function. Examples of uses and activities that may be permitted in appropriate cases, as long as the activity does not spoil the effectiveness of the buffer, include removal of noxious vegetation and addition of pedestrian trails.

No trees may be cut from any buffer unless the tree presents a hazard to a residence or an appurtenant structure. The city or county Planning and Permit Center must be notified of, and grant permission for removal of any proposed hazard trees prior to removal. It depends where on the property this tree is located. Hazard trees that are removed from the buffer must be replaced by appropriate species. Vegetation that is dead or diseased may be removed from the buffer to control fire or halt the spread of disease or insects.

A Critical Area Site Plan (CASP) will need to be filed with the County Auditor following acceptance by the Planning and Permit Center. The Critical Area Site Plan indicates the proposed project and some critical areas that exist within 200 feet of the proposed project area at the time of our investigation. The Critical Area Site Plan that is at the back of this document will suffice for the County Auditor.

SITE OBSERVATIONS

A geotechnical engineer from Edison Engineering completed site visits on March 8 and 25, 2002, as well as October 17 and 23, 2017. On the second set of visits we checked the site for geotechnical issues to see if anything had changed. We also excavated test pit TP-3 in an area where retaining wall will be placed. We did another slope profile through the area since we now know where the building is going to be and the site has been raised and lowered in the house area. Now a specific site development plan has been developed, we reviewed the property again with respect to the placement of a residence.

Geohazard Assessment

Surrogate measures of soil density were made at observation areas by pushing or driving a one-half-inch iron bar into the soil with a 5-pound hammer (granular soil) or by testing fine-grained soils with a pocket penetrometer. Soils were also tested by probing with a 7/16-inch by 4-foot-long geotechnical probe. Soils were observed and probed within test pits on the south-southwest-facing slope above the shore of Lake Erie (Critical Area Site Plan). We observed and measured slopes on the adjacent land upgradient of the property to approximately 400 feet north of the subject property (Slope Profile, attached).

Soil Conditions

Soil conditions were investigated by hand excavating two soil test pits on the face of the slope (TP-1, TP-2 and TP-3, Critical Area Site Plan and Slope Profile, attached) and probing with a geotechnical probe at other locations.

Test Pit TP-1, was excavated at the upper edge of the access road cut, it encountered 0.8 feet of dark brown organic rich topsoil. From 0.8 feet to 1.25 feet below ground surface (bgs), brownish gray (mottled) silty sand with gravel was encountered. This soil was wet to saturated below 1.0 feet bgs and we interpreted it to be weathered glacial till. Below 1.25 feet bgs, the soil became denser with resistance to penetration that indicated a very dense soil. This soil below 1.25 feet was only damp, indicating that the increased density and reduced pore space inhibited the downward percolation of surface water. The soil was grayer still with fewer mottles at 1.8 feet bgs, which indicates less oxygen and biological activity. The test pit was terminated at 2 feet, in what we interpreted to be unweathered glacial till.

Test Pit TP-2 was excavated in apparently new ground at what we thought was the north property line however; mapping indicated that both test pits were off site to the north of the property. Test Pit TP-2 encountered approximately 0.5 feet of dark organic-rich topsoil. Silty sand with angular and rounded gravel that was moist was encountered between 0.5 and 1.5 feet bgs. We interpreted this material to be slope colluvium, derived from downslope movement of rock and soil. Between 1.5 and 2.75 feet bgs, we encountered grayish brown silty sand in a loose to medium dense condition that was moist. We interpreted this material as weathered but intact glacial till. The lower three to four inches of the weathered glacial till was wet to saturated but still compact. We encountered gray silty sand that was very dense (intact glacial till) at 2.75 feet bgs.

Test Pit TP-3 was excavated 10/23/17 in old ground just south of the south property line. Test Pit TP-3 encountered approximately 1.2 feet of dark organic-rich topsoil. It was sand with silt and some angular gravel. It was moist and loose to medium dense when tested with a 1/2-inch bar pushed or driven by a 5-pound hammer. We interpreted this material to be the topsoil that they pushed down the hill as a final cover

for the road. From 1.2 to 2.6 feet there was pale brown to pale red sand and silt. This soil made is part of the road fill and most likely it came from above and it was dry. From 2.6 to 3.5 it was grey sand and gravel with a little silt and it was dry. It was dense; we drove the bar only 6 inches for 20 blows but there was not a very good swing on the hammer because of the position. We interpreted this material to be glacial till cast down to create the road.

The entire site below the road probably has been disturbed since road was placed into the forest land or to the west of this land. Probing at locations below the road cut indicated relatively loose to medium dense soils, to depths greater than four feet bgs. These areas of loose soil are from side cast material from the access road and site work that was done to accommodate an old building that has since been removed from the site, the septic system and the cabin. The soil is firmer on top but it is the road. On the hillside below the road the soil is moist to dry and loose to medium dense. They plan on removing about 8 feet of soil for the basement we will check that soil at the bottom of the basement to make sure it is adequate.

Slope Conditions

The potential building site and the entire property are situated near the base of the rock hillside that is sloped at approximately zero to 43 percent toward the south to southwest. The hillside extends across the property in primarily a south direction, and turns slightly more west as one follows the shore to the north. The base of the hillside is just south of the south property line, from that point the land slopes very slightly toward the southwest and the shore of the lake. The low-slope base area appears to be caused by deltaic infilling of the edge of the lake by drainage for Heart Lake that occurred since the end of the last glacial period. It is off the subject property and does not appear to influence the parcel.

Vegetation

Vegetation on the upper portion of the slope (above TP-1) consists of Douglas fir, ocean spray, bitter cherry pin cherry, Nootka rose, salal, Oregon grape, Indian plum, western red huckleberry, trailing blackberry and sword fern. These plants are indicative of well-drained slope conditions. The lower previously cleared portion of the slope is vegetated by alder, Indian plum, Scotch broom, exotic blackberries, and baldhip rose, the latter three of which indicate greater tolerance to sunlight and disturbed soils.

The undisturbed portion lower portion of the slope is well vegetated with native trees and shrubs and none were rotated to indicate unstable soils. We did not observe soil piled up against any tree boles on the slope. No indications of slope instability were observed at or above the building site. Field tests in conjunction with experience indicate that the site is not prone to failure through relatively deep-seated or rapid shallow failures under earthquake conditions.

We observed no significant indications of slope instabilities in the site vegetation. Typical indications of instability include pistol-grip-shaped tree stumps, whose thickened root crown areas demonstrate that the base of the tree is or were rolling slowly downhill, while the top maintained vertical growth. Jackstraw trees are a group of trees whose tops point in several directions off vertical and indicate relatively recent downhill movement of the surface layer of soil.

Hydrology and Drainage

They will have 20,000 gallon of storage in the basement and we understand that there will be no water released from the structure. Some water does flow onto the site from the north.

No indications of significant ground water were observed in any of test holes we excavated above the building area. Wet soils that were encountered were in a narrow band just above the intact glacial till layer. This moisture was insignificantly thick where observed and represented resistance to downward percolation by the intact glacial till layer. The potential flows that could be developed are not significant

and would easily be picked up by footing drains on the house or by the drainage in the wall. There are no apparent instabilities in either the north or south portions of the slope on the property.

Seismic Zone

The peak ground acceleration (PGA) for the bedrock at the site is 0.254g, for an earthquake with a 10% probability of being exceeded in 50 years, according to the USGS National Seismic Hazard Mapping Project for the latitude and longitude at the site (Lat. = 48.454°, Lon. = 122.637°). One would use one-half of the 0.254g for a building that is on soil. Our site investigation encountered no bedrock beneath the property so we recommend that Soil Type S_D be used when calculating horizontal and vertical accelerations at the site.

CONCLUSIONS

Geotechnical

We conclude based on our geotechnical engineering investigation, that development of this site poses a geohazard. It will be possible to erect a single family residence on the property if the wall is built on the south eastern property line. The house would be okay because the basement will extend below the site and there neither 40 percent nor the 10 relief but the garage does not have a basement so it will have both.

We will do an investigation for the wall and to the basement to determine the soil and put together a plan to build the wall. It looks like the ecology block wall must be four tiers high. It cannot have any camber due to the lack to lack of space. It must have one buried block buried and an 8-inch footing below the wall. The wall must have a geogrid extending three feet at the lowest block and six feet below the fourth block. The infill must be clean gravelly sand with less than 5 percent fines. A 4-inch rigid drainpipe will carry drainage to the end of the wall.

We think this mitigation will make the slope safe and a car or truck will be able to pass through it. We believe this hazard can be mitigated by the wall. If there was no house and the city had a 10 foot space to get along in it would need a wall.

Wetland and Fish and Wildlife Mitigation

The property needs to have 55 plants planted waterward of the house, which was the agreement in 2002. You should say where the plants are to be planted within the fish and wildlife buffer which extends 100 feet.

The criterion for successful buffer enhancement efforts is survival of 85 percent of all plantings over the initial 5-year period and survival of 100 percent of the species through the first year. A count of all living specimens shall be the percent survivorship. If some of the plants fail, the method of failure will be determined (i.e., soil conditions, predation, moisture conditions, etc.) and recommendations will be made to rectify the problems, and either that specie or another specie shall be planted. We suggest planting extra vegetation as an insurance against losing some of the vegetation in the first year.

You could plant other trees and shrubs, but they have to be native of Skagit County and they have to be acclimated to the habitat in the fiver valley. There is a slope and then a relatively flat area; directions are given by where we think they should be planted on the bank or off of it. We think the plantings may include:

TREES

big-leaf maple (*Acer macrophyllum*), sun or shade, high on the bank or to the west side,
cascara (*Rhamnus purshiana*), sun or shade, lower on the bank,
Douglas' hawthorn (*Crataegus douglasii*), sun or shade, just above the bank,
Douglas maple (*Acer glabrum*), sun or shade, just above the bank,
Hooker's willow (*Salix hookeriana*), sun, close to the lake,
Pacific crabapple (*Malus fusca*), sun or shade, just above the bank,
paper birch (*Betula papyrifera*), sun or shade, higher on the bank,
pin cherry (*Prunus pensylvanica*), Shade or sun, west on property,
quaking aspen (*Populus tremuloides*), sun, anywhere on the bank,
red alder (*Alnus rubra*), sun, anywhere,
shore pine (*Pinus contorta*), sun or shade, on the bank,
Sitka willow (*Salix sitchensis*), sun, close to the lake, and
western flowering dogwood (*Cornus nutalli*), sun, very close to the lake

SHRUBS

beaked hazelnut (*Corylus cornuta*), shady or sunny, anywhere on the bank,
black twinberry (*Lonicera involucrata*), sun or shade, low or off of the bank,
creeping juniper (*Juniperus communis*), shady or sunny, high on the bank,
dull Oregon grape (*Mahonia nervosa*), sun, high on the bank,
Indian plum (*Oemleria cerasiformis*), dappled shade, high on the bank,
Nootka rose (*Rosa nutkana*), shady or sunny, anywhere,
Pacific ninebark (*Physocarpus capitatus*), sun, down by the ordinary high water mark,
red currant (*Ribes sanguineum*), dappled shade, higher on the bank,
salal (*Gaultheria shallon*), sun or shade, on the bank,
serviceberry (*Amelanchier alnifolia*), sun, on the bank,
snowberry (*Symphoricarpos albus*), sunny or shade, anywhere, and
vine maple (*Acer circinatum*), shade, anywhere.

We recommend Plants of the Pacific Northwest Coast (Pojar & MacKinnon, Lone Pine Press, 1994) as a guide to identification and habitats for the recommended native species to be planted at the site. We also recommend Gardening with Native Plants of the Pacific Northwest (Arthur R. Kruckeberg, University of Washington Press, 1996) to provide planting ideas for site development.

General Construction Recommendations

- Place the silt fence 10 feet downgradient of the building and within 7 feet of the wall. The silt fence will set construction limits and minimize transport of particulate matter, including concrete, into the shoreline buffer or out of the building area.
- Erect the silt fence with the skirt on the upgradient side of the support posts. The skirt should be put into a trench, a slit cut into the topsoil, or the skirt may be held down to bedrock or soil scalped free of vegetation by covering it with a sand or pea-gravel berm to press the skirt to the ground surface.
- Perform the construction within the dry season.
- No construction or waste materials should be stored or placed waterward of the silt fence.
- Cover piled topsoil with polyethylene sheeting if the soil will last more than 24 hours.
- Seed disturbed areas of the site with native grass immediately upon completion of construction and remove silt fence once site vegetation is established.
- Cover all concrete footings, slabs and all outdoor brickwork with polyethylene sheeting if rain is likely to occur within 3 days of concrete work. Neutralize concrete spills or runoff by the application of sodium bicarbonate (baking soda) to lower the pH and neutralize the toxics.

INDEMNIFICATION AND LIMITATIONS

This report is intended for use by the Glenn and Stephanie Dalglish and their representatives for the project described in this report. It is not to be used by other parties at or away from the project site without the specific consent of Edison Engineering.

Our report describes surface and subsurface conditions at the dates and locations indicated. The opinions, conclusions, and recommendations contained in this report are based on site conditions to the limited depth of our soil investigation pits and probing at the site. We assume that the soil explorations are representative of the subsurface conditions throughout the site.

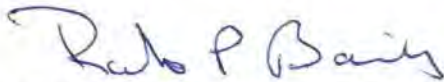
The fish and wildlife habitat section of this report is intended to reduce uncertainty regarding the biological conditions at the site. Nesting habits of waterfowl and other birds are difficult to predict and are subject to change at any time. Primary evidence regarding priority habitat and species was obtained from Skagit County maps, which may have incorrectly assessed habitat or missed sightings of priority species. The conclusions and recommendations contained in this report are based on wildlife habitat conditions and wildlife observed during our site visits and general knowledge of the area.

If, during site development, slope, soil, or biological conditions are observed that appear to be different from conditions described in this report, we must be advised promptly so that we can review these conditions and reconsider and modify our conclusions and recommendations, if necessary.

We appreciate the opportunity to be of service to you. Should you have any questions concerning this report or require further information, please contact Bob Bailey at (360) 766-4414.

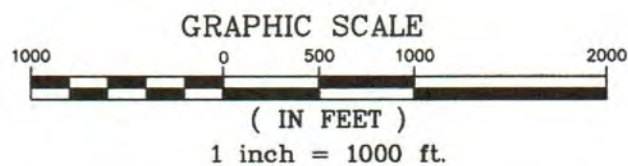
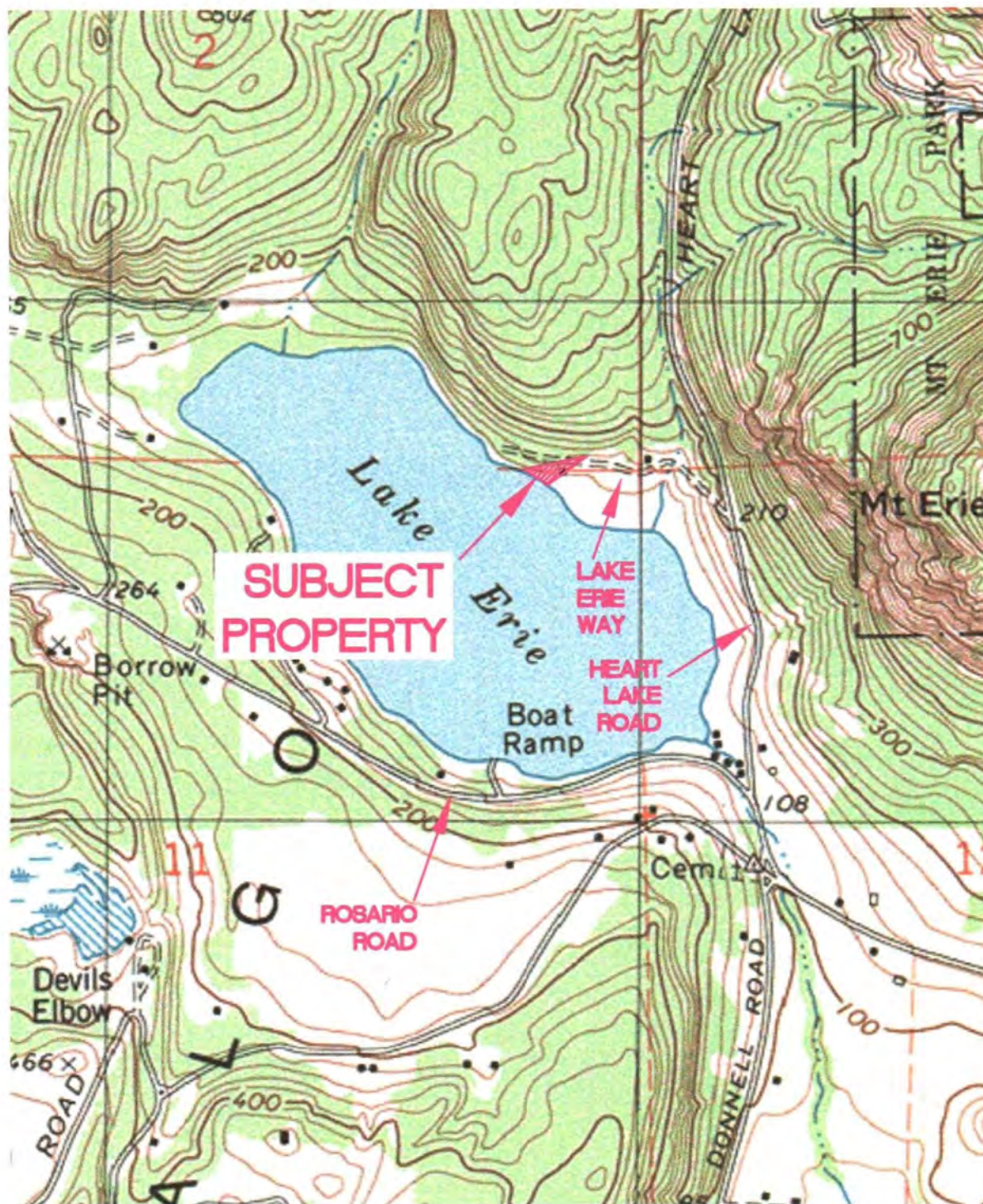
Sincerely,

EDISON ENGINEERING



Robert P. Bailey, M.S.C.E., P.E.
Wetland Scientist / Biologist / Geotechnical Engineer





REFERENCE: USGS 7.5-MIN TOPOGRAPHIC MAP
DECEPTION PASS QUADRANGLE
CREATED 1978, REVISED 1980
LAT: 48°27'16", LON: 122°38'12"

JOB NO.: 217045
DESIGNED BY: rpb
DRAWN BY: rpb
CHECKED BY: rpb

**EDISON
ENGINEERING**

14952 Washington St
Anacortes WA 98211
(360) 202-4884
Edisoneng@cs.com

TOPOGRAPHIC / VICINITY MAP
DALGLIESH PROPERTY, LAKE ERIE WAY
SKAGIT COUNTY, WASHINGTON

DATE: 10/27/17 SCALE: 1"=1000 N: n/a



ELIMINATE EXOTIC BLACKBERRY AND
SCOTCH BROOM, THIS IS MOSTLY DONE.
PLANT 55 SPECIES FROM THE TEXT.

0.32 ACRE (14,080 SF)
FISH AND WILDLIFE AND
WETLAND BUFFERS

Slope Profile

TP-2

200' REGULATORY
SHORELINE BUFFER

CABIN

☒ GARAGE

TP-1

HOUSE

TP-3

LAKE ERIE WAY

SECTION 02 ANACORTES

SECTION 11 SKAGIT COUNTY

WETLAND
DELINEATION
IN 2002.

Diagram illustrating the Wetland Buffer and Ordinary High Water Mark (OHWM). The diagram shows a cross-section of a wetland area adjacent to Lake Erie. The OHWM is marked by a line labeled "Ordinary High Water Mark (OHWM)". A "50' WETLAND BUFFER" is indicated by a shaded area between the OHWM and the wetland boundary. The wetland boundary is marked by a line labeled "W6". A point "W5" is also marked on the wetland boundary. A north arrow is shown pointing towards the top right.

50'
WETLAND
BUFFER

WP-3

7

W4

4)

2

WETLAND
(2,045 SF)
(0.046 ac)

~~WP-1~~



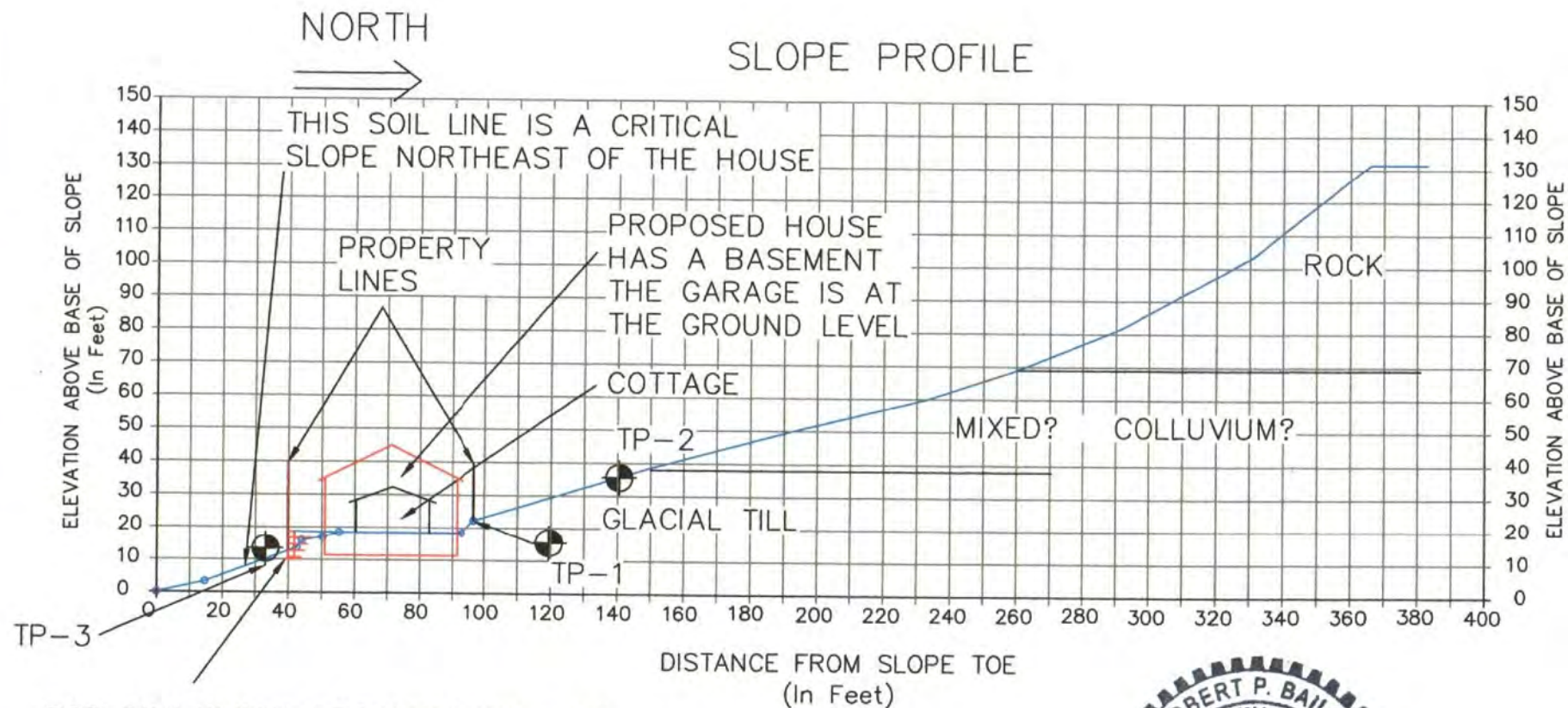
7. 2

VP-2

$$1 \text{ inch} = 40 \text{ ft.}$$

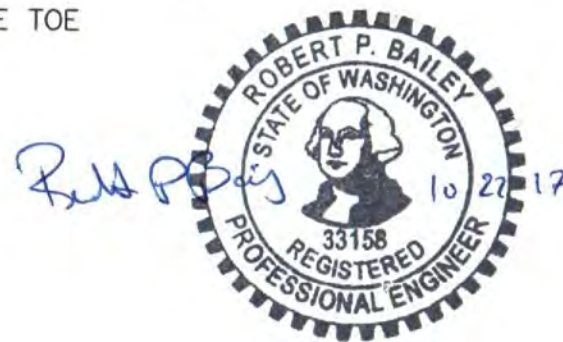
This drawing was created with tape measure, compass, and clinometer and was placed on a survey of the property. This is an approximate map.
NOT A SURVEY.

Owners: Glenn and Stephanie Dalglish
Address: 5022 Lake Erie Way
Parcel: P19152
Permit: PL98-0280
Preparer: Edison Engineering
Date: April, 2002
Revision: October, 2017



ECOLOGY BLOCK RETAINING WALL NO CAMBER ONE BLOCK BURIED BEHEATH SOIL AND 8 INCH FOUNDATION. PLUS 5-FOOT GEOGRID E.G. FORTRAC 35 (OR EQUIV.)

This drawing was created with tape measure, compass, and clinometer.
This is an approximate map.
NOT A SURVEY.



**EDISON
ENGINEERING**

14952 Washington St
Anacortes WA 98211

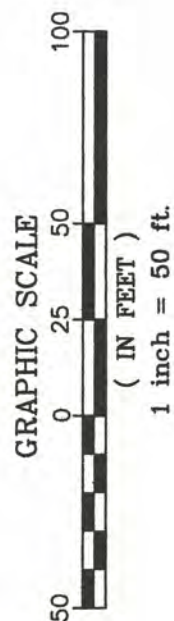
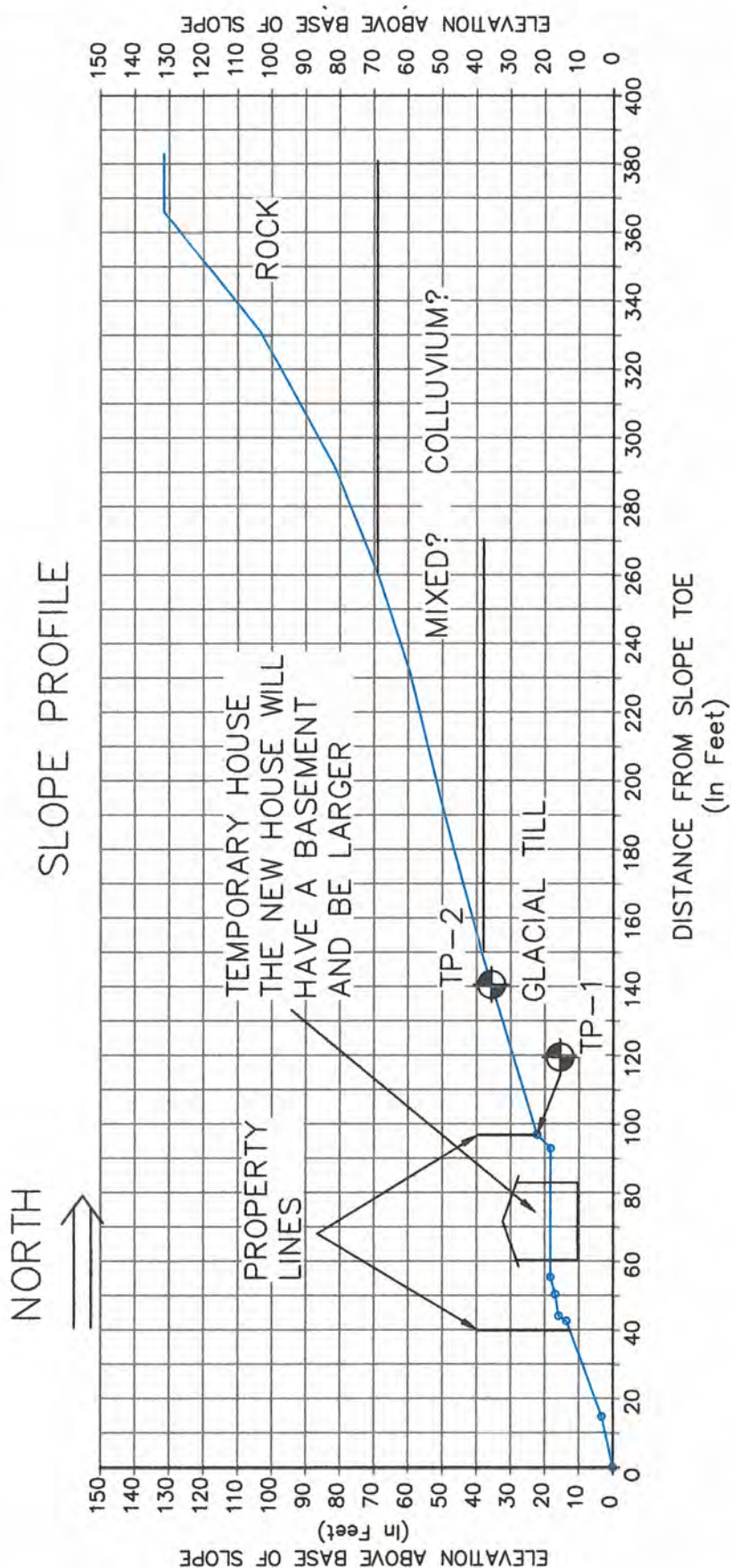
(360) 202-4884
Edisoneng@cs.com

SLOPE PROFILE
DALGLIESH PROP. HEART LK. ROAD
SKAGIT COUNTY, WASHINGTON

DATE:
10/17/17

SCALE:
H: LISTED

V: LISTED



This drawing was created with tape measure, compass, and clinometer.
This is an approximate map.
NOT A SURVEY.

EDISON ENGINEERING

14952 Washington St
Anacortes WA 98211
(360) 202-4884
Edisoneng@cs.com

SLOPE PROFILE
DALGLIESH PROP. HEART LK. ROAD
SKAGIT COUNTY, WASHINGTON

DATE: 10/17/17 SCALE: H: LISTED V: LISTED

EDISON ENGINEERING
14952 Washington St.
Anacortes WA 98221

November 29, 2016

Allan Schroeder

Portalis LLC
4819 Portalis Way
Anacortes WA 98221

Report: Geotechnical Engineering Services
Norman and Wood's SP Lots (23-30)

Property Numbers: P58123 and P58124

Dear Mr. Schroeder;

Edison Engineering is pleased to present this geotechnical engineering report the 2.26 acre property in Anacortes.

INTRODUCTION

The location for the project is the west side of Spur 20 and north of Sunset Avenue as the road is going down to the Ferry Dock.

The property will have a looped road. The first section of the road is south of the property, in one half of the road easement (Park Avenue), it then turns north at the west end of the property, also in the road easement (Ridge Way). The road turns east and splits the property nearly in half north to south as it heads to the east property line, it then south and joins the original section of the road. The road will surround 6 dwellings and the north part is south of 4 properties (Site Plan).

PURPOSE AND SCOPE OF SERVICES

The purpose of this investigation was to obtain geotechnical and geological information on the subsurface soil and ground water conditions at the property. We accomplished these tasks in order to provide generalized site preparation recommendations and check for soil liquefaction. Our scope of engineering services consisted of completing the field exploration and providing this report describing general geotechnical recommendations for the proposed project.

Specifically, we did the following services:

1. Conduct site visits and place 10 machine excavated test pits (July 17 and July 20, 2017).
2. We hammered a 1/2-inch rebar down into the ground with a 5-pound hammer to get a sense the soil density.
3. The test pits were filled upon completion of the fieldwork.
4. Develop test pit logs as to thickness and depth of each soil unit encountered, based on the Unified Soil Classification System (USCS).
5. Provide analysis on whether the soil would be liquefiable or not.
6. Prepared the geotechnical soils report including a summary of work performed, a description of the general geologic conditions at the site and the subsurface conditions encountered in our exploration.

Criteria for granting Shoreline Conditional Use Permits:

Uses classified as conditional uses may be authorized provided that the applicant can demonstrate all of the following:

1. That the proposed use will be consistent with the policies of RCW 90.58.020 and the policies of the Master Program;

The Dalglish home has been designed to fit seamlessly into the hillside, with few harsh corners, and a roof-line that blends with the natural shape of the tree canopy. There will be no activity on the lot within 100' of the waters of Lake Erie, and no changes of any kind will be made to the lakefront. Enjoyment of the lake by others will not be impacted in any way. Storm water runoff from the property will actually be diminished, as 100% of the rain water from the roof will be diverted to the domestic water system. It will be released slowly and evenly over the course of the year, as the water is used, and deposited in and distributed by the septic drain field.

2. That the proposed use will not interfere with the normal public use of public shorelines;

There are not changes to the shoreline, or the use of the shoreline, in our proposal.

3. That the proposed use of the site and design of the project will be compatible with other authorized uses within the area and with uses planned for the area under the comprehensive plan and this Master Program;

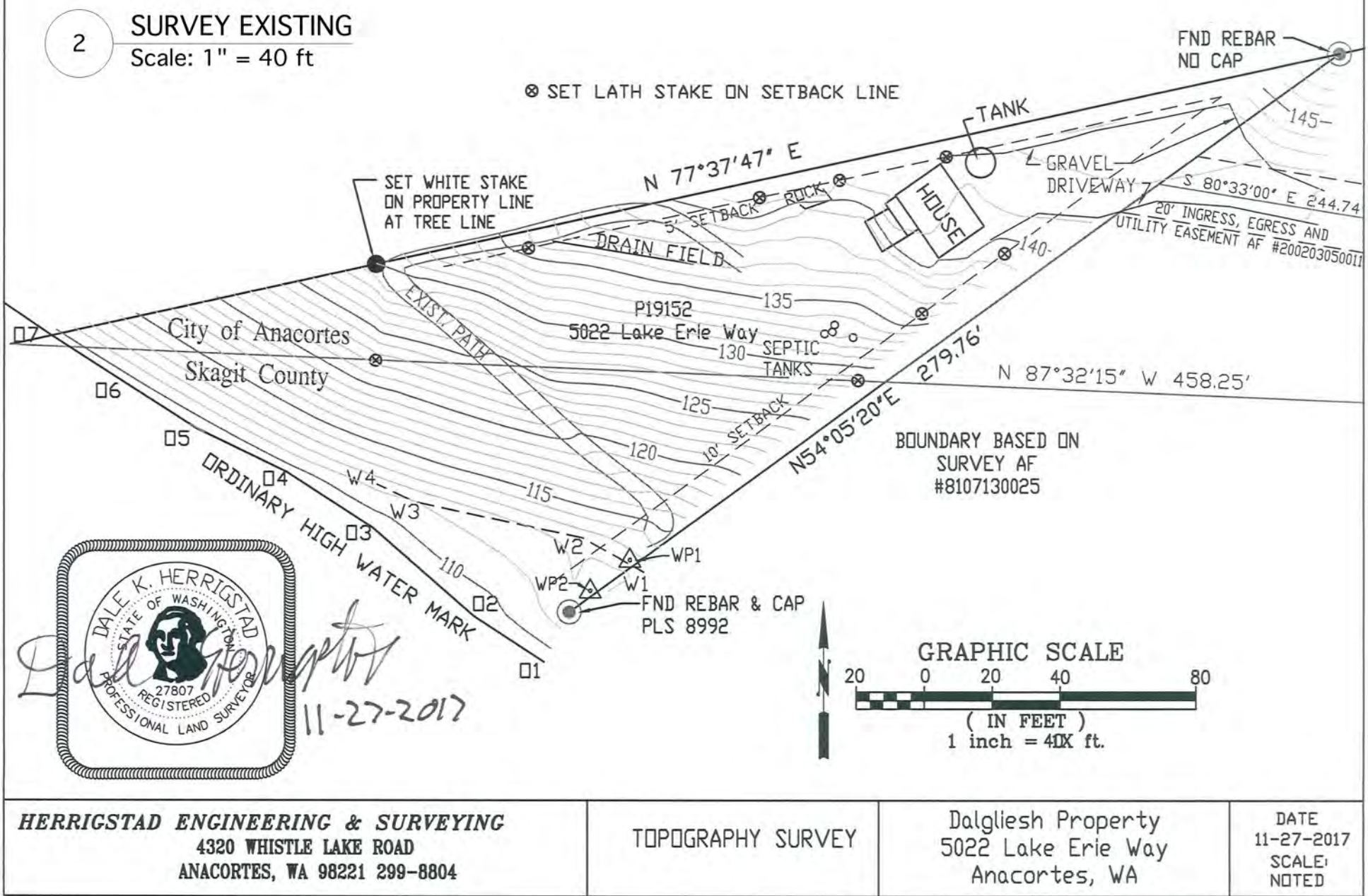
Three of the other four other lots along Lake Erie Way already have homes on them of a similar size. This is consistent with the R-2 zoning.

4. That the proposed use will cause no significant adverse effects to the shoreline environment in which it is to be located; and

Due to the storm water catchment, the shoreline environment should actually be improved, as there will never be a rush of storm water to the lake during or after a heavy rain event. This should reduce the levels of phosphorus in the lake since most of that comes from lawns during rain events.

5. That the public interest will suffer no substantial detrimental effect.

The public will benefit with a cleaner lake, and more tax dollars to pay for other general improvements to the public welfare.



IMPERVIOUS AREA CALCULATION:

EXISTING GRAVEL PAD, INCLUDING EXISTING HOUSE = 3,475 SF

NEW SFR, INCLUDING PROJECTED OVERHANGS, SIDEWALKS, ETC. = 3,095 SF.

NEW (REDUCED) GRAVEL DRIVEWAY AREA = 1,184 SF.

TOTAL PROPOSED IMPERVIOUS AREA = 4,279 SF.

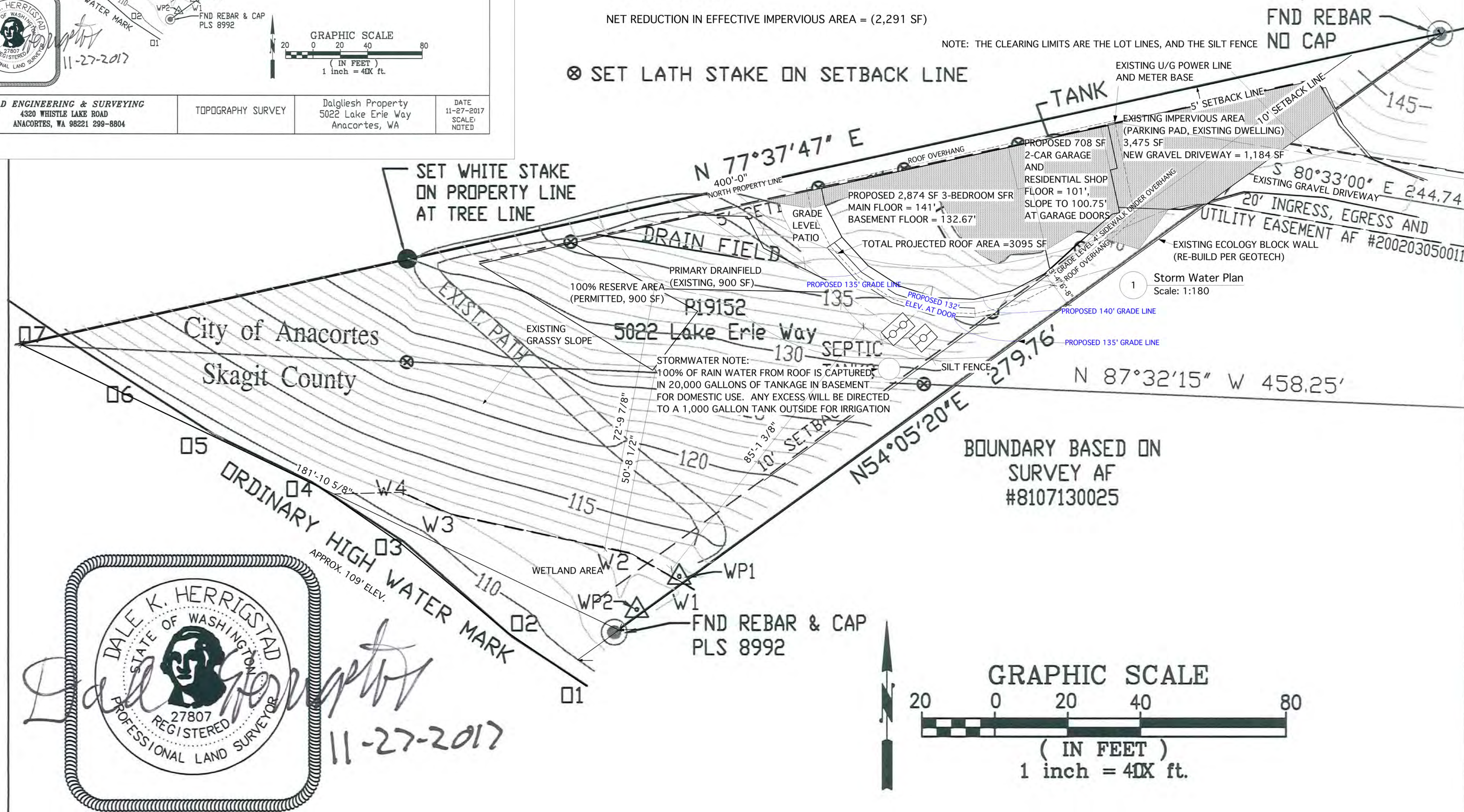
INCREASE FROM EXISTING IMPERVIOUS AREA = 804 SF.

100% OF ROOF STORM WATER WILL BE GOING INTO ENGINEERED DOMESTIC WATER SYSTEM TANKS IN BASEMENT (20,000 GALLON CAPACITY), WITH ANY OVERFLOW GOING INTO 1,000 GALLON TANK FOR LANDSCAPE IRRIGATION.

NET REDUCTION IN EFFECTIVE IMPERVIOUS AREA = (2,291 SF)

NOTE: THE CLEARING LIMITS ARE THE LOT LINES, AND THE SILT FENCE

⊗ SET LATH STAKE ON SETBACK LINE

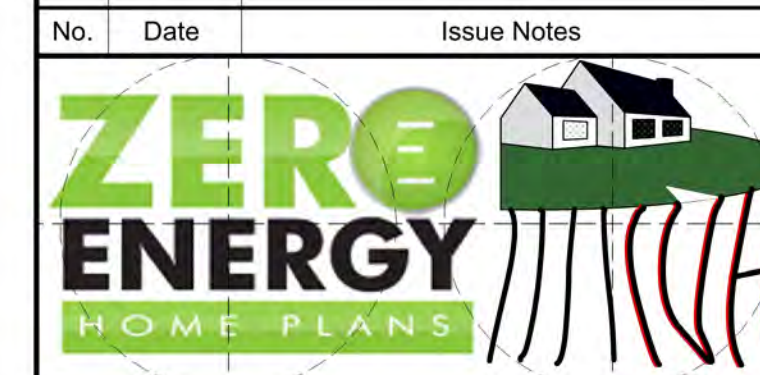


SUBJECT PARCEL
(ROAD LOCATION
IS INCORRECT)



3 Area Reference
Scale: 1" = 40 ft

No.	Date	Appr	Revision Notes

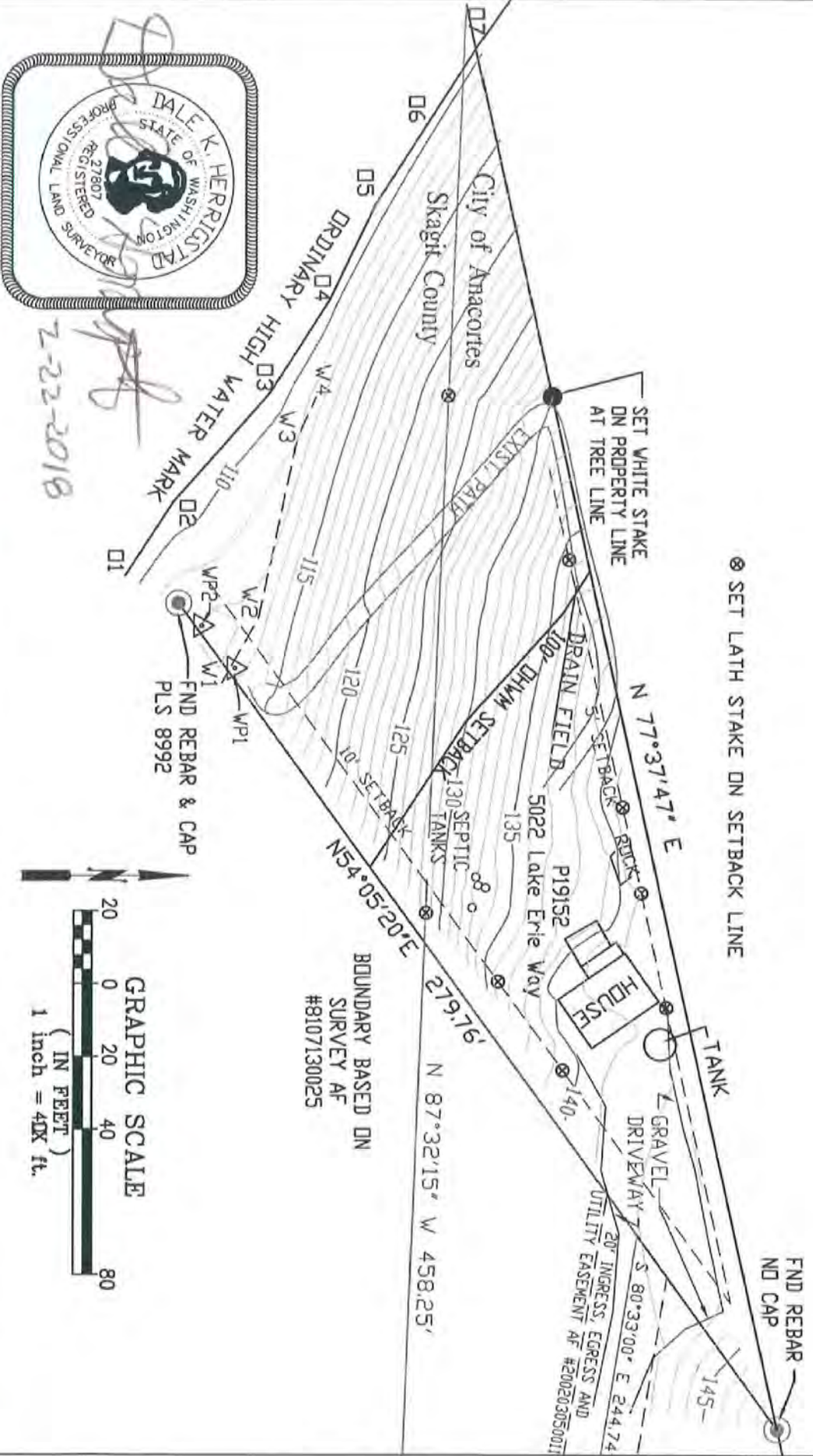


Design Firm
Zero-Energy Plans LLC
107 S. Main St. Ste. G201
Coupeville, WA 98239
(360) 969-2363

Consultant
Dalglish Residence
5022 Lake Erie Lane
Anacortes, WA

Sheet Title
Storm Water Pollution Prevention Plan

Project Manager Ted L. Clifton	Project ID ZEP GD-1
Drawn By Ted L. Clifton	Scale 1" = 15'
Reviewed By	Sheet No. Sht-19 of 14
Date 11/29/2017	
CAD File Name GD-1	



HERRIGSTAD ENGINEERING & SURVEYING

4320 WHISTLE LAKE ROAD
ANACORTES, WA 98221 299-8804

TOPOGRAPHY SURVEY
COMPLETED 11-7-2017

Dalglish Property
5022 Lake Erie Way
Anacortes, WA

DATE
2-22-2018
SCALE
NOTED



EXHIBIT #02:

GIS MAP & ASSESSORS INFO



Details for Parcel: P19152

Jurisdictions: ANACORTES

SKAGIT COUNTY - this property in multiple Jurisdictions
Please contact the city of **ANACORTES** for ANACORTES
zoning information.
Skagit County - [Rural Reserve](#)

Zoning Designation:

[Recorded Documents](#)[Excise Affidavits](#)[Septic System](#)

Documents scanned and recorded by the Auditor's office

Document scans of excise affidavits

Septic system information

Parcel Number	XrefID	Quarter	Section	Township	Range
P19152	340111-0-036-0004	NE	11	34	01

Owner Information

DALGLIESH GLENN & DALGLIESH STEPHANIE
18624 26TH AVE SE
MILL CREEK, WA 98012

Site Address(es) -

5022 LAKE ERIE WAY
Skagit County, 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 GOVERNMENT LOT 9, SECTION 2, TOWNSHIP 34 NORTH, RANGE 1 EAST OF THE WM; AND GOVERNMENT LOT 1, SECTION 11, TOWNSHIP 34 NORTH, RANGE 1 EAST OF THE WM; DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF GOVERNMENT LOT 9 AND THE SHORE OF LAKE ERIE; THENCE NORTHEASTERLY ALONG A LINE WHICH IF EXTENDED WOULD INTERSECT THE EAST LINE OF GOVERNMENT LOT 9 AT A POINT 188.25 FEET NORTH OF THE SOUTHEAST CORNER THEREOF, A DISTANCE OF 400 FEET; THENCE SOUTHWESTERLY TO A POINT THAT LIES 100 FEET SOUTHEASTERLY ALONG THE SHORE OF LAKE ERIE FROM SAID INTERSECTION OF THE SOUTH LINE OF GOVERNMENT LOT 9 AND THE SHORE OF LAKE ERIE; THENCE NORTHWESTERLY ALONG THE SHORE OF LAKE ERIE A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING. ALSO TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 9, SECTION 2, TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M.; AND GOVERNMENT LOT 1, SECTION 11, TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M.; DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF GOVERNMENT LOT 9 AND THE SHORE OF LAKE ERIE; THENCE NORTHEASTERLY ALONG A LINE WHICH IF EXTENDED WOULD INTERSECT THE EAST LINE OF GOVERNMENT LOT 9 AT A POINT 188.25 FEET NORTH OF THE SOUTHEAST CORNER THEREOF, A DISTANCE OF 400 FEET; THENCE SOUTHWESTERLY TO A POINT THAT LIES 100 FEET SOUTHEASTERLY ALONG THE SHORE OF LAKE ERIE FROM SAID INTERSECTION OF THE SOUTH LINE OF GOVERNMENT LOT 9 AND THE SHORE OF LAKE ERIE; THENCE NORTHWESTERLY ALONG THE SHORE OF LAKE ERIE A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

2017 Values for 2018 Taxes*

Building Market Value \$34,900.00
Land Market Value +\$212,000.00
Total Market Value \$246,900.00
Assessed Value \$246,900.00
Taxable Value \$246,900.00

Sale Information

Deed Type WARRANTY DEED
Sale Date 2002-03-04
Sale Price \$75,000.00

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	(110) HOUSEHOLD SFR OUTSIDE CITY		WAC 458-53-030	
Neighborhood	(22FIDALGO) FIDALGO WATERFRONT RESIDENTIAL			
Levy Code	1485	Fire District	F11	
School District	SD103	Exemptions		
Utilities	*SEP, PWR, WTR-W	Acres	0.64	
Improvement 1 Attributes Summary				
Building Style	ONE STORY			
Year Built	2002	Foundation	POST & PIER	
Above Grade Living Area	352 Square Feet	Exterior Walls	PLYWOOD	
Finished Basement		Roof Covering	COMP	
*Total Living Area	352 Square Feet	Heat/Air Conditioning	ELECTRIC WALL UNITS	
Unfinished Basement		Fireplace		
*Total Garage Area		Bedrooms		
Bathrooms	HALF 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.



Subject Property



Subject Property

EXHIBIT #03:

ATSI CRITICAL AREA LETTER (WITHIN CITY LIMITS)



ATSI
Aqua-Terr Systems, Inc.

4 January 2018

Glenn Dalglish
16624 26th Avenue SE
Bothell, WA 98012
Cell: (206) 715-3039
Glenn@mistyroad.com

Re: Dalglish-Parcel Number P19152, 5022 Lake Erie Way, City of Anacortes, WA Wetland Determination (Revisions to 16 December 2017 Letter)

Dear Mr. Dalglish,

ATSI has been retained to review the City of Anacortes portion of the parcel mentioned above (see attached) for wetlands per the request of Kevin Cricchio of the Planning, Community, & Economic Development Department. After review of the project information and a site visit to collect data, ATSI determined there are no wetlands or streams located on the City of Anacortes portion of the parcel or within 300 feet of said area (see attached). The results of our review are provided within this letter.

Methods

Preliminary data review of public resource documents and reports was performed to provide initial information on the potential vegetation, soil, hydrology, and critical areas located on and adjacent to subject parcel. These resources included, but were not limited to:

- Google Earth aerial photographs (Google Earth 2017)
- Critical Areas Studies: Wetlands, Fish and Wildlife, and Geohazard (Edison Engineering 27 April 2002)

Reconnaissance

ATSI staff (Karla Gallina and Sigrid Williams) walked the parcel to perform qualitative and quantitative analyses, reconnaissance, and wetland confirmation to determine if the previously delineated wetland remains and is as originally mapped and is not located on the City of Anacortes portion of the parcel. ATSI conducted a site visit on 30 November 2017. Reconnaissance aided in determining the locations of, assessing the functions of, and determining the boundaries of biologically critical wetlands and streams located on and adjacent to (within 300 feet) the City of Anacortes portion of the parcel. Aerial photographs were used for orientation and to assist in locating wetlands and other potential biologically critical areas. Qualitative and quantitative data were collected to confirm said wetland delineation. Data on topography, vegetation, soil, hydrology, wildlife,

and habitat were observed and recorded in a field book. Quantitative data collected available upon request.

Data Collection

Data were collected utilizing the methods set forth in the Corps, *Wetland Delineation Manual* (Environmental Laboratory 1987) and *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0)* (Corps May 2010) as accepted by the Ecology. Data on vegetation, soil, and hydrology were recorded in a field book.

Qualifications

Jim Wiggins, Master of Science (MS), Professional Wetland Scientist (PWS), emeritus senior biologist/president of ATSI performs or supervises all fieldwork and report/letter preparation. Mr. Wiggins has a MS degree in ecology from Western Washington University (WWU) and has been a biologist with ATSI since 1988. Karla Gallina, Bachelor of Science (BS), PWS, senior biologist/vice president of ATSI is an ACAD specialist, technical writer and editor, and project manager. Mrs. Gallina has a BS degree in natural resources/environmental science from Paul Smith's College in New York State and has been a biologist with ATSI since 2008. Sigrid Williams, BS, Wetland Professional in Training (WPIT), associate biologist with ATSI, is a field and ACAD technician and report preparer. Ms. Williams has a BS in environmental science/geography from WWU and has been a biologist with ATSI since May 2015.

Mr. Wiggins and Mrs. Gallina are certified PWS's by the Society of Wetland Scientists (SWS) Profession Certification Program (PCP) and have completed training from the Ecology on the 2004 Wetland Rating System for Western Washington (Hruby 2004). Ms. Williams and Mrs. Gallina are qualified to rate wetlands per the Washington State Wetland Rating System for Western Washington: 2014 Update (Hruby 2014). Ms. Williams is a WPIT certified by the SWS PCP. All have completed the training from Ecology on how to accurately determine the Ordinary High Water Mark (Ecology October 2016).

Numerous workshops and classes are taken by ATSI staff throughout each year to keep us knowledgeable of the best available science and to maintain PWS/WPIT certification.

Results

ATSI reviewed the parcel and confirmed a wetland located on the Whatcom County portion of the parcel (see attached). Said wetland is not located on the City of Anacortes portion of the parcel (see attached). Data was collected, upland and wetland, to confirm wetland presence/absence and is available upon request. No wetlands or streams were observed on the remaining portion of the City of Anacortes portion of the parcel nor within 300 feet.

Summary

After review of the project information and a site visit to collect data, ATSI determined there are no wetlands or streams located on the City of Anacortes portion of the parcel nor within 300 feet.

Limitations

We have used the most current, established methods to synthesize the results stated within this letter. All the above statements are based on our best professional judgment. Although we follow the local, state, and federal criteria, we cannot guarantee their determination will correspond with ours. Please note that regulations pertaining to critical areas are subject to change over time.

Please do not hesitate to contact us with additional information requests.

Respectfully,



Karla Gallina, BS, PWS
Vice President/Senior Biologist
KarlaG@AquaTerrSystemsInc.com



Sigrid Williams, BS, WPIT
Associate Biologist
SigridW@AquaTerrSystemsInc.com



Jim Wiggins, MS, PWS
President/Emeritus Senior Biologist
JimW@AquaTerrSystemsInc.com

List of Attachments

Herrigstad Engineering & Surveying Topography Survey

Works Cited

Edison Engineering. 27 April 2002. Re: Critical Areas Studies: Wetlands, Fish and Wildlife, and Geohazard.

Environmental Laboratory. 1987. Corps of Engineers Wetlands Delineation Manual. Technical Report Y-87-1. United States Army Engineer Waterways Experiment Station. Vicksburg, Mississippi.

Google Earth. 2017.
<http://www.google.com/earth/index.html>
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Hruby, T. 2014. Washington State wetland rating system for western Washington - revised. Washington State Department of Ecology Publication # 04-06-029.

Hruby, T. 2004. Washington State wetland rating system for western Washington revised. Washington State Department of Ecology Publication # 04-06-025. Olympia, WA: Washington Department of Ecology.

United States Army Corps of Engineers. May 2010. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0), ed. J. S. Wakeley, R. W. Lichvar, and C. V. Noble. ERDC/EL TR-10-3. Vicksburg, MS: U.S. Army Engineer Research and Development Center.

Washington State Department of Ecology. October 2016. *Determining the Ordinary High Water Mark for Shoreline Management Act Compliance in Washington State*. <https://fortress.wa.gov/ecy/publications/summarypages/1606029.html>

EXHIBIT #04:

PROTECTED CRITICAL AREA SITE PLAN (WITHIN SKAGIT COUNTY JURISDICTION)

Return to:



200604050060

Skagit County Auditor

4/5/2006 Page

1 of

2 12:03PM

PROTECTED CRITICAL AREA SITE PLAN

Page 1 of 2

Grantor/Owner: Glenn & Stephanie Dalglish

Grantee: PUBLIC

Site Address: NHN Heart Lake Road

Property ID #: P19152

Assessors Tax Account #: 340111-0-036-0004

Legal Description: Sec. 11 Twp. 34 Rng. 01 / Plat Name: --- Lot: ---

Permit/Activity #: SW05-0004

The PROTECTED CRITICAL AREA (PCA) is to be left undisturbed in its natural state. "With the exception of activities identified as Allowed without Standard review under SCC 14.24.100, any land-use activity that can impair the functions and values of critical areas or their buffers through a development activity or by disturbance of the soil or water, and/or by removal of, or damage to, existing vegetation shall require critical areas review and written authorization pursuant to SCC 14.24." SCC 14.24.060 No clearing, grading, filling, logging or removal of woody material, building, construction or road construction of any kind, planting of non-native vegetation or grazing of livestock is allowed within the PCA areas except as specifically permitted by Skagit County on a case-by-case basis consistent with SCC 14.24.

Representations on this site plan may be approximations only and should not be used for purposes other than for determining general locations of critical areas. Development activities beyond the scope of this plan may require additional studies and approvals.

The above references to "Grantor" and "Grantee" shall not be construed as a transfer of property ownership and are used solely for filing with the County Auditor.

Owner: Glenn Dalglish

Date: 4/5/2006

On this day personally appeared before me Glenn Dalglish known to be the individual described herein and acknowledged to me that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

[Signature], Notary Public in and for the State of Washington,
residing at Burlington Date: April 5, 2006

My commission expires 10-1-09

THE PROPOSED WELL & ITS 'SETBACK'
ARE OFF SITE.

EXISTING ACCESS



4/5/2006 Page 2 of 2 12:03PM

CRITICAL AREA SITE PLAN



PROTECTED CRITICAL AREA (PCA)
0.32 ACRE (14,080 SF)
FISH AND WILDLIFE AND
WETLAND BUFFERS

REMOVE EXOTIC BLACKBERRY AND
SCOTCH BROOM. PLANT TO INDIAN
PLUM, SNOWBERRY, OCEAN SPRAY,
SHORE PINE, WESTERN HEMLOCK
AND DOUGLAS FIR ON 16-FOOT
CENTERS AS INDICATED BY GRID.
PLANT ALL OPEN AREAS LEFT BY
REMOVAL OF EXOTICS.

TP-2
Slope Profile
200' REGULATORY
SHORELINE BUFFER
PROBABLE WELL
LOCATION
54°05'20"

RECOMMENDED
BUILDING AREA

100-FOOT WELL
PROTECTION RADIUS

EXISTING PROPERTY ACCESS

SECTION 02 ANACORTES
SECTION 11 SKAGIT COUNTY

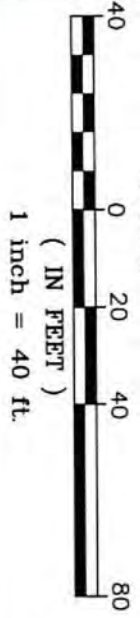
8' SIDE YARD SETBACK
SHORELINE BUFFER
100'

ANACORTES
400.00'
77°37'47"
50'
WETLAND
BUFFER
LAKE ERIE
Ordinary High Water Mark (OHWM)
WP-3

WETLAND
(2,045 SF)
(0.046 ac)
WP-2

NOTE:
INCREASE PLANT DENSITY IN AREAS
THAT ARE OPEN AND AVAILABLE TO
COMPENSATE FOR AREAS THAT
CANNOT BE PLANTED DUE TO
PREEXISTING DESIRABLE PLANTS.
PLANT APPROXIMATELY 55 PLANTS

GRAPHIC SCALE



This drawing was created with tape measure,
compass, and clinometer and was placed on
a survey of the property. This is an approximate
map. NOT A SURVEY.

Owners: Glenn and Stephanie Dalgliesh
Address: Heart Lake Road at Lake Erie
Parcel: P19152 & P19151
Permit:
Preparer: Edison Engineering
Date: April, 2002

EXHIBIT #05:

NOTICE OF APPLICATION /HEARING & NOTICE OF NEIGHBORHOOD MEETING



NOTICE OF APPLICATION & HEARING:

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

Request: The applicant has applied for a Shoreline Conditional Use Permit (SCUP) to construct a single-family residence on the subject property following the demolition of the existing cabin/ residence. The subject property is bisected by the City of Anacortes' City limits and Skagit County's jurisdiction. A single-family residence would be located on that portion of the lot that is within City limits that is located in the Public Use Zoning District. The subject property is also located within 200 feet of a shoreline—Lake Erie. According to an administrative interpretation, that portion of the subject property that is within city limits and that is 200 feet from the ordinary high water mark lies within the Conservancy shoreline environment. Single-family residences in the Conservancy Shoreline Environment require an approved Shoreline Conditional Use Permit.

File Number: SDP-2018-0001

Subject Parcel #: P19152

Date of Application: January 24, 2018

Date of Completeness: January 31, 2018

Applicant: Glenn and Stephanie Dalglish, 16624 26th Avenue SE, Mill Creek, Washington 98012

Project Location: The subject property is addressed as 5022 Lake Erie Way, Anacortes, WA 98221 and is located in a portion of Section 11; Township 34 North; Range 01 East, Willamette Meridian.

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 March 2, 2018, 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 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, Department of Ecology SCUP approval

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: 2010 Shoreline Master Program; 2016 Anacortes Comprehensive Plan; Municipal Code (Zoning, etc.); & Engineering Design and Building Standards.

SEPA Review: SEPA environmental review is not required.

Existing Environmental Documents: JARPA, Wetland Determination Letter, & Geohazard Report

Pre-Decision Open-Record Public Hearing: A **pre-decision open-record public hearing** to make a decision on the application will be held by the **Planning Commission at 6:00 PM on March 14, 2018**. The Planning Commission will conduct a **site visit onsite at 3:00 PM prior to the hearing**. The hearing will be held at city hall's 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 31, 2018

Date Published: January 31, 2018



NOTICE OF APPLICATION & HEARING:

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

Request: The applicant has applied for a Shoreline Conditional Use Permit (SCUP) to construct a single-family residence on the subject property following the demolition of the existing cabin/ residence. The subject property is bisected by the City of Anacortes' City limits and Skagit County's jurisdiction. A single-family residence would be located on that portion of the lot that is within City limits that is located in the Public Use Zoning District. The subject property is also located within 200 feet of a shoreline—Lake Erie. According to an administrative interpretation, that portion of the subject property that is within city limits and that is 200 feet from the ordinary high water mark lies within the Conservancy shoreline environment. Single-family residences in the Conservancy Shoreline Environment require an approved Shoreline Conditional Use Permit.

File Number: SDP-2018-0001

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Date of Application: January 24, 2018

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Applicant: Glenn and Stephanie Dalglish, 16624 26th Avenue SE, Mill Creek, Washington 98012

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SEPA Review: SEPA environmental review is not required.

Existing Environmental Documents: JARPA, Wetland Determination Letter, & Geohazard Report

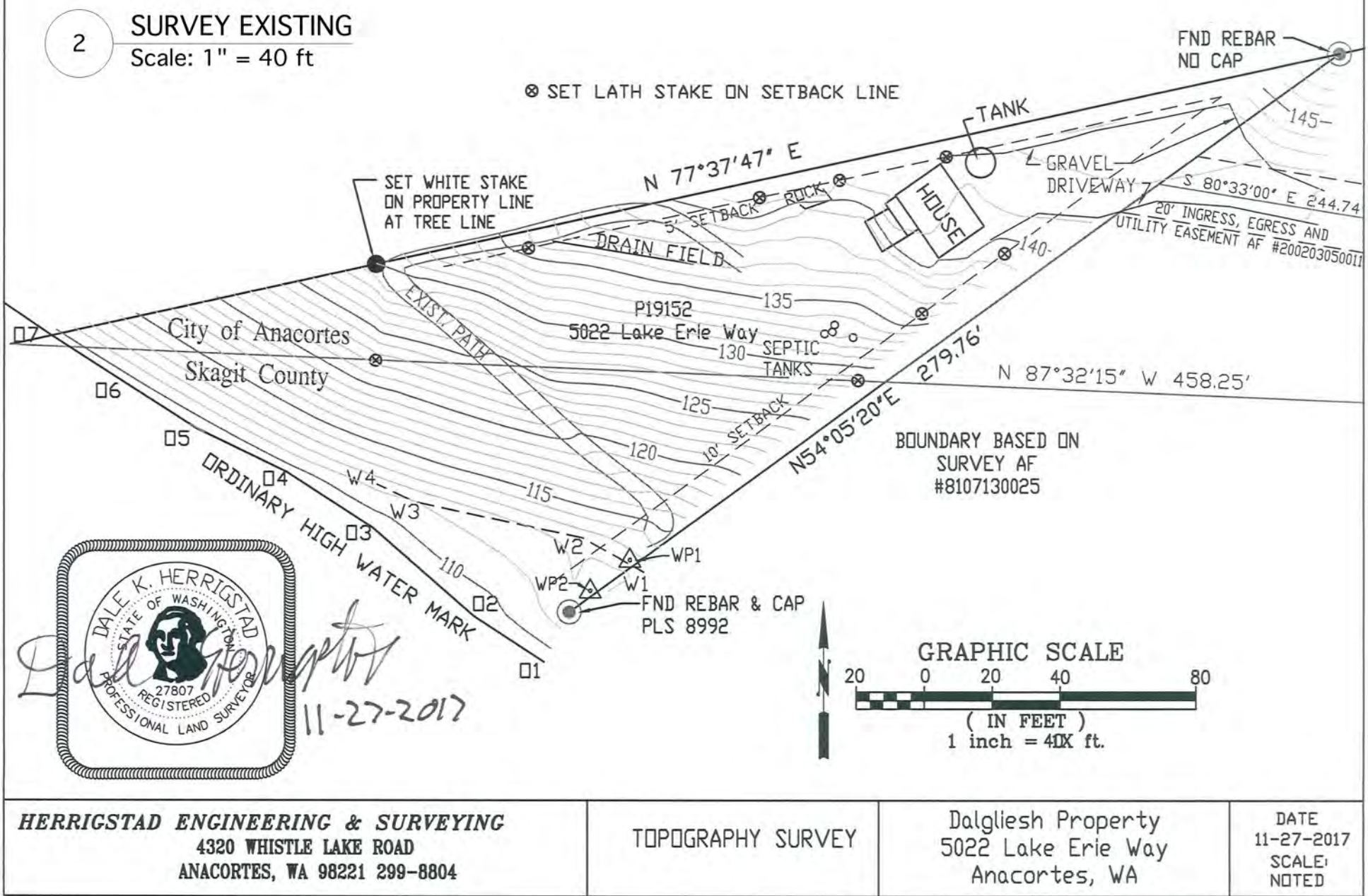
Pre-Decision Open-Record Public Hearing: A **pre-decision open-record public hearing** to make a decision on the application will be held by the **Planning Commission at 6:00 PM on March 14, 2018**. The Planning Commission will conduct a **site visit onsite at 3:00 PM prior to the hearing**. The hearing will be held at city hall's council chambers located at 904 6th Street, Anacortes, WA.

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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 31, 2018

Date Published: January 31, 2018



IMPERVIOUS AREA CALCULATION:

EXISTING GRAVEL PAD, INCLUDING EXISTING HOUSE = 3,475 SF

NEW SFR, INCLUDING PROJECTED OVERHANGS, SIDEWALKS, ETC. = 3,095 SF.

NEW (REDUCED) GRAVEL DRIVEWAY AREA = 1,184 SF.

TOTAL PROPOSED IMPERVIOUS AREA = 4,279 SF.

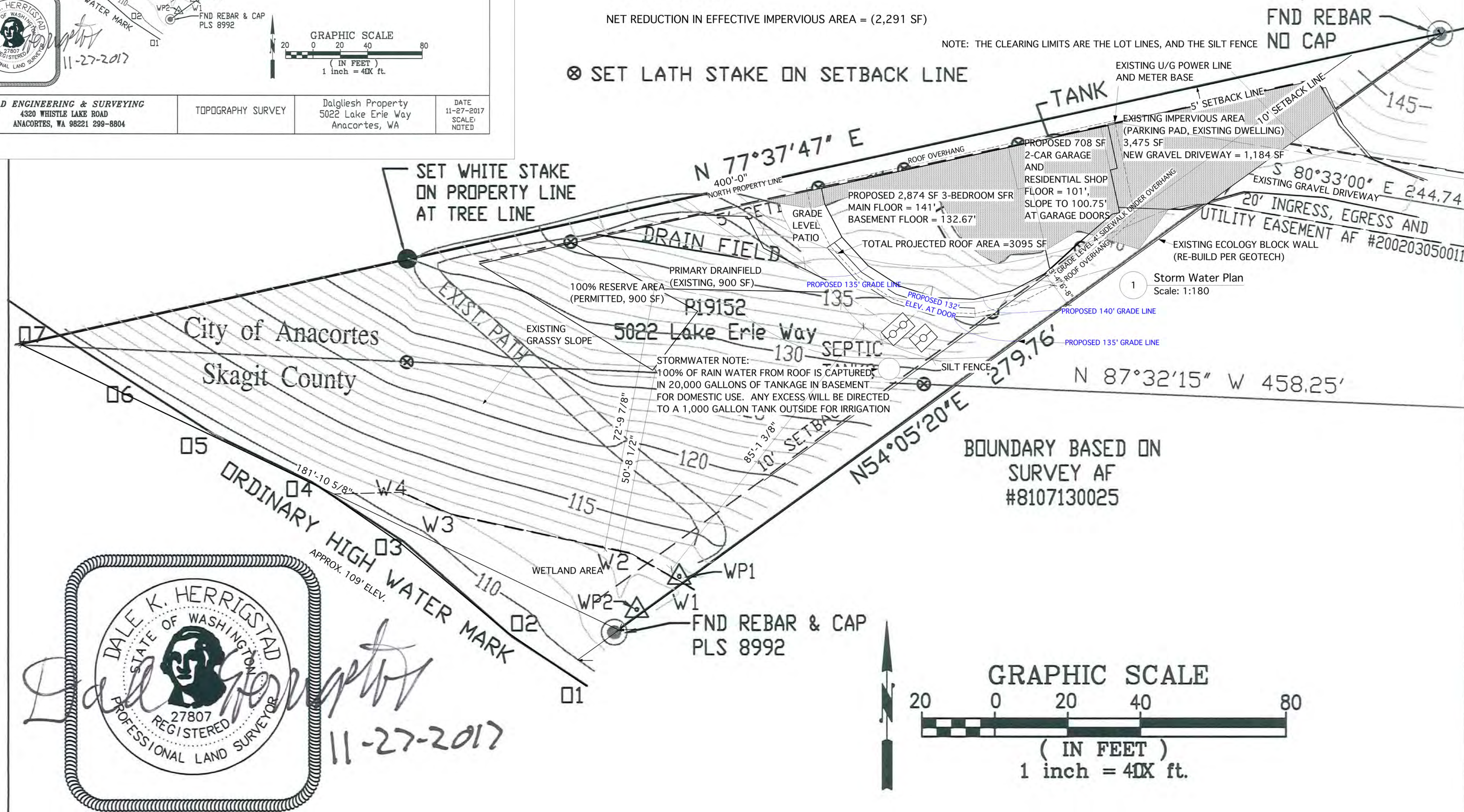
INCREASE FROM EXISTING IMPERVIOUS AREA = 804 SF.

100% OF ROOF STORM WATER WILL BE GOING INTO ENGINEERED DOMESTIC WATER SYSTEM TANKS IN BASEMENT (20,000 GALLON CAPACITY), WITH ANY OVERFLOW GOING INTO 1,000 GALLON TANK FOR LANDSCAPE IRRIGATION.

NET REDUCTION IN EFFECTIVE IMPERVIOUS AREA = (2,291 SF)

NOTE: THE CLEARING LIMITS ARE THE LOT LINES, AND THE SILT FENCE

⊗ SET LATH STAKE ON SETBACK LINE

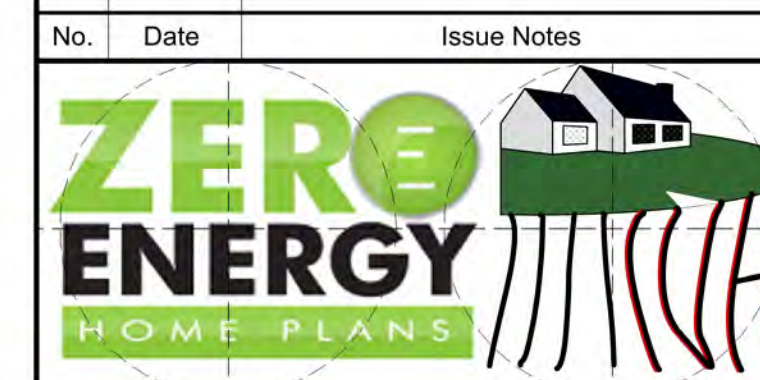


SUBJECT PARCEL
(ROAD LOCATION IS INCORRECT)



3 Area Reference
Scale: 1" = 40 ft

No.	Date	Appr	Revision Notes



Design Firm
Zero-Energy Plans LLC
107 S. Main St. Ste. G201
Coupeville, WA 98239
(360) 969-2363

Consultant

Project Title
Dalglish Residence
5022 Lake Erie Lane
Anacortes, WA

Sheet Title
Storm Water Pollution Prevention Plan

Project Manager Ted L. Clifton	Project ID ZEP GD-1
Drawn By Ted L. Clifton	Scale 1" = 15'
Reviewed By	Sheet No. Sht-19 of 14
Date 11/29/2017	
CAD File Name GD-1	

EXHIBIT #06:

PLANNING DIRECTOR ADMINISTRATIVE INTERPRETATION



Anacortes Planning, Community & Economic Development Department

Permit Center
P.O. Box 547, Anacortes, WA 98221-0547
Don Measamer, Director

PH (360) 293-1901
FAX (360) 293-1938

October 5, 2017

Glen Dalglish
16624 26th Ave SE
Bothell, WA 98012

Re; 5022 Lake Erie Way, Building Permit Application/Shorelines

Dear Mr. Dalglish,

City staff, in consultation with David Pater, Shorelines Planner, Shorelands and Environmental Assistance/Department of Ecology, have reviewed your building permit application in regards to shorelines designation based on the City of Anacortes 2010 Shorelines Master Program (ASMP) and determined that the Conservancy designation will apply based on the following analysis.

The City of Anacortes 2010 Shoreline Master Program (ASMP) designates the shoreline described as "Lake Erie: Beginning at the intersection of parcel #19038 and parcel #19044 and traveling southeast along the shoreline of Lake Erie 1,335 feet to the intersection of parcel #19044 and parcel #19152" Natural. 2010 SMP - Sect. 5.7, page 50.

The shoreline (OHWM) portion of parcel #19152 is within unincorporated Skagit County; however the lot is bisected by City of Anacortes limits and a single family residence is proposed on the portion of the lot within City limits and within 200 feet of the shoreline. The single family residence would be located over 100 feet from OHWM.

The shoreline jurisdiction area of parcel #19152 appears to be an undesignated by the Anacortes 2010 Shoreline Master Program. Based on Section 5.3 of the 2010 ASMP (page 39), the shoreline environments are

based on those provided in the state shoreline master program guidelines and include designation criteria and management policies that recognize the unique characteristics of Anacortes and specific undesignated areas within shoreline jurisdiction shall be considered "conservancy".

Therefore, it appears the city area of parcel #19152 within shoreline jurisdiction would be considered "Conservancy" designation, requiring a shoreline conditional use permit consistent with SMP Table 5.1, with a 100 foot setback from OHWM consistent with Table 5.2.

Please find attached pages 38-50 of the ASMP and an aerial map depicting the parcels and city limits. Please contact Kevin Cricchio at 360-293-1937 for the appropriate application materials.

If you have any questions please feel free to contact me at 360-299-1942.

Best regards,



Don Measamer, Planning Director
City of Anacortes

Cc: David Pater, david.pater@ecy.wa.gov

Darcy Swetnam

Libby Grage

Kevin Cricchio

Groc Fyrrce

EXHIBIT #07:

PUBLIC COMMENTS RECEIVED

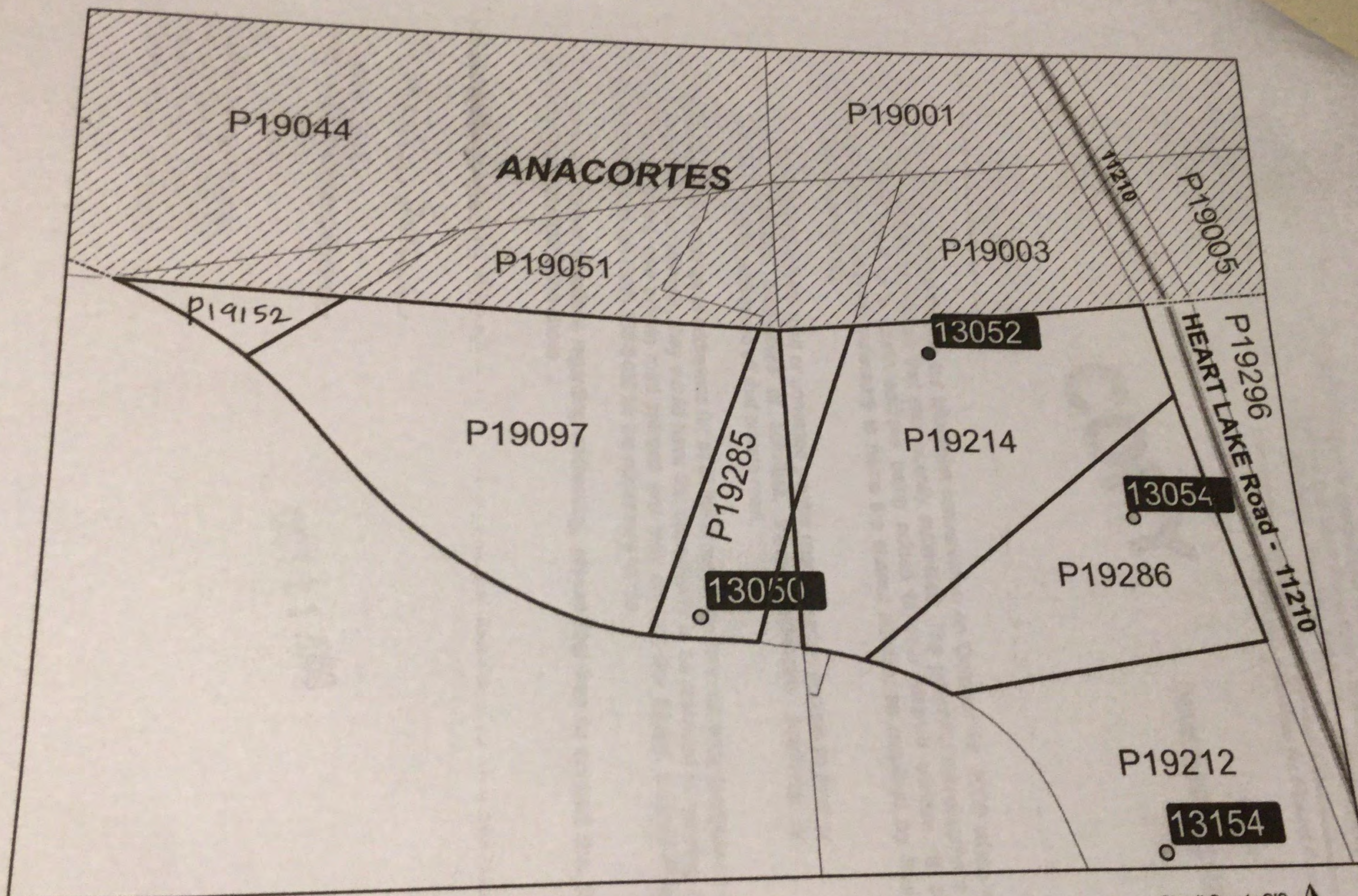
Cricchio, Kevin

From: Konrad Kurp <konradn7qcdkurp@gmail.com>
Sent: Monday, January 29, 2018 5:27 PM
To: Cricchio, Kevin
Subject: Fwd:

SDP-2018-0001

----- Forwarded message -----

From: **Konrad Kurp** <konradn7qcdkurp@gmail.com>
Date: Mon, Jan 29, 2018 at 5:20 PM
Subject:
To: konradn7qcdkurp@gmail.com



Skagit County GIS

OCT 21 2009

Cricchio, Kevin

From: Konrad Kurp <konradn7qcdkurp@gmail.com>
Sent: Monday, January 29, 2018 5:26 PM
To: Cricchio, Kevin
Subject: Fwd:

SDP-2018-0001

----- Forwarded message -----

From: **Konrad Kurp** <konradn7qcdkurp@gmail.com>
Date: Mon, Jan 29, 2018 at 5:18 PM
Subject:
To: konradn7qcdkurp@gmail.com



SKAGIT COUNTY GEOGRAPHIC INFORMATION SERVICES
700 South 2nd Street Room #202 • Mount Vernon • WA 98273
Telephone (360) 336-9458 • Fax (360) 336-9466 • www.skagitcounty.net

Providing Mapping Services for Skagit County

Parcel Number: P19152

October 19, 2009

COPY

Dear Mr. Dalgliesh,

This is a follow-up letter confirming our telephone conversation on October 19, 2009 when we discussed the address application that you recently submitted. The potential development in your area could result in a fourth address being added to your shared access. If this development occurs it may be necessary to name the shared access, as required by Skagit County Code 15.24.020 (2):

When a named private road or unnamed private road provides access to four or more residences, businesses or activities, those residences, business or activities shall be addressed off that private road.

This would result in a change of addresses for all of the property owners currently addressed off of the shared access. However, they would have the opportunity to be involved in naming the access. To initiate the new private road process you may contact the Skagit County Public Works Department or call (360) 336-9400 for the necessary forms.

If you have any further questions regarding addressing, please feel free to contact the GIS department at the number listed above.

Respectfully,

Katherine Sotnik

Katherine Sotnik
Skagit County Address Coordinator

OCT 21 2009

CC:

Property Owner of P19097
Property Owner of P19285
Property Owner of P19214
Property Owner of P19286

Cricchio, Kevin

From: Konrad Kurp <konradn7qcdkurp@gmail.com>
Sent: Monday, January 29, 2018 5:15 PM
To: Cricchio, Kevin
Subject: File #: SDP-2018-0001; Parcel#: 19152

City of Anacortes, AICP,
Kevin Cricchio, Ass. Planer
City of Anacortes, P.O. Box 547
Anacortes, WA 98221

ref.: File #: SDP-2018-0001; Subject Parcel #: P19152

Dear Mr. Cricchio,

on the above referenced application for a Shoreline Conditional Use Permit (SCUP), for a construction of a Residence on the North Shore of Lake Erie, I like to become a party of record; to ask, that the following items to be considered in the contemplated decision:

- * Part of the Property is in Skagit County; all of the pertinent shoreline.
- * The county has in the past declared this parcel not to be a building lot for various reasons: size, water, shoreline, zoning...
- * The original subdivision envisioned over 40 years ago, for the 5 acr. parcel [80% in sect. 11] in skagit county, could not take place and only the subject small parcel was created.
Building on this small lot in a rural setting at the interface of public lake and forest a city like big residence, seems not the best use, considering:
 - the driveway like lengthy access easement may have to become a [privat] road, with different requirements than those for a privat driveway.
e.g. emergency services, fire department... s.a.: Skagit County GIS letter, dated 19.Oct.2009 [copy in seperate mail]
 - Surface water run-off from planned impervious areas into Lake Erie.
- * the county needs to be involved in this decision. Just switching from a county to city permitting process might be considered ingenious, but certainly is not what was intended...
- The existing cabin on the property was built as a temporary structure without a permit [because of size]; later a city(?) permit for an addition was obtained and now everything is presented as a permitted permanent residence, which is deemed to small. What would one call this process?
-

This much for today, thanks for talking to me on the telephone,
sincerely
Konrad Kurp

Konrad Kurp
6920 Salmon Beach Rd.
Anacortes, WA 98221

Tel.: 360 293-7109

EXHIBIT #08:

AGENCY & DEPARTMENT COMMENTS RECEIVED



Development Review Group (DRG)

Name of Applicant: Glenn Dalglish

Brief Description: Construction of Single-Family @ 5022 Lake Erie Way

Please initial if approved and/or include your comments:

Street Department: B.A.

Comments:

OK

Water Department: TN

Comments:

No COA Water

Solid Waste: M.K

Comments:

Sandi Andersen: SA

Comments:

From: [Agata McIntyre](#)
To: [Cricchio, Kevin](#)
Cc: [Scott Pratschner](#)
Subject: RE: Shoreline Conditional Use Permit, 5022 Lake Erie Way, SDP-2018-0001
Date: Friday, January 26, 2018 11:49:42 AM

Kevin,

Thank you for contacting us. NWCAA does have requirements for building demolition, but not for the construction of this specific building.

Prior to demolition, the applicant will need to have an asbestos survey performed on any structures they plan to demolish. Any asbestos present will need to be abated prior to demolition, and a notification will need to be filed with our agency at <http://nwcleanairwa.gov/forms/nwcaa-asbestos-removal-or-demolition/>.

NWCAA inspector Scott Pratschner can be contacted at the email above or by phone at 360-428-1617 Ext. 230 if the applicant has any questions.

Thank you,

Agata McIntyre, P.E.
Engineering Manager
Northwest Clean Air Agency
360-419-6848

From: Cricchio, Kevin [mailto:kevinc@cityofanacortes.org]
Sent: Friday, January 26, 2018 10:42 AM
To: david.pater@ecy.wa.gov; SEPAUNIT@ECY.WA.GOV; stormer@wsdot.wa.gov; Dennis.Clark@dnr.wa.gov; Lietzan, Erin (DNR) <Erin.Lietzan@dnr.wa.gov>; ROBERTA.DAVENPORT@dnr.wa.gov; Doug.Thompson@dfw.wa.gov; TeamMillCreek@dfw.wa.gov; Gretchen.Kaehler@DAHP.wa.gov; 'brandonb@co.skagit.wa.us' <brandonb@co.skagit.wa.us>; pds@co.skagit.wa.us; mark_miller@fws.gov; 'ronald.j.wilcox@usace.army.mil' <ronald.j.wilcox@usace.army.mil>; erin.l.legge@usace.army.mil; Larry Campbell <lcampbell@swinomish.nsn.us>; jjefferson@swinomish.nsn.us; 'thyatt@skagitcoop.org' <thyatt@skagitcoop.org>; 'Todd Woodard' <twoodard@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>; Agata McIntyre <AgataM@nwcleanairwa.gov>; 'PUD@skagitpud.org' <PUD@skagitpud.org>; 'Torhil Ramsay' <tramsay@asd103.org>; Development Review Group <DevelopmentReviewGroup@cityofanacortes.org>; Leah Forbes <leahf@co.skagit.wa.us>
Subject: Shoreline Conditional Use Permit, 5022 Lake Erie Way, SDP-2018-0001

1-26-18

RE: Shoreline Conditional Use Permit, 5022 Lake Erie Way, SDP-2018-0001

Greetings all. Attached is an application for a shoreline conditional use permit to construct a residence at 5022 Lake Erie Way. The subject property is bisected by city /county limits. That portion of the property that lies in the city is located in the Public Use Zoning District. Additionally, following an administrative interpretation, that portion of the subject property that is both within city limits and within 200 feet of the ordinary high water mark was determined to lie in the Conservancy Shoreline Environment. Single-family residences require an approved Shoreline Conditional Use Permits per the city's shoreline master program. Please provide any comments/ requirements to me **by 5:00 PM on March 2nd**. If you have any questions, please let me know. See attached PDF. 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: [Lunsford, Jonn](#)
To: [Cricchio, Kevin](#)
Cc: [Robinson, Gary](#)
Subject: RE: 5022 Lake Erie Way Shoreline Permit
Date: Thursday, February 1, 2018 8:24:52 AM
Attachments: [image001.png](#)

Hi Kevin,

My concerns were with trees along the boundary line between Mr. Dalgliesh's property and the Anacortes Community Forest Lands.

The significant trees, 20" dbh+, were about 50 feet north of the property line. Our primary concern was that Mr. Dalgliesh's excavation for a basement may damage these tree roots. I don't think that will be the case given the distance from the site work.

We would like to have an agreement from the property owner that any hazard trees within 25 feet of his property line will be something that Mr. Dalgliesh takes care of, with our written approval. This provision would be in place for 10 years following project approval from the city.

Thanks, Jonn

Jonn Lunsford
Anacortes Parks & Recreation
360-299-1953



From: Cricchio, Kevin
Sent: Wednesday, January 31, 2018 1:04 PM
To: Lunsford, Jonn <JonnL@cityofanacortes.org>
Subject: 5022 Lake Erie Way Shoreline Permit

1-31-18

Hi Jonn. I forget if I emailed you already on this or not. If I did, sorry about the 2nd email. Anyhow, I'm looking for Parks Department comments /requirements concerning the Glenn Dalgliesh shoreline permit at 5022 Lake Erie Way. Please let me know. 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.



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 26, 2018

RE: Construction of Single-Family Residence at 5022 Lake Erie Way; P19152; SDP-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:**

SDP-2018-0001: The applicant has applied for a Shoreline Conditional Use Permit to construct a single-family residence at 5022 Lake Erie Way following the demolition of the existing cabin/house. The subject parcel (P19152) is located in both city limits and Skagit County's jurisdiction. That portion of the property located in the city is zoned public use. According to an administrative interpretation, the subject property also lies in the Conservancy shoreline environment as it abuts Lake Erie. A Shoreline Conditional Use Permit (SCUP) is required to construct a residence in the Conservancy shoreline environment per Table 5.1 of SMP. See attached application material. Please provide any requirements to me by **5:00 PM on March 2, 2018.**

**Applicant/
Landowner:**

Glenn Dalgliesh
16624 26th Ave. SE
Mill Creek, WA 98012

Conditions &/or Requirements:

NO PUBLIC WORKS ISSUES.

Signature:

[Signature]

Date:

020118

Dept. / Agency Name:

PW EX - COR

From: Cricchio, Kevin
To: ["Shane W. Whitney"](#)
Cc: [Measamer, Don](#)
Subject: FW: Shoreline Conditional Use Permit, 5022 Lake Erie Way, SDP-2018-0001
Date: Wednesday, January 31, 2018 11:24:00 AM

Shane, keeping you in the loop.

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: Cricchio, Kevin

Sent: Wednesday, January 31, 2018 11:19 AM

To: 'Leah Forbes' <leahf@co.skagit.wa.us>; Kennedy, Jack <jackk@cityofanacortes.org>

Cc: Measamer, Don <don@cityofanacortes.org>; Ingalls, Paul <pauli@cityofanacortes.org>

Subject: FW: Shoreline Conditional Use Permit, 5022 Lake Erie Way, SDP-2018-0001

Thanks Leah.

Jack, can you please let me know if you have any issues or requirements regarding this? Thanks.

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My incoming and outgoing email messages are subject to public disclosure requirements per RCW 42.56.

From: Leah Forbes [<mailto:leahf@co.skagit.wa.us>]

Sent: Wednesday, January 31, 2018 11:15 AM

To: Cricchio, Kevin <kevinc@cityofanacortes.org>

Cc: Measamer, Don <don@cityofanacortes.org>; Glenn Dalglish (Glenn@mistyroad.com)
<Glenn@mistyroad.com>

Subject: RE: Shoreline Conditional Use Permit, 5022 Lake Erie Way, SDP-2018-0001

Hi Kevin,

I just spoke with Glenn regarding the access to his proposed home. Since Lake Erie Way is a private road, Skagit County Public Works does not have jurisdiction or review of the access for development purposes. Usually an access from a private road is reviewed during the building permit application process by the fire marshal's office to determine if it meets emergency vehicle access standards. Since the building permit will be reviewed by the city it seems that the city will be providing emergency services to the site. If that is the case it sounds like the city fire marshal would have the authority to determine if the road/driveway is adequate for emergency vehicle access.

Please let me know if you have any questions.

Leah Forbes, AICP

Senior Planner

Skagit County Planning & Development Services

Direct Line 360.416.1337

Main Number 360.416.1320

www.skagitcounty.net/planning

From: Cricchio, Kevin [<mailto:kevinc@cityofanacortes.org>]

Sent: Wednesday, January 31, 2018 10:14 AM

To: Leah Forbes <leahf@co.skagit.wa.us>

Cc: Alison Mohns <alisonm@co.skagit.wa.us>; Measamer, Don <don@cityofanacortes.org>

Subject: RE: Shoreline Conditional Use Permit, 5022 Lake Erie Way, SDP-2018-0001

Thanks Leah. I'll forward your email to Glenn. I have advised him to reach out to the Skagit County Public Works Department for possible requirements regarding improvements to access/ private road. Have a good day.

Kevin Cricchio, AICP, WPIT | Associate Planner | Planning, Community & Economic Development Dept.

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360.293.1937 (work) | kevinc@cityofanacortes.org | www.cityofanacortes.org

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From: Leah Forbes [<mailto:leahf@co.skagit.wa.us>]

Sent: Wednesday, January 31, 2018 8:11 AM

To: Cricchio, Kevin <kevinc@cityofanacortes.org>

Cc: Alison Mohns <alisonm@co.skagit.wa.us>

Subject: RE: Shoreline Conditional Use Permit, 5022 Lake Erie Way, SDP-2018-0001

Hi Kevin,

Skagit County has no objection to the new single family residence proposed at 5022 Lake Erie Way (parcel # P19152). The project location has been reviewed for compliance with Skagit County Codes with previous development applications. As proposed, the project will comply with the approved and recorded Protected Critical Area (PCA) site plan (AF#200604050060). That PCA established a 100 foot buffer from the OHWM of Lake Erie. A mitigation plan for minor impacts to the buffer was submitted and approved with septic permit SW05-0004. Under the Skagit County Shoreline Management Master Program, the project appears to comply with the applicable provisions of Table RD (dimensional standard for residential development).

Additional review of the proposed water system will be required at the time of building permit application submittal. Please contact Alison Mohns for additional information regarding that review.

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www.skagitcounty.net/planning

From: Cricchio, Kevin [<mailto:kevinc@cityofanacortes.org>]
Sent: Friday, January 26, 2018 10:42 AM
To: david.pater@ecy.wa.gov; SEPAUNIT@ECY.WA.GOV; stormer@wsdot.wa.gov; Dennis.Clark@dnr.wa.gov; Lietzan, Erin (DNR) <Erin.Lietzan@dnr.wa.gov>; ROBERTA.DAVENPORT@dnr.wa.gov; Doug.Thompson@dfw.wa.gov; TeamMillCreek@dfw.wa.gov; Gretchen.Kaehler@DAHP.wa.gov; Brandon Black <brandonb@co.skagit.wa.us>; Planning & Development Services <planning@co.skagit.wa.us>; mark_miller@fws.gov; 'ronald.j.wilcox@usace.army.mil' <ronald.j.wilcox@usace.army.mil>; erin.l.legge@usace.army.mil; Larry Campbell <lcampbell@swinomish.nsn.us>; jjefferson@swinomish.nsn.us; 'thyatt@skagitcoop.org' <thyatt@skagitcoop.org>; 'Todd Woodard' <twoodard@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>; agatam@nwcleanairwa.gov; 'PUD@skagitpud.org' <PUD@skagitpud.org>; 'Torhil Ramsay' <tramsay@asd103.org>; Development Review Group <DevelopmentReviewGroup@cityofanacortes.org>; Leah Forbes <leahf@co.skagit.wa.us>
Subject: Shoreline Conditional Use Permit, 5022 Lake Erie Way, SDP-2018-0001

1-26-18

RE: Shoreline Conditional Use Permit, 5022 Lake Erie Way, SDP-2018-0001

Greetings all. Attached is an application for a shoreline conditional use permit to construct a residence at 5022 Lake Erie Way. The subject property is bisected by city /county limits. That portion of the property that lies in the city is located in the Public Use Zoning District. Additionally, following an administrative interpretation, that portion of the subject property that is both within city limits and within 200 feet of the ordinary high water mark was determined to lie in the Conservancy Shoreline Environment. Single-family residences require an approved Shoreline Conditional Use Permits per the city's shoreline master program. Please provide any comments/ requirements to me **by 5:00 PM on March 2nd**. If you have any questions, please let me know. See attached PDF. Thanks.

Kevin Cricchio, AICP, WPIT | Associate Planner | Planning, Community & Economic Development



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 26, 2018

RE: Construction of Single-Family Residence at 5022 Lake Erie Way; P19152; SDP-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:

SDP-2018-0001: The applicant has applied for a Shoreline Conditional Use Permit to construct a single-family residence at 5022 Lake Erie Way following the demolition of the existing cabin/house. The subject parcel (P19152) is located in both city limits and Skagit County's jurisdiction. That portion of the property located in the city is zoned public use. According to an administrative interpretation, the subject property also lies in the Conservancy shoreline environment as it abuts Lake Erie. A Shoreline Conditional Use Permit (SCUP) is required to construct a residence in the Conservancy shoreline environment per Table 5.1 of SMP. See attached application material. Please provide any requirements to me by **5:00 PM on March 2, 2018.**

Applicant/ Landowner:

Glenn Dalglish
16624 26th Ave. SE
Mill Creek, WA 98012

Conditions &/or Requirements:

No COA water

Signature:

Dept. / Agency Name:

T. L. H.
Water Dept.

Date:

1-29-18

From: Cricchio, Kevin
To: ["wendy.cole@dfw.wa.gov"](mailto:wendy.cole@dfw.wa.gov)
Subject: RE: 5022 Lake Erie Way, Anacortes, WA
Date: Monday, January 29, 2018 12:02:00 PM
Attachments: [Revised ATSI Critical Area Letter.pdf](#)

Wendy, I have attached a critical area report hereto for the city portion of the property too.

Kevin Cricchio, AICP, WPIT | Associate Planner | Planning, Community & Economic Development Dept.

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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: Monday, January 29, 2018 11:51 AM

To: 'wendy.cole@dfw.wa.gov' <wendy.cole@dfw.wa.gov>

Cc: 'Leah Forbes' <leahf@co.skagit.wa.us>; Measamer, Don <don@cityofanacortes.org>

Subject: 5022 Lake Erie Way, Anacortes, WA

1-29-18

Hi Wendy. See attached. Let me know if you have further questions. Have a good Monday. Thanks.

Kevin Cricchio, AICP, WPIT | Associate Planner | Planning, Community & Economic Development Dept.

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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: [Nelson, Kait](#)
To: [Cricchio, Kevin](#)
Subject: FW: PRE-2017-0032
Date: Tuesday, December 19, 2017 9:30:10 AM

From: Kennedy, Jack
Sent: Tuesday, December 19, 2017 9:08 AM
To: Nelson, Kait <kaitlynn@cityofanacortes.org>
Subject: PRE-2017-0032

These comments were previously sent to applicant with Permit application BLD-2017-0431.

5022 Lake Erie Way

1. Fire Department access is severely limited.
2. No fire hydrants available for water supply. (Minimum fire flow 2000 gpm)
3. A residential fire sprinkler system per NFPA 13D is required.

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

EXHIBIT #09:

APPLICANT RESPONSE TO PUBLIC COMMENT(S) RECEIVED

From: [Glenn](#)
To: [Cricchio, Kevin](#)
Subject: response to Konrad's questions
Date: Wednesday, January 31, 2018 6:15:33 PM

My responses are in Blue

ref.: File #: SDP-2018-0001; Subject Parcel #: P19152

Dear Mr. Cricchio,

on the above referenced application for a Shoreline Conditional Use Permit (SCUP), for a construction of a Residence on the North Shore of Lake Erie, I like to become a party of record; to ask, that the following items to be considered in the contemplated decision:

- * Part of the Property is in Skagit County; all of the pertinent shoreline.
- * The county has in the past declared this parcel not to be a building lot for various reasons: size, water, shoreline, zoning...

Hi Kevin,

Skagit County has no objection to the new single family residence proposed at [5022 Lake Erie Way](#) (parcel # P19152). The project location has been reviewed for compliance with Skagit County Codes with previous development applications. As proposed, the project will comply with the approved and recorded Protected Critical Area (PCA) site plan (AF#200604050060). That PCA established a 100 foot buffer from the OHWM of Lake Erie. A mitigation plan for minor impacts to the buffer was submitted and approved with septic permit SW05-0004. Under the Skagit County Shoreline Management Master Program, the project appears to comply with the applicable provisions of Table RD (dimensional standard for residential development).

Additional review of the proposed water system will be required at the time of building permit application submittal. Please contact Alison Mohns for additional information regarding that review.

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- * The original subdivision envisioned over 40 years ago, for the 5 acr. parcel [80% in sect. 11] in skagit county, could not take place and only the subject small parcel was created.

My parcel was 2 parcels that I combined in to one P19151 & P19152 into one parcel. I also have a signed Easement from Konrad Kurp and all the other property owners that the private road Lake Erie way goes thru giving me ingress and egress access and access for utility services.

Building on this small lot in a rural setting at the interface of public lake and forest a city like big residence, seems not the best use, considering:
- the driveway like lengthy access easement may have to become a [privat] road, with different

requirements than those for a private driveway.
e.g. emergency services, fire department

Hi Kevin,

I just spoke with Glenn regarding the access to his proposed home. Since Lake Erie Way is a private road, Skagit County Public Works does not have jurisdiction or review of the access for development purposes. Usually an access from a private road is reviewed during the building permit application process by the fire marshal's office to determine if it meets emergency vehicle access standards. Since the building permit will be reviewed by the city it seems that the city will be providing emergency services to the site. If that is the case it sounds like the city fire marshal would have the authority to determine if the road/driveway is adequate for emergency vehicle access.

Please let me know if you have any questions.

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We have also meet all the City of Anacortes requirements for Emergency services

... s.a.: Skagit County GIS letter, dated 19.Oct.2009 [copy in separate mail]

This Photo was of a letter stating that I was to be the 4th house with a address on the private road. This requiring me to work with the rest of the houses on the private road give a name and everyone will get a new address this was completed in 2010 I believe and it only affected the people that had an address at that time.

- Surface water run-off from planned impervious areas into Lake Erie.

We have meet all the City of Anacortes requirement for water run off do to the face we are using Rain water collection for our drinking water. And this has been approved by the County.

* the county needs to be involved in this decision. Just switching from a county to city permitting process might be considered ingenious, but certainly is not what was intended...

Every step of this build has had the involvement of the City of Anacortes and the Skagit County.

- The existing cabin on the property was built as a temporary structure without a permit [because of size]; later a city(?) permit for an addition was obtained and now everything is presented as a permitted permanent residence, which is deemed to small. What would one call this process?

In 2010 the City of Anacortes gave me building permit to build the small house that is there now. We followed every rule and step that the county and the City required to build what we have now.

This much for today, thanks for talking to me on the telephone,

sincerely
Konrad Kurp

Konrad Kurp
6920 Salmon Beach Rd.
Anacortes, WA 98221

Tel.: [360 293-7109](tel:3602937109)

thanks

Glenn Dalgliesh
16624 26th AVE SE
Bothell WA, 98012
Glenn@mistypoad.com
Cell 206.715.3039

EXHIBIT #10:

SITE PHOTOS

SITE PHOTOS TAKEN AT TIME OF POSTING NOA & NOH:



Looking down Lake Erie Way—a private road. The subject property is at the terminus of Lake Erie Way. The private road is on the right side (west) when travelling south on Heart Lake Road.



Neighboring house addressed as 5031 Lake Erie Way



Long gravel drive west of neighboring house 5031 Lake Erie Way. The subject property /house is in the distance.

Subject property /house addressed as 5022 Lake Erie Way.





Rear of subject property with Lake Erie in the distance and the residence at 5022 Lake Erie Way on the right side of picture.



5022 Lake Erie Way residence on left side looking approximately east to northeast. Gravel road used for ingress /egress in background



Gravel road used for ingress /egress to the subject residence /property (out of view behind photographer). Looking approximately east to northeast.