

Site Visit : 3:00 PM Site Visit, 411 Hillcrest Drive, Conditional Use Permit CUP-2019-0002. No public comments will be taken at the site visit. At the conclusion of the site visit, the Planning Commission will resume the continued public hearing on this matter at the scheduled March 11, 2020, 6 PM evening meeting.

ANACORTES PLANNING COMMISSION



March 11, 2020

Municipal Building Council Chambers

6th Street and "Q" Avenue

AGENDA

6 P.M.

[VIEW PACKET MATERIALS HERE](#)

1. **Roll Call**
2. **Minutes of January 22, 2020**
3. **Correspondence**
4. **New Business**
Pre-Decision Open Public Hearing: Conditional Use Permit - CUP 2019-0002 - to allow expansion of the Grandview Cemetery at 411 Hillcrest Drive.

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



Planning Commission Public Meeting Minutes for January 22, 2020

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

Chair McNett called the Public Meeting of January 22, 2020, to order at approximately 5 p.m.

Roll Call

Members Present: Commissioners Cortright, Graf, MacKenzie, McNett, Mount & Doll

Members absent: Commissioner Ruether

Minutes

Minutes from November 20, 2019, December 4, 2019, December 18, 2019 and January 8, 2020 were approved as presented with the exception of the Minutes of January 8, 2020 to include the Department of Ecology offer to provide advice on the subject and agreed to conduct their own evaluation and rating of the specified wetlands. Commissioners agreed to this addition to the January 8, 2020 Minutes.

Correspondence None

Old Business – Public Meeting - Draft Critical Areas Ordinance (CAO) Update, Discussion and Possible Action

Chair McNett introduced Tess Cooper, Associate Planner, to provide a summary of the process which includes the Department of Ecology's ratings of wetlands, continued discussion on regionally significant wetlands and discuss recommendations and the outcome of those recommendations.

Department of Ecology offered to rate the wetlands. Based on the overall different wetlands listed their time comment allowed rating of one wet land - Ship Harbor. The result of this assessment is that the buffer is significant for this wetland.

Ms. Cooper reviewed the previous discussions, Ecology's feedback, and community concerns and staff determination after review of all input. Ms. Cooper provided how the information from the evaluation was used in the development of the final draft of the CAO.

With no further discussion, Chair McNett requested a motion be made on the recommendation of the draft CAO to be presented to City Council. Commissioner MacKenzie made a motion to approve the proposed amendments as presented in the 2nd draft and subject to the changes identified in the Changes to 2nd Draft Document (Attachment 2). Vote was unanimous in favor of the motion.

Planning Manager Grage thanks Chair McNett for his participation in the Planning Commission and noted that this is his last meeting as Commissioner.

With no further discussion, Chair McNett concluded the meeting at approximately 6:03 pm.



Planning Commission Agenda Bill

Meeting Date: 3/11/2020 **Agenda Item:** [Click here to enter text.](#)

Subject: Anacortes Parks and Recreation expansion of Grandview Cemetery, CUP-2019-0002

Staff Contact: Tess Cooper, Associate Planner

Approved for Submittal to PC by	
	Laurie Gere, Mayor
x	Don Measamer, PCED Director
	Darcy Swetnam, City Attorney

Action Type	
X	Public Hearing
X	Staff Report
X	Discussion
X	Action

Summary Statement: The applicant has applied for a Conditional Use Permit & SEPA environmental review to permit an addition/ expansion to an existing and permitted cemetery (Grandview Cemetery) located on the subject property. The expansion includes adding a 4.8 Acres (209,088 square foot) addition to the west side of the existing cemetery facility, to include additional grave sites, access roads improvements, and restroom. The property is located in the Public Zone. **Applicant & Landowner:** City of Anacortes Parks and Recreation, PO Box 547, Anacortes, WA 98221 **File Number:** CUP-2019-0002 **Parcel(s) Numbers Involved:** P33177 & P33178 **Project Location:** The site is addressed as 411 Hillcrest Drive, Anacortes, WA and is located within a portion of Section 30; Township 35 North; Range 02 East; Willamette Meridian.

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

Attachments:

- Planning Commission's Draft Recommendation
- Staff Report and Findings of Fact
- Exhibit A: Application Package
- Exhibit B: GIS Map & Assessors info
- Exhibit C: Notices
- Exhibit D: Public Comments received
- Exhibit E: Agency/Department comments received
- Exhibit F: Issued SEPA MDNS
- Exhibit G: Infiltration Pond narrative
- Exhibit H: Redlined 11x17 Landscape Plan & Site Plan



**Anacortes Planning Commission
Recorded Motion and Recommendation
To City Council**

Proposal Description:	Conditional Use approval to expand the existing Grandview Cemetery adding a 4.8 Acre (209,088 square foot) addition to the west side of the existing facility, to include additional grave sites, access roads improvements, restroom, parking, utilities, and landscaping.
File Number:	CUP-2019-0002
Documents available at:	City Hall, Planning Community & Economic Development Department
Public hearing body:	Anacortes Planning Commission
Public hearing date:	March 11, 2020
PC deliberations:	March 11, 2020

After considering the written and spoken comments and considering the record before it, the Planning Commission enters the following findings of fact, reasons for action, and recommendations to the Anacortes City Council.

Recommendation

The Planning Commission recommends that the City Council:

Based on the foregoing findings and conclusions of law described in the staff report dated March 5, 2020, and review of the City's regulatory authority to implement the policies, standards, and regulations of the Anacortes Municipal Code, the Planning Commission hereby recommends to the City Council concerning the subject Conditional Use Permit:

- ☐ Approval with additional Commission Conditions
- ☐ Denial
- ☐ Approval

Subject to staff's suggested conditions in the Staff Report dated March 5, 2020 and any additional Commissioner conditions of approval as listed below:

1. _____
2. _____
3. _____

Optional New Findings of Fact:

This recorded motion approved March 11, 2020:

Commission Vote	Support	Oppose	Absent	Abstain
Frank Jeretzky				
Mike Cortright				
Sarah Ruether				
Jeff Mount				
Vacant				
Jeff Graf				
Ward MacKenzie				
Total	0	0	0	0

ANACORTES PLANNING COMMISSION
ANACORTES, WASHINGTON

, Planning Commission Chair

Date



Anacortes Planning, Community & Economic Development Department

904 6TH Street / P.O. Box 547, Anacortes, WA 98221

360.299-1984 - Office Hours: Mon-Fri 8:00 AM – 5:00 PM

CONDITIONAL USE PERMIT STAFF REPORT & RECOMMENDATION

PROJECT INFORMATION:

Project Title	Grandview Cemetery Expansion	Date of Report	March 5, 2020
File Number	CUP-2019-0002 & SEPA Review	Attachment	Site & Landscape Plans
Administrative Recommendation	Approve the site plan subject to the conditions of approval contained in Section B.		

BACKGROUND SUMMARY:

Landowner & Applicant	City of Anacortes Parks and Recreation, P.O. Box 547, Anacortes, WA 98221-0547						
Request	Conditional Use approval to expand the existing Grandview Cemetery adding a 4.8 Acre (209,088 square foot) addition to the west side of the existing facility, to include additional grave sites, access roads improvements, restroom, parking, utilities, and landscaping.						
SEPA Status	A SEPA MDNS was issued for the project on <u>February 7, 2020.</u>						
Site Address	411 Hillcrest Drive, Anacortes, WA.						
APN(s)	P33177 & P33178	Section	30	Township	35	Range	02E
Comprehensive Plan	Public Use	Zoning:	Public Use (P)				
Shoreline Environment	N/A	Critical Areas	Happy Valley Stream				
Water Supply	Current	Proposed	Sewer Supply		Current	Proposed	
	City	City			City	N/A	
Present Use of Property	The subject property is vacant.						

REVIEWING AGENCIES:

City of Anacortes	Local Agencies & Districts	State & Federal	Skagit County	Other
☒ Building ☒ Fire Dept. ☒ Parks ☒ Planning ☒ Police ☒ Public Works ☒ Operations	☐ Skagit Transit ☐ Anacortes School District 103 ☐ Port of Anacortes	☒ DOE ☒ WDFW ☒ WSDOT ☒ DNR ☒ DAHP	☐ Health District ☒ Planning ☐ Public Works	☒ Swinomish Tribe ☒ Samish Tribe ☒ Upper Skagit Tribe

ACTION:

☐ Administrative	☐ City Council	☐ Quasi-Judicial	☒ Planning Commission

Date of Recommendation	March 11, 2020	☐ Approve w/ changes	☐ Denial	☐ Approval
CITY STAFF CONTACT:				
Name:	Title:	Phone:	E-mail:	
Tess Cooper	Associate Planner	(360) 588-8235	tessc@cityofanacortes.org	
SITE & SURROUNDING USES:				
	Comprehensive Plan	Zoning	Land Use	
Site	Public Use	Public Use (P)	Vacant unimproved land / Cemetery	
North	Residential Low Density	Residential Low Density 2A (R2A)	Hillcrest Drive & Single-family residences	
East	Public Use	Public Use (P)	Public Cemetery	
South	Residential Low Density	Residential Low Density 1 (R1)	Single-family residences	
West	Residential Medium Density	Residential Medium Density 3 (R3)	St. Mary's Catholic Church	
VICINITY MAP:				

A. FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Description of Proposal:

The applicant is requesting conditional use approval (Type 4) to expand the existing Grandview Cemetery adding a 4.8 Acre (209,088 square foot) addition to the west side of the existing facility, to include additional grave sites, access roads improvements, restroom, parking, utilities, and landscaping. The subject property is approximately 19 acres in area and is located in the Public Use (P) Zone.

2. Project History/ Chronology:

The applicant /landowner formally submitted their land use permit application for conditional use permit (Type 4) and SEPA environmental review on August 19, 2019. The subject application was deemed complete on August 22, 2019. Notice of the application was provided in accordance with AMC 19.20.120.

3. Site Location:

The subject property is located within the City of Anacortes, south of Hillcrest Avenue, and on the west side of Whistle Lake Road. The site address is 411 Hillcrest Avenue, and the property is identified by Assessor's parcel number P33177 & P33178.

4. Site Description:

The project site's topography is flat in elevation. There are no improvements currently located on the subject property proposed for expansion; the existing cemetery has structures to include a workshop and mausoleums. According to the USDA Soil National Resource Conservation Services, onsite soils are classified as Bow gravelly loam and Keystone loamy sand.

5. Surrounding Uses:

The subject property is zoned Public Use (P). Surrounding uses include a single-family residence and civic use to the west.

6. Critical Areas:

There are no critical areas located on the subject property however, Happy Valley Stream is located adjacent to the subject property to the southwest. A Critical Area Assessment report was submitted with the application material.

7. Agency / Department Review & Comments Received:

Local, county, and state agencies and departments of jurisdiction were solicited for comment for this development. The agencies and departments that were solicited for comment are identified in the table below along with whether comment was received or not.

Agency/ Department Solicited for Comment	Comment Received?
WSDOT	No
DOE	Yes
WDFW	No

Agency/ Department Solicited for Comment	Comment Received?
DNR	No
DAHP	No
Skagit County Planning Department	No
Skagit Transit	No
Swinomish Tribe	No
Samish Tribe	No
Upper Skagit Tribe	No
Port of Anacortes	No
Anacortes School District 103	No
City of Anacortes Building Department	No
City of Anacortes Fire Department	No
City of Anacortes Public Works Dept.	Yes
City of Anacortes Police Dept.	No
City of Anacortes Parks Dept.	No
City of Anacortes Operations Dept.	No

8. Public Comments Received:

During the 14-day public comment period, written /emailed comments from the public were received. Primary topics of concern identified within the comments include the removal of trees and loss of wildlife habitat. (see attached exhibit D).

In making its decision, the Department has considered the written comments and the applicant's responses that were timely received, as required in AMC 19.20.130.C.

9. SEPA Environmental Review:

The proposal is subject to SEPA review. The City of Anacortes utilized the optional SEPA DNS process provided in WAC 197-11-355. The 14-day public comment period ended on September 18, 2019. A SEPA Mitigated Determination of Non-Significance (MDNS) was issued on **February 7, 2020**. No appeals were received.

10. Application Review:

Per AMC 19.36.020, the development proposal is subject to conditional use approval. The review criteria for conditional use permits are outlined in AMC 19.36.040. Below are the criteria, along with staff comments:

- a) **The use would comply with any specific requirements for the conditional use specified elsewhere in this code;**

Staff Comments:

As conditioned below, the project will meet all applicable laws, ordinances and regulations.

- b) Access to the site is appropriate considering the anticipated volume of traffic resulting from the use;**

Staff Comments:

The applicant expects no significant change to traffic volumes as a result of the expansion, the proposal includes road upgrades that will improve internal traffic flow.

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

Staff Comments:

The application includes road widening with the intent of increasing internal parking. The applicant estimates the work will add the capacity for approximately 50 more parking spaces, and describes the maximum need as being approximately 20 parking spaces during services. The use does not necessitate loading or commercial delivery facilities.

- d) The amount and location of open space and the provision of screening is such that buffering of incompatible uses is achieved;**

Staff Comments:

The application included a tree preservation plan and landscape plan. The proposal meets open space requirements and includes replanting a significant amount of trees. The quantity of trees meet the required tree credits and counts towards the landscape requirements. The landscape plan has been adequately revised to incorporate the code prescribed screening requirements between the subject property and adjacent residential uses.

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

Staff Comments:

This expansion does not include plans for outdoor lighting.

- f) Hours and manner of operation of the proposed use, including anticipated noise generation, are not inconsistent with the adjacent or nearby uses;**

Staff Comments:

As a civic use, the proposed development was reviewed for consistency with adjacent residential uses. The operations of the property will be 7:00 am – 4:00 pm Monday – Friday, with funeral services also on weekends. It is not expected that these services would result in excessive or incompatible noise.

- g) Public facilities and utilities are capable of adequately serving the proposed use;**

Staff Comments:

The proposal includes minimal expansion to facilities that would necessitate an increase in public services. The only structure proposed for future development includes a CXT (prefabricated concrete) restroom for use by staff and visitors, and would require power, water, and sewer. Additionally, the stormwater pond will have an outfall into the city stormwater system.

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

Staff Comments:

The size, shape, and topography of the site is suitable for the expansion of the graveyard to accommodate more grave sites as needed in the future. Site drainage has been addressed in the stormwater analysis and engineering plans.

11. AMC Chapter 19.41, Allowed Uses:

The subject property lies in the Public Use Zone. The proposed cemetery use is a conditional use in the P Zone per AMC 19.41.070 provided it complies with AMC 19.46.020, which outlines standards for Civic uses.

12. AMC Chapter 19.42, Form and Intensity Standards:

Form and intensity standards do not apply to this proposal. Therefore this chapter is not applicable.

13. AMC Chapter 19.51, Public Street Improvements Required:

The site abuts Hillcrest Avenue. The proposed development includes a change of use to a more intensive use of property that will result in increased impact (as determined by the Director) to the transportation system, based on the Trip Generation Manual published by the Institute of Transportation Engineers (ITE) for the land use, or other source approved by the city. Therefore, construction or provision of public right-of-way improvements consistent with the requirements in AMC 19.51 and 19.52 are required as a condition of approval. Typical required right of way improvements include paved roadway, street lighting, sidewalks, curbs and gutters, utilities, street landscaping, traffic and safety control devices, dedication of public right-of-way and conduit for new and existing utilities. The Public Works Department reviewed the proposed development application for conformance with the applicable standards /provisions of the Anacortes Municipal Code, including but not limited to required public street improvements. As conditioned, necessary public improvements will be constructed in conjunction with the Public Works Department within a period not to exceed 7 years, including new a new painted crosswalk that will direct pedestrians from the Grandview Cemetery to the north side of Hillcrest and sidewalks along Hillcrest, per AMC 19.51.040.

14. AMC 19.52, Public Street Design:

The proposed development abuts Hillcrest Avenue designated as a high volume local street. The Public Works Department reviewed the proposed development for conformance with the applicable standards /provisions of the Anacortes Municipal Code including but not limited to public street design and the proposal, as conditioned, was determined to meet these requirements.

15. AMC 19.53, Private Driveways and Access:

The site is proposed to access from Hillcrest Avenue via a driveway providing ingress/egress is provided to the site, the project proposal includes upgrades and widening of the paved surface.

The Public Works Department reviewed the proposed development for conformance with the applicable standards /provisions of the Anacortes Municipal Code including but not limited to private driveways and access and the project was determined to meet applicable requirements.

16. AMC Chapter 19.54, Subdivision Design and Block Structure

AMC 19.32.020(B) describes cemeteries and other burial plots as exempt from subdivision requirements, therefore this chapter is not applicable.

17. AMC Chapter 19.61, Block Frontage Standards:

Hillcrest Avenue does not have a specific block frontage designation; therefore the block frontages are subject to the provisions for “Undesignated” block frontages in AMC 19.61.110. The proposed development was reviewed for conformance with AMC 19.61 regulating block frontage standards and determined to meet these requirements.

18. AMC Chapter 19.62, Site Planning:

The proposed development was reviewed for conformance with AMC 19.62 regulating Site Planning standards and, as conditioned, was determined to meet these requirements.

19. AMC Chapter 19.63, Building Design:

No structures are proposed at this time, therefore this chapter is not applicable. A building permit will be required for the CXT restroom structure.

20. AMC Chapter 19.64, Parking:

The proposed development was reviewed for conformance with AMC Chapter 19.64 regulating parking and was determined to meet these requirements.

21. AMC Chapter 19.65, Landscaping:

A landscape plan prepared by a Washington State licensed landscape architect was submitted with the application materials. The landscaping plan was reviewed for conformance with AMC Chapter 19.65 regulating landscaping and was determined to meet the applicable requirements once the infiltration pond is moved further east and a 5’ wide landscape strip is provided, final landscape plan to be provided and reviewed prior to Phase 2 being constructed.

22. AMC Chapter 19.66, Fences, Walls, and Hedges:

The proposed development was reviewed for conformance with AMC 19.66 regulating Fences, Walls, and Hedges and determined to meet these requirements.

23. AMC Chapter 19.67, Signs:

No signage is proposed at this time; future signage will be required to obtain a sign permit and will be reviewed for conformance with this chapter.

24. AMC Chapter 19.69, Standards, Generally

The proposed development was reviewed for conformance with AMC 19.69 regulating general standards in the City of Anacortes including but not limited to noise, air pollution, glare, exterior lighting, and the vision clearance triangle. The proposed development was determined to meet these requirement as conditioned below.

25. AMC Chapter 18.16, Shoreline Master Program:

The proposed development does not lie within close proximity to a shoreline of statewide significance.

26. AMC Chapter 19.76, Stormwater:

The applicant submitted a stormwater drainage analysis that addresses the project site's soils, impervious surfaces proposed, and stormwater that would be generated onsite along with how the proposed development will comply with Anacortes Municipal Code Chapter 19.76 and the Department of Ecology's 2012 Stormwater Management Manual for Western Washington (as amended in 2014) that was adopted by the City of Anacortes. The city utilized the consultant Gray and Osborne for third party review of this stormwater drainage analysis. On January 14, 2020, the City of Anacortes Public Works Department accepted the January 2, 2020, revision to the stormwater drainage analysis. Final details on the infiltration pond and road improvements to be provided and reviewed prior to Phase 2 being constructed.

27. AMC Chapter 19.78, Clearing & Grading:

Conformance with this Chapter will be reviewed upon submittal of detailed clearing and grading plans prior to commencement of construction.

28. Public Notice Requirements:

	Notice of application	Notice of Hearing
Anacortes American Newspaper	August 28, 2019	February 12, 2020
Two (2) locations on site	August 28, 2019	February 12, 2020
Mailed to neighbors w/in 300 ft	August 27, 2019	N/A
Other Agencies and Departments	August 27, 2019	February 12, 2020
Posted at City Hall and the Library & Website	August 27, 2019	February 12, 2020

29. 120-Day Clock:

Pursuant to AMC Table 19.20.160, a decision on the application shall be made within 120 days from the date of the letter of completeness. As of the date of this decision, 86 days have elapsed on the 120-day clock.

30. Conclusions of law:

The proposed development, as conditioned below and in the issued SEPA mitigated determination of non-significance (MDNS), will make appropriate provisions for the public use and interest, health, safety, and general welfare, and will be in conformance with the criteria in AMC 19.36 Conditional Uses.

B. STAFF RECOMMENDATION:

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

1. A new site plan to be submitted prior to construction that reflects the final infiltration pond location, as described in the Detention Pond Enhancement narrative submitted by the applicant (as exhibit G); that shows the toe of slope on the western berm of the pond meeting at a minimum the 10 foot setback from the property line, and a 5 foot wide landscape screen between the berm and the property line.
2. A new landscape plan to be submitted prior to construction that reflects the requested changes and redlines on the plan sheets dated 10-31-19 (see exhibit H).
3. Development shall comply with the approved Stormwater Drainage analysis reviewed and accepted by the City of Anacortes Public Works Department. Best management practices shall be employed and in use at all times during construction activities [grading, cut, fill, construction, etc.]. Infiltration pond details to be submitted and approved prior to Phase 2 construction.
4. Prior to any construction activities (grading, cut, fill, etc.) taking place onsite, the applicant shall have the subject property surveyed by a Washington State licensed surveyor. The surveyor shall place the property corners onsite visible to all unless it has already been done.
5. Prior to work beginning any construction activities (grading, cut, fill, etc.), the applicant/landowner shall obtain all required local, state, and federal permits, and including a clear and grade permit from the City.
6. Prior to work beginning, orange construction fencing shall be installed at the project boundary's clearing limits and property lines.
7. The project shall comply with the mitigation measures outlined in the SEPA MDNS issued on February 7, 2020:
 - a. Erosion control, dust control, and best management practices shall be employed during construction /development activities as required by both the Building and Public Works Departments.

- b. Before construction activities commence, orange construction fencing and silt fencing shall be installed around the extents of clearing limits proposed.
 - c. All required permits shall be secured before any construction activities begin onsite.
 - d. In order to mitigate impacts on adjacent residences, hours of construction /work are limited to 8:00 AM to 5:00 PM unless a noise variance is first obtained.
 - e. Noise levels shall not exceed those standards as established by the state pursuant to Chapter 70.107 RCW and contained in Chapter 173.60 WAC.
 - f. 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.
8. The project shall comply with the requirements of the Public Works Department conditions in the memo from Fred Buckenmeyer dated February 26, 2020 and Steve Lange (see exhibit E) including but not limited to:
- A. A clearing and grading plan consistent with City requirements shall be submitted by the applicant for review and approval by the City of Anacortes Planning\Building and Public Works Departments prior to any construction activities taking place on or off-site.
 - B. A Storm Water Quality and Quantity Plan consistent with City requirements shall be submitted by the applicant for review and approval by the Planning\Building and Public Works Departments prior to any construction activities taking place on or off-site.
- Storm water conveyance both on-site and off-site shall comply with City Storm drainage requirements.
- C. Prior to any clearing\fill\grade work beginning, construction civil plans consistent with the City of Anacortes Engineering Development Standards, including but not limited to, Clearing and Grading Plan, Erosion Control Plan, Site utility\Infrastructure improvements Plan, Roadway Improvements Plan, Signage Plan and other plans and\or information required by the City Planning\Building and Public Works Departments shall be submitted for review and approval.

Site-Frontage:

D. Street Improvements along Hillcrest Drive:

Construct a new painted crosswalk that will direct pedestrians from the Grandview Cemetery to the north side of Hillcrest. To include, but not limited to;

- i. A Type 1 Driveway Entrance, 6-feet in width.

- ii. New sidewalk ramps and related appurtenances on the north and south side of Hillcrest Drive.

E. Street Improvements internal 7th Street:

Construct a 16-foot to 20-foot paved roadway access conforming to AMC 19.52.040, Table D. Providing for the transition between the pedestrian improvements under the Blue Heron Reservoir Conditional Use Permit – PW#16-039-WTR and the new improvements along West Avenue.

F. Recommended Improvements:

The length of the Grandview Cemetery frontage along Hillcrest Drive is approximately 500-feet. Instead of constructing sidewalk improvements to the east, where there is no safe pedestrian access or available Right-of-Way, the project provides these improvements off-site and constructs the improvements along the north side of Hillcrest Drive, west of the existing improvements at Stankus Drive.

Prepared by: Signature



Tess Cooper, Associate Planner

Date 3/5/2020

Reviewed by: Signature



Libby Grage, Planning Manager

Date 3/5/2020

EXHIBITS:

- Exhibit A: Application Package
- Exhibit B: GIS Map & Assessors info
- Exhibit C: Notices
- Exhibit D: Public Comments received
- Exhibit E: Agency/Department comments received
- Exhibit F: Issued SEPA MDNS
- Exhibit G: Infiltration Pond narrative
- Exhibit H: 11x17 Landscape Plan & Site Plan

Exhibit A



PLANNING, COMMUNITY, & ECONOMIC DEVELOPMENT DEPARTMENT

MASTER PERMIT APPLICATION

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

Office Location: 904 6th Street, Anacortes WA 98221 Phone: (360) 299-1984

PERMITS REQUESTED FROM THE CITY OF ANACORTES:

a Accessory Dwelling Unit (ADU)	Annexation Request	Administrative Interpretation
a Administrative Conditional Use Permit	Binding Site Plan (Preliminary)	Binding Site Plan (Final)
a Boundary Line Adjustment (BLA)	Clearing Permit	Comprehensive Plan/ Map Amendment Request
conditional Use Permit (CUP)	Cottage Housing	Essential Public Facility
D Extension of Time for Approval	Floodplain Development Permit	Grade and Fill Permit
D Home Occupation Permit	Lot Certification	Major Permit Revision
a Manufactured Home Subdivision	Minor Permit Revision	Plat (Preliminary)
a Plat (Final)	Plat Amendment [Modification	Reasonable Use Exception
Environmental Review	Shoreline Exemption	Shoreline Substantial Development Permit
Shoreline Conditional Use Permit	Shoreline Variance	Short Plat /Subdivision (Preliminary)
O Short Plat [Subdivision (Final)	Stormwater Management Manual Adjustments & Exceptions	Variance (Level 1)
a Variance (Level 2)	Wireless Conditional Use Permit (WCUP)	Wireless Service Facility (WSF) Permit
a Zoning Code/ Map Amendment Request (Rezone)		

PROJECT & srrE INFORMATION:

SITE ADDRESS: <u>HILLCREST</u>	PROJECT OBJECT NAME: <u>GRAND VIEW CEMETERY EXPANSION</u> NAME
PARCEL NUMBER(S): <u>P33177 / P33178</u>	SECTION, TOWNSHIP, & RANG SEC, 30
LOT SQUARE FO TAGE & ACREAGE:	PROJECT VALUATION: <u>approximately \$ 350,000</u>
LEGAL DESCRIPTION:	PRESE ZONING: <u>Public</u>
PRESENT USE OF PROPERTY:	CUT & FILL (CY) PROPOSED:
PRE-APPLICATION CONFERENCE REQUIRED Yes	WATER SOURCE: City of Anacortes [2 Private Well [2 Community Well
SEWAGE DISPOSAL: [2 City of Anacortes C] Septic Tank	ROAD ACCESS: City Road State Highway [2 Private Road
CRITICAL AREAS WITHIN 300 FEET: Yes	WATER BODIES WITHIN 200 FEET: Yes No

FLOODPLAIN

Flood Zone: FIRM Panel # Date of Panel

REQUIRED: A notarized affidavit (see below) is required to be completed by all persons having an ownership interest in the subject property and the applicants 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.

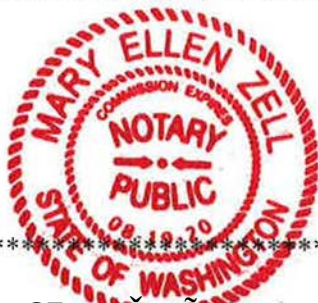
STATE OF WASHINGTON

CITY OF ANACORTES

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

Signed: Nicole Johnston
Owner

Subscribed and sworn to before me this 14 day of August, 20 19.



MARY ELLEN ZELL
Notary Public in and for the State of Washington
residing at ANACORTES

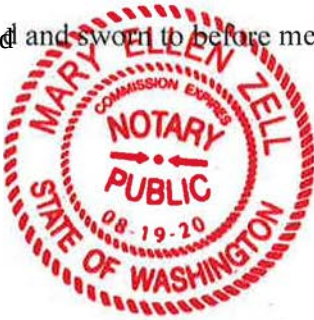
STATE OF WASHINGTON

CITY OF ANACORTES

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

Signed: [Signature]
Applicant

Subscribed and sworn to before me this 14 day of August, 2019.



MARY ELLEN ZELL
Notary Public in and for the State of Washington
residing at ANACORTES

Page 3 of 3

Signed:

City of Anacortes Parks and Recreation- Grand View Cemetery Expansion Narrative

Below is a narrative of a four- phase strategy for the Grand View Cemetery Expansion.

Phase 0 has City crews preparing the site for Phase 1 contractor. Work includes mobilizing onto the site, construction surveying, installing temporary erosion control measures, creating an embankment in the northwest corner of the property, constructing a temporary conveyance ditch and temporary sediment pond, installing catch basins and storm piping inside and outside public right-of-way, refining the temporary ditch to a stabilized permanent swale, removing the existing asphalt driveway, seeding disturbed areas, utilizing traffic control, and demobilization from the site leaving behind functioning storm water and erosion control systems for later phases of development.

Phase 1 will be publicly contracted and includes mobilizing onto the site, installing temporary erosion control measures, clearing existing trees and grubbing tree root systems, grubbing and raking open areas covered by briars, seeding disturbed areas, and demobilizing from the site leaving behind a cleared site with a depressed, linear driveway section no longer available for public use.

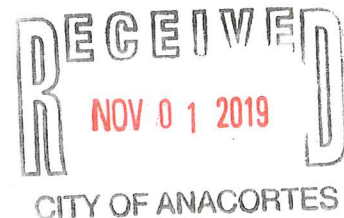
Phase 2 will be publicly contracted and included mobilizing onto the site; construction surveying; roadway excavation and embankment construction; building a new access roadway (concrete curbing, porous pavers, and hot mix asphalt); demolishing then reconstructing frontage improvements (concrete curbing, a concrete driveway and hot mix asphalt); installing underground power, storm, and sanitary sewer utilities; refining the Phase 0 temporary sediment pond to a permanent infiltration pond; utilizing traffic control; and demobilizing from the site leaving behind a site accessible to the public with static utility services for future improvements.

Phase 3 will be publicly contracted to complete the project and includes mobilizing onto the site, construction surveying, installing temporary erosion control measures, installing underground potable water utilities, preparing the site for and constructing an area for a single stall CXT bathroom facility with sidewalks and ADA parking, installing an irrigation system with yard hydrants, planting trees and shrubs, installing site signage, and demobilizing from the site.

01.06.20

SENT DRAINAGE REPORT
AND CIVILS TO GSO

SEL



Grand View Cemetery Expansion Conditional Use Permits

Detailed Explanations



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

1. The use would comply with any specific requirements for the conditional use specified elsewhere in this code; *Yes, we will comply with all specific requirements for the conditional use permit. The expansion is in a public use zone and will not create a nuisance or interfere with existing uses. We will follow the AMC 19.41.070 code for public use zones.*

We will also follow the AMC 19.46.020 for Civic Standards.

2. Access to the site is appropriate considering the anticipated volume of traffic resulting from the use; *During peak hours of the cemetery I anticipate there will be an additional 50-150 park trips generated by the expansion. This number will change as more people purchase plots at the cemetery. The traffic within the cemetery is typically very low, unless there is a large memorial service scheduled.*

3. Off-street parking and loading facilities are adequate in terms of location, amount, and design to service the use; *There is adequate parking available located onsite for the level of traffic that is projected for the expansion. The new access road will act as parking during services where then is higher traffic and in the civil plans we have 7 regular parking spots and 1 handicap parking spot. The access road within the cemetery will also act as additional parking. The length of the new access road is 1,050 feet. So this will provide around 52 parking spots, allowing 20ft per parking spot on the access road. On average, there is 20 cars that would attend the cemetery for a service and we would never have more than one service happening at the same time due to staffing limitations, so we feel that the parking is adequate for the parking demands of the cemetery.*

4. The amount and location of open space and the provision of screening is such that buffering of incompatible uses is achieved; *Grand View Cemetery is located at 411 Hillcrest Drive and the expansion size is around 5 acres of sparsely developed land on an existing 11.5 acre cemetery. There are no open space requirements. The landscape plan will achieve adequate screening and buffering for the adjacent residents. We will do this by planting native plants and trees near adjacent residents. Meeting the requirements of 19.65.040 and 19.65.050 require 5ft buffer.*

5. The location and intensity of outdoor lighting is such that it does not cast light on adjacent, adjoining, or neighboring properties; *This expansion at this time has no plans for any additional structures that would have outdoor lighting.*

6. Hours and manner of operation of the proposed use, including anticipated noise generation, are not inconsistent with the adjacent or nearby uses; *We will operate during hours of 7am-4pm*

Monday- Friday. We will be sensitive to when a funeral service is scheduled at the cemetery and will schedule construction work around this if/ when it should become an issue.

7. Public facilities and utilities are capable of adequately serving the proposed use; *In Phase 4 of the project there are potential plans to install a CXT restroom facility that could be used for people who attend services at the Cemetery and for the parks maintenance staff. If we were to install this restroom will need water, sewer and electricity.*

8. The physical conditions of the site, including size, shape, topography, and drainage, are suitable for the proposed development; *Yes, we feel the physical conditions of the site is ready. The site consists mostly of a flat, well- maintained cemetery. A row of Lombardi poplars grows along the western boundary of the developed portion of the cemetery property and the area west of these trees slopes gradually down to the west towards St. Mary's Church. The size of the expansion is around 4.5 acres. A small gravel lot and storage facility are located at the southwestern corner of the property. A steep topographic break is located directly south of the facility and is associated with the top of the bank of Happy Valley Creek. Happy Valley Creek is designated as a Fish and Wildlife Habitat Conservation Area, with a 50- foot buffer on each side of the creek.*

9. Any other factors deemed relevant to the decision-maker. (Ord. 2992 § 1 (Att. A), 2016)
No.



SEPA ENVIRONMENTAL CHECKLIST

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

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

City of Anacortes Grand View Cemetery Expansion

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

City of Anacortes

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

Nicole Johnston, Parks Manager

City of Anacortes

P.O. Box 547

Anacortes, WA 98221

360-299-1967

nicolej@cityofanacortes.org

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

August 5, 2019

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

City of Anacortes

6. Proposed timing or schedule (including phasing, if applicable):

Phase 0: Spring 2020

Phase I: Fall 2020

Phase II: Winter 2021

Phase III: TBD

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

Phase 0 has City crews preparing the site for Phase 1 contractor. Work includes mobilizing onto the site, construction surveying, installing temporary erosion control measures, creating an embankment in the northwest corner of the property, constructing a temporary conveyance ditch and temporary sediment pond, installing catch basins and storm piping inside and outside public right-of-way, refining the temporary ditch to a stabilized permanent swale, removing the existing asphalt driveway, seeding disturbed areas, utilizing

traffic control, and demobilization from the site leaving behind functioning storm water and erosion control systems for later phases of development.

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

Critical Area Study

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

None known.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

Likely permit applications included:

- ***Clearing Permit, City of Anacortes***
- ***Grade and Fill Permit, City of Anacortes***
- ***DOE Construction Storm Water Permit***
- ***Building Permit for potential restrooms***

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

The proposal consists of expanding the cemetery to the City owned property located to the west. Total expansion size is approximately five acres of sparsely developed land on an existing 11.5 acre cemetery owned and operated by the City of Anacortes. The proposed expansion will create room for approximately 2,800 gravesites.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [help]

The address to Grand View Cemetery is 411 Hillcrest Drive, Anacortes, WA 98221, Parcel numbers 33177, 33178 and 33233.

Grand View Cemetery Section 30, Township 35N, Range 02E

Latitude: 48°29'30", Longitude: 122°W36'20"

B. ENVIRONMENTAL ELEMENTS [help]

1. Earth

a. General description of the site [help]

(circle one): ☒ Flat, ☐ rolling, ☐ hilly, ☐ steep slopes, ☐ mountainous, ☐ other

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

The property slopes down approximately 3% from the south property line to the northern property line.

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

The types of soils at the proposed site include Loam, Sandy Loam and Clay.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No

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

Approximately 4.8 acres will be cleared and graded prior to construction. 1000 CY of Base rock and 540 CY of top course will be brought in for the construction of the new road.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [help]
Yes, clearing of the site could cause erosion during construction activities.

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

Approximately 5%

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

Best Management Practices for temporary erosion control and sediment control (TESC) will be used. The Stormwater Management Manual for Western Washington (Ecology 2014) will provide technical Requirements for the TESC Plan.

2. Air

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

Dust and exhaust fumes from construction equipment will be emitted during construction.

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

No

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

No special measures are proposed. Standard Construction equipment and techniques will be used.

3. Water

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

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

Yes, Happy Valley Stream. The stream is located approximately 85' north of the southwestern property corner and is seasonal. There is approximately 206' feet of stream with the property line and it flows in a NW direction. The required 50' stream buffer will be maintained with the exception of an existing gravel/ building area where work will take place within the existing footprint.

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

Yes, upgrades to the existing maintenance area, within the existing foot print adjacent to Happy Valley stream.

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

None.

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

No.

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

No.

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

No.

b. Ground Water:

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

No.

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

None.

c. Water runoff (including stormwater):

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

The main source be rain. Any runoff will be collected in a 900' swale constructed on the side of the property. The swale will include check dams and vegetation (plants, trees, grass). Pervious materials will be used for the road way to reduce runoff. There will also be sediment pond. The current civil plans show the set back being only 5ft from the neighbors property line and following the new AMC 19.65.070 (H) the sediment pond needs be moved to be placed at 10ft from the property line. Although the 10ft is not listed on the civil plans, we will make this correction so that the pond is 10ft from the property line.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

No.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any
Construction BMP's for the control of sedimentation and erosion, including the use of silt fences and hay bales will be utilized to minimize potential adverse impacts to the water quality associated with construction. Disturbed areas will be replanted in-kind. No long- term impacts to the quantity or quality of groundwater discharge are anticipated.

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

- a. Check the types of vegetation found on the site: [\[help\]](#)
☒ deciduous tree: alder, maple, aspen, other
☒ evergreen tree: fir, cedar, pine, other
☒ shrubs
☒ grass
☐ pasture
☐ crop or grain
☐ Orchards, vineyards or other permanent crops.
☒ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
☐ water plants: water lily, eelgrass, milfoil, other
☐ other types of vegetation
- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)
Approximately 100 Popular trees and 4 acres of Blackberry bushes. We will replace with the following kinds of trees: Gingko Bibloba, Perrotia Perica, Cornus Eddie White Wonder, Styra Jarppnicus, Stewartia Japonicus and Fraxinus.
- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)
None known.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)
The project site will be enhanced as outlined in the Landscaping Plan.
- e. List all noxious weeds and invasive species known to be on or near the site.
Blackberry.
5. **Animals**
- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [\[help\]](#)
Birds: hawk, song birds
- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)
There are no threatened or endangered species known to be within the project site.
- c. Is the site part of a migration route? If so, explain. [\[help\]](#)
No
- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)
Native plant species will be added to the site to enhance wildlife habitat.
- e. List any invasive animal species known to be on or near the site.
None known.

6. Energy and natural resources

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

NA

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

NA

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

Repair of a non-motorized trail will benefit energy conservation.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?

If so, describe. [\[help\]](#) ***No.***

- 1) Describe any known or possible contamination at the site from present or past uses. ***None.***
- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. ***None.***
- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. ***None.***
- 4) Describe special emergency services that might be required. ***None are required.***

Proposed measures to reduce or control environmental health hazards, if any: ***None.***

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#) ***None.***
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

Maintenance equipment, construction equipment and vehicle traffic.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

There will be vegetation buffering along the property line that is next to St. Mary's Church and the homes located off of Hillcrest Drive.

8. Land and shoreline use

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

The current use of the sites is used for Grand View Cemetery. Adjacent properties include a St. Mary's Church, residential homes and forest lands.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)
No.
- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: **No.**
- c. Describe any structures on the site. [\[help\]](#) **There is a Mausoleum as part of the existing cemetery and a maintenance building.**
- d. Will any structures be demolished? If so, what? [\[help\]](#) **No.**
- e. What is the current zoning classification of the site? [\[help\]](#)
The zoning classification is Public.
- f. What is the current comprehensive plan designation of the site? [\[help\]](#) **Public**
- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)
Does not apply.
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)
Yes, Happy Valley Stream and the buffer adjacent to the property.
- i. Approximately how many people would reside or work in the completed project? [\[help\]](#) **City of Anacortes Parks and Recreation Department maintenance employees.**
- j. Approximately how many people would the completed project displace? [\[help\]](#) **None.**
- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#) **NONE.**
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#) **None.**
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: **None.**

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#) **None.**
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#) **None.**
- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

NA

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)
Not applicable.
- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)
Views in the area will be enhanced with the removal of the Poplar trees.
- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)
None.

11. Light and glare

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

Does not apply.

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

No.

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

None.

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

NA

12. Recreation

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

None.

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

No.

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

None.

13. Historic and cultural preservation

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

No.

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

No sites are located where this work will occur.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. **None**

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Development that is authorized consistent with the City's development regulations following adoption of the amendments will be required to comply with City, State, and Federal requirements regarding cultural preservation.

14. Transportation

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

The site is accessed via Hillcrest Drive and Whistle Lake Road. The nearest highway is Hwy 20.

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

No.

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

By the proposed restrooms there will be seven regular parking spots and one handicap spot. In addition to these traditional parking spots the new paved road will act as additional parking for people attending services or visiting the cemetery.

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

No.

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

No.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

None.

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

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

None.

15. Public services

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

No.

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

Contract specifications shall be written to address the sensitivity of working within the cemetery.

16. Utilities

- a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

The current irrigation system will be expanded to irrigate the proposed expansion.

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

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

Signature:

Name of signee: Nicole Johnston

Position and Agency/Organization: Parks Manager, City Of Anacortes

Date Submitted: August 8, 2019

D. Supplemental sheet for nonproject actions [\[help\]](#)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

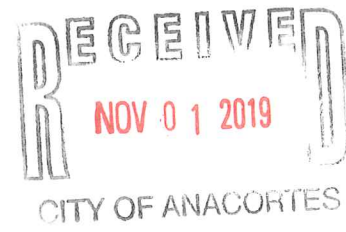
Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

Arborist Report
Grand View Cemetery Expansion Project

October 2019

Submitted by:
Jonn Lunsford, Anacortes Parks and Recreation



Project Narrative:

The City of Anacortes is preparing to expand Grand View Cemetery. West of the existing cemetery is an approximately 4.87 acre parcel owned by the city identified in the 2006 Cemetery Master Plan as an area for expansion. Grand View Cemetery is located at 411 Hill Crest and has been under City of Anacortes operation since the 1940's. The Anacortes Parks and Recreation Department operates the cemetery for the city.

The need to expand the current cemetery footprint is due to the lack of grave space available in the existing sections of the cemetery. Estimates range from 3 to 5 years before there are few spaces remaining. The 2006 Grand View Cemetery Master Plan showed an expansion of lawn and other amenities on the parcel to the west (P33177). At this time we are only planning to add lawn; niches and other features may come later if needed and allowed by budget.

GeoEngineers was hired to complete a wetlands delineation and critical areas review. The Happy Valley Stream and the buffer around it are outside of the zone where the new cemetery addition is planned. There are a large number of trees. Most prominent of them is about 70 Lombardy poplar trees (*Populus nigra Italica*) on average about 20" dbh (dbh = tree diameter measurement 4.5' above the ground). Approximately 30 additional trees were catalogued and mapped on the site by Parks and Recreation staff arborist Dave Oicles in June, 2019. (Attached)

Tree Management on Site:

The Lombardy Poplars are all slated for removal because their roots have severely damaged the road that will serve the expansion area. On the attached inventory and map of the non-Poplars, unfortunately most if not all of trees #1-#16 will need to be removed for a storm water detention pond and outflow. Trees #19-#30 on the map are on the southern portion of the planned expansion. Of these, the goal is to preserve tree #19 (Douglas Fir, dbh 50"), tree #23 (60" Western Red Cedar), tree #24 (Black Locust 40" dbh), tree #25 (Black Locust, 15" dbh), tree #26 (Black Locust 15" dbh) and tree #28 (Birch 23" dbh).

Given the need to provide 1 tree unit for every square foot of cleared land in this project, we estimate that up to 212 tree units may be necessary. Preserving the trees noted previous would provide 39 tree credits. We plan to trees totaling 173 tree units to meet the requirements.

Construction:

Using the International Society of Arboriculture standard of Critical Root Zone (CRZ) protection of 2 feet per every 2" dbh, the City will evaluate which trees can be retained given the necessary irrigation and storm water infrastructure. Trees that are retained would have temporary orange fencing places around the CRZ as necessary. This area would be mulched to

avoid erosion if the existing shrubs in the CRZ are mowed. With the removal of the Poplars, there could be some unanticipated wind throw issues, exposing the remaining trees to strong easterly or north easterly winds. This will have to be evaluated on site to see if a potential hazard condition is created.

Tree Planting Plan

The parcel for the planned expansion is approximately 212,013 sf. The current city code (AMC 16. 50) details that for tree density requirements we shall provide one tree unit per 1,000 sf. Since our project covers 212,013 sf we are required to provide 212 tree units. As noted in our attachment we will retain trees that supply 39 tree unit credits and will need to plant 173 tree units.

Tree Retention: On our attached spreadsheet and map we will retain tree #19 (8 units), tree #23 (8 units), trees #24, #25, #26 (18 units) and tree #28 (5 units).

Tree Planting: Please refer to attached planting map. The current plan is to add 177 tree units for the cemetery expansion project. Our planting list includes varieties of trees listed on our planting plan schedule. We expect that we will place some new trees in the existing cemetery to help better tie the expansion in with the older sections of Grand View as allowed under AMC 16.50.070 (c). This will also help us renovate the frontage along Hillcrest Drive.

Tree#:	Common name:	Scientific name:	Estimated DBH/Tree Units	Condit ion:	Comments:
1	Douglas Fir	Pseudotsuga menziesii	35" /8	Stable	
2	Douglas Fir	Pseudotsuga menziesii	20" /5	Stable	
3	Big Leaf Maple	Acer macrophyllum	13" /5	Stable	
4	Big Leaf Maple	Acer macrophyllum	10" /2	Stable	
5	Willow	Salix scouleriana	13" /5	Weak	Should remove
6	Willow	Salix scouleriana	14" /5	Weak	Should remove
7	Willow	Salix scouleriana	15" /5	weak	Should remove
8	Big Leaf Maple	Acer macrophyllum	17" /5	Stable	
9	Horse chestnut	Aesculus hippocastanum	14" /5	stable	
10	Douglas Fir	Pseudotsuga menziesii	15" /5	Stable	
11	Douglas Fir	Pseudotsuga menziesii	14" /5	Stable	
12	Douglas Fir	Pseudotsuga menziesii	30" & 18" /8	Weak	Should remove, 2 trees growing as one
13	Douglas Fir	Pseudotsuga menziesii	20" & 25" /8	Weak	2 trees growing as one, questionable
14	Douglas Fir	Pseudotsuga menziesii	30" /8	Stable	
15	Willow	Salix scouleriana	14" /5	Weak	Should remove
16	Douglas Fir	Pseudotsuga menziesii	22" /5	Stable	
17	Hawthorne	Crataegus	10" /2	Stable	Multi-stemmed
18	Pear	Pyrus	10" /2	Stable	
19	Douglas Fir	Pseudotsuga menziesii	50" /8	Stable	Very nice looking tree, big and tall
20	Apple	Malus	15" /5	Stable	
21	Black Locust	Robinia pseudoacacia	16" /5	Stable	
22	Black Locust	Robinia pseudoacacia	20" /5	Stable	Multi-stemmed (5)
23	Western Red Cedar	Thuja plicata	60" /8	Stable	Multi-stemmed (7)
24	Black Locust	Robinia pseudoacacia	40" /8	Stable	
25	Black Locust	Robinia pseudoacacia	15" /5	Stable	
26	Balck Locust	Robinia pseudoacacia	15" /5	Stable	
27	Hawthorne	Crataegus	18" /5	Stable	
28	Cutleaf weeping birch	betula pendula laciniata	23" /5	Stable	Very nice looking tree, unusual variety
29	Elm	Ulmus	10-20" /5	Weak	Unstable growth, remove
30	Elm	Ulmus	10-20" /5	Weak	Unstable growth, remove

Tree Inventory Grandview Cemetery Expansion



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RECEIVED
NOV 01 2019
CITY OF ANACORTES

0 50 100 Feet



GRAND VIEW CEMETERY EXPANSION—PHASE 1

CITY OF ANACORTES, WASHINGTON

CIVIL IMPROVEMENT DRAWINGS

LEGAL DESCRIPTION

PER REAL ESTATE CONTRACT A.F. NO. 666206

BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 0°22' EAST ALONG THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 662.30 FEET; THENCE SOUTH 89°40'30" WEST 447.0 FEET TO THE SOUTHWEST CORNER OF THE PLAT OF GRANDVIEW CEMETERY ANNEX AS RECORDED IN VOLUME 6 OF PLATS, PAGE 6, RECORDS OF SKAGIT COUNTY, WASHINGTON, SAID POINT BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTH 89°40'30" WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 30, A DISTANCE OF 390.04 FEET TO A POINT ON THE EAST LINE OF THE WEST 495.0 FEET OF THE EAST HALF OF THE SW 1/4 OF SAID SECTION 30; THENCE NORTH 0°34' EAST PARALLEL TO THE WEST LINE OF THE EAST HALF OF THE SW 1/4 OF SAID SECTION 30, A DISTANCE OF 1142.82 FEET TO THE SOUTH LINE OF THE PLAT OF "HILLCREST ADDITION TO ANACORTES", ACCORDING TO THE PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 89°45'30" EAST ALONG THE SOUTH LINE OF SAID PLAT OF HILLCREST ADDITION TO ANACORTES, A DISTANCE OF 321.00 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 0°34' EAST ALONG THE EAST LINE OF SAID PLAT OF HILLCREST ADDITION TO ANACORTES, A DISTANCE OF 183.0 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 30; THENCE NORTH 89°45'30" EAST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NE 1/4 OF THE SW 1/4 OF SECTION 30, A DISTANCE OF 64.38 FEET TO A POINT WHICH LIES NORTH 0°22' EAST OF THE NORTHWEST CORNER OF THE FIRST ADDITION TO GRAND VIEW CEMETERY AS RECORDED IN VOLUME 5 OF PLATS AT PAGE 31, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 0°22' WEST A DISTANCE OF 1325.24 FEET TO THE TRUE POINT OF BEGINNING, EXCEPT ANY PORTION THEREOF LYING WITHIN THE BOUNDARIES OF EXISTING STREET OR ROAD RIGHTS OF WAY;

PER STATUTORY WARRANTY DEED A.F. NO 865553

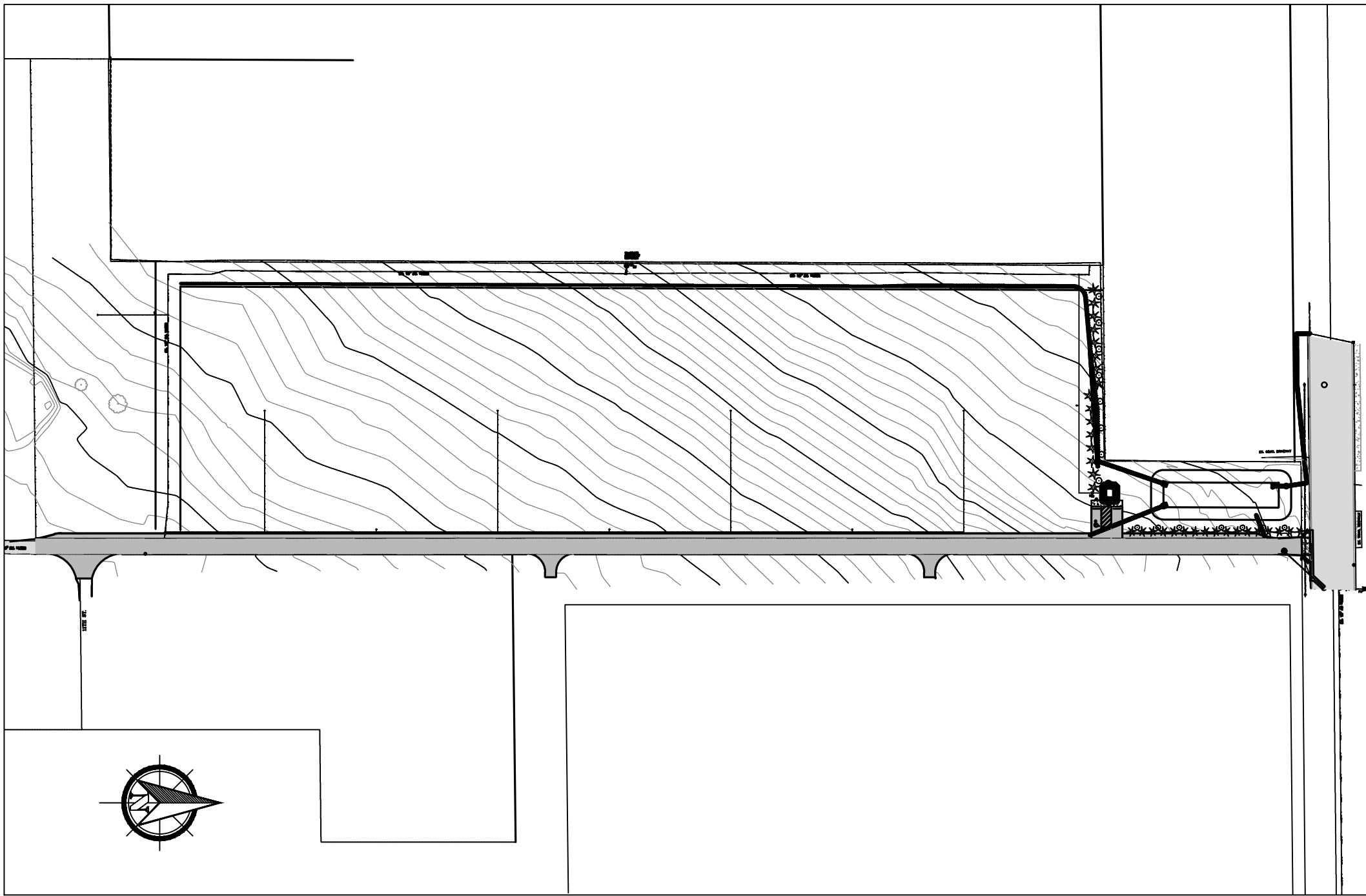
BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 0°22' EAST ALONG THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 662.30 FEET; THENCE SOUTH 89°40'30" WEST 447.0 FEET TO THE SOUTHWEST CORNER OF THE PLAT OF GRANDVIEW CEMETERY ANNEX AS RECORDED IN VOLUME 6 OF PLATS, PAGE 6, RECORDS OF SKAGIT COUNTY, WASHINGTON, SAID POINT BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTH 89°49'30" WEST ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 390.04 FEET TO A POINT ON THE EAST LINE OF THE WEST 495.0 FEET OF THE EAST ON-HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE NORTH 0°34' EAST PARALLEL TO THE WEST LINE OF THE EAST ONE-HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 30 A DISTANCE OF 279.00 FEET; THENCE NORTH 89°40'30" EAST A DISTANCE OF 389.06 FEET TO THE WEST LINE OF SAID PLAT OF GRANDVIEW CEMETERY ANNEX; THENCE 0°22' WEST A DISTANCE OF 278.99 FEET TO THE TRUE POINT OF BEGINNING.

GENERAL NOTES

- DISTANCES ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS.
- THIS MAP REPRESENTS THE EXISTING CONDITIONS AS FOUND ON THE DATES SURVEY WORK WAS PERFORMED IN MAY 2019.
- THE UTILITIES SHOWN HEREON REPRESENT WHAT WAS FOUND BY FIELD INVESTIGATION. THE ONE-CALL UTILITY LOCATE SERVICE WAS USED. OTHER UNDERGROUND UTILITIES MAY EXIST IN THE AREA, BUT THIS MAP IS NOT REPRESENTING ANY UTILITIES THAT WERE NOT APPARENT ON THE GROUND. IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR CONTACT ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION.
- OCCUPATIONAL INDICATORS AND EXISTING FENCE LINE NOTE:
THIS SURVEY MAY DEPICT EXISTING FENCE LINES AND/OR ENCROACHMENTS IN ACCORDANCE WITH WAC CH 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS SURVEY.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ANY OR ALL EASEMENTS.

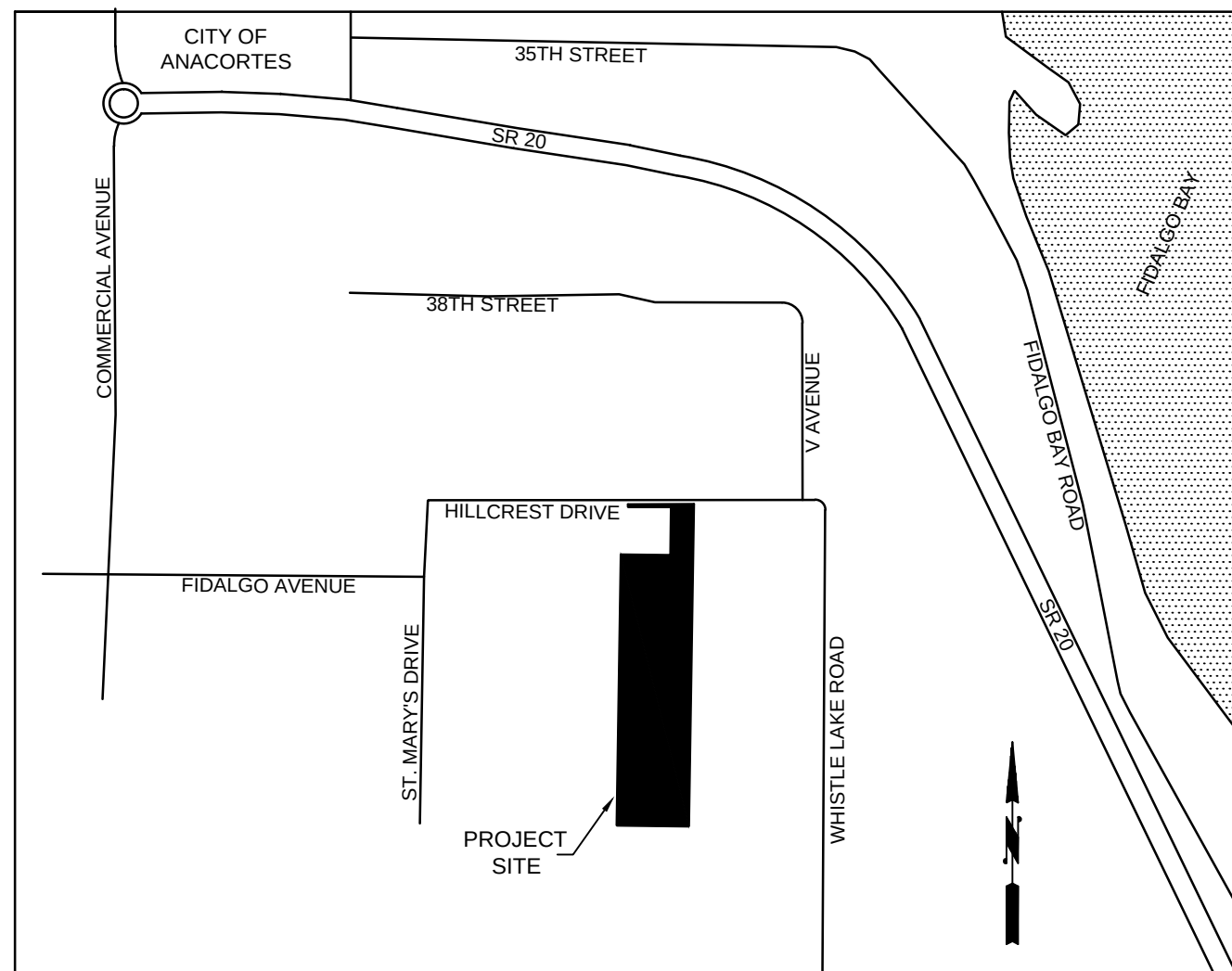
PROJECT DESCRIPTION

THIS CONTRACT PROVIDES FOR INFRASTRUCTURE IMPROVEMENTS TO APPROXIMATELY 5 ACRES OF AN EXISTING 11.5-ACRE CEMETERY OWNED AND OPERATED BY THE CITY OF ANACORTES. WORK INCLUDES INSTALLING TEMPORARY EROSION CONTROL MEASURES; REMOVING EXISTING FEATURES; TREE REMOVAL AND LAND CLEARING; MINOR GRADING (EXCAVATION AND EMBANKMENT) OF NEW ROADWAY CORRIDORS; PLACEMENT OF GRAVEL BORROW; INSTALLATION OF UNDERGROUND WATER (POTABLE AND IRRIGATION), SANITARY SEWER, AND POWER UTILITIES; INSTALLING STORMWATER SYSTEMS FOR COLLECTION, CONVEYANCE, AND TREATMENT OF ROAD AND SITE RUNOFF; SURFACING WITH CRUSHED SURFACING; PAVING WITH POROUS PAVERS AND HOT MIX ASPHALT; INSTALLING CEMENT CONCRETE CURB, GUTTERS, AND SIDEWALKS; ADA FEATURES; A RESTROOM FACILITY; PEDESTRIAN-LEVEL ILLUMINATION; LANDSCAPING; PLANTINGS FOR LOW-IMPACT, STORMWATER MANAGEMENT FACILITIES; WAYFINDING SIGNAGE; RESTORING DISTURBED AREAS; CONSTRUCTION SURVEYING; AND OTHER WORK, ALL IN ACCORDANCE WITH THE ATTACHED CONTRACT PLANS, CITY DEVELOPMENT STANDARDS, AND THE WSDOT'S STANDARD SPECIFICATIONS.



PROJECT SITE MAP

SCALE: 1"=100'



VICINITY AND PARCEL MAP

SITUATE IN A PORTION OF E. 1/2 OF S.W. 1/4,
SECTION 30, TOWNSHIP 35 N., RANGE 2 E., W.M.

CONTACT DATA

OWNER
CITY OF ANACORTES PARKS DEPARTMENT
NICOLE JOHNSTON, CITY PARKS MANAGER
904 6TH STREET
ANACORTES, WA 98221

SURVEYOR
JEREMY DISCH, P.L.S.
POWERTEK SURVEYING
5426 BARRETT ROAD, SUITE 104
FERNDALE, WA 98248
360-746-8801

PROJECT ENGINEER
JOHN R. TUTTLE, P.E.
TUTTLE ENGINEERING AND MANAGEMENT
275 WEST RIO VISTA AVENUE, SUITE 1
BURLINGTON, WA 98233
360-899-5953

EROSION CONTROL SUPERVISOR
TO BE DETERMINED AFTER AWARD
OF CONSTRUCTION CONTRACT

MATERIALS TESTING COMPANY
TO BE DETERMINED AFTER AWARD
OF CONSTRUCTION CONTRACT

PLAT UTILITY PROVIDERS

- PHONE/CABLE/INTERNET 1: WAVE COMMUNICATIONS (866.928.3123)
- PHONE/CABLE/INTERNET 2: COMCAST (425.508.7335)
- NATURAL GAS: CASCADE NATURAL GAS (360.336.2189, EXT. 4211)
- POWER: PUGET SOUND ENERGY (360.941.2066)
- REFUSE DISPOSAL: WASTE MANAGEMENT (360.757.4068)
- STREETS: CITY OF ANACORTES (360.293.1921)
- WATER: CITY OF ANACORTES (360.293.1921)
- SEWER: CITY OF ANACORTES (360.588.8330)
- COMMUNICATIONS: VERIZON NORTHWEST (360.757.4338)

CALL TWO BUSINESS
DAYS BEFORE YOU DIG



Know what's below.
811 before you dig.

PARCEL INFORMATION

SITE ADDRESS:
HILLCREST DRIVE
ANACORTES, WA 98221

PARCEL NOS.: P33177 AND P33233

PROPERTY IDS: 350230-0-202-0007 AND
350230-3-021-0000

ZONING: PUBLIC

SURVEY NOTES

BASIS OF BEARING:
ASSUMED BETWEEN FOUND MONUMENTS AT
HILLCREST DRIVE CORNER AND "V" AVENUE
INTERSECTION AS SHOWN, BEARING = N89°44'13"E

VERTICAL DATUM:
NAVD88
HELD ELEVATION 130.21' AT WSDOT MONUMENT
GP29020-59 (MONUMENT ID #1596)

ORIGINATING BENCHMARKS:
TBM 1) SET NAIL AND SHINER (NORTH SIDE OF
HILLCREST DRIVE), ELEV.=244.14
TBM 2) SET NAIL AND SHINER (SET EAST OF 60-INCH
TREE ON SOUTH END OF PROJECT, ELEV.=281.62)

LEGEND

○	FOUND IRON PIPE	—OP—	EXISTING OVERHEAD POWER/CABLE/PHONE	ASPH	ASPHALT	MB	MAIL BOX
⊙	FOUND MONUMENT	—S—S—S—S—S—	EXISTING SANITARY SEWER LINE	BMP	BEST MANAGEMENT PRACTICE	MIN	MINIMUM
□	EXISTING STORM DRAIN CATCH BASIN	—240—	EXISTING CONTOUR	BTM	BOTTOM	NAD	NORTH AMERICAN DATUM
⊙	EXISTING SEWER MANHOLE	—240—	NEW CONTOUR	BVC	BEGIN VERTICAL CURVE ELEVATION	NAV	NORTH AMERICAN VERTICAL DATUM
⊙	EXISTING POWER TRANSFORMER	—W—	WATER MAIN	BVCS	BEGIN VERTICAL CURVE STATION	NGVD	NATIONAL GEODETIC VERTICAL DATUM
⊙	EXISTING FIRE HYDRANT	—SD—	STORM DRAIN LINE	CB	CATCH BASIN	NO	NUMBER
⊙	EXISTING WATER VALVE	—S—	SANITARY SEWER LATERAL	CL/C-L	CENTERLINE	NTS	NOT TO SCALE
⊙	EXISTING WATER METER	—S—	SANITARY SEWER SERVICE LINE	CO	CLEANOUT	OC	ON CENTER
⊙	EXISTING STREET SIGN	—P—P—	IRRIGATION SYSTEM	CONC	CONCRETE	PERF	PERFORATED
⊙	EXISTING UTILITY POLE	—P—P—	BURIED POWER LINE	CMP	CORRUGATED METAL PIPE	PL	PROPERTY LINE
⊙	EXISTING UTILITY GUY ANCHOR	—P—P—	CURB	CPEP	CORRUGATED POLYETHYLENE PIPE	POR	POROUS
⊙	EXISTING MAILBOX	—P—P—	STORM DRAIN CATCH BASIN	CCG	CONCRETE CURB AND GUTTER	PP	POWER POLE
⊙	EXISTING TREE DIAMETER	—P—P—	STORM DRAIN MANHOLE	DEC	DECIDUOUS	PROP	PROPOSED
⊙	EXISTING TREE (CONIFEROUS)	—P—P—	SANITARY MANHOLE	D.I.	DUCTILE IRON PIPE	PVC	POLYVINYL CHLORIDE
⊙	EXISTING TREE (DECIDUOUS)	—P—P—	WATER METER	DIA	DIAMETER	R	RADIUS
—D—D—D—D—D—	EXISTING STORM DRAIN LINE	—P—P—	STREET SIGN	DR	DRIVE	RET	RETAINING
—W—W—W—W—W—	EXISTING WATER LINE	—P—P—	STORM LATERAL	DS	DOWNSPOUT	R.O.W.	RIGHT OF WAY
—P—P—P—P—P—	EXISTING PROPERTY/LOT LINE	—P—P—	SAWCUT LINE	ESMT	EASEMENT	RD	ROAD/ROOF DRAIN
—R—R—R—R—R—	EXISTING RIGHT-OF-WAY LINE	—P—P—	ASPHALT	ELEV	ELEVATION	RT	RIGHT
—E—E—E—E—E—	EXISTING EDGE OF PAVEMENT	—P—P—	CONCRETE	EVCE	END VERTICAL CURVE ELEVATION	SD	STORM DRAIN
—INLET PROTECTION		—P—P—	LANDSCAPING	EVCS	END VERTICAL CURVE STATION	SDMH	STORM DRAIN MANHOLE
—HIGH VISIBILITY FENCE		—P—P—		EX	EXISTING	SS	SANITARY SEWER
		—P—P—		FD	FOOT DRAIN	SSMH	SANITARY SEWER MANHOLE
		—P—P—		FF	FINISHED FLOOR	STA	STATION
		—P—P—		FH	FIRE HYDRANT	TBM	TEMPORARY BENCHMARK
		—P—P—		GRAV	GRAVEL	TYP	TYPICAL
		—P—P—		GV	GATE VALVE	UP	UTILITY POLE
		—P—P—		HORIZ	HORIZONTAL	VERT	VERTICAL
		—P—P—		IE	INVERT ELEVATION	WM	WATER METER
		—P—P—		LANDSC	LANDSCAPING	WV	WATER VALVE
		—P—P—		LF	LINEAR FEET	YD	YARD DRAIN
		—P—P—		LT	LEFT	YH	YARD HYDRANT
		—P—P—		LVC	LENGTH OF VERTICAL CURVE		

SHEET INDEX	
SHT. NO.	DESCRIPTION
TS1	TITLE SHEET
GN1	CITY GENERAL NOTES
EES1	EXISTING CONDITIONS, EROSION CONTROL, AND SITE PREP. PLAN
EES2	EXISTING CONDITIONS, EROSION CONTROL, AND SITE PREP. PLAN
SWP1	STORMWATER POLLUTION PREVENTION PLAN
S1	SITE IMPROVEMENTS PLAN
S2	SITE IMPROVEMENTS PLAN
PD1	PROJECT DETAILS AND NOTES
PD2	PROJECT DETAILS AND NOTES
PD3	PROJECT DETAILS AND NOTES

PRELIMINARY DESIGN



**TUTTLE ENGINEERING
AND MANAGEMENT**
275 WEST RIO VISTA AVENUE, SUITE 1
BURLINGTON, WA 98233
360-899-5953 WWW.TUTTLE-TEAM.COM

Prepared For: CITY OF ANACORTES PARKS AND RECREATION

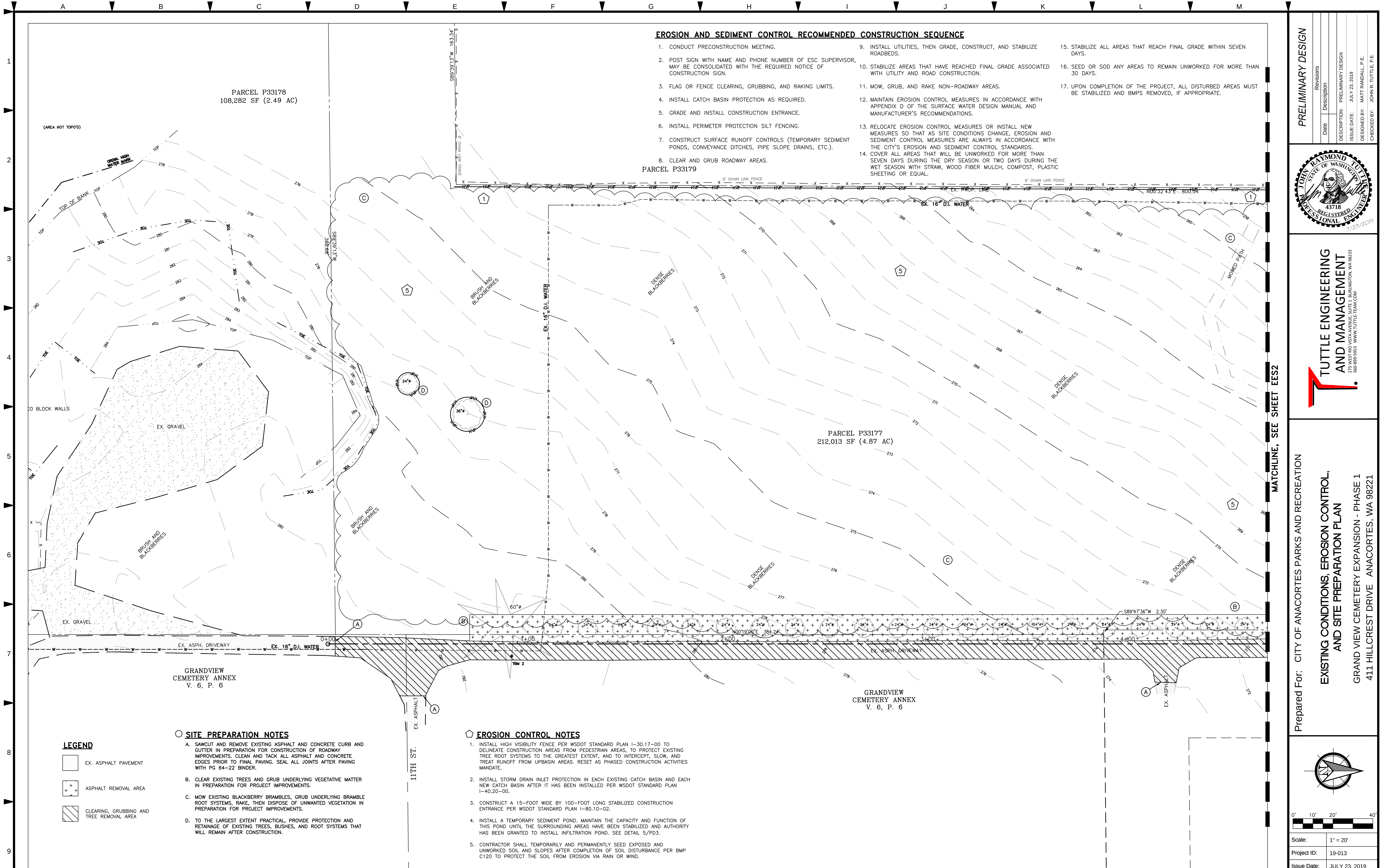
TITLE SHEET

GRAND VIEW CEMETERY EXPANSION - PHASE 1
411 HILLCREST DRIVE ANACORTES, WA 98221



Scale:	NONE
Project ID:	19-013
Issue Date:	JULY 23, 2019
Sheet ID:	TS1

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- ### EROSION AND SEDIMENT CONTROL RECOMMENDED CONSTRUCTION SEQUENCE
1. CONDUCT PRECONSTRUCTION MEETING.
 2. POST SIGN WITH NAME AND PHONE NUMBER OF ESC SUPERVISOR, MAY BE CONSOLIDATED WITH THE REQUIRED NOTICE OF CONSTRUCTION SIGN.
 3. FLAG OR FENCE CLEARING, GRUBBING, AND RAKING LIMITS.
 4. INSTALL CATCH BASIN PROTECTION AS REQUIRED.
 5. GRADE AND INSTALL CONSTRUCTION ENTRANCE.
 6. INSTALL PERIMETER PROTECTION SILT FENCING.
 7. CONSTRUCT SURFACE RUNOFF CONTROLS (TEMPORARY SEDIMENT PONDS, CONVEYANCE DITCHES, PIPE SLOPE DRAINS, ETC.).
 8. CLEAR AND GRUB ROADWAY AREAS.
 9. INSTALL UTILITIES, THEN GRADE, CONSTRUCT, AND STABILIZE ROADBEDS.
 10. STABILIZE AREAS THAT HAVE REACHED FINAL GRADE ASSOCIATED WITH UTILITY AND ROAD CONSTRUCTION.
 11. MOW, GRUB, AND RAKE NON-ROADWAY AREAS.
 12. MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH APPENDIX D OF THE SURFACE WATER DESIGN MANUAL AND MANUFACTURER'S RECOMMENDATIONS.
 13. RELOCATE EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, EROSION AND SEDIMENT CONTROL MEASURES ARE ALWAYS IN ACCORDANCE WITH THE CITY'S EROSION AND SEDIMENT CONTROL STANDARDS.
 14. COVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON OR TWO DAYS DURING THE WET SEASON WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING OR EQUAL.
 15. STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN SEVEN DAYS.
 16. SEED OR SOD ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
 17. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BMPS REMOVED, IF APPROPRIATE.

LEGEND

- EX. ASPHALT PAVEMENT
- ASPHALT REMOVAL AREA
- CLEARING, GRUBBING AND TREE REMOVAL AREA

SITE PREPARATION NOTES

1. SAWCUT AND REMOVE EXISTING ASPHALT AND CONCRETE CURB AND GUTTER IN PREPARATION FOR CONSTRUCTION OF ROADWAY IMPROVEMENTS. CLEAN AND TACK ALL ASPHALT AND CONCRETE EDGES PRIOR TO FINAL PAVING. SEAL ALL JOINTS AFTER PAVING WITH PG 64-22 BINDER.
2. CLEAR EXISTING TREES AND GRUB UNDERLYING VEGETATIVE MATTER IN PREPARATION FOR PROJECT IMPROVEMENTS.
3. MOW EXISTING BLACKBERRY BRAMBLES, GRUB UNDERLYING BRAMBLE ROOT SYSTEMS, RAKE, THEN DISPOSE OF UNWANTED VEGETATION IN PREPARATION FOR PROJECT IMPROVEMENTS.
4. TO THE LARGEST EXTENT PRACTICAL, PROVIDE PROTECTION AND RETAINAGE OF EXISTING TREES, BUSHES, AND ROOT SYSTEMS THAT WILL REMAIN AFTER CONSTRUCTION.

EROSION CONTROL NOTES

1. INSTALL HIGH VISIBILITY FENCE PER WSDOT STANDARD PLAN I-30.17-00 TO DELINEATE CONSTRUCTION AREAS FROM PEDESTRIAN AREAS, TO PROTECT EXISTING TREE ROOT SYSTEMS TO THE GREATEST EXTENT, AND TO INTERCEPT, SLOW, AND TREAT RUNOFF FROM UPBASIN AREAS. RESET AS PHASED CONSTRUCTION ACTIVITIES MANDATE.
2. INSTALL STORM DRAIN INLET PROTECTION IN EACH EXISTING CATCH BASIN AND EACH NEW CATCH BASIN AFTER IT HAS BEEN INSTALLED PER WSDOT STANDARD PLAN I-40.20-00.
3. CONSTRUCT A 15-FOOT WIDE BY 100-FOOT LONG STABILIZED CONSTRUCTION ENTRANCE PER WSDOT STANDARD PLAN I-80.10-02.
4. INSTALL A TEMPORARY SEDIMENT POND. MAINTAIN THE CAPACITY AND FUNCTION OF THIS POND UNTIL THE SURROUNDING AREAS HAVE BEEN STABILIZED AND AUTHORITY HAS BEEN GRANTED TO INSTALL INFILTRATION POND. SEE DETAIL 5/PD3.
5. CONTRACTOR SHALL TEMPORARILY AND PERMANENTLY SEED EXPOSED AND UNWORKED SOIL AND SLOPES AFTER COMPLETION OF SOIL DISTURBANCE PER BMP C120 TO PROTECT THE SOIL FROM EROSION VIA RAIN OR WIND.

PARCEL NOS. 33177, 33178, AND 33233 CITY ZONING: PUBLIC

PRELIMINARY DESIGN

Date	Description
7/23/2019	PRELIMINARY DESIGN
7/23/2019	ISSUE DATE
7/23/2019	DESIGNED BY: MATT RANDALL, P.E.
7/23/2019	CHECKED BY: JOHN R. TUTTLE, P.E.

TUTTLE ENGINEERING AND MANAGEMENT

275 WEST 800 WEST AVENUE, SUITE 1, BURLINGTON, WA 98323
360-899-5953 WWW.TUTTLETEAM.COM

Prepared For: CITY OF ANACORTES PARKS AND RECREATION

EXISTING CONDITIONS, EROSION CONTROL, AND SITE PREPARATION PLAN

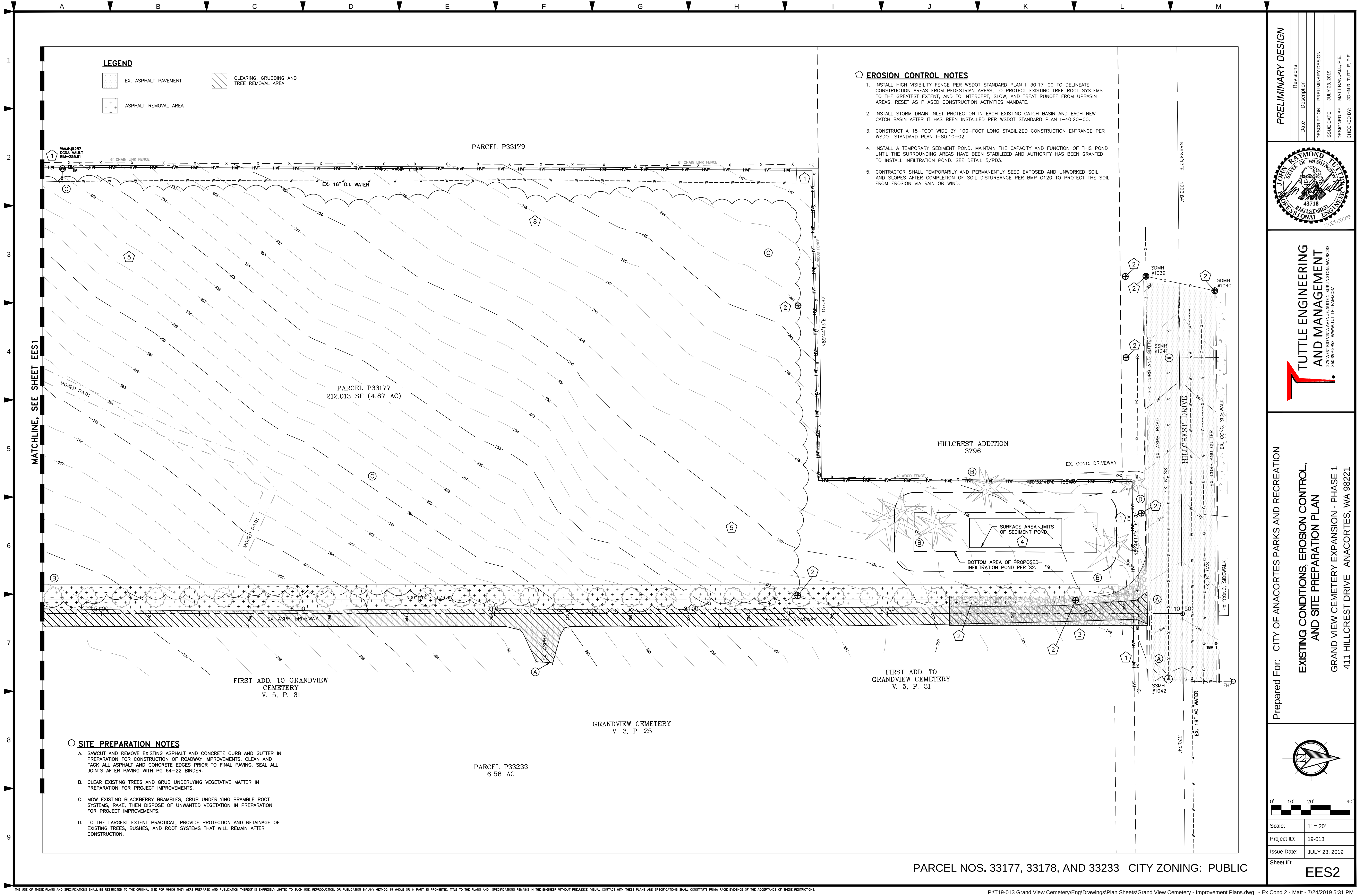
GRAND VIEW CEMETERY EXPANSION - PHASE 1
411 HILLCREST DRIVE ANACORTES, WA 98221

Scale: 1" = 20'

Project ID: 19-013

Issue Date: JULY 23, 2019

Sheet ID: EES1



PRELIMINARY DESIGN

Revisions	Date	Description
DESCRIPTION: PRELIMINARY DESIGN		
ISSUE DATE: JULY 23, 2019		
DESIGNED BY: MATT RANDALL, P.E.		
CHECKED BY: JOHN R. TUTTLE, P.E.		

TUTTLE ENGINEERING AND MANAGEMENT

REGISTERED PROFESSIONAL ENGINEER

360-899-5953 WWW.TUTTLETEAM.COM

Prepared For: CITY OF ANACORTES PARKS AND RECREATION

EXISTING CONDITIONS, EROSION CONTROL, AND SITE PREPARATION PLAN

GRAND VIEW CEMETERY EXPANSION - PHASE 1

411 HILLCREST DRIVE ANACORTES, WA 98221

0' 10' 20' 40'

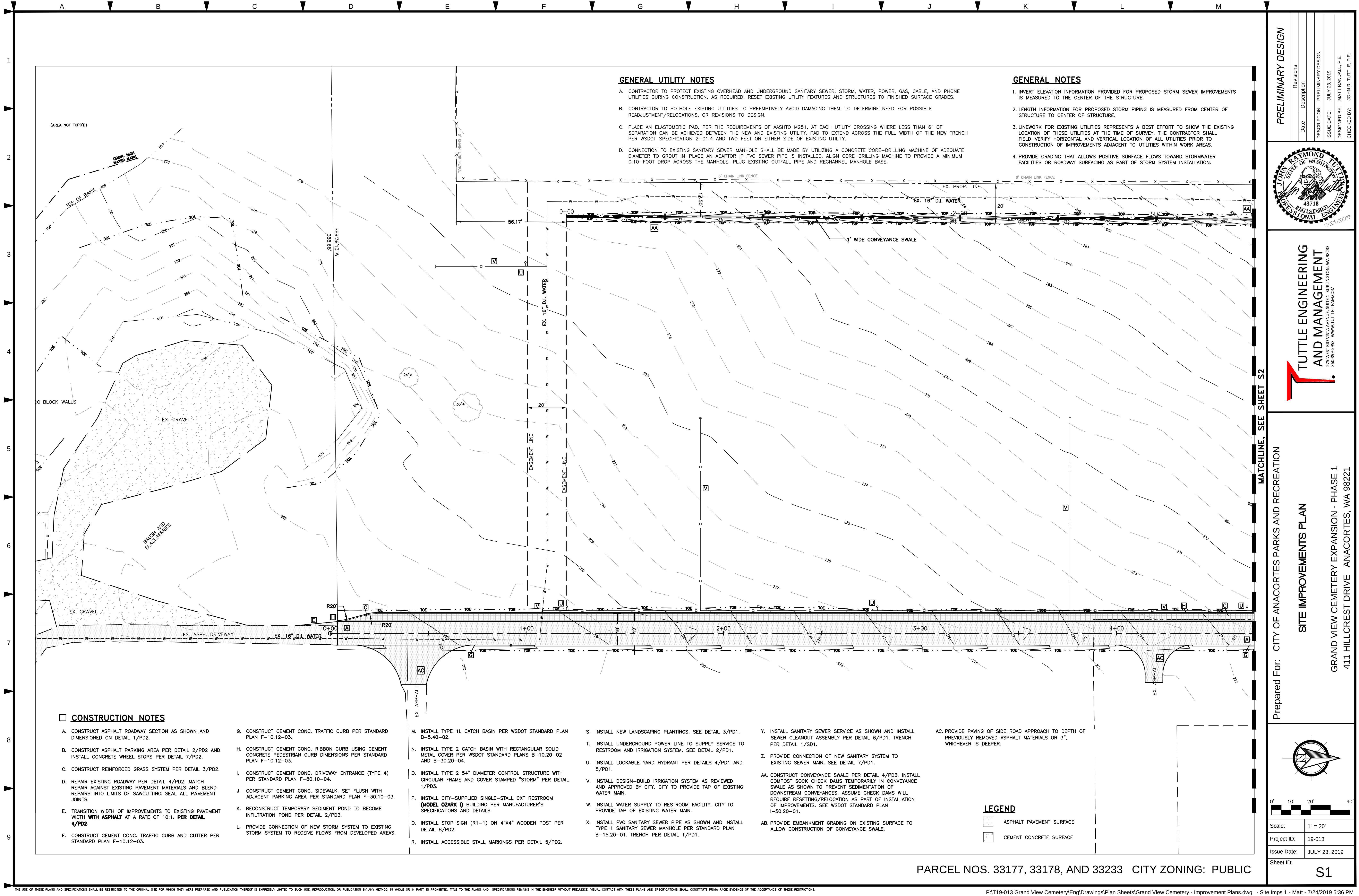
Scale: 1" = 20'

Project ID: 19-013

Issue Date: JULY 23, 2019

Sheet ID: EES2

[illegible]



GENERAL UTILITY NOTES

- A. CONTRACTOR TO PROTECT EXISTING OVERHEAD AND UNDERGROUND SANITARY SEWER, STORM, WATER, POWER, GAS, CABLE, AND PHONE UTILITIES DURING CONSTRUCTION. AS REQUIRED, RESET EXISTING UTILITY FEATURES AND STRUCTURES TO FINISHED SURFACE GRADES.
- B. CONTRACTOR TO POTHOLE EXISTING UTILITIES TO PREEMPTIVELY AVOID DAMAGING THEM, TO DETERMINE NEED FOR POSSIBLE READJUSTMENT/RELOCATIONS, OR REVISIONS TO DESIGN.
- C. PLACE AN ELASTOMERIC PAD, PER THE REQUIREMENTS OF AASHTO M251, AT EACH UTILITY CROSSING WHERE LESS THAN 6" OF SEPARATION CAN BE ACHIEVED BETWEEN THE NEW AND EXISTING UTILITY. PAD TO EXTEND ACROSS THE FULL WIDTH OF THE NEW TRENCH PER WSDOT SPECIFICATION 2-01.4 AND TWO FEET ON EITHER SIDE OF EXISTING UTILITY.
- D. CONNECTION TO EXISTING SANITARY SEWER MANHOLE SHALL BE MADE BY UTILIZING A CONCRETE CORE-DRILLING MACHINE OF ADEQUATE DIAMETER TO GROUT IN-PLACE AN ADAPTOR IF PVC SEWER PIPE IS INSTALLED. ALIGN CORE-DRILLING MACHINE TO PROVIDE A MINIMUM 0.10-FOOT DROP ACROSS THE MANHOLE. PLUG EXISTING OUTFALL PIPE AND RECHANNEL MANHOLE BASE.

GENERAL NOTES

- 1. INVERT ELEVATION INFORMATION PROVIDED FOR PROPOSED STORM SEWER IMPROVEMENTS IS MEASURED TO THE CENTER OF THE STRUCTURE.
- 2. LENGTH INFORMATION FOR PROPOSED STORM PIPING IS MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
- 3. LINWORK FOR EXISTING UTILITIES REPRESENTS A BEST EFFORT TO SHOW THE EXISTING LOCATION OF THESE UTILITIES AT THE TIME OF SURVEY. THE CONTRACTOR SHALL FIELD-VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION OF IMPROVEMENTS ADJACENT TO UTILITIES WITHIN WORK AREAS.
- 4. PROVIDE GRADING THAT ALLOWS POSITIVE SURFACE FLOWS TOWARD STORMWATER FACILITIES OR ROADWAY SURFACING AS PART OF STORM SYSTEM INSTALLATION.

CONSTRUCTION NOTES

- A. CONSTRUCT ASPHALT ROADWAY SECTION AS SHOWN AND DIMENSIONED ON DETAIL 1/PD2.
- B. CONSTRUCT ASPHALT PARKING AREA PER DETAIL 2/PD2 AND INSTALL CONCRETE WHEEL STOPS PER DETAIL 7/PD2.
- C. CONSTRUCT REINFORCED GRASS SYSTEM PER DETAIL 3/PD2.
- D. REPAIR EXISTING ROADWAY PER DETAIL 4/PD2. MATCH REPAIR AGAINST EXISTING PAVEMENT MATERIALS AND BLEND REPAIRS INTO LIMITS OF SAWCUTTING SEAL ALL PAVEMENT JOINTS.
- E. TRANSITION WIDTH OF IMPROVEMENTS TO EXISTING PAVEMENT WIDTH WITH ASPHALT AT A RATE OF 10:1. PER DETAIL 4/PD2.
- F. CONSTRUCT CEMENT CONC. TRAFFIC CURB AND GUTTER PER STANDARD PLAN F-10.12-03.
- G. CONSTRUCT CEMENT CONC. TRAFFIC CURB PER STANDARD PLAN F-10.12-03.
- H. CONSTRUCT CEMENT CONC. RIBBON CURB USING CEMENT CONCRETE PEDESTRIAN CURB DIMENSIONS PER STANDARD PLAN F-10.12-03.
- I. CONSTRUCT CEMENT CONC. DRIVEWAY ENTRANCE (TYPE 4) PER STANDARD PLAN F-80.10-04.
- J. CONSTRUCT CEMENT CONC. SIDEWALK. SET FLUSH WITH ADJACENT PARKING AREA PER STANDARD PLAN F-30.10-03.
- K. RECONSTRUCT TEMPORARY SEDIMENT POND TO BECOME INFILTRATION POND PER DETAIL 2/PD3.
- L. PROVIDE CONNECTION OF NEW STORM SYSTEM TO EXISTING STORM SYSTEM TO RECEIVE FLOWS FROM DEVELOPED AREAS.

- M. INSTALL TYPE 1L CATCH BASIN PER WSDOT STANDARD PLAN B-5.40-02.
- N. INSTALL TYPE 2 CATCH BASIN WITH RECTANGULAR SOLID METAL COVER PER WSDOT STANDARD PLANS B-10.20-02 AND B-30.20-04.
- O. INSTALL TYPE 2 54" DIAMETER CONTROL STRUCTURE WITH CIRCULAR FRAME AND COVER STAMPED "STORM" PER DETAIL 1/PD3.
- P. INSTALL CITY-SUPPLIED SINGLE-STALL CXT RESTROOM (MODEL OZARK I) BUILDING PER MANUFACTURER'S SPECIFICATIONS AND DETAILS.
- Q. INSTALL STOP SIGN (R1-1) ON 4"x4" WOODEN POST PER DETAIL 8/PD2.
- R. INSTALL ACCESSIBLE STALL MARKINGS PER DETAIL 5/PD2.

- S. INSTALL NEW LANDSCAPING PLANTINGS. SEE DETAIL 3/PD1.
- T. INSTALL UNDERGROUND POWER LINE TO SUPPLY SERVICE TO RESTROOM AND IRRIGATION SYSTEM. SEE DETAIL 2/PD1.
- U. INSTALL LOCKABLE YARD HYDRANT PER DETAILS 4/PD1 AND 5/PD1.
- V. INSTALL DESIGN-BUILD IRRIGATION SYSTEM AS REVIEWED AND APPROVED BY CITY. CITY TO PROVIDE TAP OF EXISTING WATER MAIN.
- W. INSTALL WATER SUPPLY TO RESTROOM FACILITY. CITY TO PROVIDE TAP OF EXISTING WATER MAIN.
- X. INSTALL PVC SANITARY SEWER PIPE AS SHOWN AND INSTALL TYPE 1 SANITARY SEWER MANHOLE PER STANDARD PLAN B-15.20-01. TRENCH PER DETAIL 1/PD1.

- Y. INSTALL SANITARY SEWER SERVICE AS SHOWN AND INSTALL SEWER CLEANOUT ASSEMBLY PER DETAIL 6/PD1. TRENCH PER DETAIL 1/SD1.
- Z. PROVIDE CONNECTION OF NEW SANITARY SYSTEM TO EXISTING SEWER MAIN. SEE DETAIL 7/PD1.
- AA. CONSTRUCT CONVEYANCE SWALE PER DETAIL 4/PD3. INSTALL COMPOST SOCK CHECK DAMS TEMPORARILY IN CONVEYANCE SWALE AS SHOWN TO PREVENT SEDIMENTATION OF DOWNSTREAM CONVEYANCES. ASSUME CHECK DAMS WILL REQUIRE RESETING/RELOCATION AS PART OF INSTALLATION OF IMPROVEMENTS. SEE WSDOT STANDARD PLAN I-50.20-01.
- AB. PROVIDE EMBANKMENT GRADING ON EXISTING SURFACE TO ALLOW CONSTRUCTION OF CONVEYANCE SWALE.

AC. PROVIDE PAVING OF SIDE ROAD APPROACH TO DEPTH OF PREVIOUSLY REMOVED ASPHALT MATERIALS OR 3", WHICHEVER IS DEEPER.

LEGEND

- ASPHALT PAVEMENT SURFACE
- CEMENT CONCRETE SURFACE

PRELIMINARY DESIGN

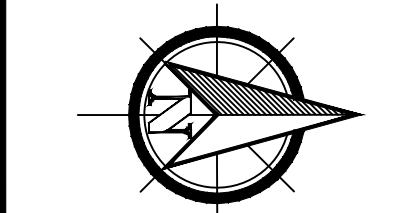


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360-899-5953 WWW.TUTTLETEAM.COM

Prepared For: CITY OF ANACORTES PARKS AND RECREATION

SITE IMPROVEMENTS PLAN

GRAND VIEW CEMETERY EXPANSION - PHASE 1
411 HILLCREST DRIVE ANACORTES, WA 98221



Scale: 1" = 20'

Project ID: 19-013

Issue Date: JULY 23, 2019

Sheet ID: S1

PARCEL NOS. 33177, 33178, AND 33233 CITY ZONING: PUBLIC

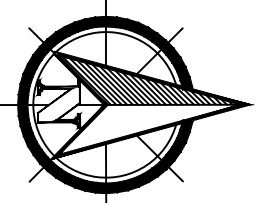


**TUTTLE ENGINEERING
AND MANAGEMENT**
275 WEST RIO VISTA AVENUE, SUITE 1 • BURLINGTON, WA 98733
360-899-5953 WWW.TUTTLE-TEAM.COM

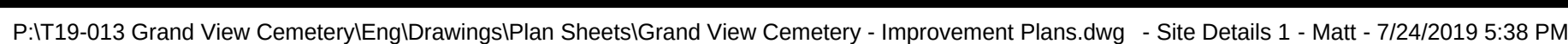
Prepared For: CITY OF ANACORTES PARKS AND RECREATION

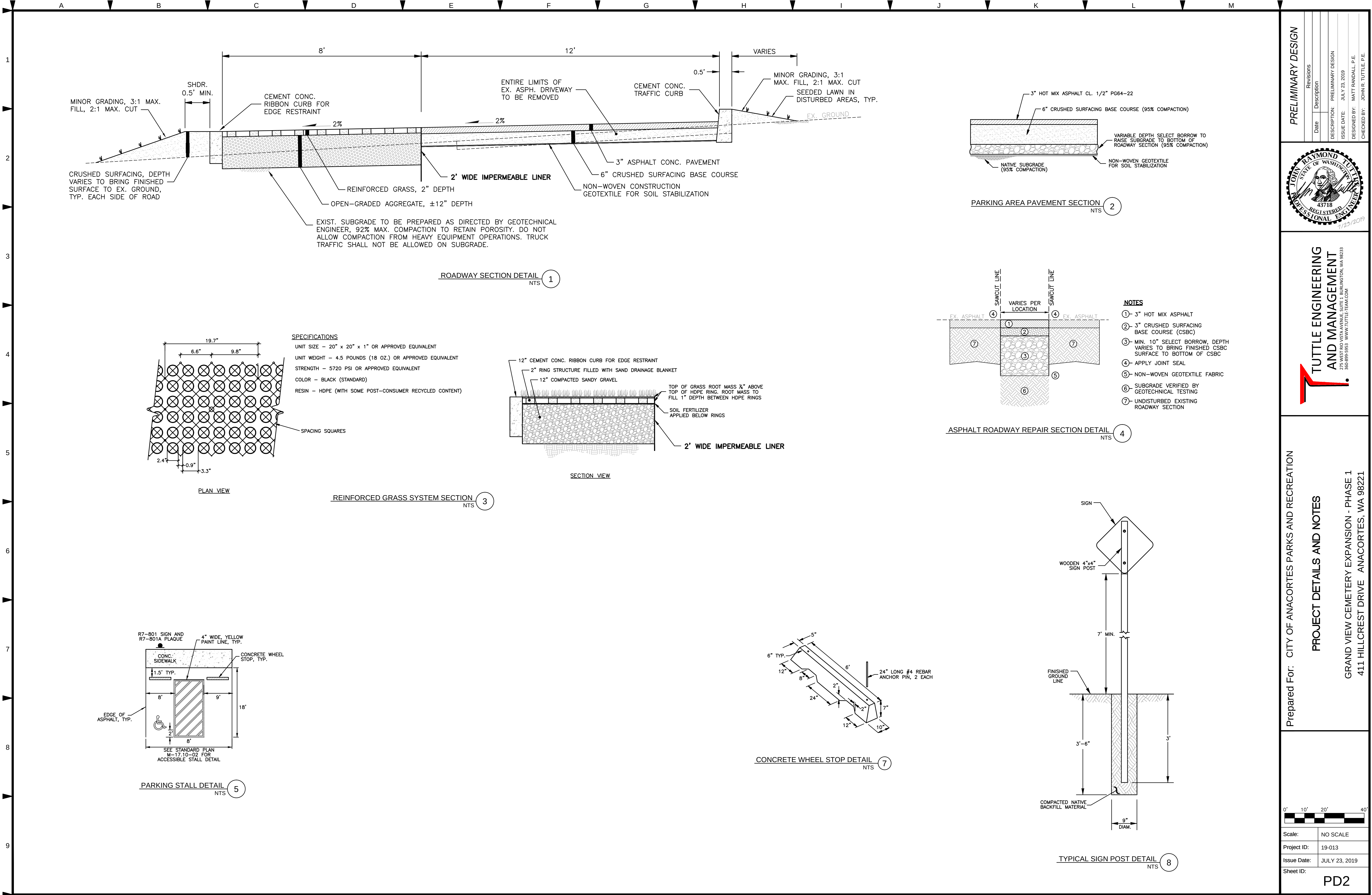
SITE IMPROVEMENTS PLAN

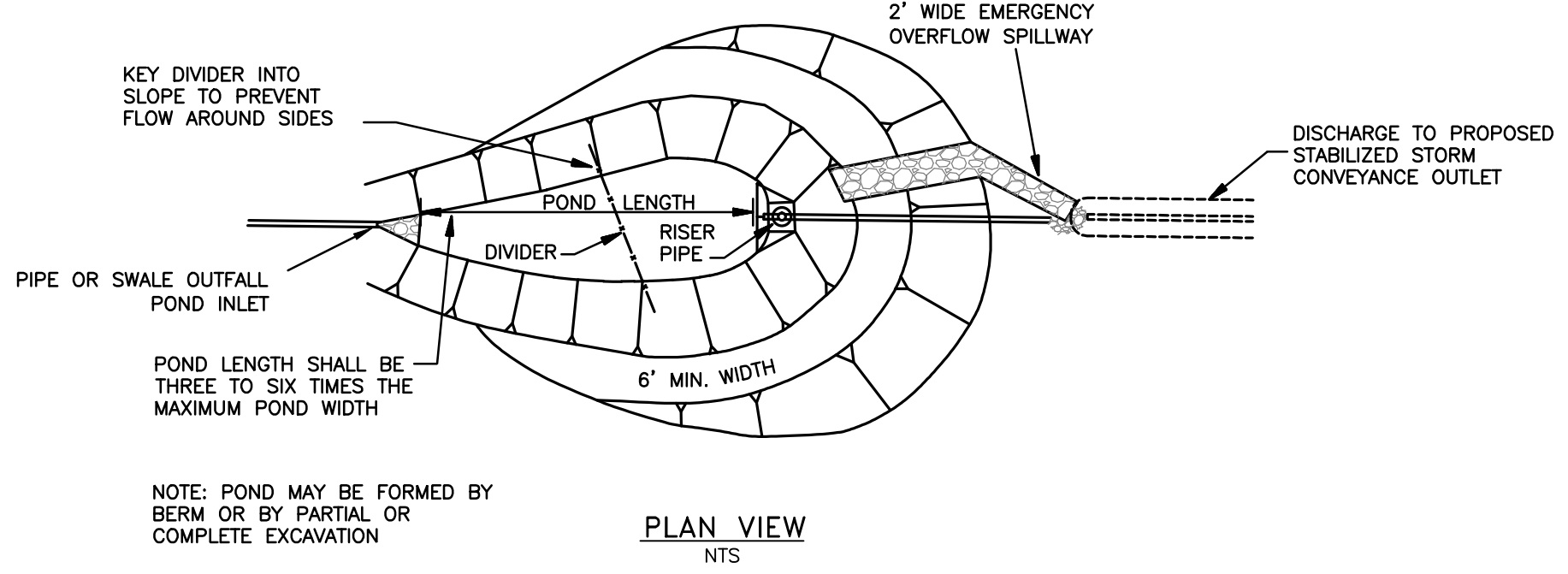
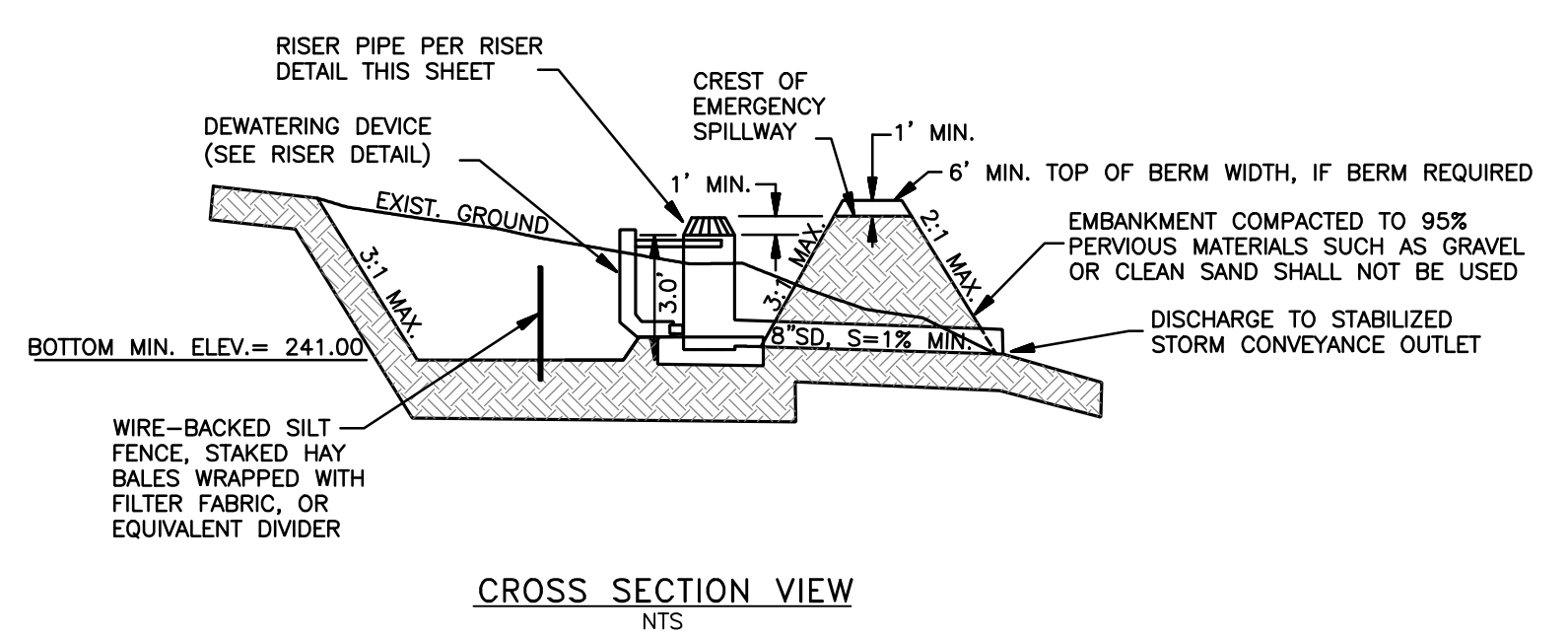
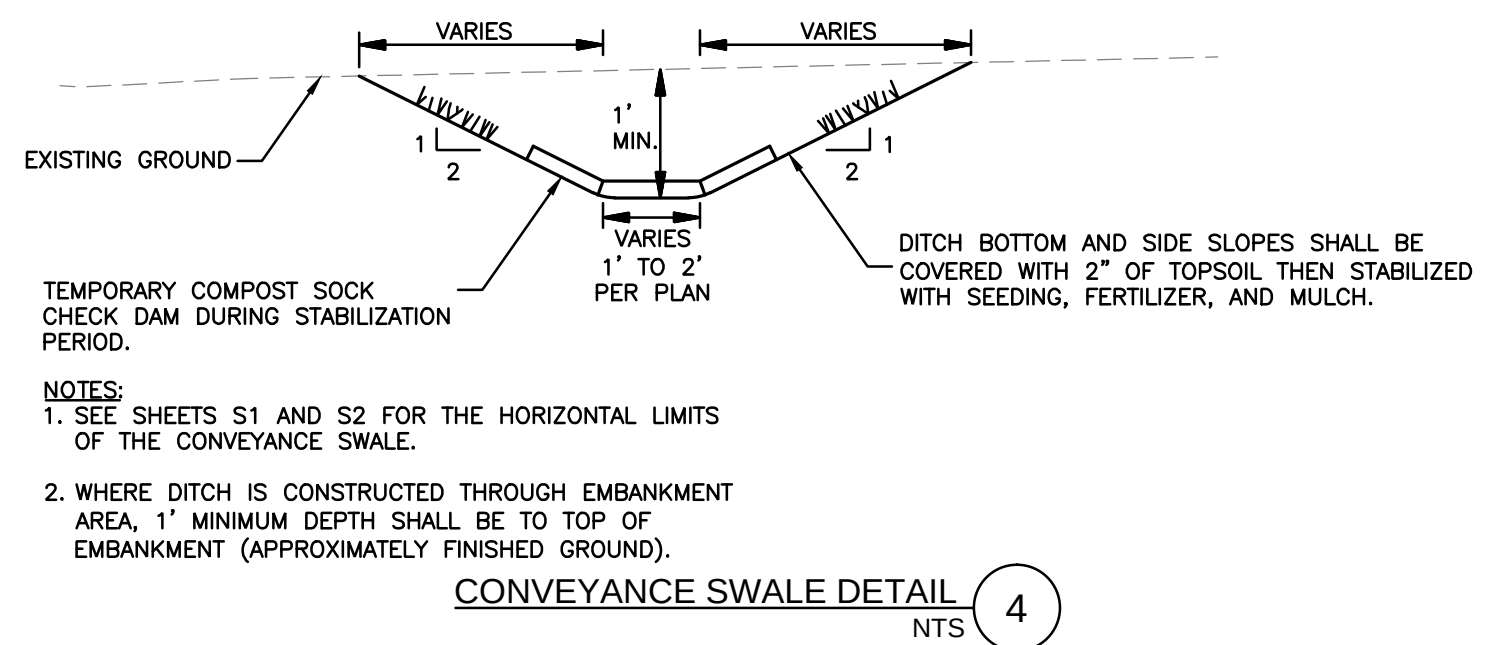
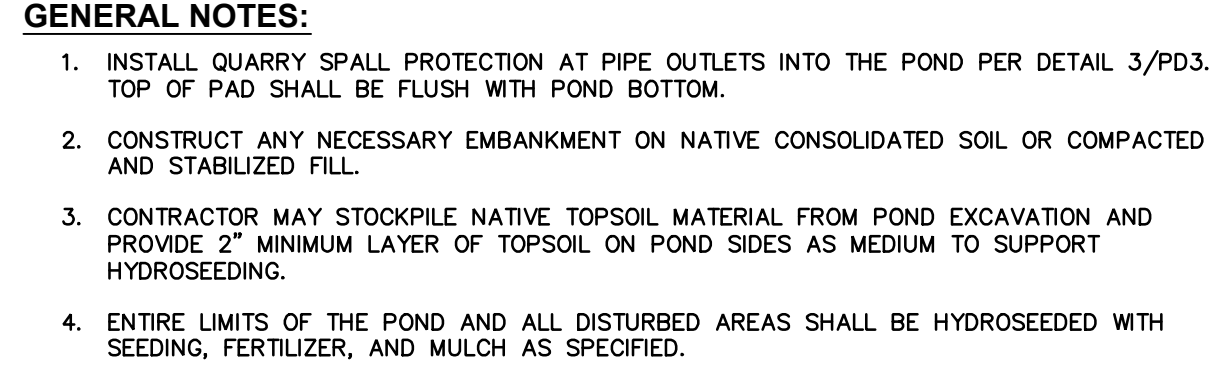
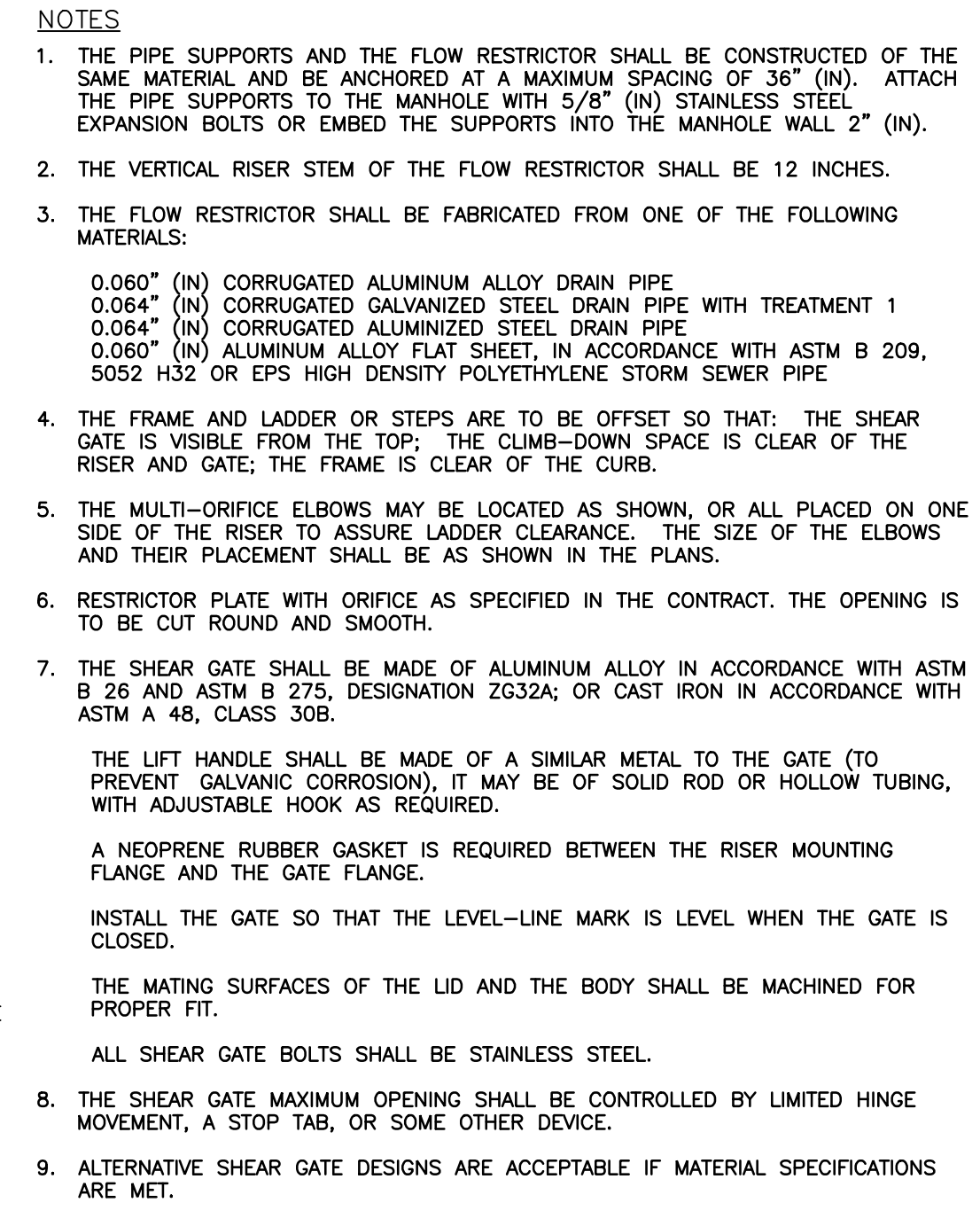
GRAND VIEW CEMETERY EXPANSION - PHASE 1
411 HILLCREST DRIVE ANACORTES, WA 98221



S2

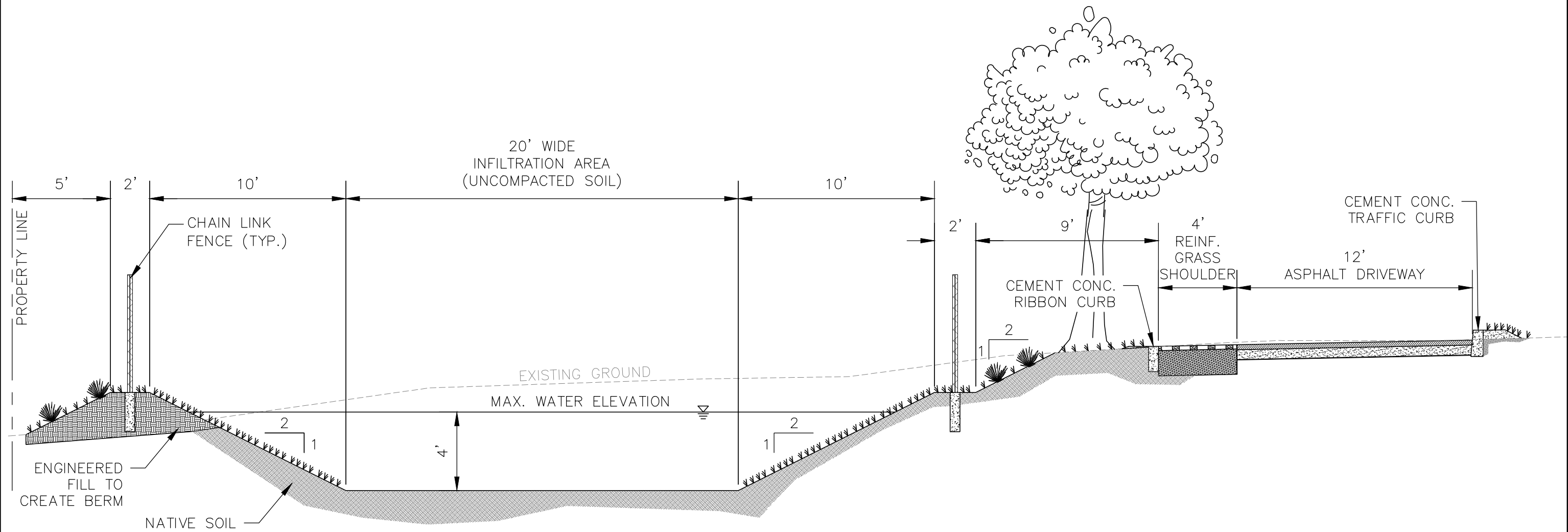






P:\T19-013 Grand View Cemetery\Eng\Drawings\Plan Sheets\Grand View Cemetery - Improvement Plans.dwg - Site Details 3 - Matt - 7/24/2019 5:39 PM

	
Scale:	NONE
Project ID:	19-013
Issue Date:	JULY 23, 2019
Sheet ID:	PD3



**TUTTLE ENGINEERING
AND MANAGEMENT**
FEBRUARY 19, 2020

GRAND VIEW CEMETERY
INFILTRATION POND CROSS-SECTION
LOOKING NORTH

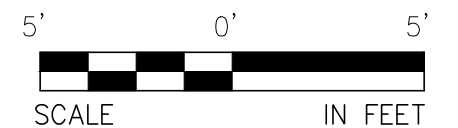
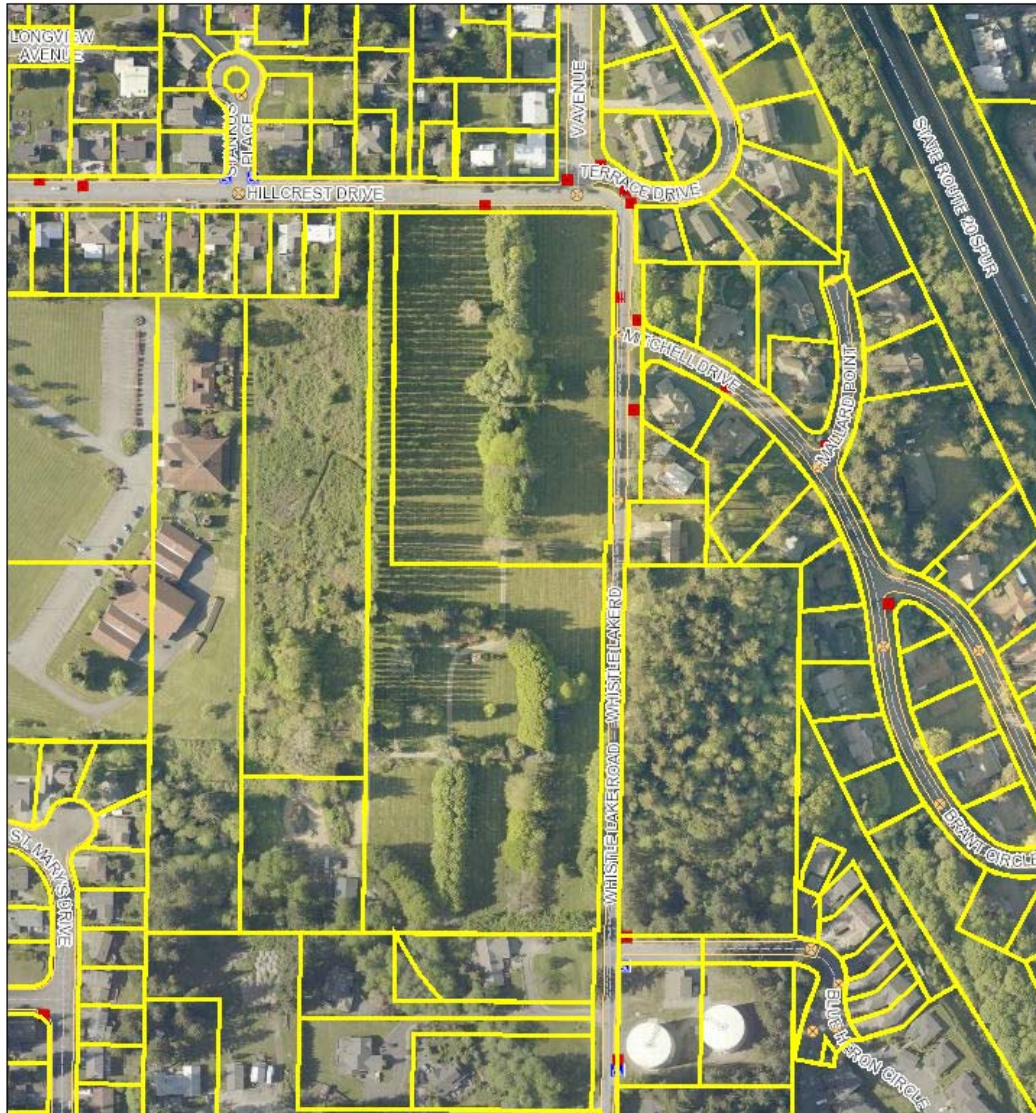


Exhibit B

Anacortes Everything Map-Planning/Building



March 5, 2020



City of Anacortes



County_Parcels YELLOW	— Bike Lanes	Blue: Band_3
— Street Segments	— Edge Of Street	
— County_Streets	⊗ Monuments	
■ Signs	■ Red: Band_1	
♿ Wheel Chair Ramps	■ Green: Band_2	

This map was created from available public records and is not a warranty of accuracy. The City of Anacortes is not responsible for any errors or omissions. The map is for informational purposes only and should not be used for legal or financial decisions. The map is created from a combination of different map sources without field "ground-truthing".

Robert Hoxie

Details for Parcel: P33177



Jurisdiction: ANACORTES

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

Parcel Number

XrefID

P33177

350230-0-202-0007

Owner Information

Site Address(es)

Map Links

CITY OF ANACORTES

[Open in iMap](#)

PO BOX 547

Assessor's P

ANACORTES, WA 98221

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

(3.8300 ac) TAX 336A PTN SW1/2, SECTION 30, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., BAT SE C SD SUB TH I
 89-40-30 W 447.0FT THE TPB TH S 89-40-30 W 390.04FT TAP ON E LI OF W 495.0FT OF E1/2 SW 1/4 SD SEC 30 TH N
 89-45-30 E 321.00FT TH N 0-34 E 183.0FT TH N 89-45-30 E 64.38FT TH S 0-22 W 1325.24FT TPOB EXC RD R/W LESS

2019 Values for 2020 Taxes* [Exemption](#)

Sale Information

2020 Property Tax \$

Building Market Value \$74,300.00

Deed Type

2020 Taxable Value

Land Market Value +\$73,200.00

Sale Date

General Taxes

Total Market Value \$147,500.00

Sale Price \$.00

Special Assessment

Assessed Value \$147,500.00

Total Taxes

Taxable Value \$.00

* Effective date of value is January 1 of the assessment year (2019)

[Leg](#)

*Land Use	(770) CEMETARY	
Neighborhood	(6E1PBLDG) ALL COUNTY EXEMPT PUBLIC BUILDING	
Levy Code	0900	Fire District
School District	SD103	Exemptions
Utilities		Acres

Improvement 1 Attributes Summary

Building Style	COMMERCIAL REAL PROPERTY	
Year Built		Foundation
Above Grade Living Area	2,592 Square Feet	Exterior Walls
Finished Basement		Roof Covering
*Total Living Area	2,592 Square Feet	Heat/Air Conditioning
Unfinished Basement		Fireplace
*Total Garage Area		Bedrooms
Bathrooms		

For additional information on individual segments see Improvements tab

* Land Use codes are for assessment administration purposes and do not represent jurisdictional zoning. Please contact your local planning or 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.

Exhibit C



NOTICE OF APPLICATION USING OPTIONAL SEPA DNS:

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

Request: The applicant has applied for a Conditional Use Permit & SEPA environmental review to permit an addition/ expansion to an existing and permitted cemetery (Grandview Cemetery) located on the subject property. The expansion includes adding a 4.8 Acres (209,088 square foot) addition to the west side of the existing cemetery facility, to include additional grave sites, access roads improvements, and restroom. The property is located in the Public Zone.

Applicant & Landowner: City of Anacortes Parks and Recreation, PO Box 547, Anacortes, WA 98221

File Number: CUP-2019-0002

Parcel(s) Numbers Involved: P33177 & P33178

Project Location: The site is addressed as 411 Hillcrest Drive, Anacortes, WA and is located within a portion of Section 30; Township 35 North; Range 02 East; Willamette Meridian.

Date of Application: August 19, 2019 **Date of Completeness:** August 22, 2019

Public Comment Period: Any person may comment on this application by writing to the address below and/or by testifying at the public hearing. Staff will issue a recommendation on the project after the comment period ends on **September 18, 2019, at 5:00 pm**. Written comments on the proposal should be submitted before the end of the comment period but will be accepted until the close of the Open-Record Public Hearing.

Required Project Permits/Approvals: The following may be required in addition to the above: Civil Construction Plan approval, Grade and Fill Application Approval, Stormwater drainage analysis

Preliminary Determination of Consistency: At this time, no determination of consistency with City of Anacortes plans, regulations, or standards has been made. At a minimum, this project will be subject to the following plans and regulations: the Comprehensive Plan; Anacortes Municipal Code (Zoning, etc.), Engineering Design and Building Standards.

SEPA Review: Based on the submitted application and available information, the City anticipates issuing an MDNS for this proposal and the optional DNS process as specified in WAC § 197.11.355 is being utilized. Consequently, this may be the only opportunity to comment on the environmental impacts of this proposal. This proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent SEPA threshold determination for the proposal may be obtained upon request.

Existing Environmental Documents: SEPA Environmental Checklist, Critical Area Evaluation, Geotechnical Report

Pre-Decision Open-Record Public Hearing: A pre-decision open-record public hearing will be held by the Planning Commission at a date and time still to be determined. **Closed-Record Decision Hearing:** A closed-record decision hearing to make a decision on the application will be held by the City Council at a date and time still to be determined. Both hearings will be in City Council chambers located at 904 6th Street, Anacortes, WA.

How to become a party of record: You may become a party of record by submitting written comments, including a (USPS) mailing address, to the City of Anacortes PCED at the address listed below. E-mailed comments must include a return (USPS) mailing address in order for the sender to be considered a party of record. Questions about this proposal, requests to receive future notices of hearings and/or the decision, once made, and/or appeal procedures should be directed to the contact person listed below. The application and complete case file are available for review at the City of Anacortes PCED located at 904 6th Street, Anacortes, WA 98221. A decision on this application will be made within 120 days from the date of completeness.

For Project Information: Tess Cooper, Associate Planner; Phone: (360) 588-8234; Email: tessc@cityofanacortes.org; City of Anacortes, P.O. Box 547, Anacortes, WA 98221

Date Issued: August 28, 2019

Publish: August 28, 2019



Notice of Public Hearing and Determination of Non-Significance (DNS)

NOTICE IS HEREBY GIVEN that the Anacortes Planning Commission will hold a Pre-Decision Open-Record Public Hearing on **Wednesday, March 11, 2020, at 6:00 PM** to make a recommendation on the application to City Council. The Planning Commission will conduct a **3:00 PM site** visit onsite prior to this hearing. The hearing will be held in Council Chambers located at 904 6th St.

Project Description: The applicant is proposing an addition/expansion to an existing and permitted cemetery (Grandview Cemetery). The expansion includes adding a 4.8 Acres (209,088 square foot) addition to the west side of the existing cemetery facility, to include additional grave sites, access roads improvements, and restroom. The property is located in the Public Zone.

Project File: CUP-2019-0002

Parcel(s) Numbers Involved: P33177 & P33178

Applicant: City of Anacortes Parks and Recreation, P.O. Box 547, Anacortes, WA 98221-0547

Location of Proposal: The site is addressed as 411 Hillcrest Drive, Anacortes, WA and is located within a portion of Section 30; Township 35 North; Range 02 East; Willamette Meridian.

Threshold Determination: The lead agency has determined that this proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This DNS is issued under WAC 197-11-340(2). This information is available to the public on request. A Determination of Non-Significance (DNS) was issued using the optional DNS process as specified in WAC 197-11-355. There is no additional comment period.

Appeals: Appeals of this environmental determination may be made per the procedures outlined in AMC Ch. 18.04 and Ch. 19.20. Additional information regarding the appeal process may be obtained from the City of Anacortes PCED Department, 360-299-1984.

Closed-Record Decision Hearing: A closed-record decision hearing to make a decision on the application will be held by the City Council on Monday, March 23, 2020 6:00 PM in City Council chambers located at 904 6th Street, Anacortes, WA.

Contact Person: For project information contact: Tess Cooper, Associate Planner; Planning, Community, & Economic Development Department; P.O. Box 547, Anacortes, WA 98221; 360-588-8234; tessc@cityofanacortes.org.

SEPA Responsible Official: Don Measamer, Director, Planning, Community & Economic Development Department

Date of Issuance: February 12, 2020

Publish: February 12, 2020

Exhibit D

August 29, 2019

To Whom it may Concern,

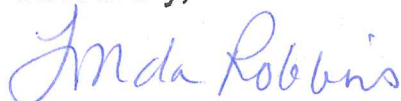
I would like to become a party of record and share some of my concerns pertaining to the expansion planned for Grandview Cemetery . I have lived just across the street from the cemetery for 30 years, and have walked into what I thought of as "my little wilderness" almost every day. I have always been impressed with the number of birds I see and hear....everything from a Red-tailed Hawk, coveys of quail, robins, crows, song birds, creepers, towhees, wrens, and goldfinch. I also usually see rabbits, squirrels, sometimes deer or even coyotes.

I am not sure what can be done to mitigate the habitat loss for all this wildlife, but I would like to see us try to do something.

I am also concerned about the possible loss of the mature trees mostly at the south end of this parcel. There is one huge Doug Fir that should never be cut down. There is also a grove of Honey Locust, many that are venerable elders, but also some younger trees. It is my opinion that these should certainly be incorporated into the plan and never taken down. There are a few other ornamentals, like the weeping birch and golden chain which are too pretty to do away with.

Please take the time to consult with some of the groups in our community that have experts in their number who could help temper the devastation that is soon to come down on this vulnerable wildlife population. We cannot afford to lose them.

Sincerely,



Linda Robbins

Anacortes Parks and Recreation

PO Box 547

Anacortes, WA 98221

09/17/19

This letter is in response to the proposed development at Grandview Cemetery in Anacortes, Washington.

From what I understood after attending the first community meeting regarding the proposed development of Grandview Cemetery at the Anacortes library, there would be following meetings for input from the community. To my knowledge, there has been no further meetings.

I also understood that there will be a new foot path made around the West perimeter of the cemetery "so people can walk their dogs". It is my understanding that dogs are not allowed in the cemetery, there is even signage posted to this effect at the cemetery entrances. If this foot path is going to be created for these dog walkers, I would appreciate at least 50' buffer between my property and the path.

The addition of a toilet and running water would be nice for the employees, but please do not insult the community's intelligence by telling us that this is for "little old ladies attending funerals". A restroom will also provide a clean injection site for any people conducting drug transactions in the cemetery. I don't believe locking the toilet at certain hours (such as locking up at dusk) is going to prevent this activity.

My main concern is the greenbelt of mixed canopy between my property at 501 Hillcrest Drive and the row of poplars that run North to South of the cemetery. Will the greenbelt remain intact, or will the underbrush, deciduous trees, and fir trees be removed? Is the City of Anacortes aware that this is habitat for crows, downy woodpeckers, hummingbirds, and nuthatches? Has an environmental impact study been conducted? If so, I would like to have a copy of the report.

I did not appreciate the haphazard way my cedar tree on the south end of my property was "pruned" by your employees/contractors. This could have been done with more thought and care. The surveyors also left branches and debris along the Hillcrest Drive between my property and the North West entrance and it was not cleaned up. I have been mowing and tending to this grassy strip of land since I purchased my house back in 2003.

Also, please let me know what the City of Anacortes is planning to do about the rat problem at the cemetery.

Sincerely,

Inger Christensen



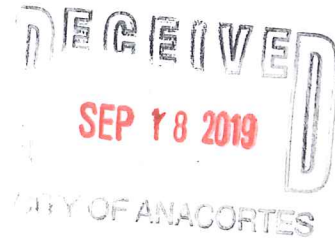
501 Hillcrest Drive (PO Box 1436, La Conner WA 98257)

Anacortes, WA 98221



Saint MARY PARISH

4001 St. Mary's Drive
Anacortes, WA 98221
360.293.2101 v 360.293.8556 f
www.stmaryanacortes.org



September 18, 2019

Tess Cooper
Associate Planner
City of Anacortes
P.O. Box 547
Anacortes, WA 98221

Dear Ms. Cooper,

This letter is a response to the notice of application for a Conditional Use Permit and SEPA environmental review (using Optional SEPA DNS) to permit an addition/expansion to Grandview Cemetery. St. Mary Parish campus is the westerly parcel adjacent to the cemetery property.

St. Mary has partnered with HKP Architects in Mount Vernon to prepare a Master Plan assessment of our site and facilities, which includes a site drainage investigation. In preparing the Master Plan document, Julie Blazek and her team at HKP communicated with the City of Anacortes and the Civil Engineer for the Cemetery project with regard to our concerns. HKP was informed that improvements along the boundary to retain the water on the City's property are included in the design.

This public comment is to voice our concerns and to request that all stormwater management for the Cemetery property is resolved in the submitted engineering design to eliminate run-off or seepage onto St. Mary property, as is required by law.

Sincerely,

Rev. Mel Strazicich
Pastor

Attachment: Letter from Julie Blazek, Partner
HKP Architects

September 18, 2019

Ruth Miller
Parish Administrator
St. Mary's Parish
4001 Saint Mary's Drive
Anacortes, WA 98221

Re: City of Anacortes Parks and Recreation
Notice of Application Using Optional SEPA DNS

Dear Ruth:

We understand that the City of Anacortes Parks and Recreation has filed their Determination of Non-Significance for expansion and improvements to the Cemetery, which is the easterly adjacent parcel to your property. Public comment is due by September 18, 2019.

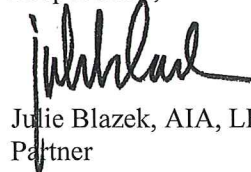
Our recently completed Master Plan assessment of your site and facilities included site drainage investigation, and issues with the existing drainage off the easterly hillside from the neighboring property was identified. Plans to construct improvements along that hillside are included in our long-term strategies.

We also reached out to the City and to the Civil Engineer for the Cemetery project to see if they were planning improvements along with boundary, to retain the water on the City's property and eliminating the run-off onto your property. Our understanding is that is included in their design, and your property should benefit from the elimination or significant reduction of stormwater runoff onto your eastern property edge.

Our recommendation to you would be to inform the City of our concerns and request that all stormwater management for the Cemetery property is indeed resolved in the submitted engineering design to eliminate run-off or seepage onto neighboring properties, as is required by law.

If you have any questions, please let us know.

Respectfully,



Julie Blazek, AIA, LEED AP
Partner



AUG 20 2019

NOTICE OF APPLICATION USING OPTIONAL SEPA DNS:

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

Request: The applicant has applied for a Conditional Use Permit & SEPA environmental review to permit an addition/ expansion to an existing and permitted cemetery (Grandview Cemetery) located on the subject property. The expansion includes adding a 4.8 Acres (209,088 square foot) addition to the west side of the existing cemetery facility, to include additional grave sites, access roads improvements, and restroom. The property is located in the Public Zone.

Applicant & Landowner: City of Anacortes Parks and Recreation, PO Box 547, Anacortes, WA 98221

File Number: CUP-2019-0002

Parcel(s) Numbers Involved: P33177 & P33178

Project Location: The site is addressed as 411 Hillcrest Drive, Anacortes, WA and is located within a portion of Section 30; Township 35 North; Range 02 East; Willamette Meridian.

Date of Application: August 19, 2019 **Date of Completeness:** August 22, 2019

Public Comment Period: Any person may comment on this application by writing to the address below and/or by testifying at the public hearing. Staff will issue a recommendation on the project after the comment period ends on September 18, 2019, at 5:00 pm. Written comments on the proposal should be submitted before the end of the comment period but will be accepted until the close of the Open-Record Public Hearing.

Required Project Permits/Approvals: The following may be required in addition to the above: Civil Construction Plan approval, Grade and Fill Application Approval, Stormwater drainage analysis

Preliminary Determination of Consistency: At this time, no determination of consistency with City of Anacortes plans, regulations, or standards has been made. At a minimum, this project will be subject to the following plans and regulations: the Comprehensive Plan; Anacortes Municipal Code (Zoning, etc.), Engineering Design and Building Standards.

SEPA Review: Based on the submitted application and available information, the City anticipates issuing an MDNS for this proposal and the optional DNS process as specified in WAC § 197.11.355 is being utilized. Consequently, this may be the only opportunity to comment on the environmental impacts of this proposal. This proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent SEPA threshold determination for the proposal may be obtained upon request.

Existing Environmental Documents: SEPA Environmental Checklist, Critical Area Evaluation, Geotechnical Report

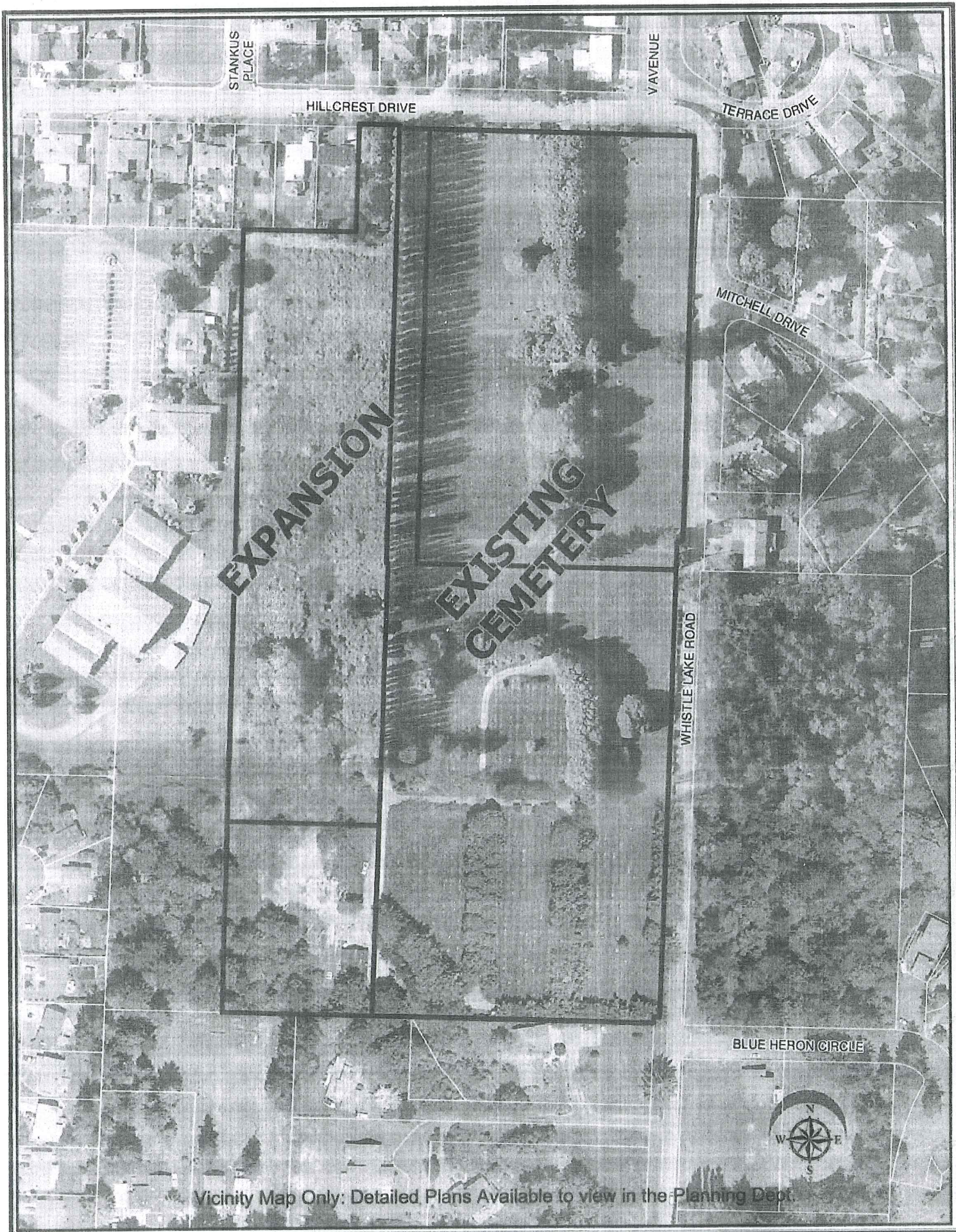
Pre-Decision Open-Record Public Hearing: A pre-decision open-record public hearing will be held by the Planning Commission at a date and time still to be determined. **Closed-Record Decision Hearing:** A closed-record decision hearing to make a decision on the application will be held by the City Council at a date and time still to be determined. Both hearings will be in City Council chambers located at 904 6th Street, Anacortes, WA.

How to become a party of record: You may become a party of record by submitting written comments, including a (USPS) mailing address, to the City of Anacortes PCED at the address listed below. E-mailed comments must include a return (USPS) mailing address in order for the sender to be considered a party of record. Questions about this proposal, requests to receive future notices of hearings and/or the decision, once made, and/or appeal procedures should be directed to the contact person listed below. The application and complete case file are available for review at the City of Anacortes PCED located at 904 6th Street, Anacortes, WA 98221. A decision on this application will be made within 120 days from the date of completeness.

For Project Information: Tess Cooper, Associate Planner; Phone: (360) 588-8234; Email: tessc@cityofanacortes.org; City of Anacortes, P.O. Box 547, Anacortes, WA 98221

Date Issued: August 28, 2019

Publish: August 28, 2019



Vicinity Map Only: Detailed Plans Available to view in the Planning Dept.

Exhibit E



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

*Northwest Regional Office • 3190 160th Avenue SE • Bellevue, Washington 98008-5452 • (425) 649-7000
711 for Washington Relay Service • Persons with a speech disability can call (877) 833-6341*

September 18, 2019

Tess Cooper
City of Anacortes
P.O. Box 547
Anacortes, WA 98221

**Re: City of Anacortes Grand View Cemetery Expansion
File# CUP-2019-0002, Ecology SEPA# 201904900**

Dear Tess Cooper:

Thank you for the opportunity to provide comments on the **City of Anacortes Grand View Cemetery Expansion**. Based on review of the State Environmental Policy Act (SEPA) checklist associated with this project, we offer the following comments:

TOXICS CLEANUP PROGRAM

Heather Vick, (425) 649-7064, heather.vick@ecy.wa.gov

There are ten contaminated sites listed on the Washington State Department of Ecology's (Ecology) database within a 1-mile radius of this location. Six of the sites have received No Further Action (NFA) determinations, one site has the status of 'cleanup started' and three sites have the status of 'awaiting cleanup'.

The only site that is potentially hydrogeologically upgradient of this location is the Gohr Property (Facility Site ID No.: 7689; Cleanup Site ID No.: 11378) at 705 41st Place, approximately 0.25 mile southwest of this location. This site received an NFA determination in 2010 when soil contained petroleum hydrocarbons in the diesel range were remediated below cleanup levels.

It is unlikely this location will be impacted by any of the ten cleanup sites.

WATER QUALITY

Stephanie Barney, (360) 255-4390, stephanie.barney@ecy.wa.gov

A Construction Stormwater General Permit is required if the earth disturbance exceeds one acre and stormwater discharges to surface waters of the state.

Tess Cooper
September 18, 2019
Page 2

Thank you for considering these comments from Ecology. If you have questions or would like to respond to these comments, please contact one of the commenters listed above.

Sincerely,

A handwritten signature in blue ink that reads "Katelynn Piazza".

Katelynn Piazza
SEPA Coordinator

Sent by email: Tess Cooper, tessc@cityofanacortes.org

ecc: Nicole Johnston, Parks Manager
Stephanie Barney, Ecology
Heather Vick, Ecology

Public Works Recommended Conditions for Grandview Cemetery Conditional Use Permit (PW#19-092-PRK)

Paperwork:

1. A clearing and grading plan consistent with City requirements shall be submitted by the applicant for review and approval by the City of Anacortes Planning\Building and Public Works Departments prior to any construction activities taking place on or off-site.
2. A Storm Water Quality and Quantity Plan consistent with City requirements shall be submitted by the applicant for review and approval by the Planning\Building and Public Works Departments prior to any construction activities taking place on or off-site.

Storm water conveyance both on-site and off-site shall comply with City Storm drainage requirements.
3. Prior to any clearing\fill\grade work beginning, construction civil plans consistent with the City of Anacortes Engineering Development Standards, including but not limited to, Clearing and Grading Plan, Erosion Control Plan, Site utility\Infrastructure improvements Plan, Roadway Improvements Plan, Signage Plan and other plans and\or information required by the City Planning\Building and Public Works Departments shall be submitted for review and approval.

Site-Frontage:

4. Street Improvements along Hillcrest Drive:
 - Construct a new painted crosswalk that will direct pedestrians from the Grandview Cemetery to the north side of Hillcrest. To include, but not limited to;
 - A Type 1 Driveway Entrance, 6-feet in width.
 - New sidewalk ramps and related appurtenances on the north and south side of Hillcrest Drive.
5. Street Improvements internal 7th Street:
 - Construct a 16-foot to 20-foot paved roadway access conforming to AMC 19.52.040, Table D. Providing for the transition between the pedestrian improvements under the Blue Heron Reservoir Conditional Use Permit – PW#16-039-WTR and the new improvements along West Avenue.
6. Recommended Improvements:

The length of the Grandview Cemetery frontage along Hillcrest Drive is approximately 500-feet. Instead of constructing sidewalk improvements to the east, where there is no safe pedestrian access or available Right-of-Way, the project provides these improvements off-site and constructs the improvements along the north side of Hillcrest Drive, west of the existing improvements at Stankus Drive.



September 4, 2019

Mr. Steve Lange
Project Manager
City of Anacortes
P.O. Box 547
Anacortes, Washington 98221

SUBJECT: PLAN REVIEW, GRAND VIEW CEMETERY EXPANSION
CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON
G&O #19411.06

Dear Mr. Lange:

We received the plans for the project on August 26, 2019. The existing site is undeveloped and includes multiple lots totaling approximately 5 acres. The site slopes down to the north and west at between 5 and 10 percent.

The proposed project consists of replacing and widening the existing cemetery access road, extending utility services, and constructing a restroom facility. Minimum Requirements 1 through 9 apply to all portions of the project. The replaced access road will incorporate pervious pavers for stormwater runoff treatment and infiltration. An infiltration pond will receive all runoff from the site for infiltration and detention. Flows leaving the infiltration pond will discharge to the City of Anacortes' public storm system at Hillcrest Drive, west of the project site.

The submittal included:

- Stormwater Minimum Requirements Worksheet
- Civil Engineering Plans
- Vicinity Map

We offer the following comments to the developer regarding our review of the submitted information.



Mr. Steve Lange
September 4, 2019
Page 2

STORMWATER MINIMUM REQUIREMENTS WORKSHEET

1. Under Minimum Requirement 2 (Construction SWPPP) Element 4, it is noted that a conveyance swale will be installed to direct flows to the sediment pond yet this swale does not seem to be shown on Sheet EES2.
2. Under Minimum Requirement 7 (Flow Control), it appears that the infiltration/detention pond is not sized adequately. From the WWHM output (shown below), the mitigated 2-year flow is greater than 50 percent of the predeveloped flow. Likewise, the 50-year mitigated flow is greater than the 50-year predeveloped flow. Please review the WWHM model and ensure the facility is sized adequately.

Flow Frequency Return Periods for Predeveloped. POC #1	
Return Period	Flow(cfs)
2 year	0.062422
5 year	0.124151
10 year	0.175099
25 year	0.249749
50 year	0.312181
100 year	0.379978
Flow Frequency Return Periods for Mitigated. POC #1	
Return Period	Flow(cfs)
2 year	0.041051
5 year	0.092993
10 year	0.150462
25 year	0.262171
50 year	0.384274
100 year	0.550821

CIVIL ENGINEERING PLANS

General

3. Detail drawings should be included for erosion control BMPs and catch basins.
4. Revise callouts to include arrows for clarity.
5. Include the street name(s) on all sheets.



Mr. Steve Lange
September 4, 2019
Page 3

Sheet EES1

6. The asphalt removal area and clearing, grubbing, and tree removal area hatch styles appear to be reversed in the legend.
7. Silt fence (BMP C233) should be used around the perimeter of the project as appropriate to protect adjacent areas from sediment-laden runoff.

Sheet S1

8. Add reinforced grass to the legend.

Sheet S2

9. With 2:1 side slopes the area around the pond shall be fully fenced.
10. The pond must have an emergency overflow spillway per Section III-3.2.1.
11. Easy access to the control structure shall be provided for maintenance purposes.

Please contact me if you have any questions on this plan review.

Sincerely,

GRAY & OSBORNE, INC.

A handwritten signature in blue ink, appearing to read 'Stacey A. Clear'.

Stacey A. Clear, P.E.

SAC/hh
Encl.



January 14, 2020

Mr. Steve Lange
Project Manager
City of Anacortes
P.O. Box 547
Anacortes, Washington 98221

SUBJECT: SECOND PLAN REVIEW, GRAND VIEW CEMETERY EXPANSION
RESUBMITTAL
CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON
G&O #19411.06

Dear Mr. Lange:

We received the revised plans and drainage report for the project referenced above on January 6, 2020. It appears that our previous comments for the Phase 1 portion of the project have been addressed. Final details on the infiltration pond and road improvements should be provided and reviewed prior to Phase 2 being constructed.

Please contact me if you have any questions regarding our review of this project.

Sincerely,

GRAY & OSBORNE, INC.

Stacey A. Clear, P.E.

SAC/hh
Encl.

February 26, 2020

To: Anacortes Planning Commission

RE: Grand View Cemetery Expansion Conditional Use Permit Application

Public Works is recommending the following Site- Frontage to be included on the Grand View Cemetery Expansion Project:

- Street Improvements along Hillcrest Drive:
 - Construct a new painted crosswalk that will direct pedestrians from the Grand View Cemetery to the north side of Hillcrest. To include, but not limited to;
 - A type 1 Driveway Entrance, 6- feet in width.
 - New sidewalk ramps and related appurtenances on the north and south side of Hillcrest Drive.
- Street Improvements internal 7th Street:
 - Construct a 16 foot to 20 -foot paved roadway access conforming to AMC 19.52.040, Table D. Providing for the transition between the pedestrian improvements under Blue Heron Reservoir Conditional Use Permit- PW#16-039-WTR and the new improving along West Ave.
- Recommended Improvements:
 - The length of Grand View Cemetery frontage along Hillcrest Drive is approximately 500-feet. Instead of constructing sidewalk improvements to the east, where there is no safe pedestrian access or available Right-of-Way, the project provides these improvements off -site and constructs the improvements along the north side of Hillcrest Drive, west of the existing improvements at Stankus Drive.

The goal of this recommendation is to improve connection to and around the cemetery for pedestrians. Parks and Recreation is improving the pedestrian access through the cemetery in there proposal from Hillcrest Drive to Whistle Lake Road. After reviewing the site frontage recommendations, Anacortes Public Works proposes collaborating with Anacortes Parks and Recreation at a future date not to exceed 7 years from the approval of the project to make the improvements noted above.

If another option is found to make said improvements it will be reviewed by city Engineering staff.

Sincerely,



Fred Buckenmeyer
Director

Exhibit F



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

STATE ENVIRONMENTAL POLICY ACT (SEPA)

Mitigated Determination of Non-Significance (MDNS)

DATE OF DECISION	February 7 , 2020
PERMIT TYPE	Conditional Use Permit
FILE NUMBER	CUP-2019-0002
PROJECT NAME	Grandview Cemetery Expansion
DATE OF COMPLETE APPLICATION	August 22, 2019
SEPA DETERMINATION	MDNS
APPLICANT/OWNER	City of Anacortes PO Box 547 Anacortes, WA 98229
AGENT	Nicole Johnston, Park Manager Anacortes Parks & Recreation Department PO Box 547 Anacortes, WA 98229

PROJECT LOCATION	411 Hillcrest Drive, Anacortes, WA Section 30; Township 35 North; Range 02 East; Willamette Meridian
PARCEL NUMBER	P33177 & P33178
CURRENT ZONING:	Public (P)
CRITICAL AREAS / OVERLAYS	Fish Wildlife Habitat Conservation Area

PROJECT DESCRIPTION:

The applicant has applied for a Conditional Use Permit & SEPA environmental review to permit an addition/expansion to an existing and permitted cemetery (Grandview Cemetery) located on the subject property. The expansion includes adding a 4.8 Acres (209,088 square foot) addition to the west side of the existing cemetery facility, to include additional grave sites, access roads improvements, and restroom.

LEAD AGENCY:

City of Anacortes' Department of Planning, Community & Economic Development. The lead agency for this proposal has determined that this project does not have a probable adverse

impact on the environment provided that the conditions set out below are satisfied. An environmental impact statement (EIS) is not required under RCW § 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

CRITICAL AREA REVIEW:

Pursuant to 17.70.550 the Critical Area report requirements in Fish and Wildlife Habitat Conservation Areas, a Critical Area Assessment report was submitted for the subject development and was reviewed for proximity to critical areas.

PUBLIC COMMENTS RECEIVED:

Notice of application with optional SEPA DNS process was posted on August 28, 2019 with the comment period ending at 5:00 pm on September 18, 2019. Three public comments were received, and one comment from the Department of Ecology. The concerns of these comments have been considered in this determination.

MITIGATION MEASURES/ CONDITIONS OF APPROVAL:

1. Erosion control, dust control, and best management practices shall be employed during construction /development activities as required by both the Building and Public Works Departments.
2. Before construction activities commence, orange construction fencing and silt fencing shall be installed around the extents of clearing limits proposed.
3. All required permits shall be secured before any construction activities begin onsite.
4. In order to mitigate impacts on adjacent residences, hours of construction /work are limited to 8:00 AM to 5:00 PM unless a noise variance is first obtained.
5. Noise levels shall not exceed those standards as established by the state pursuant to Chapter 70.107 RCW and contained in Chapter 173.60 WAC.
6. 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.

**RESPONSIBLE OFFICIAL:
POSITION/TITLE:**

Don Measamer
Director of Planning, Community & Economic
Development

ADDRESS:

904 6th Street, P.O. Box 547
Anacortes, Washington 98221

DATE: February 7, 2020

Signature: _____



The conditions listed above along with the City of Anacortes' code governing noise, land use, traffic, drainage, fire protection, and building will provide substantial mitigation of the aforementioned environmental impacts. The City of Anacortes' derives the authority to require mitigation from Chapter 18.04 of the Anacortes Municipal Code and the State Environmental Policy Act. This MDNS is issued after using the optional MDNS process in WAC § 197.11.355. There is no further comment period on this MDNS.

For further information, contact the Anacortes Planning, Community, & Economic Development Department at (360) 299-1984. The issuance of this Mitigated Determination of Non-significance should not be interpreted as acceptance or approval of the proposal as presented. The City of Anacortes reserves the right to deny or approve said proposal subject to conditions if it is determined to be in the best interests of the city and/or necessary for the general health, safety and welfare of the public to do so.

ISSUED:

February 7, 2020

APPEALS:

Per AMC Table 19.20.030-1 and 19.20.210, the Administrator's decision may be appealed to the Hearing Examiner. Appeals must be delivered to the City Clerk by mail or personal delivery before 5:00 PM on the last business day of the appeal period **Wednesday, February 26, 2020**. Appeals received by mail after 5:00 PM on the last day of the appeal period will not be accepted, regardless when such appeals were mailed or postmarked. Contents of any appeal shall contain the information and items as listed in AMC 19.20.210(F).

Signage

Detention ponds, infiltration ponds, wetponds, and combined ponds should have a sign placed for maximum visibility from adjacent streets, sidewalks, and paths. An example of sign specifications for a permanent surface water control pond is illustrated in [Figure 3.2.4](#).

Right-of-Way

Right-of-way may be needed for detention pond maintenance. It is recommended that any tract not abutting public right-of-way have 15-20 foot wide extension of the tract to an acceptable access location.

Setbacks

It is recommended that facilities be a minimum of 20 feet from any structure, property line, and any vegetative buffer required by the local government. The detention pond water surface at the pond outlet invert elevation must be set back 100 feet from proposed or existing septic system drainfields. However, the setback requirements are generally specified by the local government, uniform building code, or other statewide regulation and may be different from those mentioned above.

All facilities must be a minimum of 50 feet from the top of any steep (greater than 15%) slope. A geotechnical analysis and report must be prepared addressing the potential impact of the facility on a slope steeper than 15%.

Seeps and Springs

Intermittent seeps along cut slopes are typically fed by a shallow ground water source (interflow) flowing along a relatively impermeable soil stratum. These flows are storm driven and should discontinue after a few weeks of dry weather. However, more continuous seeps and springs, which extend through longer dry periods, are likely from a deeper ground water source. When continuous flows are intercepted and directed through flow control facilities, adjustments to the facility design may have to be made to account for the additional base flow.

Planting Requirements

Sod or seed exposed earth on the pond bottom and interior side slopes with an appropriate seed mixture. Plant all remaining areas of the tract with grass or landscape and mulch with a 3-inch cover of hog fuel or shredded wood mulch. Shredded wood mulch is made from shredded tree trimmings, usually from trees cleared on site. The mulch should be free of garbage and weeds and should not contain excessive resin, tannin, or other material detrimental to plant growth. Do not use construction materials wood debris or wood treated with preservatives for producing shredded wood mulch.

Landscaping

Exhibit G

Grand View Cemetery Expansion –Detention Pond

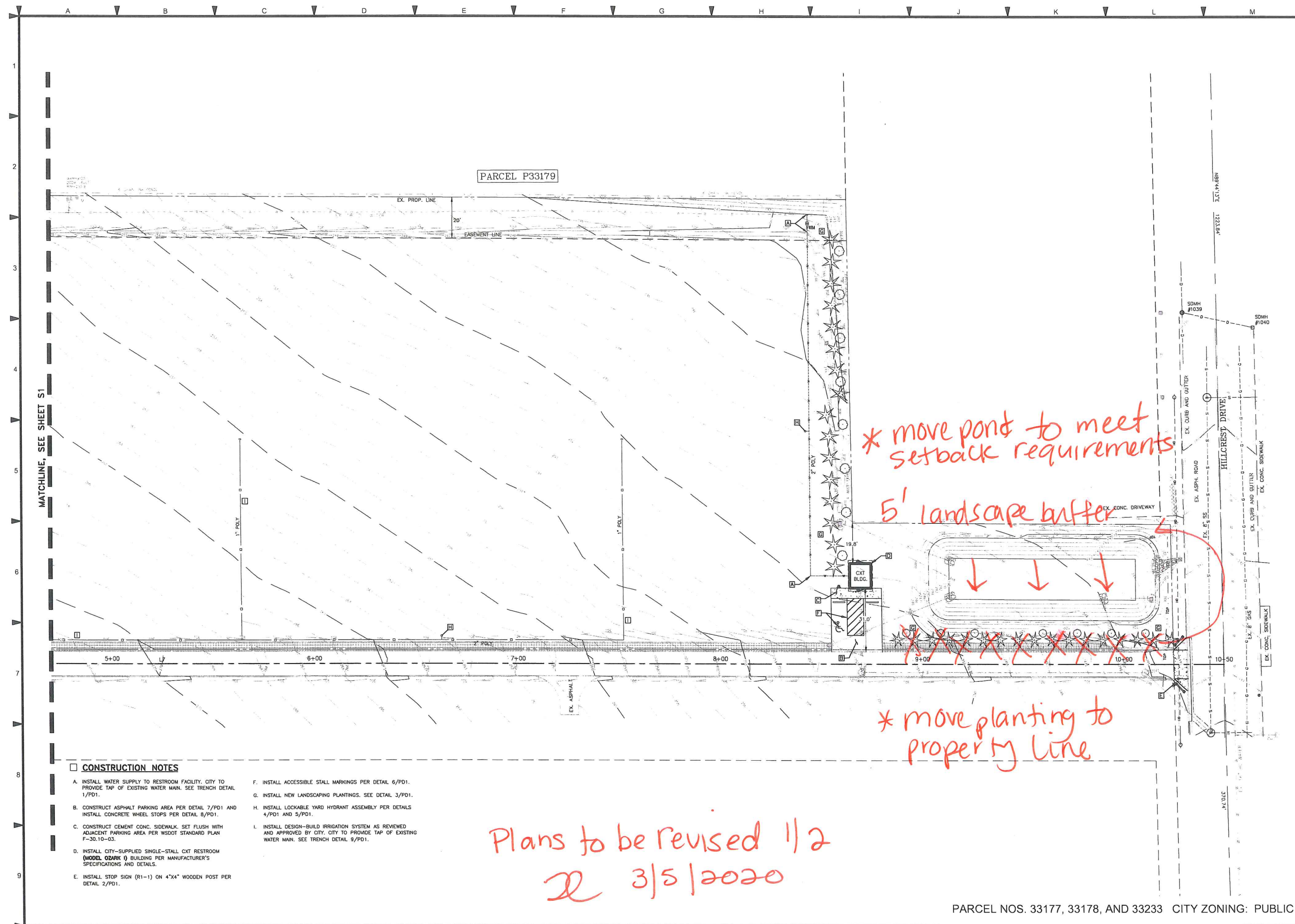
Enhancement

In addition to our submitted civil plans, we are going to add a few enhancements to the detention pond.

The new city codes require that the detention pond be moved 10 feet from the western property line. (Our drawings show the pond at 5 feet from the west boundary). In addition to moving the pond to the east to accommodate the 10 foot set back, we are adding a few landscape enhancements around it to provide screening for neighbors and aesthetic improvements. We may include a 24" tall land scape wall constructed of Redi Rock, or similar product, to the west of the pond along the property line. If necessary, a wall could provide an adequate border and hold in soils for landscaping materials. A wall would have adequate drain rock placed behind it for drainage.



Exhibit H



- CONSTRUCTION NOTES**
- A. INSTALL WATER SUPPLY TO RESTROOM FACILITY. CITY TO PROVIDE TAP OF EXISTING WATER MAIN. SEE TRENCH DETAIL 1/PD1.
 - B. CONSTRUCT ASPHALT PARKING AREA PER DETAIL 7/PD1 AND INSTALL CONCRETE WHEEL STOPS PER DETAIL 8/PD1.
 - C. CONSTRUCT CEMENT CONC. SIDEWALK. SET FLUSH WITH ADJACENT PARKING AREA PER WSDOT STANDARD PLAN F-30.10-03.
 - D. INSTALL CITY-SUPPLIED SINGLE-STALL CXT RESTROOM (MODEL 02ARK 1) BUILDING PER MANUFACTURER'S SPECIFICATIONS AND DETAILS.
 - E. INSTALL STOP SIGN (R1-1) ON 4"x4" WOODEN POST PER DETAIL 2/PD1.
 - F. INSTALL ACCESSIBLE STALL MARKINGS PER DETAIL 6/PD1.
 - G. INSTALL NEW LANDSCAPING PLANTINGS. SEE DETAIL 3/PD1.
 - H. INSTALL LOCKABLE YARD HYDRANT ASSEMBLY PER DETAILS 4/PD1 AND 5/PD1.
 - I. INSTALL DESIGN-BUILD IRRIGATION SYSTEM AS REVIEWED AND APPROVED BY CITY. CITY TO PROVIDE TAP OF EXISTING WATER MAIN. SEE TRENCH DETAIL 9/PD1.

Plans to be revised 11/2
22 3/5/2020

PARCEL NOS. 33177, 33178, AND 33233 CITY ZONING: PUBLIC

PERMIT SUBMITTAL

Date	Description
SEPTEMBER 27, 2019	PERMIT SUBMITTAL
SEPTEMBER 27, 2019	ISSUE DATE
WATT RANDALL, P.E.	DESIGNED BY
JOHN R. TUTTLE, P.E.	CHECKED BY

TUTTLE ENGINEERING AND MANAGEMENT

REGISTERED PROFESSIONAL ENGINEER

350-889-5893 WWW.TUTTLETEAM.COM

Prepared For: CITY OF ANACORTES PARKS AND RECREATION

SITE IMPROVEMENTS PLAN

GRAND VIEW CEMETERY EXPANSION - PHASE 3

411 HILLCREST DRIVE ANACORTES, WA 98221

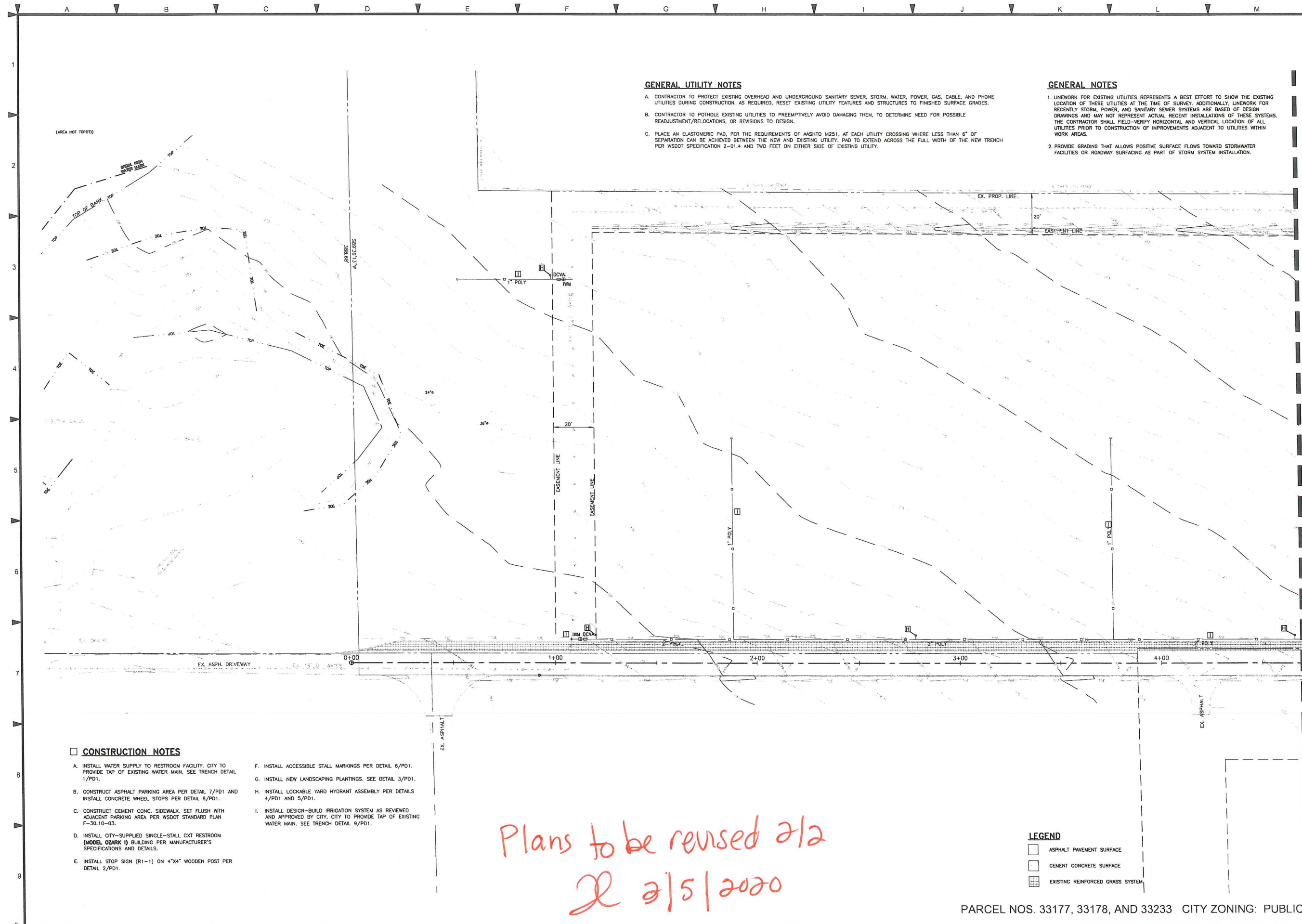
0' 10' 20' 40'

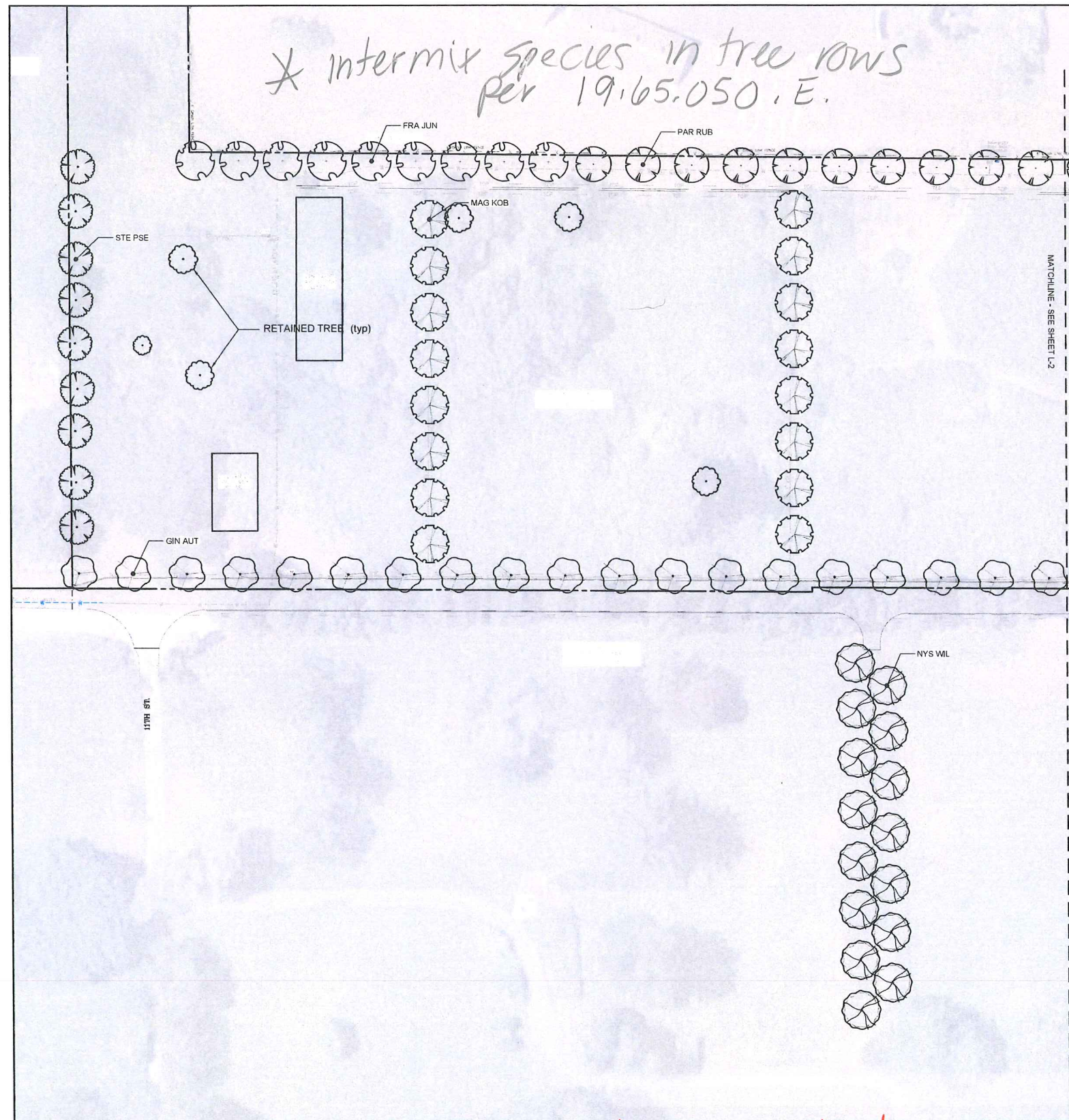
Scale: 1" = 20'

Project ID: 19-013

Issue Date: SEPT 27, 2019

Sheet ID: S2





PLANTING SCHEUDLE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
	AME GRA	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2" Cal.	17	
	CER JAP	Cercidiphyllum japonicum	Katsura Tree	2" Cal.	6	
	COR ED2	Cornus nuttallii x florida 'Eddie's White Wonder'	Eddie's White Wonder Dogwood	2" Cal.	7	
	FRA JUN	Fraxinus americana 'Junginger' TM	Autumn Purple White Ash	2" Cal.	18	
	GIN AUT	Ginkgo biloba 'Autumn Gold' TM	Maidenhair Tree	2" Cal.	31	
	MAG KOB	Magnolia kobus	Kobus Magnolia	2" Cal.	32	
	NYS WIL	Nyssa sylvatica 'Wildfire'	Black Gum	2" Cal.	26	
	PAR RUB	Parrotia persica 'Ruby Vase'	Ruby Vase Persian Parrotia	2" Cal.	16	
	PSE DOU	Pseudotsuga menziesii	Douglas Fir	6' Ht.	4	
	STE PSE	Stewartia pseudocamellia	Japanese Stewartia	2" Cal.	9	
	TSU MER	Tsuga mertensiana	Mountain Hemlock	6' Ht.	2	
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
	COR MIS	Cornus sericea 'Midwinter Fire'	Midwinter Fire Dogwood	2 gal.	48	
	MYR CAL	Myrica californica	Pacific Wax Myrtle	2 gal.	5	
SOD/SEED	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	GRA MLL	Grass Erosion Control Mix Locally Proven	Pond Mix	seed		4,460 sf

Landscape Required

$$1135' \times 5' = 5675 \text{ sf}$$

$$= 38 \text{ trees } \checkmark \text{OK}$$

$$= 283 \text{ shrubs}$$

Type B = 30% Evergreen

Pred. Native Species

Sm - $\leq 15'$

Med - 15' - 35'

Lg - $\geq 35'$

spacing -

S - 10' OC

M - 15' OC

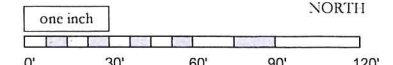
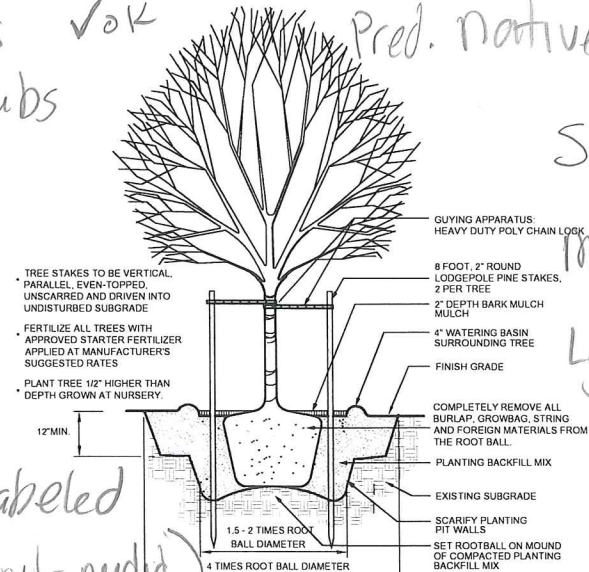
L - 25' OC

Fence? *shown/labeled
st. many's (no shrubs needed)

R2A (1725 sf)

1 | TYPICAL PLANTING DETAIL L-1 | NO SCALE

86 Shrubs Highlighted in green



PLANTING PLAN - South
1" = 30'-0" (CHECK SCALE BAR FOR ACCURACY)

Plans to be revised 1/2
28 31/5/2020

NO.	DATE	REVISION	BY	REV.

Anacortes Parks and Recreation
contact: Jonn Lundsford, Director

eccosDesign
Landscape Architecture and Planning
Mount Vernon, WA 98273
p. 360.419.7400
f. 800.508.2017
www.eccosdesign.com



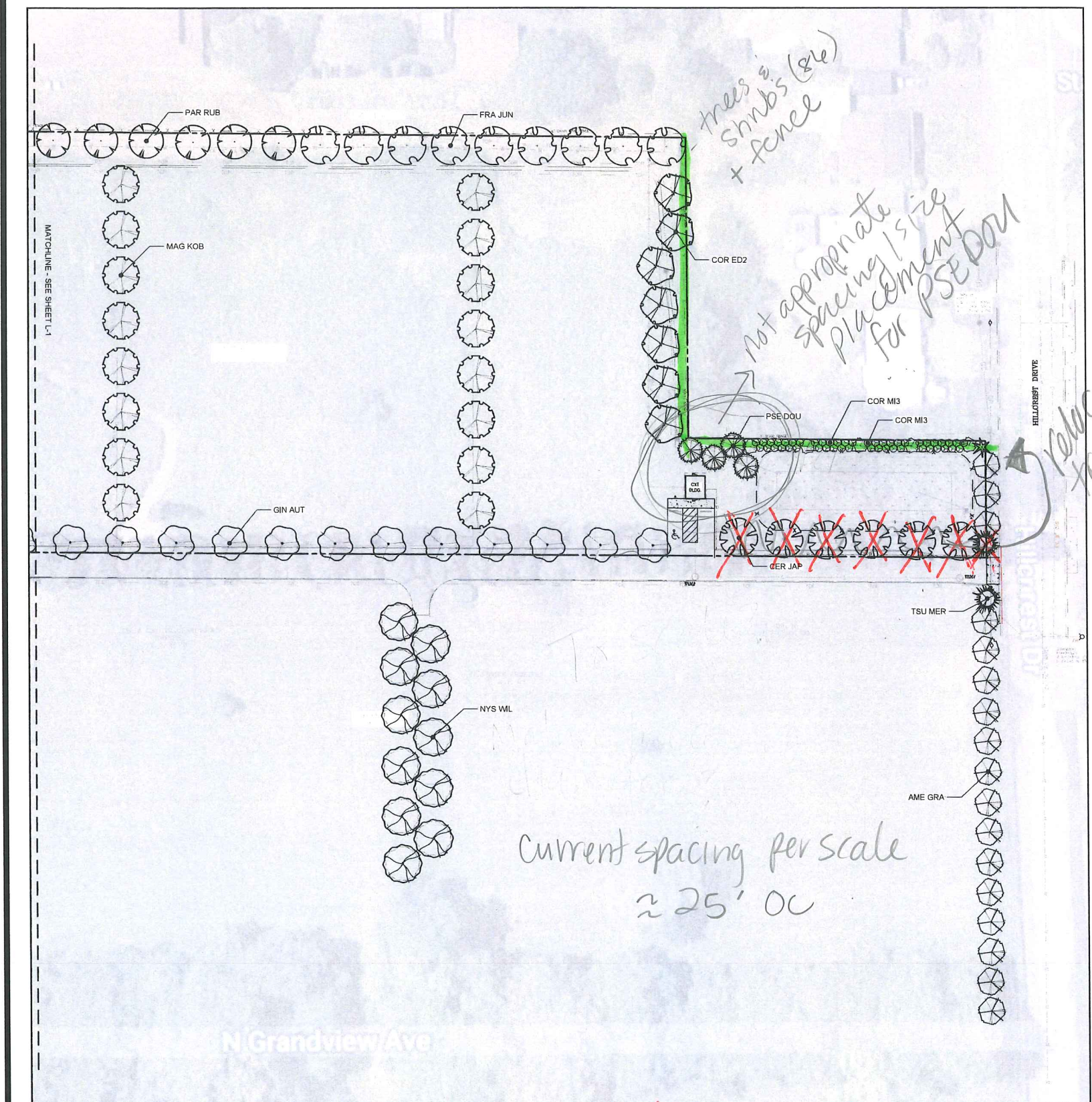
Grandview Cemetery
Anacortes, WA

SCALES:
HORIZONTAL : 1" = 30'
VERTICAL : N/A
DESIGNED: PD
DRAWN: PD
CHECKED: PD

PLANTING PLAN - SOUTH

ISSUE DATE: 10.31.19
DRAWING: 1934 site
JOB NO.: 1934
SHEET: L-1

Tree credits - 173 trees needed (52 conif)



PLANTING SCHEDULE

<u>TREES</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>QTY</u>
	AME GRA	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2" Cal.	17
	CER JAP	Cercidiphyllum japonicum	Katsura Tree	2" Cal.	6
	COR ED2	Cornus nuttallii x florida 'Eddie's White Wonder'	Eddie's White Wonder Dogwood	2" Cal.	7
	FRA JUN	Fraxinus americana 'Junginger' TM	Autumn Purple White Ash	2" Cal.	18
	GIN AUT	Ginkgo biloba 'Autumn Gold' TM	Maidenhair Tree	2" Cal.	31
	MAG KOB	Magnolia kobus	Kobus Magnolia	2" Cal.	32
	NYS WIL	Nyssa sylvatica 'Wildfire'	Black Gum	2" Cal.	26
	PAR RUB	Parrotia persica 'Ruby Vase'	Ruby Vase Persian Parrotia	2" Cal.	16
	PSE DOU	Pseudotsuga menziesii	Douglas Fir	6" Ht.	4
	STE PSE	Stewartia pseudocamellia	Japanese Stewartia	2" Cal.	9
	TSU MER	Tsuga mertensiana	Mountain Hemlock	6" Ht.	2
<u>SHRUBS</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>QTY</u>
	COR MI3	Cornus sericea 'Midwinter Fire'	Midwinter Fire Dogwood	2 gal.	48
	MYR CAL	Myrica californica	Pacific Wax Myrtle	2 gal.	5
<u>SOD/SEED</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>SPACING</u> <u>QTY</u>
	GRA MLL	Grass Erosion Control Mix Locally Proven	Pond Mix	seed	4,460 sf

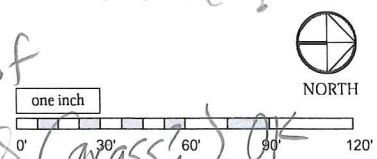
* 30' OC
168 trees
53 shrubs

* native species predominantly

GENERAL NOTES

- ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH THIS KIND OF WORK AND UNDER THE SUPERVISION OF A QUALIFIED FOREMAN.
- ALL PLANT MATERIAL SIZES AND QUALITY TO CONFORM TO AMERICAN ASSOC. OF NURSERYMEN, AMERICAN STANDARD FOR NURSERY STOCK, MOST RECENT PUBLISHED.
- PLANT LOCATIONS ON THE PLANS ARE DIAGRAMMATIC AND MAY BE SUBJECT TO ADJUSTMENT IN THE FIELD BY THE OWNER.
- ALL PLANT MATERIAL SHALL BE OF NURSERY STOCK AND SHALL BE OF THE TYPE, SIZE AND CONDITION SPECIFIED. THE PLANT MATERIAL SHALL EXHIBIT NORMAL HABITS OF GROWTH FOR THE SPECIES, SHALL HAVE BUDS INTACT AND SHALL BE FREE OF DISEASE, INSECTS, SCARS, BRUISES, BREAKS, SEED AND WEED ROOTS.
- SEE NOTES THIS SET FOR TOPSOIL DEPTH AND SPECIFICATION.
- LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF ALL SITE UTILITIES PRIOR TO LANDSCAPE IMPLEMENTATION. PLANT LOCATIONS MAY BE ADJUSTED TO AVOID CONFLICT.
- LANDSCAPE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING SITE IMPROVEMENTS, PAVING, WALLS, AND UNDERGROUND UTILITIES. DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AND AT NO ADDITIONAL COST.
- PLANT COUNT IS FOR THE CONTRACTOR'S CONVENIENCE; IF THERE IS A DISCREPANCY, THE PLAN SHALL GOVERN. ACTUAL PLANT QUANTITIES TO BE DETERMINED BY REQUIRED PLANT SPACING.
- ALL AREAS TO BE PLANTED WITH GROUND COVER ARE INDICATED ON THE PLAN WITH A HATCH PATTERN. SEE PLANT LIST FOR PLANT TYPE, SIZE, AND SPACING.
- SUBSTITUTION OF PLANT VARIETIES DUE TO LACK OF AVAILABILITY SUBJECT TO APPROVAL BY THE OWNERS REPRESENTATIVE AND CITY.
- ALL DIMENSIONS ARE ASSUMED TO BE PARALLEL OR PERPENDICULAR UNLESS OTHERWISE NOTED.
- ALL SOIL GRADES TO BE A MINIMUM SIX INCHES BELOW ADJACENT FINISH FLOOR ELEVATIONS UNLESS NOTED OTHERWISE. ALL GRADES ADJACENT TO A BUILDING SHALL HAVE A MAXIMUM SLOPE OF 5% 3' FROM FOUNDATION.
- ALL GRADES, DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- BASEMAP PROVIDED BY OWNER.

How is landscape type ABC met?
What is the O.C plant distance trees?
Shrubs mixed in @ 1 per 20sf
plus ground cover species (grass?) OK



PLANTING PLAN - North
1" = 30'-0" (CHECK SCALE BAR FOR ACCURACY)

Plans to be revised 2/2
2/2 3/5/2020

NO.	DATE	REVISION	BY	REV	ANACORTES PARKS AND RECREATION contact: Jonn Lundsford, Director	 ecosDesign Landscape Architecture and Planning Mount Vernon, WA 98273 p: 360.433.7400 f: 800.598.2017 www.ecosdesign.com	 STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT PATRIK BYLAN CERTIFICATE NO. 793	Grandview Cemetery Anacortes, WA	SCALES: HORIZONTAL : 1" = 30' VERTICAL : N/A DESIGNED: PD DRAWN: PD CHECKED: PD	PLANTING PLAN - NORTH	ISSUE DATE: 10.31.19 DRAWING: 1934 site JOB NO.: 1934 SHEET: L-2