



Anacortes City Council
Municipal Building Council Chambers
904 Sixth Street

February 27, 2017
6:00 p.m.

PRELIMINARY AGENDA

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Announcements and Committee Reports**
 - a. Finance Committee
 - b. Planning Committee
4. **Public Comment**
5. **Consent Agenda (Action)**
 - a. Minutes of February 21, 2017
 - b. Approval of Claims in the amount of: \$433,807.89
 - c. Contract Award: Heart Lake Road Repair
 - d. Findings of Fact, Conclusions of Law and Decision: CUP-2016-1004, Conditional Use Permit
Application to Permit Lot #2 of a Proposed Two-lot Short Plat to be Served by a Twenty
Foot Wide Private Street within a Twenty-two Foot Wide Private Easement
6. **Public Hearings**
7. **Other Business**
 - a. Conservation Easement Program Update (Discussion)
8. **Adjournment**

Per Resolution 1949, citizens wishing to comment on items not on the agenda may do so under the Public Comment portion of the agenda. Citizens wishing to comment on agenda items indicated with an asterisk () may do so as those items are considered by Council during the course of the meeting. Citizens wishing to speak will please sign in at the back of the Council Chambers prior to the start of the meeting. The Mayor may limit comments to those who have signed in, and may limit the time allotted to each speaker to facilitate the orderly progress of the meeting.*

The City of Anacortes encourages people with disabilities to participate in public meetings.
For assistance with special needs, please contact Cherri Kahns at 360-299-1950 at least 48 hours prior to this meeting.



Anacortes City Council

Proposed Agenda Items for the Next Eight Weeks Beginning March 6, 2017

Subjects listed below have been tentatively suggested for consideration by the Anacortes City Council on the dates indicated. Items may be added to, removed from or rearranged on this list. Routine business such as approval of minutes, vouchers and consent agenda items is not included. The complete Preliminary Agenda for each meeting is published at 3:00 on the Wednesday prior to the meeting. Published Agendas are subject to change and may be updated following the posting period. For additional information on agenda topics, please contact the City Clerk's office at 360-299-1960 to be directed to the sponsoring staff member.

March 6, 2017

March 13, 2017

March 20, 2017

- Final Plat & PUD Approval, PUD-2015-0003, 48 North Plat & PUD

March 27, 2017

- Closed Record Public Hearing: CUP-2016-1005, Conditional Use Permit/Essential Public Facility (EPF) to permit an outpatient substance use and primary care medical service type of land use within an existing office building

April 3, 2017

April 10, 2017

April 17, 2017

April 24, 2017

- CDBG - Review draft 2017/2018 Action Plan, Housing Needs & Community Input

Upcoming City Council Committee Meetings

The public is welcome to attend City Council Committee Meetings.

- Housing Affordability & Community Services, Thursday, Mar 2, 2017, 1:30 PM, Main Conference Room, City Hall
- Public Works, Monday, Mar 6, 2017, 5:00 PM, Public Works Director's Office, City Hall
- Finance, Wednesday, Mar 8, 2017, 5:00 PM, Johnny Picasso's, 501 Commercial Avenue
- Planning, Monday, Mar 13, 2017, 5:00 PM, Main Conference Room, City Hall
- Public Works, Monday, Mar 20, 2017, 5:00 PM, Public Works Director's Office, City Hall
- Finance, Wednesday, Mar 22, 2017, 5:00 PM, Johnny Picasso's, 501 Commercial Avenue
- Planning, Monday, Mar 27, 2017, 5:00 PM, Main Conference Room, City Hall

City Council Minutes – February 21, 2017

Mayor Laurie Gere called to order the regular Anacortes City Council meeting of February 21, 2017 at 6:00 p.m. Councilmembers Eric Johnson, Erica Pickett, Brad Adams and Matt Miller were present. Councilmembers Ryan Walters, Liz Lovelett and John Archibald were absent. The assembly joined in the Pledge of Allegiance.

Announcements and Committee Reports

Parks & Recreation Committee: Mr. Adams reported from the committee meeting the prior week. He said committee members were joined by Mayor Gere and Parks Department staff for discussion of the sculpture park proposed for the madrone grove at the Depot, the upcoming remodel of the upper men's restroom at Washington Park, ongoing construction of the Storvik Park spray pad, and plans to address milfoil and algae in Heart Lake.

Public Works Committee: Mr. Johnson reported that the regular Public Works Committee meeting scheduled for earlier in the day had been cancelled.

Public Comment

No one present wished to address Council on any topic not already on the agenda.

Consent Agenda

Mr. Adams removed Item 5c from the Consent Agenda. Mr. Johnson moved, seconded by Ms. Pickett, to approve the following Consent Agenda items. The motion passed unanimously by voice vote.

- a. Minutes of February 13, 2016
- b. Approval of Claims in the amount of: \$541,294.29

The following vouchers/checks were approved for payment:
Check numbers: 83862 through 83901, total \$122,700.98
EFT numbers: 83824 through 83861, total \$289,295.74
Wire transfer numbers: 212695 through 213296, total \$123,929.34

- c. Contract Award: LED Lighting Products, Fixtures & Lamps for City Facilities (17-023-RES-001)

Mr. Adams invited staff to elaborate on the funding for the lighting conversion project. Finance Director Steve Hoglund explained the PSE-sponsored projects which fund lighting retrofits with energy cost savings. He said that the proposed project would pay for itself in three years with electricity cost savings but that the up front cash cost would be largely covered by a \$62K PSE rebate from the street light retrofit completed in the past. Mr. Miller asked staff to monitor and report back on reliability of the LED bulbs and energy savings over time. Resource Conservation Manager Russ Pittis reported that a recent PSE audit found the city is already saving over \$50K annually on street lighting costs since switching to LEDs. He added that the proposed project would replace bulbs in City Hall and the Wastewater Treatment Plant first and that the PSE rebate for those two buildings would provide cash for the remainder of the project. He added that Schedule 258 funds will likely fund the lighting retrofit at the Water Treatment Plant at no cost to the city.

Mr. Adams moved, seconded by Mr. Miller, to approve Consent Agenda Item 5c, Contract Award for LED Lighting Products, Fixtures & Lamps for City Facilities. The motion passed unanimously by voice vote.

PUBLIC HEARINGS

Closed Record Public Hearing: CUP-2016-1004, Conditional Use Permit Application to Permit Lot #2 of a Proposed Two-lot Short Plat to be Served by a Twenty Foot Wide Private Street within a Twenty-two Foot Wide Private Easement

Associate Planner Kevin Cricchio presented an application from Joey and Holly Goss for a Conditional Use Permit to permit lot #2 of a proposed two lot short plat at 2520 J Avenue to be served by a twenty (20) foot wide private street within a twenty-two (22) foot wide private easement. Mr. Cricchio's slide presentation was added to the packet materials for the meeting. He summarized the proposal, the zoning and surrounding uses, and the background and chronology of the application. Mr. Cricchio reported that following an open record public hearing before the Planning Commission on January 25, 2017, the Commission voted 6-0 to recommend approval of the CUP with conditions to City Council. He said that no public comments nor any appeals had been received. Mr. Cricchio recommended approval of the CUP subject to staff's suggested conditions.

Mr. Cricchio responded to councilmember questions regarding street width, parking requirements, and responsibility for street maintenance.

Mr. Miller disclosed *ex parte* oral communication with the applicant on January 24, 2017, which Mr. Miller terminated immediately upon realizing the potential for a future quasi-judicial hearing. He said the conversation would not influence his ability to hear the matter impartially.

Planning Director Don Measamer elaborated on suggested conditions 10 and 11 regarding fire zone marking of the private street and private ownership and maintenance of the on site water quality facility.

Mr. Johnson moved, seconded by Ms. Pickett, to approve CUP-2016-1004 subject to staff's recommended conditions of approval. Vote: Ayes – Pickett, Adams, Miller and Johnson. Motion carried.

There being no further business, at approximately 6:25 p.m. the Anacortes City Council meeting of February 21, 2017 was adjourned.

The following claims against the City of Anacortes have been preaudited and certified by the Clerk-Treasurer as ready for City Council approval at the February 27, 2017 City Council meeting:
[Download this file in OpenDocument spreadsheet format.](#)

Invoice Doc #	Transaction Date	Invoice #	Vendor #	Vendor Full Name	Description	Total Amount
213469	6/10/2016	Final	10035	SKAGIT VALLEY HOSPITAL	SRTS OUTREACH	\$454.50
213417	11/2/2016	263	09869	KULSHAN SERVICES LLC	EVALUATE NPDES II PROGRAM	\$2,303.70
213447	11/5/2016	1130229	02964	WASHINGTON LIBRARY ASSOCIATION	MEMBERSHIP DUES WLA	\$100.00
213138	12/29/2016	1094603548	02193	FERRELLGAS	6410 SUNSET AVENUE	\$173.10
213520	1/17/2017	1730108	10287	LEVERAGE INFORMATION SYSTEMS	VOIP BACKBONE UPGRADE	\$4,416.82
212960	1/23/2017	638422278	04308	COSTCO WHOLESALE CORPORATION	60" ROUND FOLDING TABLES 15 PK W/CART	\$2,061.49
213214	1/23/2017	11688	08551	VALLEY ATHLETICS	TRIPLE PLAY RED INFIELD CONDITIONER	\$2,126.60
212640	1/24/2017	1300112026	08590	NEWEGG BUSINESS INC	INTERNAL COMPUTER DRIVE	\$184.98
212646	1/24/2017	1300112553	08590	NEWEGG BUSINESS INC	HARD DRIVE DOCKING STATION	\$64.99
212641	1/24/2017	B06027091	10017	SHI INTERNATIONAL CORP.	MICROSOFT SURFACE PRO 4 TABLETS WTP	\$2,223.84
212958	1/25/2017	111-4904811-5411406	08811	AMAZON.COM	LEARNING ELK STACK BOOK - GERARDO	\$48.81
212639	1/25/2017	111-7340696-7956252	08811	AMAZON.COM	TONER CARTRIDGE - BECKY - COURT	\$91.90
212642	1/25/2017	10143266790	03318	DELL MARKETING LP	6 OPTIPLEX 3240 AIO BTX COMPUTER SYSTEMS	\$7,373.14
212643	1/25/2017	10143266802	03318	DELL MARKETING LP	WTP OPTIPLEX 3240 COMPUTER SYSTEM	\$1,125.60
212644	1/25/2017	1300115550	08590	NEWEGG BUSINESS INC	DELL 24" LCD MONITORS	\$199.98
212963	1/26/2017	10143288153	03318	DELL MARKETING LP	FACILITIES OPTIPLEX 7040 COMPUTER CPU	\$1,077.10
212961	1/26/2017	1300115799	08590	NEWEGG BUSINESS INC	COMPUTER ADAPTER	\$17.99
212962	1/26/2017	1300115931	08590	NEWEGG BUSINESS INC	ETHERNET CONNECTOR	\$55.12
212645	1/26/2017	1300117001	08590	NEWEGG BUSINESS INC	DELL 24" LCD MONITOR - FACILITIES	\$199.98
212967	1/27/2017	avdeals2014	10516	AV DEALS - PAYPAL	RUGGED IPAD CASES	\$160.00
212964	1/27/2017	1300118751	08590	NEWEGG BUSINESS INC	COMPUTER CONNECTORS AND ADAPTERS	\$49.26
212965	1/27/2017	1300120647	08590	NEWEGG BUSINESS INC	NETWORK PLUGS	\$28.97
212966	1/27/2017	1300120950	08590	NEWEGG BUSINESS INC	ETHERNET PARTS	\$116.19
213133	1/27/2017	3559	02144	WEST MARINE PRODUCTS, INC	HEADCHEM FOR H.L. TOILETS	\$52.04
212957	1/28/2017	111-0322579-3643470	08811	AMAZON.COM	MASTERING WINDOWS BOOKS - GERARDO - IT	\$107.67
212969	1/28/2017	XK2DCK149	03318	DELL MARKETING LP	LIBRARY DELL OPTIPLEX 2407440 AIO COMPUTER SYSTEM	\$955.86
212968	1/28/2017	XK2DCKW24	03318	DELL MARKETING LP	LIBRARY OPTIPLEX 24 7440 AIO COMPUTER SYSTEM	\$955.86
212913	1/28/2017	206-020-3556-0826095	07909	FRONTIER COMMUNICATIONS	RADIO TONE LINE 1696: 1/28 - 2/27	\$61.14

Invoice Doc #	Transaction Date	Invoice #	Vendor #	Vendor Full Name	Description	Total Amount
212872	1/28/2017	253-004-9336-0614005	07909	FRONTIER COMMUNICATIONS	APD DS1 LINES 1/28-2/27/17	\$357.65
212874	1/28/2017	253-006-0176-1214945	07909	FRONTIER COMMUNICATIONS	APD ADDL DS1 LINE 1/28-2/27/17	\$369.18
212866	1/28/2017	253-009-1310-0919005	07909	FRONTIER COMMUNICATIONS	APD FRAME RELAY 1/28-2/27/17	\$84.22
212870	1/28/2017	253-011-6037-1018005	07909	FRONTIER COMMUNICATIONS	APD VOICE GRADE CIRCUITS 1/28-2/27/17	\$40.38
213014	1/28/2017	253-014-9093-0826095	07909	FRONTIER COMMUNICATIONS	RADIO TONE LINE 1683: 1/28 - 2/27	\$61.14
212906	1/28/2017	360-293-0161-0122995	07909	FRONTIER COMMUNICATIONS	STA 2 FAX: 1/28 - 2/27	\$65.58
212846	1/28/2017	360-293-3725	07909	FRONTIER COMMUNICATIONS	DEPOT PHONE 1/28-2/27/17	\$56.42
212885	1/28/2017	360-293-4224-1011005	07909	FRONTIER COMMUNICATIONS	MUNICIPAL COURT FAX 1/28-2/27/17	\$91.23
212869	1/28/2017	360-293-4684-0619005	07909	FRONTIER COMMUNICATIONS	APD BUSINESS LINE/SUMMARY BILL 1/28-2/27/17	\$71.35
212864	1/28/2017	360-293-4900-0912865	07909	FRONTIER COMMUNICATIONS	APD BAC LINE 1/28-2/27/17	\$75.31
213038	1/28/2017	360-293-5868-1006005	07909	FRONTIER COMMUNICATIONS	APD 1/28-2/27/17	\$333.96
212903	1/28/2017	360-293-6955-1009035	07909	FRONTIER COMMUNICATIONS	GUEST INTERNET LINE: 1/28 - 2/27	\$66.77
212902	1/28/2017	360-293-9063-0926075	07909	FRONTIER COMMUNICATIONS	STA 3 PHONE/FAX: 1/28 - 2/27	\$99.01
213110	1/28/2017	360-299-0813-1017915	07909	FRONTIER COMMUNICATIONS	WWTP PHONE BILL - 360-299-0813-1017915	\$426.44
213052	1/28/2017	360-299-2484-0726025	07909	FRONTIER COMMUNICATIONS	LIBRARY PHONE 1/28-2/27/17	\$51.90
212873	1/28/2017	360-299-6615-0615165	07909	FRONTIER COMMUNICATIONS	APD 911 LINE 1/28-2/27/17	\$77.07
212868	1/28/2017	360-588-1422-0822015	07909	FRONTIER COMMUNICATIONS	APD BUSINESS LINE 1/28-2/27/17	\$285.58
212970	1/30/2017	6474	02342	SAFEWAY INC	SUPPLIES FOR MESSY ME	\$12.76
213409	1/30/2017	114-4950522	04834	UNITED SITE SERVICES, INC	PENNSYLVANIA AVE. PARK POTA-POTTI RENTAL	\$119.11
212959	1/31/2017	111-3714710-9384204	08811	AMAZON.COM	URBAN BIKEWAY DESING GUIDE - E SHJARBACK	\$54.25
212785	1/31/2017	115977	00125	AMERICAN PLANNING ASSOCIATION	DT PLANNING FOR SMALLER COMMUNITIES	\$47.95
213211	1/31/2017	13304	03168	LYNDEN PRECAST LLC	GRAVE LINERS *RESALE ITEM*	\$1,600.38
213418	1/31/2017	809	02470	SKAGIT CONSERVATION DISTRICT	NPDES II OUTREACH & EDUCATION - JANUARY 2017	\$781.15
213442	1/31/2017	7010103	02855	UTILITIES UNDERGROUND LOCATION	JANUARY LOCATE TICKETS	\$175.56

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212771	1/31/2017	20396066088	06965	WASHINGTON TRUST FOR HISTORIC	MEMBERSHIP - WASHINGTON TRUST HISTORIC PRESERVATION	\$75.00
213334	2/1/2017	0272132695345	08928	ALASKA AIRLINES	FIBER OPTIC MODEL TRIP - GERE	\$156.40
213335	2/1/2017	0272132695345	08928	ALASKA AIRLINES	FIBER OPTIC MODEL TRIP - BUCKENMEYER	\$156.40
213354	2/1/2017	214523	00155	ANACORTES ANIMAL HOSPITAL	BOARD & DISTRAINER; JANUARY 2017	\$785.00
213406	2/1/2017	3012045677	09284	IDEXX DISTRIBUTION INC	COLIFORM LAB SUPPLIES	\$875.75
213251	2/1/2017	117004662	02930	WASHINGTON STATE PATROL	BACKGROUND CHECKS - BBALL COACHES	\$48.00
212892	2/2/2017	360-299-0953-1017915	07909	FRONTIER COMMUNICATIONS	TELEPHONE SERVICE FOR WWTP 1/28-2/27/17	\$97.00
213427	2/2/2017	7563	07474	MACLEOD RECKORD PLLC	GUEMES TRAIL DESIGN - PHASE 6 1/1/17-1/31/17	\$3,741.15
213353	2/2/2017	IN1102538	07823	MUNICIPAL EMERGENCY SERVICES	RIT PAK FOR AFD (GRANT)	\$4,291.18
213348	2/2/2017	900039183001	01962	OFFICE DEPOT, INC.	PENS, NOTE PADS	\$60.00
213328	2/2/2017	B06074689	10017	SHI INTERNATIONAL CORP.	AFD HP ELITE DISPLAY 21.5" LED MONITOR (3)	\$766.52
213439	2/2/2017	25871	08502	SUNNY BUNNY EASTER EGGS	PLASTIC EASTER EGGS	\$606.39
213012	2/2/2017	SI-9300288	09068	XBYTE TECHNOLOGIES	WTP MEMORY FOR SERVER HYNIX 16 GB	\$4,460.00
213341	2/3/2017	6740	04308	COSTCO WHOLESALE CORPORATION	SUPPLIES FOR MESSY ME & DADDY DAUGHTER DANCE	\$43.87
213428	2/3/2017	0144401	06077	GEOENGINEERS INC	CRITICAL AREAS REGULATIONS UPDATE	\$17,142.66
213350	2/3/2017	IN1103007	07823	MUNICIPAL EMERGENCY SERVICES	SCBA MASK BAGS - GRANT	\$1,897.99
213329	2/3/2017	1300133805	08590	NEWEGG BUSINESS INC	COMPUTER ADAPTER AND CABLE	\$64.13
213344	2/3/2017	1933620-99250238	02966	WPTA	WPTA CONFERENCE PHILIP STEFFEN	\$225.00
213396	2/5/2017	A1199143	02405	SEBO'S DO-IT CENTER	DRILL BITS	\$4.24
213331	2/6/2017	1493306-71100286	06107	ACCIS	ACCIS MEMBERSHIP - JOSE	\$75.00
213135	2/6/2017	AN48593	00524	CENTRAL WELDING SUPPLY CO, INC	WELDING TOOLS FOR SOCCER NETS	\$68.46
213410	2/6/2017	SLS/37162547	09571	ENERSYS	SUBSTATION BATTERIES	\$3,713.96
213448	2/6/2017	97176513	01318	INGRAM LIBRARY SERVICES, LLC	BOOKS - ADULT	\$13.70
213451	2/6/2017	97176514	01318	INGRAM LIBRARY SERVICES, LLC	BOOKS - JUVENILE	\$12.35
213449	2/6/2017	97176515	01318	INGRAM LIBRARY SERVICES, LLC	BOOKS - ADULT	\$1,099.18
213444	2/6/2017	770	10520	MIN-NS	FEBRUARY SERVICE	\$130.20
213351	2/6/2017	IN1103381	07823	MUNICIPAL EMERGENCY SERVICES	SCBA PACK VEHICLE MOUNTS	\$1,679.23
213330	2/6/2017	1300139790	08590	NEWEGG BUSINESS INC	DELL OPTIPLEX MICRO VESA MOUNT PUBLIC	\$60.10
213338	2/6/2017	32JKTXPB	10515	PLANET HOLLEYWOOD RESORT	LODGING PRIVACY OFFICIAL HIPAA CERTIFICATION	\$156.38
213168	2/6/2017	614797	02671	SUNMARK SEEDS INTERNAT'L INC	DUTCH WHITE CLOVER GRASS SEED	\$55.00
213411	2/7/2017	1990016110	06718	ARAMARK	WTP LAUNDRY SERVICE 2/7/17	\$78.05

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213404	2/7/2017	14426399	01004	HD FOWLER COMPANY INC	WATER QUALITY SAMPLING STATIONS	\$2,288.01
213028	2/7/2017	1108287	07759	LANGUAGE LINE SERVICES	LANGUAGE LINE SERVICES - INTERPRETER	\$76.70
213209	2/7/2017	feb	02385	SCOTT MILO GALLERY/FRAMEMAKER	GALLERY WALK AD FOR FEBRUARY	\$69.00
213339	2/8/2017	0277987044352	08928	ALASKA AIRLINES	AIRFARE PRIVACY OFFICIAL TO HIPAA CERTIFICATION	\$319.40
212080	2/8/2017	BI-0314473	00317	BECKWITH & KUFFEL	COMPRESSOR SERVICE KIT	\$390.22
213340	2/8/2017	1607697	00326	BELLAIR CHARTERS	AIRPORT SHUTTLE PRIVACY OFFICIAL HIPAA CERTIFICATION	\$76.00
213420	2/8/2017	0188-479117	03816	CONSOLIDATED ELECTRICAL	CONDUIT & PVC ELBOWS FOR FIBER PROJECT	\$14.82
213130	2/8/2017	2-547721	00789	DIAMOND RENTALS & CONSTRUCTION	CIRCULAR SAW	\$42.32
213432	2/8/2017	WAANA88808	00939	FASTENAL CO	TOOLS	\$413.14
213424	2/8/2017	5040907MB	01530	LAKE SIDE INDUSTRIES, INC.	ROCK FOR FIBER PROJECT	\$179.86
213429	2/8/2017	1633-3	06080	MAKERS ARCHITECTURE	ZONING, DEV & DESIGN STDS - JANUARY 2017	\$2,008.75
213352	2/8/2017	IN1104413	07823	MUNICIPAL EMERGENCY SERVICES	SPECTACLE KITS FOR SCBA MASKS (GRANT)	\$743.76
213124	2/8/2017	A1197357	02405	SEBO'S DO-IT CENTER	BIKE PADLOCK	\$8.82
213231	2/9/2017	387040704168446	00148	ANACORTES CHAMBER OF COMMERCE	CHAMBER LUNCH - STEVE H	\$18.00
213373	2/9/2017	1990019517	06718	ARAMARK	NYLON MATS CLEANED	\$16.28
213126	2/9/2017	261251	01023	FRONTIER BUILDING SUPPLY	BRONZE STAR, BEVEL, CHAULK, DOUGLAS FIR	\$205.33
213125	2/9/2017	261325	01023	FRONTIER BUILDING SUPPLY	DOUGLAS FIR	\$10.89
213137	2/9/2017	261438	01023	FRONTIER BUILDING SUPPLY	DIAMOND BLADE	\$27.48
213336	2/9/2017	13270000	10135	FRY'S ELECTRONICS	MONITORS TO AUDIT SECURITY~	\$1,196.61
213446	2/9/2017	1638-2	06080	MAKERS ARCHITECTURE	DEPOT MASTER PLAN UPDATE 2016- THROUGH	\$996.25
213453	2/9/2017	27602	10164	MAUL FOSTER ALONGI, INC	FEASIBILITY STUDY TO CONSTRUCT & MANAGE COMMUNITY CENTER	\$14,200.00
213349	2/9/2017	in1104531	07823	MUNICIPAL EMERGENCY SERVICES	TANKS & AIRPACKS FOR LACONNER (GRANT)	\$109,302.90
213364	2/9/2017	0107888	06543	PACIFIC TIRE COMPANY, INC	SERVICE TO VEH #406	\$3,034.64
213430	2/9/2017	220006779395	02192	PUGET SOUND ENERGY	ELECTRICITY - 6300 SUNSET AVE.	\$43.64
213123	2/9/2017	B356517	02405	SEBO'S DO-IT CENTER	FASTENERS	\$3.06
213332	2/9/2017	B06099954	10017	SHI INTERNATIONAL CORP.	COMPUTER AND PRINTER	\$2,165.78
213512	2/9/2017	10081	07356	SUN LIFE FINANCIAL	FICA MATCH KARL FRANTZ	\$78.68
213250	2/9/2017	4226	02144	WEST MARINE PRODUCTS, INC	SAILING SUPPLIES	\$32.72
213431	2/10/2017	1499	06528	ECCOS DESIGN, LLC	CONSTRUCTION ADMINISTRATION - STORVIK	\$356.00
213433	2/10/2017	WAANA88888	00939	FASTENAL CO	FASTENERS - BENCH	\$49.17
213165	2/10/2017	order	10197	ORSINI, STEPHEN	12 FT 1999 RENDOVA INFLATABLE BOAT WITH	\$6,500.00
213324	2/10/2017	934261819	08092	PHILIPS HEALTHCARE	AED PADS FOR WWTP & LIBRARY	\$239.79
213383	2/10/2017	001-360605	02109	PISTON SERVICE OF ANACORTES	PART FOR VEH #13922	\$5.06

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213381	2/10/2017	300000000343	02192	PUGET SOUND ENERGY	ELECTRICITY-ALL PARKS, CEMETERY, WP,	\$7,467.55
213421	2/10/2017	3000000003909	02192	PUGET SOUND ENERGY	ENERGY BILL FOR WWTP	\$37,589.08
213346	2/10/2017	3000000004923	02192	PUGET SOUND ENERGY	ALL STATIONS: 2 MONTHS BILLING	\$2,055.33
213440	2/10/2017	A1197944	02405	SEBO'S DO-IT CENTER	PART FOR STREET DEPT	\$3.18
213323	2/12/2017	111-7598953-3829026	08811	AMAZON.COM	80LB WHITE BLANK BUSINESS CARDS	\$43.90
213322	2/12/2017	111-8580457-4498664	08811	AMAZON.COM	80LB WHITE BLANK BUSINESS CARDS	\$43.90
213407	2/12/2017	68505	00154	ANACORTES DIVING & SUPPLY, INC	SCBA AIR FILL	\$9.22
213326	2/13/2017	111-2736966-7678647	08811	AMAZON.COM	RIVERA SHOWER SEAT WA PARK	\$138.89
213327	2/13/2017	111-3976352-9230607	08811	AMAZON.COM	DRAFTING STOOL - KERI - FINANCE	\$131.05
213325	2/13/2017	111-4142876-5589821	08811	AMAZON.COM	RIVERA SHOWER SEAT WA PARK	\$267.79
213419	2/13/2017	0188-479229	03816	CONSOLIDATED ELECTRICAL	CONDUIT & PVC ELBOWS FOR FIBER PROJECT	\$7.41
213434	2/13/2017	WAANA88934	00939	FASTENAL CO	PARTS TO REPAIR WA PARK DOCK	\$97.00
213224	2/13/2017	261692	01023	FRONTIER BUILDING SUPPLY	BLOCK SAND & GRAVEL	\$10.72
213393	2/13/2017	00047284	05058	HALLIDAY PRODUCTS	PISTON AND LATCH	\$682.02
213337	2/13/2017	1300150233	08590	NEWEGG BUSINESS INC	AFD LAPTOP RAM	\$84.99
213498	2/13/2017	CD99006950	02063	PCE PACIFIC INC	HYDRORANGER COVER SHIELDS	\$194.00
213378	2/13/2017	001-360714	02109	PISTON SERVICE OF ANACORTES	PART FOR VEH #026	\$4.82
213414	2/13/2017	3000000005235	02192	PUGET SOUND ENERGY	RESERVOIR & PUMP STATION ELECTRICITY	\$3,421.37
213504	2/13/2017	P1552-12	06985	QCC QUALITY CONTROLS CORP.	HISTORIAN CLIENT LICENSE UPGRADE	\$3,131.31
213505	2/13/2017	P1552-13	06985	QCC QUALITY CONTROLS CORP.	WTP TELEMETRY SYSTEM SUPPORT AND UPGRADES	\$3,875.00
213223	2/13/2017	A1198732	02405	SEBO'S DO-IT CENTER	TORCH BLADE - 5 PK	\$23.95
213397	2/13/2017	B35696	02405	SEBO'S DO-IT CENTER	PIPEFITTING TAPE	\$16.49
213503	2/13/2017	114-4984882	04834	UNITED SITE SERVICES, INC	PORTA POTTI RENTAL INTAKE	\$145.64
213413	2/14/2017	1990026737	06718	ARAMARK	WTP LAUNDRY SERVICE 02/14/17	\$78.05
213450	2/14/2017	3321947	00717	DAILY JOURNAL OF COMMERCE	ADVERTISEMENT: HEARING EXAMINER SERVICES	\$62.10
213452	2/14/2017	3321948	00717	DAILY JOURNAL OF COMMERCE	ADVERTISEMENT: ON-CALL PLANNING SERVICES CONSULTANTS	\$57.50
213401	2/14/2017	02/14/2017	02385	SCOTT MILO GALLERY/FRAMEMAKER	EXHIBIT PREP	\$37.97
213371	2/14/2017	A1198816	02405	SEBO'S DO-IT CENTER	FASTENERS	\$1.36
213403	2/14/2017	A1198857	02405	SEBO'S DO-IT CENTER	SECURITY WTP	\$10.84
213459	2/14/2017	12324	09907	SKAGIT REGIONAL CLINICS	VOLUNTEER PHYSICALS, DRUG & RESPIRATORY	\$132.00
213391	2/14/2017	114-4992576	04834	UNITED SITE SERVICES, INC	PORTABLE RESTROOM NEAR PLAYGROUND AT WP	\$107.26
213347	2/14/2017	4531	02144	WEST MARINE PRODUCTS, INC	FUSE	\$1.82

Invoice Doc #	Transaction Date	Invoice #	Vendor #	Vendor Full Name	Description	Total Amount
213392	2/15/2017	909164/1	00021	ACE HARDWARE	BATTERIES FOR TOWEL DISPENSERS	\$11.71
213487	2/15/2017	111-1241913-4978639	08811	AMAZON.COM	POS CREDIT CARD RECEIPT PAPER - PARKS	\$7.85
213385	2/15/2017	1990028044	06718	ARAMARK	STA 3 MAT SERVICE: 2/15	\$21.70
213501	2/15/2017	1285093385	06742	ATKINSON DMD, BRANDON L.	COUSINS, RICHARD, LEOFF1 RETIREE	\$342.00
213375	2/15/2017	16940000009	00494	CASCADE NATURAL GAS CORP.	STA 2: 1/20 - 2/14	\$203.16
213382	2/15/2017	67440000007	00494	CASCADE NATURAL GAS CORP.	STA 1: 1/19 - 2/14	\$171.20
213389	2/15/2017	91760000009-pks	00494	CASCADE NATURAL GAS CORP.	1915 13TH STREET - VP 1/19-2/14/2017	\$137.79
213422	2/15/2017	AN 48816	00524	CENTRAL WELDING SUPPLY CO, INC	WELDING SUPPLIES FOR FIBER PROJECT	\$40.29
213500	2/15/2017	92033603	01061	CHEMTRADE CHEMICALS US LLC	ALUM	\$4,704.15
213377	2/15/2017	021517	00955	FIDALGO CLEANING	CLEANING & SUPPLIES; 2/16-2/28	\$700.00
213435	2/15/2017	3898669	00974	FISHERIES SUPPLY	SAILBOAT PARTS	\$75.08
213390	2/15/2017	261880	01023	FRONTIER BUILDING SUPPLY	SCREWS AND WASHERS	\$21.97
213423	2/15/2017	261999	01023	FRONTIER BUILDING SUPPLY	UTILITY SPF MIX FOR FIBER PROJECT	\$22.65
213460	2/15/2017	15067	09617	FRONTLINE CLEANING SERVICES	CUSTODIAL SERVICE	\$1,314.78
213402	2/15/2017	6508	01269	HOW IT WORKS INC	EXHIBIT PREPARATION	\$27.13
213488	2/15/2017	xxxxx2	10346	IMPORTED P CARD TRANSACTION	Inf:CONTINUITY SUBSCRIPTION-AMAZONPRIME MEMBERSHIP	\$107.42
213436	2/15/2017	W1508/56	10016	INTERSTATE PLASTICS	HEAVY DUTY PLASTIC SHEET - WA PARK DOCK	\$204.32
213495	2/15/2017	LAS1058767	10521	LASXPRESS	AIRPORT SHUTTLE TO SITE PRIVACY OFFICIAL HIPAA CERTIFICATION	\$26.00
213363	2/15/2017	3-96903	01614	LOUIS AUTO GLASS III INC.	SERVICE TO VEH #203	\$411.22
213362	2/15/2017	3-96904	01614	LOUIS AUTO GLASS III INC.	SERVICE ON VEH #021	\$270.17
213494	2/15/2017	2017-298	04259	PAGE, WOLFBERG & WIRTH, LLC	PRIVACY OFFICIAL HIPAA CERTIFICATION	\$1,050.00
213358	2/15/2017	A1198987	02405	SEBO'S DO-IT CENTER	PART FOR SHOP	\$3.18
213425	2/15/2017	A1199152	02405	SEBO'S DO-IT CENTER	PAINT BRUSHES FOR FIBER PROJECT	\$21.59
213359	2/15/2017	C277372	02405	SEBO'S DO-IT CENTER	PARTS FOR #11951 & SHOP STOCK	\$72.53
213491	2/15/2017	B06126561	10017	SHI INTERNATIONAL CORP.	INVENTORY - 120GB HARDWARE DRIVE	\$576.24
213462	2/15/2017	1030534	02519	SKAGIT PUBLISHING LLC	PUBLISH AA-1580843 AA-1580904 AA-1580918 AA-1581192	\$389.76
213370	2/15/2017	292285	02549	SMILEY'S INC	ANGLE IRON FOR TRAILER, WATER DEPT.	\$110.67
213386	2/16/2017	1990030151	06718	ARAMARK	STA 2 MAT SERVICE: 2/16	\$21.70
213387	2/16/2017	1990030152	06718	ARAMARK	STA 1 MAT SERVICE: 2/16	\$21.70
213376	2/16/2017	1990030157	06718	ARAMARK	NYLON MATS CLEANED	\$16.28
213445	2/16/2017	1990030164	06718	ARAMARK	NYLON MAT CLEANING	\$23.07
213507	2/16/2017	101412	00244	ASSOCIATION OF WASHINGTON	MARCH, SUPPLEMENTAL LIFE INSURANCE	\$314.11
213374	2/16/2017	715071	00306	BAYSHORE OFFICE PRODUCTS INC	OFFICE SUPPLIES - WP	\$43.02
213380	2/16/2017	0182478	00950	FIDALGO BAY COFFEE INC	COFFEE - APD	\$93.00

Invoice Doc #	Transaction Date	Invoice #	Vendor #	Vendor Full Name	Description	Total Amount
213365	2/16/2017	0182479	00950	FIDALGO BAY COFFEE INC	COFFEE ORDER FOR OPS/PARKS DEPT	\$148.80
213384	2/16/2017	0182480	00950	FIDALGO BAY COFFEE INC	10 LBS. COFFEE - 2/16	\$94.10
213405	2/16/2017	2/16/17	00955	FIDALGO CLEANING	CLEANING - CARNEGIE	\$100.00
213408	2/16/2017	170104-3514	09913	LAB/COR, INC.	GIARDIA CRYPTO TESTING	\$900.00
213492	2/16/2017	1300160317	08590	NEWEGG BUSINESS INC	PAKRS CREDIT CARD READER	\$52.99
213426	2/16/2017	Pay Application #3	02383	SCIMITAR CONSTRUCTION	ADA RAMP @ 19TH & N AVE-PAY APP #3	\$1,130.25
213372	2/16/2017	A1199274	02405	SEBO'S DO-IT CENTER	FASTENERS	\$9.75
213516	2/16/2017	0211680-IN	03844	SIRENNET	PART FOR VEH #033	\$48.66
213456	2/16/2017	P19044	02477	SKAGIT COUNTY TREASURER	2017 37.69 ACRES CONSERVATION EASEMENT	\$394.00
213457	2/16/2017	P21669	02477	SKAGIT COUNTY TREASURER	2017 PROPERTY TAXES - WTP 9.93 ACRES 14489	\$105,729.27
213454	2/16/2017	P21670	02477	SKAGIT COUNTY TREASURER	2017 14549 RIVER BEND ROAD - PROPERTY	\$22.54
213455	2/16/2017	P21797	02477	SKAGIT COUNTY TREASURER	2017 RIVERBEND ROAD - PROPERTY TAX	\$13.32
213461	2/16/2017	1030705	02519	SKAGIT PUBLISHING LLC	PUBLISH SVH-1582497 NOTICE OF PUBLIC HEARING CUP-2016-1005	\$346.58
213489	2/17/2017	116-0868366-8712255	08811	AMAZON.COM	WATER CAR CHARGERS FOR LAPTOPS	\$52.47
213443	2/17/2017	64848597	00148	ANACORTES CHAMBER OF COMMERCE	LICENSING FEE - VEHICLE 861	\$42.75
213399	2/17/2017	715179	00306	BAYSHORE OFFICE PRODUCTS INC	NOTEBOOKS	\$12.66
213470	2/17/2017	715201	00306	BAYSHORE OFFICE PRODUCTS INC	BINDER AND PAPER CLIPS	\$8.94
213412	2/17/2017	664825	09091	BEE SAFE EDUCATION & TRAINING	BABYSITTING CLASS	\$490.00
213468	2/17/2017	154 700 0000 9	00494	CASCADE NATURAL GAS CORP.	NATURAL GAS 1220 10TH STREET	\$959.03
213465	2/17/2017	440 400 0000 0	00494	CASCADE NATURAL GAS CORP.	FIDALGO CENTER 1/20-2/16/17	\$682.33
213521	2/17/2017	710 300 0000 5	00494	CASCADE NATURAL GAS CORP.	NATURAL GAS- OPERATIONS 01/20/17 - 02/16/17	\$900.96
213464	2/17/2017	795 700 0000 4	00494	CASCADE NATURAL GAS CORP.	CITY HALL 1/20-2/16/17	\$1,104.26
213400	2/17/2017	Ref000213400	10518	CITYPOINT CHURCH	Refund receipt #: 000000002206	\$878.63
213466	2/17/2017	8498 30 017 0543538	04412	COMCAST	DEPOT INTERNET SERVICE 2/22-3/21/17	\$186.12
213517	2/17/2017	IB16930	00936	FARMERS EQUIPMENT COMPANY	PARTS FOR VEH #426	\$183.80
213441	2/17/2017	WAANA89067	00939	FASTENAL CO	SUPPLIES FOR WATER DEPT	\$50.80
213415	2/17/2017	15-077-TRN-002	10251	INTERMOUNTAIN SLURRY SEAL INC.	RETAINAGE RELEASE	\$16,721.78
213518	2/17/2017	41600218561	02909	LES SCHWAB TIRE CENTERS	SERVICE TO VEH #015	\$360.58
213499	2/17/2017	98739	01939	NORTHSTAR CHEMICAL INC.	SODIUM HYDROXIDE	\$4,692.42
213515	2/17/2017	001-361161	02109	PISTON SERVICE OF ANACORTES	PARTS FOR VEH #611	\$21.03
213395	2/17/2017	001360998	02109	PISTON SERVICE OF ANACORTES	BELTS	\$21.09

Invoice Doc #	Transaction Date	Invoice #	Vendor #	Vendor Full Name	Description	Total Amount
213472	2/17/2017	0037102-IN	02199	PUGET SAFETY EQUIPMENT	CALIBRATION GAS CYLINDER	\$215.92
213509	2/17/2017	82947	02666	SUMMIT LAW GROUP, PLLC	LEGAL SERVICES, TEAMSTERS & FIRE BARGAINING UNITS	\$3,783.10
213458	2/17/2017	1148877	02681	SURETY PEST CONTROL	FEBRUARY SERVICE: 29-2	\$44.49
213490	2/18/2017	xxxxx4	10346	IMPORTED P CARD TRANSACTION	Inf:WHOLESALE CLUBS-COSTCO WHSE #0662	\$13.55
213502	2/21/2017	1990037276	06718	ARAMARK	WTP LAUNDRY SERVICE	\$57.85
213463	2/21/2017	91991368	10088	GOTOCITRIX.COM	MONTHLY GOTOCITRIX PAYMENT	\$53.17
213522	2/22/2017	64630185	02959	WASH PUBLIC TREASURER'S ASSN	MEMBERSHIP - STEVE H. WA PUBLIC TREASURERS ASSOC	\$40.00
212882	2/28/2017	360-293-0327-0122885	07909	FRONTIER COMMUNICATIONS	CITY MAIN PHONE 1/28-2/27/17	\$1,786.60

Total						\$433,807.89
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City Council Agenda Bill

Meeting Date: 2/27/2017 **Agenda Item:** 5c

Subject: Contract Award – Heart Lake Road Repair 2017

Staff Contact: Fred Buckenmeyer

Approved for Submittal to Council by	
	Laurie Gere, Mayor
	Steve Hoglund, Finance Director
	Darcy Swetnam, City Attorney
X	Fred Buckenmeyer

Action Type	
	Ordinance No.
	Code Revision?
	Resolution No.
X	Contract
	Public Hearing
	Staff Report

Summary Statement: City staff seeks Council consent to award a contract in the amount of \$214,100.60 to Larry Brown Construction, to construct the Heart Lake Road Repair 2017.

Background: The engineer's estimate was \$258,000 for the subject project. On February 10th, 2017 the City solicited bids and on February 21st, 2017 a bid opening was conducted and 2 bids were received. Bid results are provided as an attachment hereto.

Budget Impact	
Amount Budgeted	\$1,115,000
Budget Account (BARS)	104.720.542.30.41
Proposed Expenditure	\$214,100.60
Budget Amendment Required?	No
Revenue Source	City Funds

Proposed Contract	
Contractor	Larry Brown Construction
Amount	\$214,100.60
Start Date	Notice to Proceed
End Date	20 calendar days

Previous Council/Committee Action: N/A

Competing Viewpoints Considered: N/A

Recommended Motion: I move that City Council approve a contract award in the amount of \$214,100.60 to Larry Brown Construction, to construct the Heart Lake Road Repair 2017.

Alternative Actions: N/A

Attachments (listed in order presented): Bid Results, Contract



CITY OF ANACORTES

WASHINGTON

PUBLIC WORKS CONSTRUCTION PROJECT BID TABULATION 21 FEBRUARY 2017

Heart Lake Road Repair 2017 PW-17-006-TRN-001				Larry Brown Construction		Trico Companies	
ITEM	DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL \$	UNIT \$	TOTAL \$
1	Mobilization	1	LS	\$ 12,000.00	\$ 12,000.00	\$ 17,000.00	\$ 17,000.00
2	SPCC Plan	1	LS	\$ 2,800.00	\$ 2,800.00	\$ 16,000.00	\$ 16,000.00
3	Traffic Control Plan	1	LS	\$ 240.00	\$ 240.00	\$ 300.00	\$ 300.00
4	T E S C	1	LS	\$ 6,500.00	\$ 6,500.00	\$ 6,500.00	\$ 6,500.00
5	Sawcutting Asphalt	9,200	LF	\$ 1.60	\$ 14,720.00	\$ 3.50	\$ 32,200.00
6	Roadway Excavation including Haul	900	CY	\$ 30.50	\$ 27,450.00	\$ 35.00	\$ 31,500.00
7	Crushed Surfacing Top Course	1,090	TN	\$ 37.15	\$ 40,493.50	\$ 70.00	\$ 76,300.00
8	HMA CL.1/2" PG64-22	605	TN	\$ 152.50	\$ 92,262.50	\$ 148.00	\$ 89,540.00
9	Asphalt Crack Seal	1	FA	\$ 6,720.00	\$ 6,720.00	\$ 6,720.00	\$ 6,720.00
10	Paint Line 4-inch	11,194	LF	\$ 0.26	\$ 2,910.44	\$ 0.30	\$ 3,358.20
11	Paint Line 8-inch	22,388	LF	\$ 0.32	\$ 7,164.16	\$ 0.35	\$ 7,835.80
12	Temporary pavement Marking, Short Duration	4,200	LF	\$ 0.20	\$ 840.00	\$ 0.50	\$ 2,100.00
Total					\$ 214,100.60		\$ 289,354.00

THIS AGREEMENT, made in three (3) copies, each of which shall be deemed original, and entered into this ____ day of _____, 2017, between the City of Anacortes, Washington, a Municipal Corporation (hereinafter called OWNER) and Larry Brown Construction, Inc. (hereinafter called the Contractor.)

WITNESSETH:

That in consideration of the terms and conditions contained herein and attached and made a part of this agreement, the OWNER and CONTRACTOR hereto covenant and agree as follows:

I. WORK.

The Contractor shall do all work and furnish all tools, materials, equipment, and transportation required for the improvement of **HEART LAKE ROAD REPAIR 2017** in accordance with and as described in the City of Anacortes document entitled "**Plans, Specifications, and Contract Documents – Heart Lake Road Repair 2017**" which is hereby incorporated by reference and made a part hereof, and shall perform any changes to the work in accord with the Contract Documents.

II. ENGINEER.

Unless otherwise specifically stated, the word "Engineer" shall be understood to mean the OWNER'S Project Manager or the OWNER'S authorized representative who will perform the Contract Administration and field inspection responsibilities

III. CONTRACT TIMES AND LIQUIDATED DAMAGES.

A. Contract Times:

The bidder agrees that if this proposal is accepted, he/she will, within TEN (10) CALENDAR DAYS after Notification of Award, execute the contract with the City of Anacortes in the form of contract included in the contract documents, and will, prior to the time of execution of the contract, deliver to the City of Anacortes the Performance Bond and Material & Payment Bond, all Certificates of Insurance and proof of a City of Anacortes Business License required therein and will, to the extent of his/her proposals, furnish all necessary labor, tools, materials, equipment, and services required to do the work in the manner, in the time, and according to the methods as specified in the contract documents and required by the Engineer or other designated project representative there under.

The bidder further agrees, if awarded the contract, to begin work within TEN (10) CALENDAR DAYS from the date of the Notice to Proceed. The Contract Time shall begin from the first day of the commencement of the Work. Physical Completion as defined in Section 1-08.5 of the Special Provisions shall be achieved within TWENTY (20) WORKING DAYS from the date that the Work begins.

B. Liquidated Damages:

If said work is not completed within the time specified for Physical Completion, the Contractor agrees to pay the Owner the sum specified in Section 1-08.9 of the Standard Specifications for each and every working day said work remains incomplete after expiration of the specified time, as liquidated damages.

IV. CONTRACT PRICE.

The OWNER, hereby promises and agrees with the Contractor to retain and does retain the Contractor to provide the materials and to do and cause to be done the above-described work and to complete and finish the same according to the plans and specifications contained in document entitled "**Plans, Specifications, and Contract Documents – Heart Lake Road Repair 2017**", and the terms and conditions herein contained, and hereby the OWNER contracts to pay CONTRACTOR for completion of the Work and in accordance to the same and the attached bid schedule, which is included as an Exhibit to this Agreement based upon

the Unit Prices shown. The total contract price is Two Hundred Fourteen Thousand One Hundred Dollars and Sixty Cents (\$214,100.60).

- A. Interest: Moneys not paid when due as provided in the General Conditions shall bear interest at the maximum rate allowed by law at the place of the Project.

V. CONTRACTOR REPRESENTATIONS.

In order to induce OWNER to enter in this Agreement, CONTRACTOR'S representations are as set forth as follows:

- A. CONTRACTOR has familiarized him/herself with the nature and extent of the Contract Document, scope of Work, site conditions, locality, general nature of work to be performed by OWNER or others at the site that relates to Work required by the Contract Documents and local conditions and federal, state, and local laws and Regulations that in any manner may affect cost, progress, performance, or furnishing of Work.

- B. CONTRACTOR has carefully studied and examined the supplement, referred to above, which pertain to the conditions (subsurface or physical) to or contiguous to the site which may affect cost, progress, performance, or furnishing of said Work as CONTRACTOR deems necessary for the performance and furnishing of the Work at the Contract Price, within the Contract Times, and in accordance with other terms and conditions of the Contract Documents, including specifically the provisions of the 2016 WSDOT Specifications; and no additional or supplementary examinations, investigations, explorations, tests, reports, or similar information or data are or will be required by CONTRACTOR for such purposes.

- C. CONTRACTOR has reviewed and checked information and data shown or indicated in the Contract Documents with respect to existing Underground Facilities at or contiguous to the site and has included costs as defined by WSDOT Specifications.

- D. CONTRACTOR has correlated information known to CONTRACTOR and results of such observations, familiarizations, examination, investigations, explorations, tests, and studies with Contract Documents.

- E. CONTRACTOR has given OWNER written notice of conflicts, errors, ambiguities or discrepancies that it has discovered in the Contract Documents and the written resolution thereof by OWNER is acceptable to CONTRACTOR, and the Contract Documents are generally sufficient to indicate and convey understanding of terms and conditions for performing and furnishing Work.

VI. CONTRACT DOCUMENTS.

- A. Contract Documents that comprise the entire Agreement between OWNER and CONTRACTOR concerning Work are defined in the WSDOT Specifications.

- B. Exhibits to this Agreement include:

1. Conformed Bid Form signed by CONTRACTOR.
2. Executed Performance and Payment Bond.
3. Required documents submitted by the CONTRACTOR prior to the execution of Agreement as identified in the "Instruction to Bidders".

VII. MISCELLANEOUS

- A. No assignment by a party hereto of any rights under or interests in the Contract Documents will be binding on another party hereto without the written consent of the party sought to be bound, and specifically but without limitation moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment. No assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

B. OWNER and CONTRACTOR each binds itself, its partners, successors, assigns, and legal representatives to the other party hereto, its partners, successors, assigns, and legal representatives in respect of all covenants, agreements, and obligations contained in the Contract Documents.

C. It is further provided that no liability shall attach to the City of Anacortes, Washington, by reason of entering into this contract, except as expressly provided herein.

IN WITNESS WHEREOF the Contractor has executed this instrument on the day and year first below written and the Authorized Official has caused this instrument to be executed by and in the name of the City of Anacortes the day and year first above written.

LARRY BROWN CONSTRUCTION, INC.

CITY OF ANACORTES

Signature

MAYOR

Printed

Date

Title

Date

BID PROPOSAL

TO: City of Anacortes
City Hall
904 6th Street
Anacortes WA 98221

Attention: Eric Shjarback, P.E. – Assistant City Engineer

The undersigned, hereinafter called the bidder, declares that the only persons or parties interested in this proposal are those named herein; that this proposal is in all respects fair and without fraud; that it is made without collusion with any official of the City of Anacortes; and that the proposal is made without any connection or collusion with any person making another proposal of this contract.

The bidder declares that he/she has carefully examined the contract documents for the construction of the project; that he/she has personally inspected the site; that he/she has satisfied him or herself as to the quantities involved, including materials and equipment and conditions of work involved, including the fact that the description of the quantities of work and materials, as included herein, is brief and is intended only to indicate the general nature of the work and to identify the said quantities with the detailed requirements of the contract documents and that this proposal is made according to the provisions and under the terms of the contract documents, which documents are hereby made a part of this proposal.

The bidder declares that he/she has exercised his/her own judgment regarding the interpretation of subsurface information and has utilized all data, which he/she believes pertinent from the Engineer, Owner and other sources in arriving at his/her conclusions.

The bidder agrees that if this proposal is accepted, he/she will, within **Ten (10) Calendar** days after Notification of Award, execute the contract with the City of Anacortes in the form of contract included in the contract documents, and will, prior to the time of execution of the contract, deliver to the City of Anacortes the Performance and Payment Bond, all Certificates of Insurance and proof of a City of Anacortes Business License required therein and will, to the extent of his/her proposals, furnish all necessary labor, tools, materials, equipment, and services required to do the work in the manner, in the time, and according to the methods as specified in the contract documents and required by the Engineer or other designated project representative there under.

The bidder further agrees, if awarded the contract, to begin work within **Ten (10) Calendar** days from the date of the Notice to Proceed. Physical Completion shall be achieved within **Twenty (20) Working Days** after the work commences.

In the event the bidder is awarded the contract and shall fail to complete the work within the time limit agreed upon as more particularly set forth in the contract documents, liquidated damages shall be paid to the owner per the Standard Specifications contained in the contract documents.

The bidder proposes to accept as full payment for the work proposed herein the amount computed under the provisions of the contract documents and based upon the unit price, it being expressly understood that the unit price is independent of the exact quantities involved. Bidder agrees that the unit prices shown represent a true measure of the labor

and materials required to perform the work, including all allowances for overhead and profit for each type of work called for in these contract documents.

The undersigned bids for complete construction of the following described project:

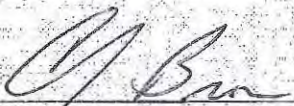
The project provides for improvements of Heart Lake Road to repair cracks, remove potholes, remove failing pre-levels, install new asphalt patching, crack sealing, shoulder dressing, and other work, all in accordance with the attached Contract Plans, these Contract Provisions, and the Standard Specifications.

CITY OF ANACORTES				
HEART LAKE ROAD REPAIR 2017				
NO.	PLAN QUANTITY	ITEM DESCRIPTION	UNIT PRICE (Figures)	TOTAL AMOUNT (Figures)
1	1 LS	MOBILIZATION 1-09.7	At \$ <u>12,000</u> Per Lump Sum	\$ <u>12,000</u>
2	1 LS	PROJ. TEMPORARY TRAFFIC CONTROL 1-10.5(1)	At \$ <u>2800</u> Per Lump Sum	\$ <u>2800</u>
3	1 LS	S.P.C.C PLAN 1-07.15(1)	At \$ <u>240</u> Per Lump Sum	\$ <u>240</u>
4	1 FA	T.E.S.C. PLAN 8-01.5	At \$ <u>6,500</u> Per Force Account	\$ <u>6,500</u>
5	9,200 LF	SAWCUTTING ASPHALT 2-02.5	At \$ <u>1.60</u> Per Linear Foot	\$ <u>14,720</u>
6	900 CY	ROADWAY EXCAVATION INCL. HAUL 2-03.5	At \$ <u>30.50</u> Per Cubic Yard	\$ <u>27,450</u>
7	1,090 TONS	CRUSHED SURFACING TOP COURSE 4-04.5	At \$ <u>37.15</u> Per Ton	\$ <u>40,493.50</u>
8	605 TONS	HMA CL. 3/8-inch PG64-22 5-04.5	At \$ <u>152.50</u> Per Ton	\$ <u>92,262.50</u>

9	1 FA	ASPHALT CRACK SEAL 1-09.6	At \$ <u>6,720</u> Per Force Account	\$ <u>6,720</u>
10	11,194 LF	PAINT LINE, 4-INCH 8-22.5	At \$ <u>0.26</u> Per Linear Foot	\$ <u>2910.44</u>
11	22,388 LF	PAINTED WIDE LANE LINE, 8-INCH 8-22.5	At \$ <u>0.32</u> Per Linear Foot	\$ <u>7164.16</u>
12	4,200 LF	TEMPORARY PAVEMENT MARKING SHORT DURATION 8-23.5	At \$ <u>0.20</u> Per Linear Foot	\$ <u>840</u>
			Sub-Total base bid:	\$ <u>214,100.60</u>
			Base Bid Value Adjustment, plus or Minus	\$ <u>0</u>
			Total Base Bid	\$ <u>214,100.60</u>

If the bid value adjustment is used to increase or decrease the SUB-TOTAL BASE BID, the Contractor who is awarded the project is required to submit a new complete proposal form with the adjustment to unit prices made together with the price extension. Said submittal will be made with two working days of the bid opening.

Proposal must be signed by an authorized representative of the firm submitting this bid.

X		<u>2/21/17</u>
	Signature of authorized representative	Date
	<u>Chris Brown</u>	<u>PRESIDENT</u>
	Name of signator	Title

ACKNOWLEDGEMENT OF RECEIPT OF ADDENDA

Addendum 1, Initial CB

Addendum _____, Initial _____

Addendum _____, Initial _____

Addendum _____, Initial _____

A proposal deposit in an amount of five percent (5%) of the total bid is attached here in the form indicated below:

☒ Bid Bond

☐ Cashier's Check

☐ Certified Check

☐ Cash

The undersigned Bidder accepts all of the terms and conditions of the Instruction To Bidders, including and without limitation those dealing with the disposition of bid security. This bid will remain subject to acceptance for 60 days after the bid opening, or for such longer period of time that the Bidder may agree to in writing upon request of the Owner.

Name of Bidder: LARRY BROWN CONSTRUCTION, INC.
Mailing Address: P.O. BOX 29960
City, State, Zip: BELLINGHAM, WA 98228
Telephone: 360.966.7206 Fax: 360.966.7203
Contractor's State License Number: LARRY BLO99BP
City of Anacortes Business License
(Required if contract awarded) _____

By signing this proposal, the bidder agrees to all requirements contained in the contract documents.



2/21/17
Date

CHRIS Brown
Name of Bidder

PRESIDENT
Title

[Signature]
Signature of Bidder

LIST OF SUBCONTRACTORS

Name of Bidder: LARRY BROWN CONST.

Project Name: HEART LAKE ROAD REPAIR

Failure to list subcontractors who are proposed to perform work equal to 10% or more of the bid price will result in your bid being non-responsive and therefore void. **NOTE: If you are a General Contractor bidding as a subcontractor, you are not required to fill in the financial portion of the qualifications. Upon award of the contract, the City of Anacortes will require said information directly from the subcontractor.**

Subcontractor(s) that are proposed to perform work exceeding 10% of the bid price must be listed below. The work to be performed is to be listed below the subcontractor's name.

If no subcontractor is listed below, the bidder acknowledges that it does not intend to use any subcontractor whose work on the project will exceed 10% of the bid price.

Subcontractor Name: LAKESIDE INDUSTRIES

Work to be performed:

HMA

Subcontractor Name: Kamps

Work to be performed:

STRIPING

Subcontractor Name: _____

Work to be performed:



City Council Agenda Bill

Meeting Date: 2/27/2017 **Agenda Item:** 5D

Subject: Joey Goss Conditional Use Permit; CUP-2016-1004; Findings of Fact

Staff Contact: Kevin Cricchio, AICP, Associate Planner

Approved for Submittal to Council by	
X	Don Measamer, Planning Director
	Steve Hoglund, Finance Director
	Darcy Swetnam, City Attorney

Action Type	
	Ordinance No.
	Code Revision?
	Resolution No.
	Contract
	Public Hearing
X	Consent Agenda

Summary & Background On February 21, 2017, City Council conducted a closed-record public hearing concerning a Conditional Use Permit application to permit lot #2 of a proposed two lot short plat to be served by a twenty (20) foot wide private street within a twenty-two (22) foot wide private easement. A Conditional Use Permit is required per AMC § 17.34.110 as proposed access to lot #2 would be via a private street within an easement. Following deliberation on the matter, City Council voted 4-0 to approve the subject Conditional Use Permit.

On January 25, 2017, the Planning Commission conducted an open-record public hearing concerning the subject Conditional Use Permit. Following testimony and deliberation on the matter, the Planning Commission voted 6-0 to recommend approval to City Council.

Recommended Motion: I move that City Council make a motion to approve the subject Findings of Fact, Conclusions of Law, & Decision.

Attachments (listed in order presented):

[City Council's Findings of Fact, Conclusion of Law, & Decision](#)



**CITY COUNCIL'S FINDINGS OF FACT, CONCLUSIONS
OF LAW, & DECISION:**

CLOSED-RECORD PUBLIC

HEARING DATE: Tuesday, February 21, 2017, @ 6:00 PM

OPEN-RECORD PUBLIC

HEARING DATE: Wednesday, January 25, 2017, @ 6:00 PM

FILE NUMBER: CUP-2016-1004

PROJECT LOCATION: The subject property is addressed as 2520 "J" Avenue, Anacortes, Washington and is located in a portion of the SE ¼ of Section 24; Township 35 North; Range 01 East; Willamette Meridian.

**APPLICANT &
LANDOWNER:**

Joey & Holly Goss
5801 Kingsway
Anacortes, WA 98221

PROJECT SURVEYOR:

Dale Herrigstad
Herrigstad Engineering & Surveying
4320 Whistle Lake Road
Anacortes, WA 98221

SUBJECT PROPOSAL:

The applicant has applied for a Conditional Use Permit application to permit lot #2 of a proposed two lot short plat to be served by a twenty (20) foot wide private street within a twenty-two (22) foot wide private easement. A Conditional Use Permit is required per AMC § 17.34.110 as proposed access to lot #2 would be via a private street within an easement.

CUT & FILL:

Fill = 125 cubic feet of gravel
Cut /Excavation = 200 cubic feet of soil

SUBJECT PARCEL:

P31813

EXISTING LAND USE: A single-family residence & garage was recently demolished from the subject property. One duplex is currently being constructed.

CURRENT ZONING & COMP.

PLAN DESIGNATION: Residential Medium Density (R3) Zoning District

SURROUNDING ZONING & LAND USES:

Direction:	Zoning:	Present Land-Use:
North:	Residential Medium Density (R3) Zoning District	Single-family residences
South:	Residential Medium Density (R3) Zoning District	Single-family residences
East:	Public Use (P) Zoning District	Island View Elementary School
West:	Residential Medium Density (R3) Zoning District	Single-family residences

SITE ACREAGE: Net Acreage = 0.41 acres or 17,999 SQ'

Gross Acreage = 0.46 acres (includes ½ abutting ROW) or 20,038 SQ'

FINDINGS OF FACT:

I. GENERAL BACKGROUND:

1. The project site is located in the Residential Medium Density (R3) Zoning District.
2. The applicant wishes to create two lots via a short plat subdivision of the subject property. A duplex would be constructed on each lot. Duplex land uses are permitted outright in the R3 Zoning District per AMC 17.34.020. The minimum lot size for a lot within the R3 Zoning District containing a duplex is 7,500 square feet.
3. The applicant has not submitted a short plat application to date to divide the subject parcel in half.
4. According to AMC 17.34.110, twenty (20) feet of frontage or an easement to twenty (20) feet of street frontage is required on an improved public street with a continuous access route not less than twenty feet wide from the street to the primary portion of the lot. Furthermore, according to AMC 16.20.040(C), each lot shall abut a public or private road. Lot frontage on said roads shall not be less than thirty feet. Proposed lot #2 would be landlocked and not have either 20 or 30 feet of frontage on an improved public street. Access to lot #2 would be via a 20-foot-wide private street located within a 22-foot-wide easement. Accordingly, the applicant has submitted a Conditional Use Permit application for review and consideration as is required per AMC 17.34.110.
5. On November 16, 2016, the City of Anacortes' Planning, Community, & Economic Development Department received the subject Conditional Use Permit application from the applicant.

6. The application was reviewed and deemed incomplete on December 13, 2016.
7. Revisions were submitted to PCED for review on December 14, 2016. Following a review of the revisions submitted, the subject application was deemed complete on December 14, 2016.
8. A fourteen (14) day comment period for the Conditional Use Permit application, ended at 5:00 PM on January 4, 2017, but comments were accepted up until the close of the of the open-record public hearing.

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

1. Notice of Application and Hearing was published in the Anacortes American Newspaper on December 21, 2016.
2. The subject property was posted by staff in two (2) different locations on December 14, 2016.
3. Neighboring landowners within 300 feet of the subject property were mailed notice of the subject proposal and hearing on December 15, 2016.
4. Agencies and departments of jurisdiction were solicited for comment on December 15, 2016.
5. Notice was posted at city hall, the library, and the local USPS office on December 14, 2016.

III. CRITICAL AREA / ENVIRONMENTALLY SENSITIVE AREA REVIEW:

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

IV. STATE ENVIRONMENTAL POLICY ACT:

The subject proposal is exempt from SEPA environmental review per AMC § 18.04.120 as less than twenty dwelling units are proposed, landfills and excavations are less than 500 cubic yards, less than five lots are proposed as part of a future short plat, and no critical areas are located onsite.

V. PUBLIC COMMENT:

To date, no public comment has been received regarding the subject proposal (**See Exhibit 04**).

VI. AGENCY & DEPARTMENT COMMENT:

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

VII. ZONING ORDINANCE/CODE:

1. The conditional use permit (CUP) is to permit proposed lot #2 to have less than the required frontage on a public road as a private road within an easement is

proposed. If City Council ultimately approves the CUP application, the applicant will proceed with submitting for a two-lot short plat of the subject property. Each lot would have a duplex located on it. Both the development and subdivision of the site will require conformance with AMC Chapter 17.05 regulating Concurrence. Public facilities, services, and required improvements to the site, needed to support the development, will be required either prior to or concurrent to the development. Conformance with this requirement will be reviewed at prior to building permit issuance and prior to final short plat approval being given.

2. Pursuant to AMC 16.20.040(C), "Each lot shall abut a public or private road. Lot frontage on said roads shall not be less than thirty-feet." If the CUP is approved by City Council, each lot would front on the private street for the full width of each lot –exceeding the thirty-foot threshold listed above.
3. According to AMC § 17.10.100(B)(2), Conditional Use Permits shall be granted by the city only if the applicant can demonstrate the following:

A) The conditional use is designed in a manner which is compatible with the character and appearance of the existing, or proposed, development in the vicinity of the subject property and is consistent with the purpose of the zone in which the subject property is located.

FINDING:

Each of the two proposed lots will have a duplex constructed on it and will comply with the minimum lot size of 7,500 square feet. The proposed private street will provide ingress and egress to each of the two lots. The project will be compatible with the character and appearance of the neighborhood as single-family residences surround the project site to north, except for Island View Elementary School to the east.

B) The location, size and height of buildings, structures, walls and fences, and screening vegetation for the conditional use shall not hinder neighborhood circulation or discourage the permitted development or use of neighboring properties.

FINDING:

The project site and proposed private street is screened from neighboring properties by an existing wood fence except for along "J" Avenue. Furthermore, neighborhood circulation will not be adversely impacted by the proposed development as curb, gutter, and sidewalk already front the project site.

C) The conditional use is designed in a manner that is compatible with the physical characteristics of the subject property.

FINDING:

The project site's topography is mostly flat. Both an older house and garage were recently demolished from the property. Today, one of two duplexes is currently being constructed onsite. Should this CUP be approved, the applicant will proceed with submitting a two lot short plat to subdivide the subject property. Following final short plat approval, the applicant would then proceed in constructing the second of the two duplexes proposed. Except for an elementary school located to the east of the project site, the subject property is surrounded by single-family residences. The proposed private street providing ingress and egress to the two proposed duplexes will be designed to be compatible with the physical characteristics of the property.

- D) Requested modifications to standards are limited to those which mitigate impacts in a manner equal to or greater than the standards of this title or will not be detrimental to the surrounding neighborhood.**

FINDING:

Two duplexes are proposed as part of a two-lot short plat that has yet to be submitted to the City of Anacortes for review. The applicant seeks a Conditional Use Permit application to permit lot #2 of the proposed short plat lot #2 of a proposed two lot short plat to be served by a twenty (20) foot wide private street within a twenty-two (22) foot wide private easement. A Conditional Use Permit is required if access is proposed via either a private street or easement per AMC § 17.34.110. The proposed modification to city standards will not be detrimental to the surrounding neighborhood.

- E) The conditional use is not in conflict with the health and safety of the Community.**

FINDING:

The proposed modification to the minimum street frontage requirement of AMC 17.34.110 and 16.20.040(C), will not adversely impact the community's health and safety. As conditioned below, the private street will be built to public road standards.

- F) The conditional use is such that pedestrian and vehicular traffic associated with the use, will not be hazardous or conflict with existing and anticipated traffic in the neighborhood, and adequate pedestrian and vehicular connections to the arterials and adjacent areas as well as appropriate circulation within the project are provided consistent with city policies and standards for circulation patterns in the area.**

FINDING:

The private street will provide access to each of the two proposed lots and duplexes to be constructed. Ingress and egress from the private street onto "J" Avenue, will have ample site distance and not conflict with existing or anticipated neighborhood vehicular or pedestrian traffic.

- G) The conditional use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area or conditions can be established to mitigate adverse impacts on such facilities.**

FINDING:

Development will be required to comply with AMC Chapter 17.05 regulating "Concurrency" in the City of Anacortes. Required improvements will be required prior to final short plat approval and building permit certificate of occupancy being issued. As conditioned below, the private street will be built to public road standards and will meet minimum fire access/apparatus requirements.

- H) The conditional use is in compliance with the comprehensive plan.**

FINDING:

The proposed private street would provide access to two proposed lots of a two lot short plat that yet to be submitted. A duplex would be constructed on each of the two proposed lots. Duplexes are land uses that are permitted outright in the Residential Medium Density (R3) Zoning District. The applicant has applied for a Conditional Use Permit application to permit lot #2 of a proposed two lot short plat to be served by a twenty (20) foot wide private street within a twenty-two (22) foot wide private easement. Pursuant to AMC 17.34.110, a Conditional Use Permit is required as proposed lot #2 lacks the twenty feet of minimum access to street frontage and a private street is proposed. The conditional use will be in compliance with the comprehensive plan.

- I) The conditional use is designed in a manner which is compatible with the character and appearance of the existing, or proposed, development in the vicinity of the subject property and is consistent with the purpose of the zones in which the subject property is located.**

FINDING:

The conditional use proposed is to permit a 20-foot-wide private street proposed within a 22-foot-wide easement. The private street and easement will run across proposed lot #1 but benefit both of the two proposed lots providing ingress and egress to each.

The subject property is surrounded by single-family residences with the exception of Island View Elementary School located to the east. Duplexes are land uses that are permitted outright in the R3 Zoning District provided the applicable development standards are met. Except for the western side of the subject property, an existing wood fence surrounds the subject property. Development will be compatible with the neighborhood's character and appearance along with the underlying zoning district.

4. The subject proposal is consistent with the above development regulations and the proposed land use is permitted in the underlying zoning districts.

VIII. CONCLUSIONS OF LAW:

1. The public notice requirements of the Conditional-Use Permit have been complied with.
2. The project is consistent with the general purposes of the City's Comprehensive Plan, the city's planning standards and specifications of the zoning ordinance, and other ordinances applicable to the proposal.
3. The City Council bases its Findings of Fact, Conclusions of Law & Decision on the entire record, including all testimony and exhibits. Any finding which would be deemed a Conclusion of Law, and any Conclusion of Law which should be deemed a finding is hereby adopted as such.

IX. STAFF RECOMMENDATION:

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

X. PLANNING COMMISSION'S RECOMMENDATION:

An open-record public hearing was conducted on January 25, 2017. Following public testimony, the Planning Commission deliberated on the matter. A motion was made to approve subject Conditional Use Permit subject to staff's conditions of approval. The motion was seconded. The Planning Commission voted 6-0 in favor of recommending approval to City Council.

XI. APPEALS:

No appeals of the Planning Commission's recommendation of approval to City Council were received

XI. DECISION:

Based on the foregoing information and analysis, the environmental documents submitted by the applicant, and the City regulatory authority to implement the policies, standards, and the regulations of the Anacortes Municipal Code (AMC), the City Council approves the subject Conditional Use Permit (CUP) subject to staff's suggested conditions of approval listed below.

XII. CONDITIONS OF APPROVAL:

1. The applicant shall be responsible for reimbursement to the City for the cost of posting, mailing and publication of the public hearing for this proposal. Payment shall be made prior to either short plat or building permit application submittal.
2. A Large Parcel Storm Water Plan and Water Quality Control 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.
3. Storm water conveyance both on-site and off-site shall comply with City Storm drainage requirements.
4. 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, Street Lighting Plan and other plans and\or information required by the City Planning\Building and Public Works Departments shall be submitted for review and approval.
5. Security or construction fencing shall be installed at the project boundary's demarcating construction /clearing limits as required by the Planning and Public Works Departments.
6. All applicable permits shall be secured before any construction /grading activities begin onsite.
7. Best management practices (BMPs) shall be implemented during both demolition and construction activities.
8. Per STR-15 of the 2011 Engineering Standards, the private street shall be designed and constructed in a manner that fully supports both fire apparatus and sanitation vehicles.
9. Pursuant to AMC 16.20.060(C)(10), platted private streets shall be maintained by a property owner's association and noted on the face of the short plat.
10. Prior to final short plat approval, the edges of the private street shall be delineated with 18-inch red paint and 12-inch white lettering stating, "Fire Zone, No Parking."
11. A recorded maintenance agreement will be required that addresses the ownership and maintenance of a water quality facility. The water quality facility shall be privately owned and maintained and noted on the face of the short plat.

INTRODUCED, PASSED, AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ANACORTES on this 21th day of February 2017.

CITY OF ANACORTES, WASHINGTON

LAURIE M. GERE, MAYOR

Approved as to form and legality:

ATTEST:

Darcy Swetnam, WSBA# 40530
City Attorney

Steve D. Hoglund, City Clerk Treasurer

JUDICIAL APPEAL:

AMC § 17.08.090 - Notice of appeal of any final action taken under this title must be filed with the Superior Court and served on the city attorney for the city within twenty-one (21) days of the date on which such final action was taken. For purpose of appeals from decisions of the Anacortes City Council, the "date of final action" shall mean the date on which the city council made its decision by vote taken at a regular or special public meeting.

EXHIBITS:

EXHIBIT NUMBER:	NAME OF EXHIBIT:
Exhibit #01	Master Permit Application, Narrative, & CUP Criteria
Exhibit #02	Assessor's Info & City GIS Map
Exhibit #03	Notice of Application & Hearing
Exhibit #04	Public Comments Received
Exhibit #05	Agency & Department Comments Received
Exhibit #06	Site Photos
Exhibit #07	Site Plan
Exhibit #08	Planning Commission Presentation
Exhibit #09	Planning Commission Minutes



City Council Agenda Bill

Meeting Date: 2/27/2017

Agenda Item: 7a

Subject: Conservation Easement Program Update

Staff Contact: Gary Robinson

Approved for Submittal to Council by	
	Laurie Gere, Mayor
	Steve Hoglund, Finance Director
	Darcy Swetnam, City Attorney

Action Type	
	Ordinance No.
	Code Revision?
	Resolution No.
	Contract
	Public Hearing
x	Staff Report

Summary Statement: Conservation Easement Program Acreage for Review

Background: The Conservation Easement Program places land in the Community Forest Lands under a conservation easement which restricts

Budget Impact	
Amount Budgeted	
Budget Account (BARS)	
Proposed Expenditure	
Budget Amendment Required?	
Revenue Source	

Proposed Contract	
Contractor	
Amount	
Start Date	
End Date	

Previous Council/Committee Action: Acreage has been placed in conservation easement by City Council since 1999.

Competing Viewpoints Considered: None

Recommended Motion: Review the documents and if there are no questions request staff to prepare them for final review with the Skagit Land Trust.

Alternative Actions:

Attachments (listed in order presented): Map of proposed conservation easements.

C o u n c i l M e m o

To: Mayor Gere & City Council

From: Jonn Lunsford

Date: February 16, 2017

Re: Conservation Easement
Program Update

Staff and City Council have been discussing the 160 acres south east of Heart Lake for the past 3 years or more. There are also questions about how to conserve the land the City recently purchased along Heart Lake Road and the south side of Mt. Erie. In light of some recent donations, here is a suggested solution to allow the land to be placed into conservation easement.

As we have previously discussed the 160 acres south east of Heart Lake was once owned by the City Sewer Department. It was purchased by Parks and Recreation using quarry funds and added to the Community Forest Lands. For various reasons this land was offered for conservation at \$500 per acre.

Tract Y on the attached map represents funds donated after January 2011 when we publicly announced that we would be offering conservation easements in this area for \$500 an acre.

On the map, tracts 161, 162, 163, 164, & 165 were protected by families or groups who donated to conserve land in these specific areas. These were also offered at the \$500/acre level.

Tracts Z and AA represent funds that were donated before January 2011. I am suggesting that they be conserved at \$1000 per acre.

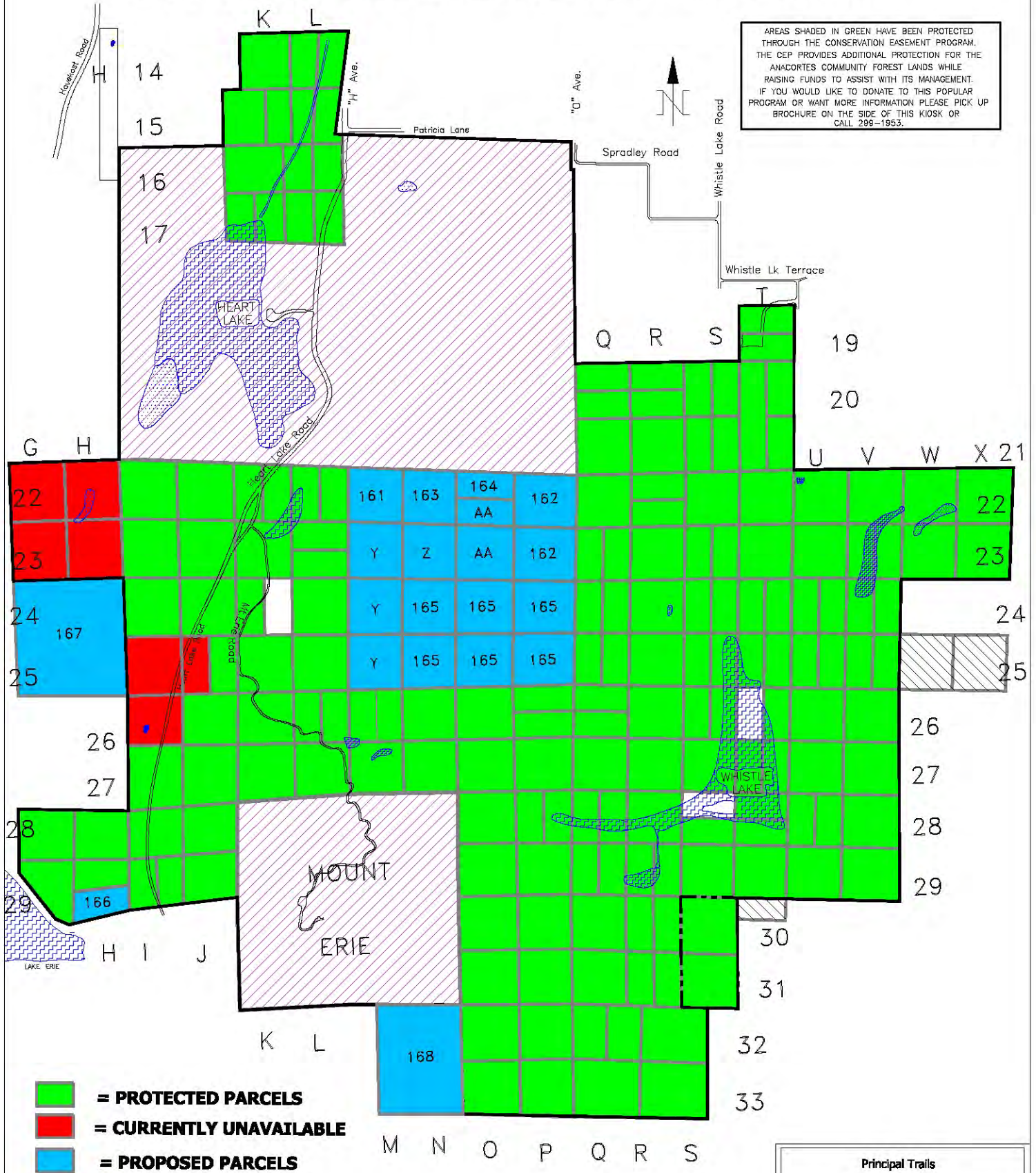
Tract 166 is outside the 160 acres and would be conserved at the \$1000 an acre rate.

Thanks to a recent bequest to the conservation easement program from a local family, we have enough funds to conserve the land we purchased along the south slope of Mt. Erie (20 acres) and the 41 acre parcel we are buying from the Van Buren/Mclean families. I would recommend these be conserved at \$1000/acre.

I suggest that we add these 124 acres to the Conservation Easement Program.

Please contact me with any questions. Thank you.

CONSERVATION EASEMENT PROGRAM





Anacortes City Council

Proposed Agenda Items for the Next Eight Weeks Beginning March 6, 2017

Subjects listed below have been tentatively suggested for consideration by the Anacortes City Council on the dates indicated. Items may be added to, removed from or rearranged on this list. Routine business such as approval of minutes, vouchers and consent agenda items is not included. The complete Preliminary Agenda for each meeting is published at 3:00 on the Wednesday prior to the meeting. Published Agendas are subject to change and may be updated following the posting period. For additional information on agenda topics, please contact the City Clerk's office at 360-299-1960 to be directed to the sponsoring staff member.

March 6, 2017

March 13, 2017

March 20, 2017

- Final Plat & PUD Approval, PUD-2015-0003, 48 North Plat & PUD

March 27, 2017

- Closed Record Public Hearing: CUP-2016-1005, Conditional Use Permit/Essential Public Facility (EPF) to permit an outpatient substance use and primary care medical service type of land use within an existing office building

April 3, 2017

April 10, 2017

April 17, 2017

April 24, 2017

- CDBG - Review draft 2017/2018 Action Plan, Housing Needs & Community Input

Upcoming City Council Committee Meetings

The public is welcome to attend City Council Committee Meetings.

- Housing Affordability & Community Services, Thursday, Mar 2, 2017, 1:30 PM, Main Conference Room, City Hall
- Public Works, Monday, Mar 6, 2017, 5:00 PM, Public Works Director's Office, City Hall
- Finance, Wednesday, Mar 8, 2017, 5:00 PM, Johnny Picasso's, 501 Commercial Avenue
- Planning, Monday, Mar 13, 2017, 5:00 PM, Main Conference Room, City Hall
- Public Works, Monday, Mar 20, 2017, 5:00 PM, Public Works Director's Office, City Hall
- Finance, Wednesday, Mar 22, 2017, 5:00 PM, Johnny Picasso's, 501 Commercial Avenue
- Planning, Monday, Mar 27, 2017, 5:00 PM, Main Conference Room, City Hall
