

ANACORTES PLANNING COMMISSION



JANUARY 25, 2017

Municipal Building Council Chambers

6th Street and "Q" Avenue

AGENDA

6 P.M.

1. **Roll Call**
2. **Minutes of January 4, 2017 & January 11, 2017**
3. **Correspondence**
4. **Old Business**
5. **New Business**
Public Hearing: Conditional Use Permit; CUP-2016-1004, 2520 "J" Avenue private street with private easement.

If reasonable accommodation of a disability is needed please contact Cherri Kahns at 299-1950 at least 48 hours prior to this meeting.



**Planning Commission Meeting
Minutes for – January 4, 2017**

Roll Call

Members Present: Commissioners Laumbattus, McNett, and Cleland-McGrath.

The meeting moved to January 11 due to lack of a quorum.

DRAFT



Planning Commission Meeting Minutes for – January 11, 2017

Chair Laumbattus called the Meeting of January 11, 2017 to order at approximately 6 p.m.

Roll Call

Members Present: Commissioners Laumbattus, Moffitt, Oppel, McNett, Cleland-McGrath, and Doll.

Minutes

November 23 and November 30, approved as written.

Correspondence

None

Old Business

Public Hearing – Blue Heron Circle Water Tanks CUP, Variance Request, & SEPA

Kevin Cricchio, Associate Planner, presented the project to permit the construction of two 1.5 million-gallon water tanks and new piping, replacing one 3 million-gallon water tank at a height of 47 ft. Public Utility Facilities are allowed within the Public Use (P) Zone with an approved CUP. The Variance Request is to increase the maximum permitted height of 35 ft. to 50 ft.

Commissioner Doll expressed concern with construction practices. Matt Reynolds, project manager for Public Works, stated that significant provisions are not expected.

Carol O'Hearn, 11039 Post Drive. Ms. O'Hearn appreciated the geological report as written.

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

Commissioner Oppel made a motion to approve the Conditional Use Permit and Variance Request, with conditions proposed by staff. Commissioner McNett seconded. The motion passed unanimously.

Chair Laumbattus called the meeting to a close at approximately 6:30 p.m.



Planning Commission Agenda Bill

Meeting Date: 1/25/2017 **Agenda Item:** 5

Subject: Joey Goss Private Road & Easement, CUP-2016-1004

Staff Contact: Kevin Cricchio, AICP, Associate Planner

Approved for Submittal to Commission by	
X	Don Measamer, Director

Action Type	
X	Public Hearing
X	Discussion
X	Possible Action

Summary & Background: The City of Anacortes' Planning, Community, & Economic Development Department has received a Conditional Use Permit from the applicant to permit a private road and easement associated with a proposed 2 lot short plat that has yet to be submitted.

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

Attachments:

Staff Report with Draft Planning Commission's Findings of Fact, Conclusions of Law, & Recommendation

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



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

OPEN-RECORD PUBLIC

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

CLOSED-RECORD PUBLIC

HEARING DATE: Tuesday, February 21, 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

**STAFF REPORT
PREPARED BY:**

Kevin Cricchio, AICP
Associate Planner
City of Anacortes
904 6th Street
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'

DRAFT 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. 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.
8. A closed-record public hearing before the City Council is scheduled for 6:00 PM on February 21, 2017.

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 § 17.26.040(C), 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.

STAFF ANALYSIS:

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.

STAFF ANALYSIS:

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.**

STAFF ANALYSIS:

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.**

STAFF ANALYSIS:

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.**

STAFF ANALYSIS:

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.**

STAFF ANALYSIS:

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.**

STAFF ANALYSIS:

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.**

STAFF ANALYSIS:

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.

STAFF ANALYSIS:

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

VIII. CONCLUSIONS OF LAW:

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

IX. STAFF RECOMMENDATION:

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

X. RECOMMENDATION:

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

XI. CONDITIONS OF APPROVAL:

1. The applicant shall be responsible for reimbursement to the City for the cost of posting, mailing and publication 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.

These Findings of Fact, Conclusions of Law, and Recommendation were adopted by the City of Anacortes' Planning Commission on **January 25, 2017**.

**CITY OF ANACORTES, WASHINGTON
PLANNING COMMISSION**

By _____
Marty Laumbattus, Planning Commission Chair

APPEALS:

Appeals shall be filed in accordance with AMC § 17.10.100

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 #01:

MASTER PERMIT APPLICATION, NARRATIVE, & CUP CRITERIA

906 - 6th Street, P.O. Box 547, Anacortes, WA 98221-0547

906 - 6th Street, P.O. Box 547, Anacortes, WA 98221-0547

1.

	Applicant	Contact Person (if different)
Name:	<u>Joey and Holly Goss</u>	_____
Mailing Address:	<u>5801 Kingsway</u>	_____
City, State, Zip:	<u>Anacortes, WA 98221</u>	_____
Phone#:	_____	_____
Fax#:	_____	_____
E-mail:	_____	_____
2. Applicant's Interest to Property (check one)
☒ Owner ☐ Contract Purchaser ☒ Lessee ☐ Other (specify) _____
3. All Persons/Firms having an ownership interest in the property:
Name: Joey and Holly Goss Phone# _____
Address: 5801 Kingsway, Anacortes WA 98221
Name: _____ Phone# _____
Address: _____
Name: _____ Phone# _____
Address: _____
4. General location of property (including nearest intersection): SEC: 24 TWP: 35 RNG: 01
2520 J Avenue, 640 feet north of intersection with 28th Street.
5. Attach legal description of property. (If recording of legal description is required, the formal MUST comply with Recording Requirements.)
6. List all Property Tax Account Numbers involved in this application (Attach separate pages if necessary):
P31813, 350124-0-045-0007
7. Approximate acreage: 0.41 acres 8. Present zoning: R3 Residential Medium Density
9. Present use of property: Residential
10. Source of water supply and sewer supply: City of Anacortes
11. Permits requested from City:
- | | |
|--|---|
| ☐ Binding Site Plan | ☐ Shoreline Management Conditional Use Permit |
| ☒ Conditional Use Permit | ☐ Shoreline Management Substantial Development |
| ☐ Preliminary Plat | ☐ Shoreline Variance |
| ☐ Short Plat | ☐ Rezone |
| ☐ Planned Unit Development | ☐ Comprehensive Plan Amendment |
| ☐ Plat Modification | ☐ Annexation |
| ☐ Variance | ☐ Special Use |

12. Explain your request and ALL proposed uses included in this proposal: This is a Conditional Use Application for a 20' easement for access to a second lot on this parcel in place of 30 feet of frontage on an improved right-of-way, Section 17.38.110 - Street improvements.

PLEASE FILL IN ALL APPLICABLE SECTIONS

FOR REZONES:

13. Requested zoning: _____
14. Comprehensive Plan designation: _____
15. Has anyone applied for a rezone of this property within the last five years? _____
If yes, who? _____ Year? _____

FOR SUBDIVISIONS (PLATS):

16. Plat Name: _____ 17. Number of Lots: _____

FOR SHORT SUBDIVISIONS (SHORT PLATS):

18. Number of Lots: _____ 19. Duplex Lots Proposed: _____

FOR SHORELINE MANAGEMENT SUBSTANTIAL DEVELOPMENT OR CONDITION USE:

20. Total cost or fair market value (whichever is higher) of project (please state total value of all construction finishing work for which the permit will be issued, including all permanent equipment to be installed on the premises): \$ _____
21. Construction dates for which permit is requested (month & year): Begin: _____ / _____
End: _____ / _____
22. Does the project require a Shoreline/Floodplain location? If yes, please explain why: _____

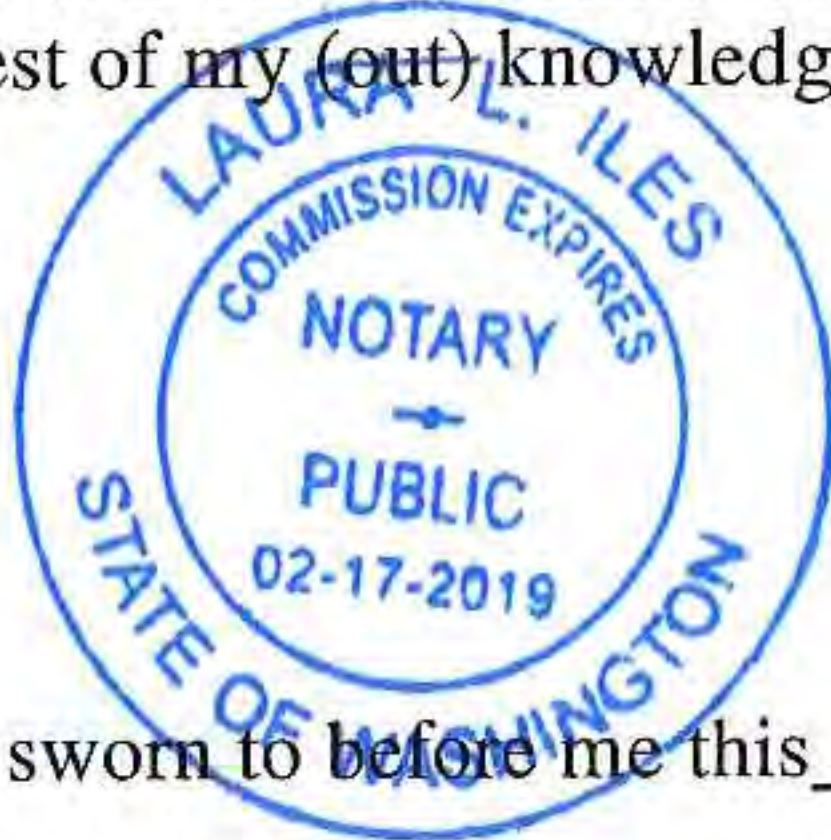
23. Water Body: _____ 24. Shoreline Environment Designation: _____

FOR VARIANCE (ZONING AND SHORELINE):

25. Code sections involved: _____
26. Description of variance requested: _____

STATE OF WASHINGTON)
) ss
COUNTY OF Skagit)

I (we) Joey Goss, 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 (~~our~~) knowledge and belief.



Signed: Joey

Property Owner

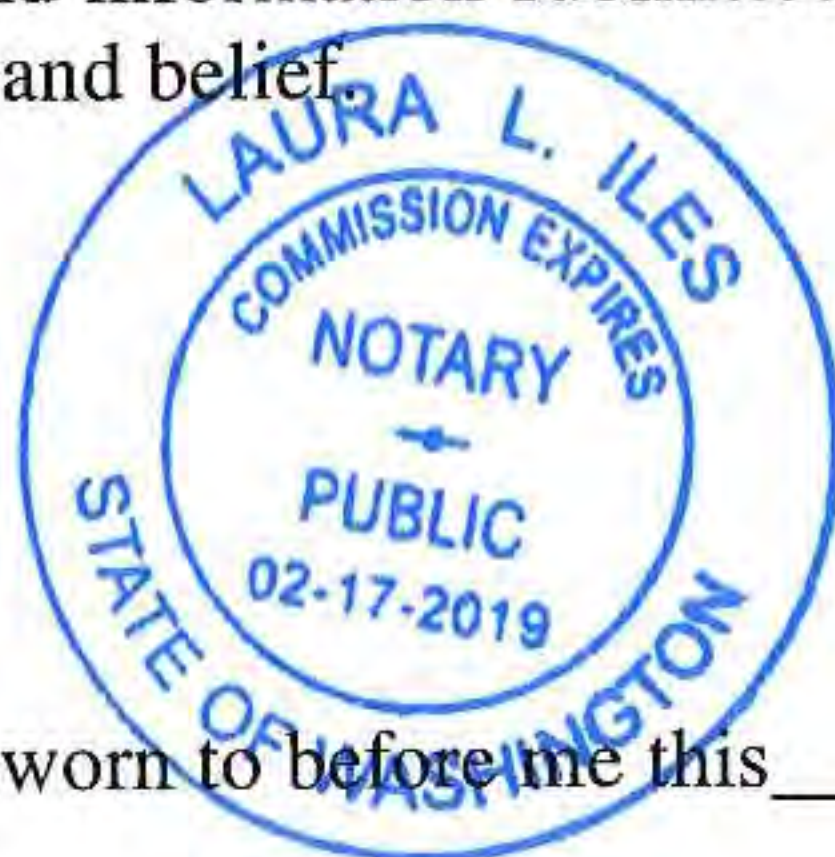
Subscribed and sworn to before me this 10th day of November, 2016

Laura L. Iles

Notary Public in and for the State of Washington,
residing at Anacortes

STATE OF WASHINGTON)
) ss
COUNTY OF Skagit)

I (we) Holly Goss, 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 (~~our~~) knowledge and belief.



Signed: Holly

Property Owner

Subscribed and sworn to before me this 10th day of November, 2016

Laura L. Iles

Notary Public in and for the State of Washington,
residing at Anacortes

HERRIGSTAD ENGINEERING

Civil Engineering and Land Surveying

4320 Whistle Lake Road
Anacortes, WA 98221

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

November 14, 2016

Subject: 2520 J Avenue Easement Conditional Use Permit and Short Plat Narrative.

This is a Conditional Use Permit request for a proposed two lot Short Plat with one lot having a minimum 20 foot wide access to street frontage by means of an easement as allowed for in AMC Section 17.34.110 – Street Improvements..

Code Provisions:

The site zoning is a R3 Residential Medium Density District under chapter 17.34 of the Anacortes Municipal Code.

17.34.050 Minimum Lot size: The zoning has an allowable use of a duplex with a minimum lot size of 7,500 square feet.

17.34.060 Minimum setback requirements: 20' front, 5' & 10' side, and 20' rear.

17.34.070 Maximum Density 9 units per gross acre

Total acreage including 1/1 of the "J" Avenue (30') of right-of-way is 0.46 acres allowing 4.12 units.

17.34.080 – Maximum land coverage: 50% allowed, 5620 square foot bldg on 17,999 square foot lot for 31% coverage.

17.34.100 – Off-street parking requirements: At least two off-street parking spaces per dwelling unit.

17.34.110 – Street Improvements: A minimum 20 foot wide access to street frontage by means of an easement will require a Conditional Use Permit.

Sanitary Sewer:

Sewer will be extended from "J" Avenue.

Water service:

Water meters will be placed at "J" Avenue.

Storm drainage:

Storm water will sheet from the proposed driveway to a Bioretention Pond at the east end of the property near "J" Avenue for water quality treatment and discharge to the "J" Avenue storm drainage system.

Detention is not required as shown in the storm water drainage report.

Access:

Access will be from "J" Avenue at the same location as the formal house.

Clearing and Grading:

The site had residence and detached garage that has been removed. Top soil in the location of the proposed driveway and eastern duplex has been removed and replaced with gravel. Additional grading will be minor.

Critical Areas:

No critical areas are on site or in the downstream drainage system.

HERRIGSTAD ENGINEERING

Civil Engineering and Land Surveying

4320 Whistle Lake Road
Anacortes, WA 98221

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

November 14, 2016

Subject: 2520 "J" Avenue 2-Lot Short Plat Easement Conditional Use Permit response to Anacortes Municipal Code Section 17.10.100 .

This Condition Use Permit proposal is for a two lot Short Plat with one lot having a minimum 20 foot wide access to street frontage by means of an easement as allowed for in AMC Section 17.38.100 – Street Improvements.

The following criteria must be met according to Section 17.10.100.2

- 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:

The zoning is R3-residential medium density with minimum duplex lot sizes or 7,500 square feet and a maximum density of 9 dwelling units per gross acre. For density calculation using ½ the road right-of-way the area is 0.46 acres allowing 4.12 units. This proposal is consistent with the purpose of the zoning.

The property adjacent to the south is a Planned Unit Development with 8 - 3120 square foot lots and a 20 foot public right-of-way surrounding the interior lots. This 20 foot easement and driveway will be adjacent to the 20 foot right of way to the south separated by a solid wood fence and approximately 3 feet of landscaping.

The properties to the north and west are single family homes with 6,500 to 7,500 square foot lots.

Additional duplex and triplex lots lie 500 feet to the south on 28th Street.

- 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:

The entire perimeter of the site is screened with solid wood fences except along the frontage of "J" Avenue. This site is no internal neighborhood circulation and the "J" Avenue sidewalks will not change.

c.

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

An existing old home and garage was removed from the site as well as the overgrown unmaintained brush and blackberries. The site has a slight 3.5%

slope from the back of the property to "J" Avenue with no proposed changes to the characteristic except new landscaping.

d.

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

This proposal utilizing a minimum 20 foot wide easement to the rear lot will also provide ample parking on site to limit on street parking.

e.

The conditional use is not in conflict with the health and safety of the community;

We do not see an adverse impact to the community.

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;

The access from the site onto "J" Avenue will have ample site distance and not conflict with existing pedestrian or vehicular traffic. Island View Elementary school lies directly across the street with the access to the parking lot east of this entry approximately 45 feet.

The interior driveway allows for ample turn-around so no cars need to back out onto "J" Avenue.

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;

The project will provide for water quality treatment of the proposed storm water runoff from the new driveway surface prior to discharging to the city storm system in "J" Avenue. The total increase in impervious area does not exceed the Department of Ecology storm water manual threshold requiring detention and should not have an adverse impact on storm water facilities. Efforts are included in the design to allow for infiltration of runoff to the extent possible considering the type of soils.

All other public facilities should not see any change.

h.

The conditional use is in compliance with the comprehensive plan.

This Condition Use Proposal is for an easement to a rear lot to allow for adequate space for a front parcel to be developed. This allows for more density on an otherwise long narrow parcel. Comprehensive General City Goal (#3) calls for compatible land use and improve the visual appearance in each and every zoning district and GMA Goal #4 is encourage the availability of affordable housing.

SCHEDULE A

Name and address of the issuing company: Land Title Company of Skagit County
111 East George Hopper Road, Burlington, WA 98233

Date of Policy:	April 22, 2016 at 9:10AM	Amount of Insurance:	\$	160,000.00
Order No.:	154748-FAE	Premium:	\$	705.00
Policy No.:	5011400-1399610e			
Address Reference:	2520 J Avenue, Anacortes, WA 98221			

1. Name of Insured:

JOEY GOSS and HOLLY GOSS

2. The estate or interest in the Land that is insured by this policy is:

FEE SIMPLE ESTATE

3. Title is vested in:

THE NAMED INSURED, husband and wife



4. The land referred to in this policy is situated in the State of Washington, County of Skagit and is described as follows:

(See Schedule "A-1," attached.)

ALTA Owner's Policy (6/06)

Order No.: 154748-FAE

Policy No.: 5011400-1399610e

SCHEDULE "A-1"

DESCRIPTION:

The South 65 feet of the following described tract:

That portion of the Southeast $\frac{1}{4}$ of Section 24, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at a point 25 rods East and 877.775 feet North of the Southwest corner of said Southeast $\frac{1}{4}$, said point being the Northwest corner of that certain tract conveyed to A. J. Loss by deed recorded under Auditor's File No. 217234, records of Skagit County, Washington;
thence North 435.725 feet, more or less, to the Southwest corner of that certain 8 foot strip conveyed to Palmer Rice and Emma Rice by deed recorded under Auditor's File No. 516761, records of Skagit County, Washington;
thence East along the South line of said Rice tract 265.2 feet, more or less, to the West line of "J" Avenue as conveyed to the City of Anacortes by deed recorded under Auditor's File No. 171141, records of Skagit County, Washington;
thence South along the West line of said "J" Avenue to a point East of the point of beginning;
thence West 265.2 feet, more or less, to the point of beginning,

EXCEPT that portion conveyed to the City of Anacortes, by Deed recorded December 17, 1958, under Auditor's File No. 574224, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

ALTA Owner's Policy (6/06)

Order No.: 154748-FAE

Policy No.: 5011400-1399610e

SCHEDULE B

GENERAL EXCEPTIONS

Except as provided in Schedule B – Part II, this policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees, or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

END OF GENERAL EXCEPTIONS

ALTA Owner's Policy (6/06)

Order No.: 154748-FAE

Policy No.: 5011400-1399610e

SCHEDULE B

SPECIAL EXCEPTIONS:

This policy does not insure against loss or damage (and the Company will not pay costs, attorney's fees or expenses) which arise by reason of:

1. General taxes, together with interest, penalty and statutory foreclosure costs, if any, first half delinquent May 1, 2016, if unpaid, second half delinquent November 1, 2016, if unpaid:

<u>Account No.</u>	<u>Year</u>	<u>Amount Billed</u>	<u>Amount Paid</u>	<u>Balance Owing</u>
350124-0-045-0007	2016	\$ 2,197.84	\$1,098.94	\$1,098.90

Property I.D. No.: P31813

2. Municipal assessments and impact fees, if any, levied by the City of Anacortes.

END OF SPECIAL EXCEPTIONS

3546

AF 7911210004

P103545

7
P103544

6
P103543

92-003

4
103541

5
P103542

25TH ST.

5
P78277

6
P78278

7
P78280

8
P78281

P31813

26TH CIRCLE

J AVENUE COTTAGES

4	3	2	1
SP 06-034 DEV			
P126906	P126905	P126904	P126903
5	6 4942 7	8	
AF200711140054			
P126907	P126908	P126909	P126910

"J" AVENUE

P31816

EXHIBIT #02:

ASSESSOR'S INFO & CITY GIS MAP



Subject Property



1701

2410

1604

1602

2502

1606

25TH STREET

1708

1607

1605

1603

2508

1707

R3

2501

P

1709

2518

2516

2514

2512

J AVENUE

1711

26TH CIRCLE

1613

1609

1605

1601

26TH CIRCLE

1614

1610

1606

1602

1714

2702

2706

2701

2707

Details for Parcel: P31813

**Jurisdiction:** ANACORTESPlease contact the city of **ANACORTES** for ANACORTES zoning information.**Zoning Designation:**[Recorded Documents](#)[Excise Affidavits](#)*Documents scanned and recorded by the Auditor's office**Document scans of excise affidavits***Parcel Number****P31813****XrefID**

350124-0-045-0007

Quarter Section Township Range

SE 24 35 01

Owner Information

GOSS JOEY

GOSS HOLLY

5801 KINGSWAY

ANACORTES, WA 98221

Site Address(es)

2516 J AVENUE

Anacortes, WA (*Jurisdiction, State*)[Zip Code Lookup](#) | [Site Address Information](#)**Map Links**[Open in iMap](#)

Assessor's Parcel Map:

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

(0.4000 ac) S 65FT OF FOL TR TH PTN SE1/4 BAAP 412.5FT E & 877.775FT N OF SW C SD SE1/4 TH N 435.725FT M/L TH E 265.2F TM/L TO W LI J AVE TH S ALG W LI J AVE TAP E OF TPB TH W TPB

2016 Values for 2017 Taxes*

Building Market Value \$100,900.00

Land Market Value +\$134,500.00

Total Market Value \$235,400.00

Assessed Value \$235,400.00

Taxable Value \$235,400.00

Sale Information

Deed Type WARRANTY DEED

Sale Date 2016-04-06

Sale Price \$160,000.00

2017 Property Tax Summary

2017 Taxes will be available after 2/15/2017

Use the Taxes link above for 2016 taxes

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

Legal Description at time of Assessment

*Land Use	(111) HOUSEHOLD, SFR, INSIDE CITY		WAC 458-53-030	
Neighborhood	(20ACENTRAL) ANACORTES CENTRAL RESIDENTIAL			
Levy Code	0900	Fire District		
School District	SD103	Exemptions		
Utilities	PWR-P,SEW,WTR-P	Acres	0.00	
Improvement 1 Attributes Summary				
Building Style	TWO STORY			
Year Built	1950	Foundation	CONCRETE	
Above Grade Living Area	2,200 Square Feet	Exterior Walls	SIDING	
Finished Basement		Roof Covering	COMP	
*Total Living Area	2,200 Square Feet	Heat/Air Conditioning	BASEBOARD ELECTRIC	
Unfinished Basement		Fireplace	DIRECT VENT	
*Total Garage Area	504 Square Feet	Bedrooms	3	
Bathrooms	2 FULL BATHS			
For additional information on individual segments see Improvements tab				

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

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

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

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

EXHIBIT #03:

NOTICE OF APPLICATION & HEARING



NOTICE OF APPLICATION & HEARING:

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

Request: The applicant recently submitted a 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. A Conditional Use Permit is required per AMC 17.34.110 as proposed lot #2 lacks the twenty feet minimum access to street frontage and a private street is proposed.

Applicant: Joey & Holly Goss **File Number:** CUP-2016-1004

Project Location: The project site is located at 2520 J Avenue within a portion of Section 24; Township 35 North; Range 01 East; Willamette Meridian.

Date of Application: November 16, 2016 **Date Application Deemed Complete:** December 14, 2016

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 14-day comment period ends on **January 4, 2017, 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: Preliminary & Final Short Plat Submittal & Approval, Civil Construction Plan approval, & Building Permit Application Approval

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

SEPA Review: SEPA environmental review is not required.

Open-Record Public Hearing: An open-record public hearing will be held by the **Planning Commission at 6:00 PM on Wednesday, January 25, 2017**.

Closed-Record Public Hearing: A closed-record public hearing to hear any appeals of the Planning Commission's recommendation and to make a decision on the application will be held by the **City Council at 6:00 PM on Tuesday February 21, 2017**. Both hearings will be held in City Council chambers located at 904 6th Street, Anacortes, WA.

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

For Project Information: Kevin Cricchio, AICP, Associate Planner; Phone: (360) 630-6270; Email: kevinc@cityofanacortes.org; City of Anacortes, P.O. Box 547, Anacortes, WA 98221

Date Issued: December 21, 2016

Publish: December 21, 2016

EXHIBIT #04:

PUBLIC COMMENTS RECEIVED

NO PUBLIC COMMENTS
HAVE BEEN RECEIVED
TO DATE

EXHIBIT #05:

AGENCY & DEPARTMENT COMMENTS RECEIVED



Anacortes Planning, Community & Economic Development Dept.

Permit Center

P.O. Box 547, Anacortes, WA 98221-0547

Don Measamer, *Director of Planning, Community and Economic Development*

PH (360) 293-1901

FAX (360) 293-1938

Department / Agency Comment Form:

December 15, 2016

Project Name: 20 foot private road within 22 foot easement; Conditional Use Permit, CUP-2016-1004,

From: Kevin Cricchio, AICP, Associate Planner; City of Anacortes; 904 6th Street; P.O. Box 547, Anacortes, WA 98221; Phone: (360) 630-6270; Email: kevinc@cityofanacortes.org

Description of Subject Proposal:

CUP-2016-1004: The applicant recently submitted a 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. A Conditional Use Permit is required per AMC 17.34.110 as proposed lot #2 lacks the twenty feet minimum access to street frontage and a private street is proposed. The project site is located at 2520 "J" Avenue and is within a portion of Section 24; Township 35 North; Range 01 East; Willamette Meridian. **Provide any conditions or requirements to me by: 5:00 PM on January 4, 2017.**

Applicant/ Landowner:

Joey & Holly Goss
5801 Kingsway
Anacortes, WA 98221

Conditions &/or Requirements:

* NO ISSUES AS PROPOSED. CIVIL PLAN REVIEW TO FOLLOW.

Signature:

Dept. / Agency Name:

[Handwritten Signature]

Date:

12.23.16

PUBLIC WORKS ENGINEERING - CORA



Development Review Group (DRG)

Name of Applicant: Joey & Holly Goss

Brief Description: 20 foot private road within 22 foot easement; Conditional Use Permit, CUP-2016-1004

Please initial if approved and/or include your comments:

Street Department: B.H.

Comments:

OK

Water Department: TN

Comments:

OK

Solid Waste: M.K.

Comments:

OK

Sandi Andersen: SA

Comments:



Anacortes Planning, Community & Economic Development Dept.

Permit Center

P.O. Box 547, Anacortes, WA 98221-0547

Don Measamer, *Director of Planning, Community and Economic Development*

PH (360) 293-1901

FAX (360) 293-1938

Department / Agency Comment Form:

December 15, 2016

Project Name: 20 foot private road within 22 foot easement; Conditional Use Permit, CUP-2016-1004,

From: Kevin Cricchio, AICP, Associate Planner; City of Anacortes; 904 6th Street; P.O. Box 547, Anacortes, WA 98221; Phone: (360) 630-6270; Email: kevinc@cityofanacortes.org

Description of Subject Proposal:

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Applicant/ Landowner:

Joey & Holly Goss
5801 Kingsway
Anacortes, WA 98221

Conditions &/or Requirements:

Water
No issues
JN

Signature: _____

Date: _____

Dept. / Agency Name: _____

Cricchio, Kevin

From: Kim.Carpenter@skagitpud.org
Sent: Thursday, December 15, 2016 11:30 AM
To: Cricchio, Kevin
Subject: Re: CUP-2016-1004, Joey Goss, Parcel #: P31813
Attachments: CUP-2016-1004, Combined.pdf

Mr. Cricchio

The District is in receipt of your email dated 12/15 regarding the above referenced CUP. Your email has been forwarded to our Environmental Services Coordinator for response.

Kim

Kim Carpenter

Executive Assistant/Clerk of the Board



1415 Freeway Drive
PO Box 1436
Mount Vernon, WA 98273

P. (360) 848-4460
F. (360) 416-0352
E. Kim.Carpenter@skagitpud.org
W. www.SkagitPUD.org

This message is intended exclusively for the individual or entity to which it is addressed. This communication may contain information that is proprietary, privileged or confidential or otherwise legally exempt from disclosure. If you are not the named addressee, you are not authorized to read, print, retain, copy or disseminate this message or any part of it. If you have received this message in error, please notify the sender immediately by e-mail and delete all copies of the message.

From: "Cricchio, Kevin" <kevinc@cityofanacortes.org>
To: "mcewanr@wsdot.wa.gov" <mcewanr@wsdot.wa.gov>, "Thompson, Doug S (DFW)" <Doug.Thompson@dfw.wa.gov>, "TeamMillCreek@dfw.wa.gov" <TeamMillCreek@dfw.wa.gov>, "Kaehler, Gretchen (DAHP)" <Gretchen.Kaehler@DAHP.wa.gov>, "brandonb@co.skagit.wa.us" <brandonb@co.skagit.wa.us>, "ddigges@skagittransit.org" <ddigges@skagittransit.org>, "Miller, Mark" <mark_miller@fws.gov>, "lcampbell@swinomish.nsn.us" <lcampbell@swinomish.nsn.us>, "Sarah Tchang" <sarah@portofanacortes.com>, "thyatt@skagitcoop.org" <thyatt@skagitcoop.org>, "Todd Woodard" <twoodard@samishtribe.nsn.us>, "Jackie Ferry" <jferry@samishtribe.nsn.us>, "sschuyler@UPPERSKAGIT.com" <sschuyler@UPPERSKAGIT.com>, "Markb@nwcleanairwa.gov" <Markb@nwcleanairwa.gov>, "PUD@skagitpud.org" <PUD@skagitpud.org>, "Torhil Ramsay" <tramsay@asd103.org>, "McCammant, Ted" <Ted.McCammant@cngc.com>, "elizabeth.bartlett@pse.com" <elizabeth.bartlett@pse.com>, "jane.major@pse.com" <jane.major@pse.com>, Development Review Group <DevelopmentReviewGroup@cityofanacortes.org>
Date: 12/15/2016 10:01 AM
Subject: CUP-2016-1004, Joey Goss, Parcel #: P31813

12-15-16

RE: CUP-2016-1004, Joey Goss, Parcel #: P31813

Good morning. Attached is an application for a Conditional Use Permit 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. A Conditional Use Permit is required per AMC 17.34.110 as proposed lot #2 lacks the twenty feet minimum access to street frontage and a private street is proposed. Please provide any comments/ requirements to me by **5:00 PM on January 4, 2017**. Thank you.

Cricchio, Kevin

From: McEwan, Ray D. <McEwanR@wsdot.wa.gov>
Sent: Monday, December 19, 2016 1:56 PM
To: Cricchio, Kevin
Subject: WSDOT Comments - CUP-2016-1004

Kevin Cricchio:

Thank you for giving WSDOT the opportunity to review and comment on the project (CUP-2016-1004) located at 2520 J Avenue; Anacortes, WA 98221. WSDOT has no comments on this project at this time.

However, should any changes be made to the proposal that would alter Trip generation, distribution or use of the site, WSDOT reserves the right to comment on this proposal again.

If you have any questions, please feel free to contact me at **(360) 757-5964**.

Regards,

Ray McEwan

Development Services-Access Engineer

Mt Baker Area Headquarters Office

1043 Goldenrod Rd, Ste 101

Burlington, WA 98233

mcewanr@wsdot.wa.gov

(360) 757-5964

EXHIBIT #06:

SITE PHOTOS

CUP-2014-1004, Joey Goss –SITE PICTURES:

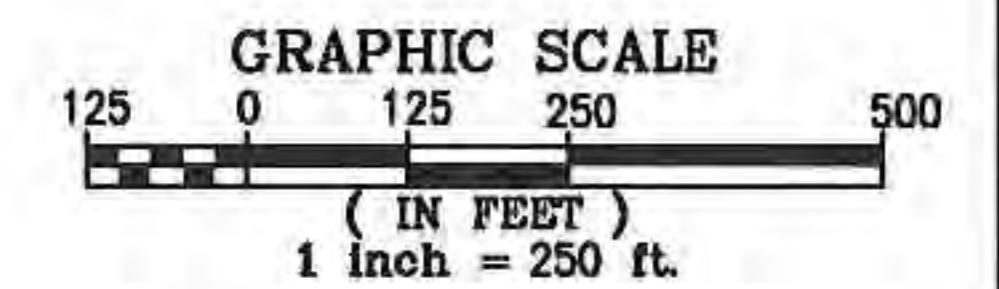
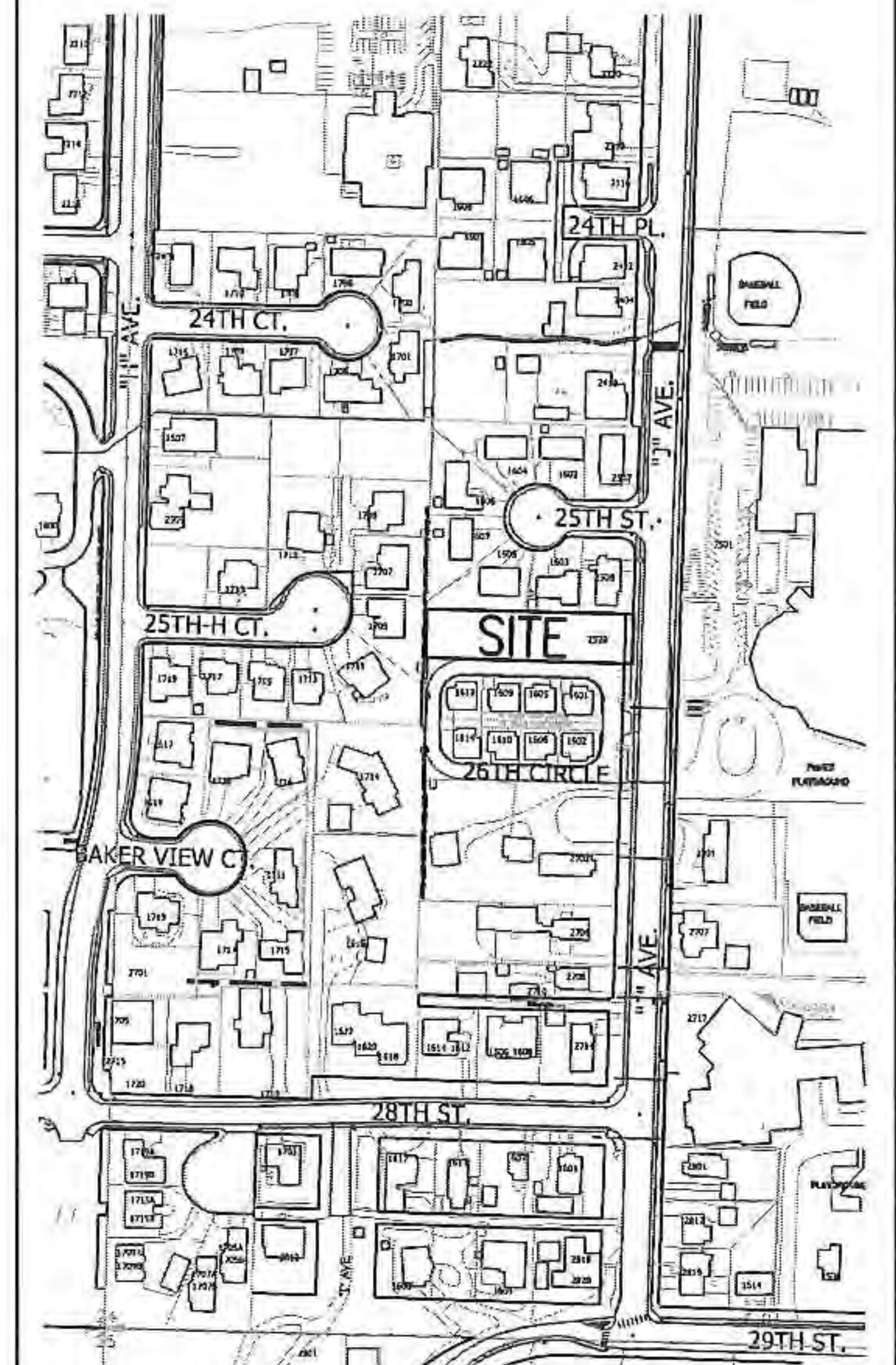
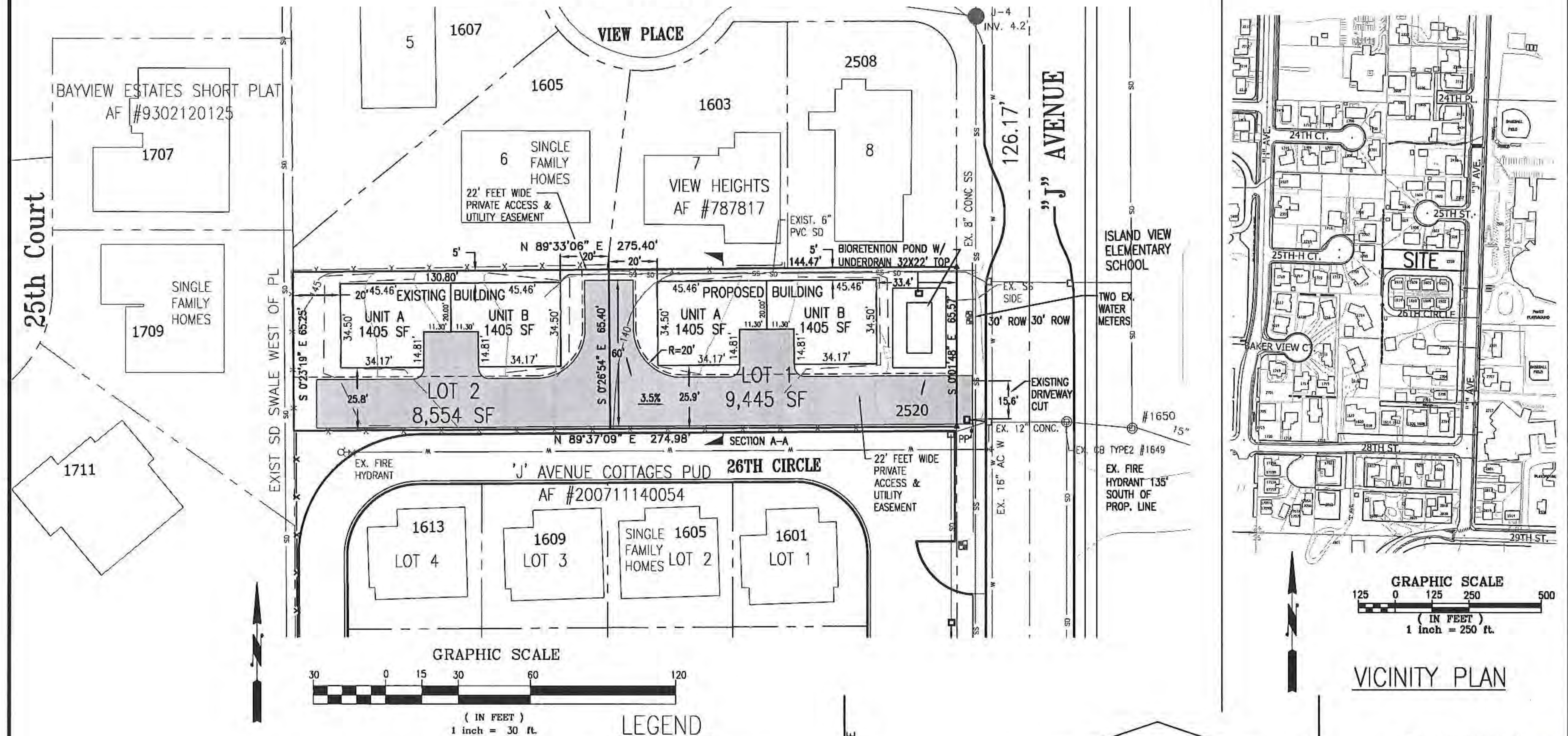




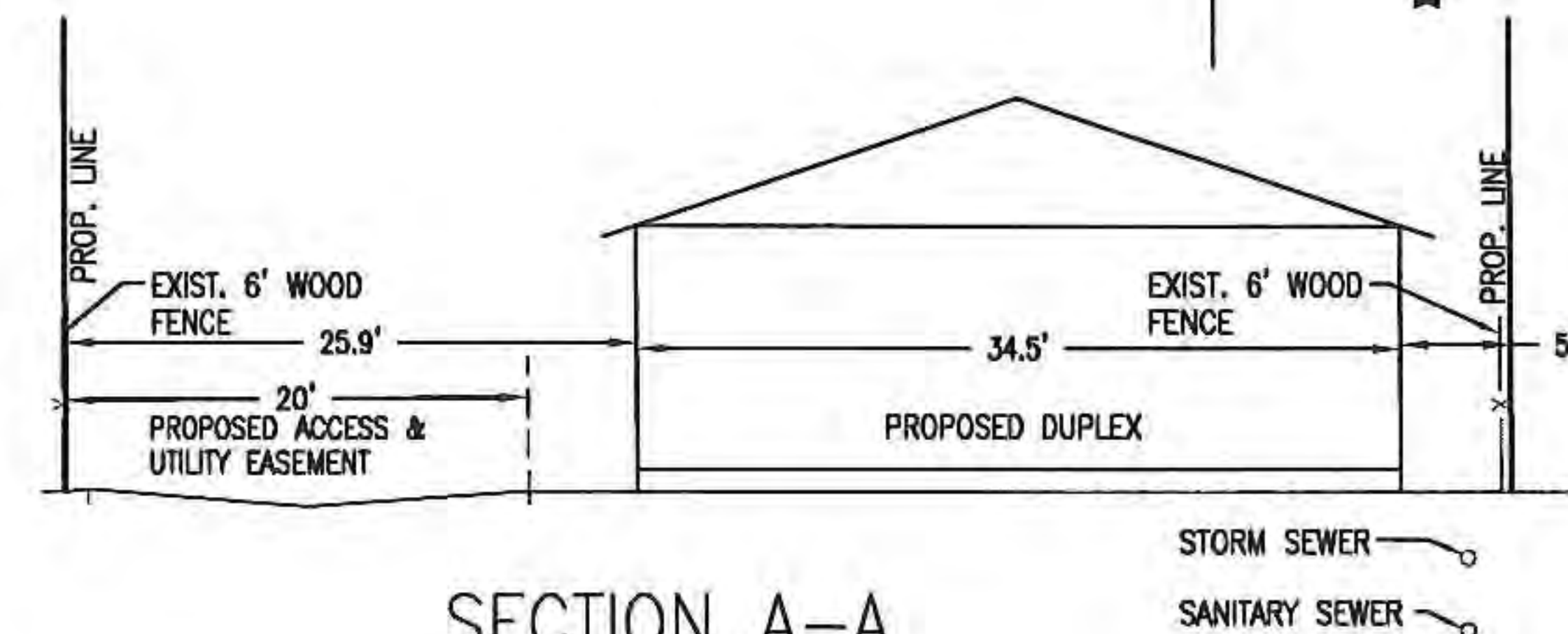
EXHIBIT #07:

SITE PLAN

"J" AVENUE DUPLEXES 2520 "J" AVENUE



VICINITY PLAN



SECTION A-A
SCALE: 1"=10'

LEGAL DESCRIPTION PARCEL P31813

The South 65 feet of the following described tract:

That portion of the Southeast 1/4 of Section 24, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at a point 25 rods East and 877.775 feet North of the Southwest corner of said Southeast 1/4, said point being the Northwest corner of that certain tract conveyed to A. J. Loss by deed recorded under Auditor's File No. 217234, records of Skagit County, Washington; thence North 435.725 feet, more or less, to the Southwest corner of that certain 8 foot strip conveyed to Palmer Rice and Emma Rice by deed recorded under Auditor's File No. 516761, records of Skagit County, Washington; thence East along the South line of said Rice tract 265.2 feet, more or less, to the West line of "J" Avenue as conveyed to the City of Anacortes by deed recorded under Auditor's File No. 171141, records of Skagit County, Washington; thence South along the West line of said "J" Avenue to a point East of the point of beginning; thence West 265.2 feet, more or less, to the point of beginning.

EXCEPT that portion conveyed to the City of Anacortes, by Deed recorded December 17, 1958, under Auditor's File No. 574224, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

FENCE	— X — X — X — X —
GAS	— G —
UNDERGROUND POWER	— UGP —
SANITARY SEWER	— SS —
STORM SEWER	— SD —
WATER MAIN	— W —
PV	— P —
SDC3	— SDC3 —
SSCO	— SSCO —
SSMH	— SSMH —
TV	— TV —
WFH2	— WFH2 —
WGV	— WGV —
WMET	— WMET —

AREAS

TOTAL PARCEL AREA = 17,999 SF
TOTAL AREA OF BUILDINGS = 5,620 SF
TOTAL PAVED AREAS SHOWN SHADED = 7,302 SF
TOTAL FILL 125 CF GRAVEL PIT RUN
TOTAL EXCAVATION 200 CF TOP SOIL TAKEN OFF SITE

CONDITIONAL USE PERMIT SITE PLAN

OWNER/DEVELOPER: Joey & Holly Goss
5801 Kingsway
Anacortes, WA 98221

P31813

A PORTION OF THE SE 1/4 OF
SECTION 24, TOWNSHIP 35 N., RNG. 1 EAST, W.M.
CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON

HERRIGSTAD ENGINEERING & SURVEYING

4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8804

SHEET 1 OF 1

DWN BY: DKH

CHECK BY: DH

DATE: Nov. 2016

SCALE: Noted

Job2016-50



11-15-16