

ANACORTES PLANNING COMMISSION

Site Visit : 4:00 PM – Haddon Road 13 Lot Plat & PUD. Please meet at the subject property on Haddon Road's cul-de-sac east of Whistle Lake Road. At the conclusion of the site visit, the Planning Commission will resume the continued public hearing on this matter at the regularly scheduled June 8, 2016, evening meeting.



JUNE 8, 2016

Municipal Building Council Chambers

6th Street and "Q" Avenue

AGENDA

6 P.M.

1. **Roll Call**
2. **Minutes of May 25, 2016**
3. **Correspondence**
4. **Old Business**
No Old Business
5. **New Business**
 - a. **Public Hearing**: Haddon Road 13 Lot Plat & PUD, PUD-2016-1001

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 – May 25, 2016

Chair Laumbattus called the Meeting of May 25, 2016 to order at approximately 6 p.m.

Roll Call

Members Present: Commissioners Laumbattus, Oppel, Moffit, McNett, Cleland McGrath, and Farnsworth. Members Absent: Commissioner Pollard.

Minutes

Minutes of April 27, 2016 were approved as read.

Correspondence

No correspondence was presented.

New Business

Public Hearing – Proposed Unified Development Code, Title 19

Ms. Darcy Swetnam, City Attorney, presented the Title 19 land use code update to the Commission. The intent of the update is to incorporate Titles 15, 16, 17, and parts of 18 into Title 19 as a unified development code. This will work toward reducing confusion of the current codes, reducing the volume of the code, and will allow the public and staff to easily identify procedural and substantive requirements for any land use applications.

Ms. Swetnam stated that the purpose of the presentation is to introduce the preliminary approach to Title 19 and to receive feedback from Planning Commissioners and members of the public. She also stated that the intention is not to remove public participation in the adoption of Title 19, or in land use procedures. The entirety of Title 19 will not be adopted at one time.

Commissioner McNett requested enabling links within the Municipal Code for external documents such as applications to make the process easier for the public to which Ms. Swetnam stated that would be a possibility.

Commissioner Cleland McGrath asked for clarification on the future outcome of Titles 15 through 18 and for clarification on the expectations for a possible hearings examiner. Ms. Swetnam stated titles 15, 16, and 17 will be eliminated from the code as new chapters are adopted into Title 19. Title 18 will still house some environmental code. Some sections of Title 13 will also be removed. On June 13, the issue of a hearings examiner will be discussed with City Council. A hearings examiner would be hired externally.

Commissioner Oppel inquired about the future outcome of the board of adjustments, as well as if hearing examiner decisions could be appealed. Ms. Swetnam stated that if a hearing examiner process is adopted, it would eliminate the board of adjustment. There would also be

a procedure where a hearing examiner decision could be appealed to City Council. A type 2 administrative project would have to be appealed to superior court.

Chair Laumbattus requested clarification on type 3 hearing examiner decisions, as shown in the Planning Commission packets received. Ms. Swetnam clarified that in those situations, an open record public hearing would be conducted by the hearing examiner instead of the planning commission. The hearing examiner could make a final decision, which if appealed, would go to City Council.

Commissioner McNett inquired about the time frame for specifying what the levels one and two variances are, to which Ms. Swetnam stated that the timing for that will need to be strategized, possibly as a phased approach for adopting Title 19.

Chair Laumbattus opened the hearing for public comment.

Patrick O'Hearn, 11039 Post Drive, Anacortes. Mr. O'Hearn agreed with Ms. Swetnam's remarks regarding confusing and contradictory code, showing support for rewriting the code. Mr. O'Hearn stated that it is important that all affected parties have a seat at the table for discussion to create a code which reflects goals for the future. Mr. O'Hearn cited Chapter 17.04.040 of the AMC which outlines provisions of the code to be minimum requirements of interpretation, and additionally mentioned that the stricter section or more specific section of the code will override any conflicting code. Mr. O'Hearn expressed support for the board of adjustments as an opportunity for the public involvement within the decision making process.

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

Commissioner Farnsworth requested stipulations on a possible hearing examiner to limit power to technical details, to which Ms. Swetnam clarified that will be the approach towards a hearing examiner in this plan. The idea in quasi-judicial hearings is that the decision maker cannot be swayed by bias of public opinion, and violating that would violate the Appearance of Fairness doctrine. The desire to have elected officials be subject to that public input for those decisions would be a liability to the City. The possibility of bias from public opinion needs to be separated from quasi-judicial hearings. Staff agrees that a limited scope on the types of projects would be required for a hearing examiner.

Commissioner Moffit asked about budgetary concerns of hiring a hearing examiner, to which Ms. Swetnam explained that a hearing examiner would be paid by the City on a contract basis. A hearing examiner would be paid for the time that they spend on hearings. The City will consider the costs during the budget discussion and expects to present this to the City Council at a regularly scheduled meeting in the near future. Commissioner McNett commented on the possibility of costs being paid for by the applicant, to which Ms. Swetnam stated that is a decision for the City Council.

Commissioner Moffit inquired about hearing examiner liability in decisions, to which Ms. Swetnam clarified that the hearing examiner would not take on the liability, but they would be a trained professional and would be more likely to follow the quasi-judicial procedural rules.

Commissioner Cleland McGrath inquired about the process of decision by a hearing examiner, to which Ms. Swetnam stated that it would be similar to what is currently done for open record public hearing decisions.

Commissioner Oppel commented he would like to see the hearing examiner in a position of quasi-judicial decisions and appeals, while variances continue to go to a body. Ms. Swetnam clarified the approach being taken gives flexibility of easily making adjustments for these types of roles. Commissioner Oppel also commented that a public workshop could be beneficial to teach the public of this process, to which Ms. Swetnam agreed.

Chair Laumbattus provided his support for the approach the City is taking to discuss and implement Title 19 and the possibility of a hearing examiner.

With no further business, Chair Laumbattus called the meeting to a close at approximately 6:47 p.m.



Planning Commission Agenda Bill

Meeting Date: 6/8/2016 Agenda Item: 5A

Subject: Haddon Road Plat & PUD

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: At 6:00 PM on June 8, 2016, an open-record public hearing will be conducted concerning a Preliminary Plat and Preliminary Planned Unit Development (PUD) to create thirteen (13) lots on the subject property which is Zoned R1. Additionally, several code modification(s) are also proposed as part of the Preliminary Plat & PUD. Please note, that a site visit will be conducted at 4:00 PM onsite prior to the hearing. Please meet at the subject property on Haddon Road's cul-de-sac east of Whistle Lake Road.

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 preliminary plat, PUD, and proposed code modifications subject to the staff suggested conditions of approval.

Attachments: Draft Planning Commission's Findings of Fact, Conclusions of Law, Recommendation, and Exhibits

[Exhibit #1, Master Permit Application, Environmental Checklist, & Narrative](#)

[Exhibit #2, Assessor's Info & GIS Map](#)

[Exhibit #3, Neighborhood Meeting Letters](#)

[Exhibit #4, Notice of Application & Hearing with Optional SEPA DNS](#)

[Exhibit #5, Notice of Hearing Cancellation](#)

[Exhibit #6, Public Comments Received](#)

[Exhibit #7, Agency & Department Comments Received](#)

[Exhibit #8, Wetland Addendum & Report](#)

[Exhibit #9, Tree Assessment & Preservation Plan](#)

Exhibit #10, Geologically Hazardous Area Report

Exhibit #11, Third Party Review –MTC's Geologically Hazardous Area Report

Exhibit #12, Third Party Review –Sewer Capacity

Exhibit #13, Cultural Resource Report

Exhibit #14, Traffic Impact Analysis

Exhibit #15, Landscape Plan

Exhibit #16, Open Space & Landscape Plan Exhibit

Exhibit #17, Drainage Plan

Exhibit #18, Issued SEPA MDNS

Exhibit #19, Civil Plans & Plat/PUD Map

Exhibit #20, City Hall Meeting & Informal Neighborhood Meeting Notes /Emails



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

Open Record Public

Hearing Date: June 8, 2016, @ 6:00 PM with a 4:00 PM Site Visit

Closed-Record Public

Hearing Date: July 5, 2016, @ 6:00 PM with a 4:00 PM Site Visit

Project Name: Haddon Road Plat & PUD

File Number: PUD-2016-1001

Applicant &

Landowner: Tom Allen
Allen Family Investments, LLC
P.O. Box 817 Anacortes,
WA 98221

Project Engineer: John Ravnik, PE
Ravnik & Associates
1633 Lindamood Avenue
Burlington, WA 98233

Project Surveyor: Robert Parrish, PLS
Parrish Land Surveying
P.O. Box 314
Lopez Island, WA 98261

Project Geotechnical

Engineer: Material Testing & Consulting (MTC)
777 Chrysler Drive, Suite A
Burlington, WA 98233

Project Biologist: Graham-Bunting Associates

3643 Legg Road
Bow, WA 98232

Project

Archaeologist: Drayton Archaeology
PO Box 5424
Bellingham, WA 98227

Traffic Consultants: Gibson Traffic Consultants
2802 Wetmore Avenue, Suite 220
Everett, WA 98201

Third Party

Review: **Geotechnical Engineer:**
GeoEngineers
600 Dupont Street
Bellingham, WA 98225

Sanitary Sewer Capacity:
Semrau Engineering & Surveying, PLLC
2118 Riverside Drive, Suite 208
Mount Vernon, WA 98273

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 Preliminary Plat, Planned Unit Development (PUD), and SEPA environmental review to create thirteen (13) lots on the subject property which is Zoned R1. Additionally, several code modification(s) are also proposed as part of the Preliminary Plat & PUD.

Drainage Proposed:

According to the applicant's drainage plan, stormwater generated from Lots 1-4 roofs and impervious surface will be directed to infiltration trenches. Lots 5-13 stormwater will be conveyed to an extended existing public stormwater system located along the northern property line. Three (3) private driveways are proposed to serve each area of 13 lots proposed. Paralleling the three (3) driveways would be grassed drainage swales that would receive runoff from the three (3) private driveways. The drainage swales would hold runoff during heavy rainfall events and permit infiltration into the permeable subsoils below.

Code Modifications Proposed:

Through the Planned Unit Development (PUD) process, the applicant is proposing the following modifications to Anacortes Municipal Code (AMC) standards:

1. The first and second proposed modification to code proposed by the applicant concerns the proposed flag lots (Lots 2, 3, 6, & 7). According to AMC 17.06.490(E), a flag lot is defined as “a parcel of land, the body of which is separated from a public street by one or more lots, connected to a public street by a narrow portion (flag) of the parcel with a width not less than the required street frontage.” Per 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.” Although each of the proposed flag lots has met the thirty (30) feet of frontage, the proposed width of the flag portion is twelve (12) feet. Therefore, the first proposed modification to code requested by the applicant concerns the width of the flag portion being less than the required street frontage as required according to AMC 17.06.490.

Next, according to AMC 17.38.110 and 17.36.110, in both the R1 and R2 Zoning Districts, “Twenty feet of frontage or an easement to twenty 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. If a private street is proposed, or the twenty (20) feet minimum access to the street frontage is by means of an easement, a conditional use permit is required.” The applicant proposes accessing flag lots (Lots 2, 3, 6, & 7) by using a private access & utility easement that varies from twenty (20) to twenty-four (24) feet in width. Four (4) lots per drive (lots 1-4 & lots 5-8) will use each of the two private access and utility easements (**See Exhibit 19**). Paralleling twelve (12) foot wide “flags” have overlying twenty (20) and twenty-four (24) foot wide easements for access and utilities. A twenty (20) foot wide asphalt driveway is proposed within each of the private access and utility easements providing ingress and egress. The paralleling flag lots and overlapping easement(s) provide the driveway required by the Fire Department. The second modification to code proposed by the applicant is to the minimum required twenty (20) feet to an improved public street with a continuous access route less than twenty (20) feet wide and that a Conditional Use Permit not be required. The applicant requests that the required Conditional Use Permit not be required as both a Conditional Use Permit and Planned Unit Development (PUD) are similar public processes that involve solicitation of public and agency/ department comment, a comment period, and the allowance for conditions of approval. This second proposed modification to code only concerns Lots 2, 3, 6, & 7 (flag lots).

2. The third proposed modification to code the applicant has incorporated into the project originating as a Public Works Department recommendation is to the minimum road standard per AMC 16.32.010. According to the Public Works Department, Haddon Road is considered to be a residential type of access road. According to AMC 16.32.010, a residential access type of road which has an average daily trip(s) of less than five hundred (500) requires a fifty (50) foot right-of-way with a thirty-two (32) foot paved roadway within it. The required roadway section consists of two (2) driving lanes with

curb, gutter, and parking on both sides.

The northern portion of Haddon Road's right-of-way (ROW) lies within the City of Anacortes while the southern portion lies within the jurisdiction of Skagit County. Haddon Road sits within a sixty (60) foot right-of-way and is sixteen (16) to twenty (20) feet in paved width.

According to Skagit County's Public Works Department, development within this area [Haddon Road] would require a twenty-four (24) foot wide paved roadway with a cul-de-sac radius of forty-seven (47) feet and diameter of ninety-four (94) feet.

To maintain the rural character to Haddon Road, the applicant has requested that the portion of Haddon Road fronting the project site be widened to only twenty-eight (28) feet instead of the required thirty-two (32) feet per AMC 16.32.010. The Public Works Department supports this reduction to the roadway fronting the project site.

West of the project site, Haddon Road would taper to twenty-four (24) feet in width as requested by Skagit County's Public Works Department.

At the eastern terminus to Haddon Road adjacent to the project site, the applicant has requested that a ninety (90) foot diameter cul-de-sac be constructed within the existing right-of-way (ROW).

Both the City of Anacortes and Skagit County's Public Works Departments (**See Exhibit 7**) support both the proposed widening of Haddon Road to twenty-eight (28) feet fronting the project site, a ninety (90) foot diameter cul-de-sac, and the widening of Haddon Road west of the project site to twenty-four (24) feet in paved width.

3. A fourth modification to code proposed by the applicant concerns curb and gutter required by AMC 16.32.010. The applicant has requested that road improvements to Haddon Road not include curb and gutter thereby lessening impacts to the rural neighborhood.

The City of Anacortes' Public Works Department supports this request to omit curb and gutter associated with the subject plat and PUD per AMC 16.20.060(C)(2) due to the rural character of Haddon Road and adjoining properties. This also provides a direct path for road runoff to infiltrate in adjacent roadside bio-swales which is an approved Low Impact Development (LID) drainage management method supported by Department of Ecology.

Project Location:

The subject property is located on the north side of Haddon Road east of Whistle Lake Road. Parcel #: P33048 is located in a portion of Section 30; Township 35 North; Range 02 East; Willamette Meridian.

Subject Parcel:

Parcel #: P33048

Zoning District:

Residential (R1) Zoning District

Comprehensive Plan Designation:

Residential Low Density Land Use Designation

Existing Land Use:

The subject property is heavily forested with no improvements located onsite.

Surrounding Zoning & Land Uses:

Direction:	Zoning:	Land Uses:
North:	Residential (R2)	Condominiums / Multifamily
South:	Rural Intermediate (RI) -Skagit County's jurisdiction	Single-Family Residences
East:	Residential (R1) & Commercial Marine	State Route Twenty (SR-20)
West:	Residential (R1)	Single-Family Residences

R1 Minimum Lot Size:

1. 15,000 Square Feet Required
2. 7,500 Square Feet (Modified as part of PUD per AMC 17.38.070 –R2 Standards) is proposed

R1 Maximum Permitted Density:

1. Two (2) Dwelling Units Per Gross Acre
2. Four (4) Dwelling Units Per Gross Acres (Modified as part of PUD per AMC 17.38.070 –R2 Standards) is proposed

Site Area:

1. Net Area = 4.959 acres, (215,995 square feet)
2. Gross area = 5.279 acres which includes ½ abutting ROW (229,953 square feet)

Density Calculation:

1. The site is 5.279 Gross Acres which includes ½ the abutting right-of-way.
2. Although the subject property is Zoned R1, the applicant has applied for a Planned Unit

Development (PUD). According to AMC 17.38.070, “If a planned unit development is applied for which requests a higher density in a portion of the R1 zone, the density of that portion shall not exceed four units per gross acre, and all development standards of the R2 zone shall apply, including street and utility improvements.” Accordingly, the applicant has requested that the density for the project be increased from two dwelling units per gross acre to four (4) dwelling units per gross acre per AMC 17.38.070.

3. A project density of 2.46 dwelling units (DU) per gross acre is proposed (13 DU /5.279 gross acre)

Permits Required:

The following may be required in addition to the above: Final preliminary plat & PUD Approval, Civil Construction Plan approval, Building Permit Application Approval, & NPDES Permit

Existing Environmental Documents:

SEPA Environmental Checklist, Critical Area Report, Geotechnical Report, Traffic Impact Study, Tree Preservation Plan, & Cultural Resource Report

Utilities:

- o Water, City of Anacortes
- o Sewer, City of Anacortes
- o Garbage, City of Anacortes
- o Stormwater, City of Anacortes

Fire:

- o City of Anacortes

Police:

- o City of Anacortes

A. FINDINGS OF FACT:

I. PRELIMINARY PLAT /PUD CHRONOLOGY & BACKGROUND:

1. On November 3, 2015, a pre-application conference was conducted with city staff concerning the subject PUD (File #: PRE-2015-0038).
2. On November 14, 2015, the applicant conducted a neighborhood meeting concerning the proposed PUD development. Neighboring landowners were mailed invitations to this meeting.
3. The City of Anacortes Department of Planning, Community, & Economic Development (PCED) received several letters from neighboring landowners in response to the

neighborhood meeting notice received (**See Exhibit 3**).

4. On January 5, 2016, the applicant submitted the subject applications to the City of Anacortes for review.
5. On January 29, 2016, the subject application was deemed incomplete by PCED.
6. On February 9, 2016, revisions were submitted to PCED for review.
7. After reviewing the revisions submitted, PCED deemed the subject application complete on February 22, 2016. An open-record public hearing was scheduled for April 13, 2016 and a closed-record public hearing was scheduled for May 2, 2016.
8. On March 29, 2016, PCED received an email from the applicant requesting that the subject application be placed on hold as the project engineer had changed.
9. Accordingly, on April 5, 2016, a “Notice of Hearing Cancellation” was published in the Anacortes American Newspaper. The notice was also mailed to neighboring landowners and parties of record stating that the scheduled hearings was cancelled.
10. On April 27, 2016, the new project engineer submitted revisions to PCED for review. On May 4, 2016, PCED completed a review of the revisions submitted and deemed the application incomplete.
11. On May 5, 2016, a meeting was conducted between city staff, the applicant, and the new project engineer.
12. On May 6, 2016, the subject application was deemed complete again. Within the letter of completeness, additional revisions were requested. On May 10, 2016, the project engineer furnished PCED with the requested revisions.

II. NOTICE OF APPLICATION & HEARING:

1. After the subject application was deemed complete on February 22, 2016, a “Notice of Application & Hearing with Optional SEPA DNS” was published in the Anacortes American Newspaper on March 02, 2016 (**See Exhibit 4**).
2. Notice was also posted on the subject property in four (4) different locations on February 24, 2016.
3. Additionally, notice was posted at city hall, the library, the local office of the USPS, and on the city’s website on April 24, 2016.
4. Neighboring landowners were mailed the Notice of Application on February 26, 2016. PCED used a list of landowners for neighbor notices obtained from the applicant, the City’s GIS Department, and Skagit County Assessor’s Office.
5. On February 26, 2016, both agencies and departments of jurisdiction were solicited comment and forwarded application material for review.
6. On February 26, 2016, both the “Notice of Application & Hearing with Optional SEPA

DNS” and associated application material (SEPA environmental checklist, site plan, etc.) was emailed to the Department of Ecology’s SEPA Register for posting.

7. The comment period ended at 5:00 PM on March 16, 2016, for the subject plat and PUD. However written comment was accepted until the close of the open-record public hearing.
8. As is stated above, on March 29, 2016, PCED received an email from the applicant requesting that the subject application be placed on hold (**See Exhibit 6**) as the project engineer had changed. Accordingly, on April 5, 2016, a “Notice of Hearing Cancellation” was published in the Anacortes American Newspaper (**See Exhibit 4**). The notice was also mailed to neighboring landowners and parties of record stating that the scheduled hearings was cancelled.
9. Once the application was deemed complete [again] on May 6, 2016, a second “Notice of Application & Hearing with Optional SEPA DNS” was published in the Anacortes American Newspaper on May 11, 2016 (**See Exhibit 4**).
10. Notice was also posted on the subject property in four (4) different locations on May 6, 2016.
11. Additionally, notice was posted at city hall, the library, the local office of the USPS, and on the city’s website on May 6, 2016.
12. Parties of record plus neighboring landowners were mailed the 2nd Notice of Application on May 9, 2016. PCED used a list of landowners for neighbor notices obtained from the applicant, the City’s GIS Department, and Skagit County Assessor’s Office.
13. On May 11, 2016, both agencies and departments of jurisdiction were solicited again for comment and forwarded application material for review.
14. On May 10, 2016, both the 2nd “Notice of Application & Hearing with Optional SEPA DNS” and associated application material (SEPA environmental checklist, site plan, etc.) was emailed to the Department of Ecology’s SEPA Register for posting.
15. The comment period ended at 5:00 PM on March 25, 2016. However written comment was accepted until the close of the open-record public hearing.

III. CRITICAL AREAS REVIEW:

Wetlands:

On December 11, 2015, Graham-Bunting Associates prepared an addendum to an original wetland site assessment dated November 25, 2014 (**See Exhibit 8**). According to the addendum and original site assessment, a Category III wetland is located on the eastern portion of the subject property at the base of the steep slope. The subject wetland has a 110-foot buffer width per AMC 17.70.340(1). The plans associated with the subject plat and PUD accurately depict the delineated wetland and associated buffer. No ground disturbance is proposed in either the wetland or its buffer.

Priority Habitat & Species (PHS):

Following a review of the Washington State Department of Fish and Wildlife's website no known Priority Habitat or Species were located on or within close proximity to the subject property. Both the Washington State Department of Fish and Wildlife (DFWL) and the US Fish and Wildlife Service (USFWS) was provided an opportunity to provide comment on the subject development. No comment was received.

Cultural Resources:

The Planning, Community, & Economic Development Department received comment (**See Exhibit 7**) from both the Samish Indian Nation and the Washington State Department of Archaeology and Historic Preservation (DAHP) requesting that a cultural resource survey /report be conducted as there was a high potential for the site containing archaeological resources.

On March 21, 2016, the applicant submitted a Cultural Resource Survey /Report (**See Exhibit 13**) prepared by Drayton Archaeology of Bellingham, Washington. According to the report no cultural resources are located on the subject property.

Geologically Hazardous Areas:

Geologically hazardous areas were determined to be located on a portion of the subject property. Material Testing & Consulting Inc. (MTC) located in Burlington, Washington prepared an updated geotechnical review dated December 2, 2015, associated with the subject plat & PUD. This updated geotechnical review is to their previously submitted geotechnical report dated October 2, 2014, and subsequent addendums dated 1/16/15, 3/4/15, 5/27/15, & 6/30/15 (**See Exhibit 10**).

The western portion of the site is relatively flat, although slightly undulating. The eastern portion of the site is characterized by an easterly sloping hillside. The hillside extends from the level portion of the site to the easterly edge of the lot and continues to a local low at the SR-20 Spur.

According to the geotechnical review dated December 2, 2015, all structures are recommended to maintain a thirty (30) foot building setback as measured from the top of slope. The report recommends that non-structural entities such as decks and patios are allowed within the thirty (30) foot setback provided they are outside of the fifteen (15) foot non-disturbance setback as measured from the top of slope. These setback recommendations have been recommended as conditions of approval below.

Additionally, as recommended below, a cedar split rail fence will be required to be constructed from the northern to southern property line along the fifteen (15) foot non-disturbance setback line as measured from the top of bank. Critical area signage will be required to be posted along the fence.

East of the fifteen (15) foot non-disturbance setback, a Native Growth Protection Easement (NGPE) will be required to be established protecting trees and vegetation therein. This too has been recommended as a condition of approval below. No land clearing activities are proposed within the

NGPE.

Geologically Hazardous Area Third Party Review:

Pursuant to AMC 17.54.070(C)(3) the City retained GeoEngineers of Bellingham, Washington to assist the city's review of the applicant's submitted geotechnical report and addendums associated with the subject plat and PUD. According to GeoEngineers (**See Exhibit 11**), the geotechnical review (report and addendums) conforms to AMC Chapter 17.70 regulating Geologically Hazardous Areas.

In GeoEngineers letter (**See Exhibit #11**) it states that "It appears that an infiltration trench for Haddon Road is located east of the cul-de-sac and close to the 30-foot setback near the slope. The MTC report states that no infiltration in the vicinity of the steep slope is included in the current PUD configuration, and concludes that no infiltration mounding analysis is warranted." GeoEngineers recommends that MTC is provided an opportunity to re-evaluate their conclusion considering that new stormwater infiltration facilities along Haddon Road including the trench located east of the cul-de-sac toward the slope is proposed. This recommendation by GeoEngineers that the project geotechnical engineer reevaluate potential impacts on the slope is a recommended condition of approval as listed below.

IV. TREE ASSESSMENT & PRESERVATION PLAN:

The applicant submitted a Tree Assessment & Preservation Plan and addendum thereto prepared by Urban Forestry Services Inc., of Mount Vernon, Washington dated February 2, 2015, and December 14, 2015 respectively (**See Exhibit 9**). According to the February 2, 2015, Tree Assessment & Preservation Plan, there are 147 trees proposed for retention in the forested area on the eastern portion of the site (located in the critical area(s)) which corresponds to 815 Tree Unit Credits. According to AMC 16.50.070(A), one (1) tree unit per one thousand (1,000) square feet is required.

According to the December 14, 2015, addendum twenty-five (25) trees were evaluated for retention that are located along the western side of the project site adjacent to the northern property line. Of the twenty-five (25) trees, twelve (12) are recommended for removal due to significant impacts to their critical root zone resulting from site development. Additionally, nine (9) trees recommended for removal would be within proposed building footprints, and four (4) trees are recommended for removal in order to eliminate the risk of trees falling on the adjacent condominium /multifamily development located to the north.

Therefore, since the project site is 4.96 net acres or 216,058 square feet, two hundred and sixteen (216) tree unit credits is required. Conformance with this requirement has been met as 815 tree unit credits is proposed for retention. In addition to these retained tree credits, trees will be planted on each lot at time of individual lot development.

V. TRANSPORTATION:

On December of 2015, and February 2016, Gibson Traffic Consultants (GTC) of Everett, Washington performed a Traffic Impact Analysis and addendum thereto (**See Exhibit 14**) for the subject 13 lot PUD. According to this report and addendum, the subject development is anticipated to generate 124 new daily trips with 9 new AM peak-hour trips and 13 new PM peak-hour trips. The subject PUD is proposing to have three (3) accesses onto Haddon Road as well as street access for two (2) lots to the cul-de-sac. The subject PUD is not anticipated to cause the study intersections to degrade to an unsatisfactory level of service. No mitigation is recommended besides payment of traffic impact fees due at time of building permit application issuance.

Pedestrian Connectivity:

In order to improve pedestrian connectivity in the project vicinity, the applicant agrees to the city staff recommendation to construct an off-site pathway extending west from the proposed Planned Unit Development along the north side of Haddon Road to the intersection of Whistle Lake Road. At the intersection of Haddon Road and Whistle Lake Road, the paved pathway would continue along the east side of Whistle Lake Road north to the south side of Blue Heron Circle. The pathway would be six (6) feet in width.

Since the residence located at 304 Haddon Road immediately west of the PUD is located within close proximity to the existing street, the applicant proposes decreasing the width of the pathway /sidewalk to five (5) feet and constructing the sidewalk closer to the widened Haddon Road adjacent to the property. A thickened asphalt edge would be constructed adjacent to 304 Haddon Road to convey runoff waters to infiltration trenches.

VI. SANITARY SEWER CAPACITY –THIRD PARTY REVIEW:

On February 26, 2016, Semrau Engineering & Surveying of Mount Vernon, Washington performed an evaluation of the capacity of sewage pump station number one (1). Semrau Engineering & Surveying concluded that the design capacity of the lift station is 181 gallons per minute, that the lift station is operating at approximately fifteen (15) percent of capacity under existing conditions, that the lift station is expected to operate at approximately twenty-seven (27) percent of capacity with full buildout, and that the pump station has sufficient capacity to accommodate the proposed PUD and future infill.

VII. SEPA ENVIRONMENTAL REVIEW:

1. According to AMC § 16.080.010, SEPA environmental review is required for the subdivision of property into five (5) or more lots, tracts, parcels, sites, or divisions, for sale or lease.
2. On March 2, 2016, a Notice of Application and Hearing with Optional SEPA DNS was published in the Anacortes American Newspaper.
3. On February 26, 2016, the Notice of Application and Hearing with Optional SEPA DNS and associated application material was emailed to the Department of Ecology for posting on to the SEPA Register.

4. As discussed above, the subject PUD was placed on hold by the applicant as the project engineer had changed. Shortly thereafter, the new project engineer submitted revisions to the City for review. Once the revisions /application was deemed complete [again], the 2nd Notice of Application & Hearing with Optional SEPA DNS was published in the Anacortes American Newspaper on May 11, 2016.
5. Additionally, on May 10, 2016, the 2nd Notice of Application and Hearing with Optional SEPA DNS and associated application material was emailed to the Department of Ecology for posting on to the SEPA Register.
6. On June 02, 2016, a SEPA Mitigated Determination of Non-Significance (MDNS) was issued using the optional DNS process pursuant to WAC § 197.11.355.
7. The issued SEPA MDNS was emailed to the Department of Ecology for posting on to the SEPA register on June 02, 2016.

VIII. COMMENTS RECEIVED:

Agency & Department Comments:

Several agencies and departments of jurisdiction commented on the subject proposal during the comment period. Agency /Department comments can be found in **Exhibit 7** hereafter.

Public Comments Received:

During the comment period, several comments were received from the public (**See Exhibit 6**). The concerns expressed therein have been summarized below along with an analysis by staff.

PUBLIC COMMENTS CONCERN(S) EXPRESSED:		STAFF ANALYSIS:
1.	The number of homes (density) proposed doesn't fit into the neighborhood	As stated above, the subject property is 5.279 gross acres in size. Gross acre includes ½ the width of the abutting ROW per AMC 17.06.045. The subject property is zoned R1. According to AMC 17.38.070, if a PUD is applied for which requests a higher density in a portion of the R1 Zoning District, the density of that portion shall not exceed 4 dwelling per gross acre, and all development standards of the R2 Zone shall applying, including street and utility improvements. The applicant has applied for a PUD and wishes to develop the project site to R2 standards including the maximum permitted density of 4 dwelling units per gross acre. The proposed project density is 2.46 dwelling units per gross acre which is less than 4 dwelling units per gross acre.

PUBLIC COMMENTS CONCERN(S) EXPRESSED:		STAFF ANALYSIS:
2.	Concern about Pedestrian Safety	According to AMC 16.20.060, sidewalks in the R1 Zone are not required. However since the applicant wishes to develop the PUD to R2 standards (see above), a minimum sidewalk width of five (5) feet is required per AMC 16.32.020. Based on city staff's recommendation, the applicant has agreed to construct a six (6) foot wide pathway /sidewalk on private property within an easement fronting the subject development. The sidewalk would traverse westward to Whistle Lake Road and meander north within the eastern part of Whistle Lake ROW to the south side of Blue Heron Circle.
3.	Concern about Clear Cutting of Trees	According to the applicant's Tree Assessment & Preservation Plan, the applicant proposes to retain 147 trees are in the forested area on the eastern portion of the site (located in the critical area(s)) which corresponds to 815 Tree Unit Credits. According to AMC 16.50.070(A), one (1) tree unit per one thousand (1,000) square feet is required. Therefore, since the project site is 4.96 net acres or 216,058 square feet, two hundred and sixteen (216) tree unit credits is required. Conformance with this requirement has been met as 815 tree unit credits is proposed for retention. As conditioned below, a Native Growth Protection Easement (NGPE) shall be established east of the fifteen (15) foot non-disturbance setback as measured from the top of slope. Vegetation or tree removal, topping or trimming, is prohibited unless first approved by the city.
4.	High Water Pressure Concern	According to the Water Department, there is no high water pressure on Haddon Road today. However, as conditioned below, the applicant will be required to make improvements as it relates to potable water and its increased pressure to serve this project and adjoining homes along this stretch of Haddon Road. One required improvement is the construction of a Pressure Reducing Valve (PRV) within an easement located east of the cul-de-sac. The PRV will reduce water pressure to properties located downslope east of the subject property.
5.	Steep Slope & Erosion Concern	As is stated above, a portion of the subject property lies in a Geologically Hazardous Area per Article IV of AMC Chapter 17.70. The applicant hired Material Testing and Consulting (MTC) to

PUBLIC COMMENTS CONCERN(S) EXPRESSED:		STAFF ANALYSIS:
		perform a Geotechnical Investigation and Critical Area Assessment. MTC submitted an updated geotechnical review dated December 2, 2015, to their previously submitted geotechnical report and addendums. According to MTC's updated geotechnical review, all structures will maintain the recommended thirty (30)-foot structural setback from the top of bank. Non-structural entities such as decks and patios are recommended to be within the thirty (30) foot setback provided they are outside of the fifteen (15) foot non-disturbance setback as measured from the top of slope. These setback recommendations are recommended conditions of approval. Additionally, the City retained GeoEngineers of Bellingham, Washington to assist the City's review of the applicant's submitted geotechnical report and addendums associated with the subject plat and PUD. As recommended conditions of approval below, conformance with GeoEngineers March 25, 2016, recommendations have been met.
6.	Stormwater Concern	Stormwater drainage for the development is required to meet the requirements of AMC Chapter 13.36, Drainage requirements and regulations, including the Department of Ecology (DOE) Stormwater Management Manual for Western Washington requirements adopted by the City of Anacortes. As recommended as a condition of approval below, the existing downstream storm drain system shall be modeled based on current information of overflows at manhole #2981 to determine deficiencies and deficiencies corrected as need to accommodate the proposed storm drain flows, prior to onsite flows to the system(s).
7.	Parking Concern	According to AMC 17.46.020, two (2) off-street parking spaces are required for each single-family residence. The applicant also proposes five (5) off-street parking spaces within an easement located on lot 9. The improved street north side of Haddon Road has the capacity to accommodate on-street parking. As recommended as a condition below, these two (2) additional off-street parking spaces are required in addition to a required garage

PUBLIC COMMENTS CONCERN(S) EXPRESSED:		STAFF ANALYSIS:
		per residence. Conformance with these requirements will be reviewed at time of building permit application submittal.
8.	Street Light Concern	As a recommended condition of approval below, street lighting will be required by the Public Works Department pursuant to AMC 16.20.060(C)(9).
9.	Traffic Impacts & Street Widening	As stated above, a Traffic Impact Analysis (TIA) was conducted by Gibson Traffic Consultants. According to the report, no mitigation was suggested except for payment of traffic impact fees. The present paved width of Haddon Road is 16 to 20 feet. The project site fronts on Haddon Road which partly lies within both the City of Anacortes and Skagit County's jurisdiction. Haddon Road is considered a "Residential Access" type of road. Per AMC 16.32.010, the minimum standard for this type of road with less than 500 average daily trips is a 32 foot paved roadway within a 50 foot ROW with two driving lands, curb, gutter, and parking on both sides. As stated above, the applicant has requested a modification to this code requirement to permit a 28 foot wide paved road adjacent to the subject property with no curb, gutter, or parking on either side. The applicant proposes constructing an off-site pathway west of the proposed PUD along the north side of Haddon Road west to the intersection of Whistle Lake Road. At the intersection of Haddon Road and Whistle Lake Road, the paved pathway would continue north along the east side of Whistle Lake Road to the south side of Blue Herron Circle. The pathway would be six (6) feet in width.
10.	Wetland Concern	The subject wetland located on the eastern side of the subject property was categorized and delineated by Graham-Bunting Associates. According to the report and addendum, the subject wetland is a Category III wetland with a corresponding buffer of 110 feet. No development is proposed with the subject wetland and buffer. Therefore, conformance with AMC 17.70.340(1) has been met.
11.	Developable (Net) Area versus Gross	Although the subject property is located in the R1 Zoning District, the applicant wishes to develop the proposed PUD according to R2

PUBLIC COMMENTS CONCERN(S) EXPRESSED:		STAFF ANALYSIS:
	Area	standards pursuant to AMC 17.38.070. According to AMC 17.38.070, "If a planned unit development is applied for which requests a higher density in a portion of the R1 zone, the density of that portion shall not exceed four units per gross acre, and all development standards of the R2 zone shall apply, including street and utility improvements." Anacortes Municipal Code 17.060.045 defines gross acre as "acreage plus one-half the width of abutting rights-of-way of streets and alleys." There is no requirement in the Anacortes Municipal Code that critical areas or other undevelopable areas be subtracted (net acreage) from the gross acreage for purposes of calculating density.
12.	Setback Concern	Verification that conformance with meeting the zone's setback requirements will be reviewed at time of building permit application review.
13.	Average Depth of Lot to Width	According to AMC 16.20.040(E), "No lot shall have an average depth greater than five times its average width." Conformance with this requirement has been met.
14.	Lot Frontage Concern	Each of the 13 lots including the panhandle lots listed above has a minimum of thirty (30) feet of frontage abutting a public or private road per AMC 16.20.040(C). Conformance with this requirement has been met.
15.	Open-Space Concern	In order to comply with AMC 16.20.100, the applicant proposes payment of the park impact fees consistent with Ordinance 2474 in order to mitigate the additional demand that the new development will create for public parks, open space, and recreation facilities in the City of Anacortes. Park impact fees are payable at time of building permit issuance in the amount in effect at that time. AMC 16.40.102 identifies parameters for consideration of common open space with a proposed planned unit development as follows: A. Land area of the site not covered by buildings, parking structures, or accessory structures except recreational structures (decks may be counted as specified further in these standards).

PUBLIC COMMENTS CONCERN(S) EXPRESSED:		STAFF ANALYSIS:
		B. Land which is accessible and available to all occupants of dwelling units for whose use the space is intended. C. Open space does not include: 1. Proposed street rights-of-way; 2. Open parking areas and driveways for dwellings; 3. School sites; 4. Commercial areas and the buildings, accessory buildings, parking and loading facilities for these commercial areas; 5. Land totally unsuitable for building because of topographic features. D. The open space requirement shall be equivalent to that set out in Section 16.20.100(B) of this code. AMC 16.20.100(B), states that “The subdivider creates a property owners' association for the proposed subdivision and deeds to the association land to be held in perpetuity for use as parks, open space, or playgrounds. The area of land to be deeded to the association shall equal the amount that would otherwise have been dedicated to public use.” According to the applicant’s “Open Space and Landscape Exhibit (See Exhibit 16) the sum area of proposed lots that are less than 1 acre in size is 109,621 square feet. If AMC 16.20.100(A) were applied, 10% would be 10,962 square feet, which the applicant proposes to provide within the combined required yard areas for each lot. Each lot contains front, rear, and side yards, portions of which will not be covered by buildings, parking structures, or accessory structures, will be accessible and available to all occupants of dwelling units for whose use the space is intended, and is not totally unsuitable for building because of topographic features. The open space proposed includes the proposed infiltration trenches in the open space area calculation.
16.	Landscaping	According to AMC 17.41.020(G), in the R1 or R2 Zoning District, twenty (20) percent of the gross site shall be landscaped. The gross site area is 229,953 square feet of which twenty (20) percent equals 45,991 square feet. As is discussed above, 68.7% of the gross site’s area is to be designated as open and/or landscaped. Therefore,

PUBLIC COMMENTS CONCERN(S) EXPRESSED:		STAFF ANALYSIS:
		conformance with this requirement has been met (See Exhibit 15 & 16). Staff recommends screening (i.e., sight-obscuring fencing, etc.) be provided between the development to the north and the property to the west. Planting areas shall be a minimum of fifteen (15) feet wide in either the R1 or R2 Zoning Districts with trees planted thirty (30) feet apart in such planting areas pursuant to AMC 17.41.020. As recommended as a condition below, conformance with this requirement will be reviewed at time of building permit application review and issuance.

IX. CITY OF ANACORTES' 2012 COMPREHENSIVE PLAN:

The following goals from the City of Anacortes' Comprehensive Plan appear to be applicable to the subject Plat /PUD proposed:

General City Goal 3:

Promote compatible land uses and improve visual appearance in each and every zoning district.

Staff Analysis:

Single-family residences surround the project site to the south, and west of the subject property. To the north, multifamily /condominiums abut the project site.

Transportation Goal 7:

Require adequate off-street parking in all zones.

Staff Analysis:

AMC Chapter 17.46 requires two (2) off-street parking spaces per single-family residence. Each residence's garage will meet the underlying zoning district's setback requirements. Therefore, adequate space will exist for the parking of two (2) vehicles in front of the garage as well as in the garage. This requirement will be reviewed at time of building permit application submittal.

Housing Goal 1:

Attempt to achieve a balanced distribution of housing to meet the needs of all citizens.

Staff Analysis:

The subject proposal would result in thirteen (13) lots being created via a plat /PUD for the construction of single-family residences on each lot.

Housing Goal 2:

Maintain and allow for open-space corridors in Anacortes.

Staff Analysis:

As stated above, the applicant proposes 68.7% of the gross site area to be landscaped and /or remain in open space.

Housing Goal 3:

Single-family, detached residential units shall be the major residential form in the community.

Staff Analysis:

Single-family residences are proposed on each of the thirteen (13) lots created by the subject preliminary plat and PUD.

Housing Goal 6:

Provide for flexibility in subdivision development.

Staff Analysis:

A Planned Unit Development (PUD) permits flexibility to zoning and subdivisions standards / code. Accordingly, the applicant is requesting several modification to existing standards listed above.

The subject proposal **is, is not** consistent with the goals of the City of Anacortes' Comprehensive Plan that are identified above.

B. ZONING ORDINANCE/ ANACORTES MUNICIPAL CODE:

1. The City's Zoning Map establishes zoning district boundaries and the City Zoning Ordinance establishes (1) the permitted use of land in the various zones, and (2) development standards.
2. The applicant has requested concurrent review of the subject preliminary plat and PUD as allowed per AMC § 16.40.040.
3. The subject property is located in the Residential (R1) Zoning District.
4. Pursuant to AMC § 17.38.010, the purpose of the "The R1 residential district designation is for those undeveloped or partially developed areas of the city which are somewhat removed from higher intensity uses and are lacking in public utilities."
5. According to AMC § 17.38.020, "single-family dwellings" are permitted land uses within the Residential (R1) Zoning District.

6. The applicant has applied for a Planned Unit Development (PUD). According to AMC 17.38.070, “If a planned unit development is applied for which requests a higher density in a portion of the R1 zone, the density of that portion shall not exceed four units per gross acre, and all development standards of the R2 zone shall apply, including street and utility improvements.” Accordingly, the applicant has requested that the allowed density for the project be increased from two dwelling units per gross acre to four (4) dwelling units per gross acre per AMC 17.38.070. The subject property is 5.279 gross acres. A project density of 2.46 dwelling units (DU) per gross acre is proposed (13 DU /5.279 gross acre).
7. As stated above, although the subject property is zoned R1, the applicant has requested to increase the density to R2 standards pursuant to AMC § 17.38.070. Accordingly, the subject proposal is subject to all development standards of the R2 zone, including street and utility improvements. Conformance with AMC 17.36.050 regulating setbacks in the R2 Zone will be verified at time of building permit application review prior to permit issuance.
8. The minimum lot size for the R1 Zoning District is 15,000 square feet pursuant to AMC 17.38.050. However, as stated above, the applicant has requested to increase the zoning district’s density to R2 standards pursuant to AMC 17.38.070 and is subject to conformance with all development standards of the R2 Zone including street and utility improvements. Therefore, the 13 lots proposed either meet or exceed the 7,500 square minimum lot size for the R2 Zoning District per AMC 17.36.050.
9. According to AMC 17.36.080 the maximum permitted land coverage by buildings shall not exceed thirty-five (35) percent. Conformance with this requirement will be reviewed at time of building permit application review prior to permit issuance.
10. According to AMC § 17.46.020, two (2) parking spaces are required for each residence. As conditioned below, two additional off-street parking spaces for each residence will also be required in addition to the parking capacity in each garage. Additionally, the applicant is providing parking easement for the proposed five (5) parking spaces located on proposed lot 9. Conformance with this requirement will be reviewed at time of final plat /PUD submittal and building permit application review prior to permit issuance.
11. According to AMC 17.41.020(G), “Landscaped will be installed when developing new plats, including short plats and when building on undeveloped existing lots in conformance with the following requirements.” Twenty (20) percent of the gross site area shall be landscaped for developments located in both the R1 and R2 Zoning Districts per AMC 17.41.020(G). Planting areas shall be a minimum of fifteen (15) feet wide with trees planted at an average of thirty (30) feet apart in such planting areas per AMC 17.41.020(D). The applicant submitted both a Landscape Plan and Open Space & Landscape Area Exhibit (**See Exhibit 15 & 16**). Conformance with this requirement will be reviewed at time of building permit application review prior to permit issuance.
12. According to AMC § 16.50.050, a Tree Preservation Plan is required as part of a n

application for a subdivision /Planned Unit Development. Accordingly, the applicant has submitted a Tree Preservation Plan (**See Exhibit 9**). According to the report, there are 147 trees proposed for retention in the forested area on the eastern portion of the site (located in the critical area(s)) which corresponds to 815 Tree Unit Credits. According to AMC 16.50.070(A), one (1) tree unit per one thousand (1,000) square feet is required. Therefore, since the project site is 4.96 net acres or 216,058 square feet, two hundred and sixteen (216) tree unit credits is required. Conformance with this requirement has been met as 815 tree unit credits is proposed for retention.

13. According to AMC § 17.04.050, creation of or changes to lot lines shall conform to the use provisions, dimensional and other standards, and procedures of this title and Title 16, Subdivisions.
14. According to AMC § 17.05.030, "Development shall be prohibited, and all applications therefore shall be denied, if the development would cause the level of service on a concurrency facility or service to decline below adopted levels of service standards, unless the improvements or strategies to accommodate the new development are made concurrent with the development, subject to the provisions of [sub]section 17.05.070(3). For potable water, sewer/on-site sewage disposal and stormwater management, only available capacity or capacity that can be provided prior to the actual use of the facility will be used." With the proposed conditions of approval, this project however would not cause the level of service on a concurrency facility or service to decline below adopted levels of service standards.
15. The subject proposal is, is not consistent with the above development regulations.

C. OTHER APPLICABLE CODE, REVIEW CRITERIA, & PROCESS:

The preliminary plat and PUD application is also subject to review for conformance with the following code sections/regulations:

1. According to AMC § 16.40.040, there are four (4) steps for approval of a PUD: A) Pre-application conference during which the city's planning coordinating committee reviews sketches and conceptual information and makes recommendations to the applicant. Particular attention shall be given to the items where the PUD concept varies from normal subdivision standards, B) Preliminary PUD development plan where a more complete conceptual plan is submitted for planning coordinating committee review and then goes through a standard planning commission and city council approval process, C) Preliminary plat review and approval process with a detailed plan incorporating the approved preliminary PUD development plan concepts and conditions, and D) Final plat meeting the submittal requirements of and following the approval process for a standard subdivision.

Staff Analysis:

The subject applications were reviewed by the Development Review Group (DRG) for comments, &/or conditions. Department requirements have been incorporated as conditions of approval herein. The applicant submitted the subject preliminary plat and

PUD on January 05, 2016. The application was initially deemed incomplete on January 19, 2016. Following the submittal of revisions, the application was deemed complete on February 09, 2016. A Notice of Application and Hearing Using Optional SEPA DNS was noticed as is required by the AMC as is stated above. Both the preliminary plat and PUD were processed concurrently per the applicant's wishes. Accordingly, the subject application(s) require an open record public hearing before the Planning Commission followed by a closed-record public hearing before the City Council.

2. According to AMC § 16.12.020(A) & (B), "When a preliminary plat meeting the requirements has been submitted, the administrator shall establish the date and time for an open-record public hearing before the planning commission on the preliminary plat which shall not be more than sixty days from the date of the notice of complete application and which shall coincide with a regular meeting of the planning commission. Following planning commission action, the administrator shall schedule the preliminary plat for the city council agenda for its next available meeting date in accordance with its rules and regulations."

Staff Analysis:

Dates and times for both an open-record and closed-record public hearings were scheduled in the "Notice of Application and Hearing Using the Optional SEPA DNS" published in the Anacortes American Newspaper on March 02, 2016. The applicant however placed the subject application on hold as the project engineer had changed. Accordingly, a Notice of Hearing Cancellation was published in the Anacortes American Newspaper on April 05, 2016. Following a review of revisions submitted, a 2nd Notice of Application and Hearing Using the Optional SEPA DNS was published in the Anacortes American Newspaper on May 11, 2016, establishing new hearing dates for both the required open-record and public hearing before the Planning Commission and City Council respectively.

3. According to RCW § 58.17.110(1), the approval or disapproval of subdivision and dedications—factors to be considered—conditions for approval—finding-release from damages: "The city, town, or county legislative body shall inquire into the public use and interest proposed to be served by the establishment of the subdivision and dedication. It shall determine: (a) If appropriate provisions are made for, but not limited to, the public health, safety, and general welfare, for open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school-grounds, and shall consider all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and (b) whether the public interest will be served by the subdivision and dedication."

Staff Analysis:

The public use and interest will be served by the proposed subdivision /PUD. With the

proposed conditions of approval, appropriate provisions have been made to the public, health, safety, and general welfare for open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school-grounds, and sidewalks. Pursuant to WAC 365.196.840, public facilities and services necessary to support and serve the subject development will be in place concurrent to development without decreasing service levels below locally established minimum standards.

4. According to RCW § 58.17.110(2), the approval or disapproval of subdivision and dedications –factors to be considered –conditions for approval –finding-release from damages: “A proposed subdivision and dedication shall not be approved unless the city, town, or county legislative body makes written findings that: (a) Appropriate provisions are made for the public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school- grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and (b) the public use and interest will be served by the platting of such subdivision and dedication. If it finds that the proposed subdivision and dedication make such appropriate provisions and that the public use and interest will be served, then the legislative body shall approve the proposed subdivision and dedication. Dedication of land to any public body, provision of public improvements to serve the subdivision, and/or impact fees imposed under RCW 82.02.050 through 82.02.090 may be required as a condition of subdivision approval. Dedications shall be clearly shown on the final plat. No dedication, provision of public improvements, or impact fees imposed under RCW 82.02.050 through 82.02.090 shall be allowed that constitutes an unconstitutional taking of private property. The legislative body shall not as a condition to the approval of any subdivision require a release from damages to be procured from other property owners.”

Staff Analysis:

Accordingly, as provided herein, written findings have been provided that address appropriate provisions for the public health, safety, and general welfare. Furthermore, the public use and interest will be served by the subject preliminary plat & PUD, Additionally, impact fees associated with the construction of each residence will be paid for at time of building permit issuance.

5. The subject proposal **is, is not** consistent with the above code sections /regulations.

D. CONCLUSIONS OF LAW:

1. The Planning Commission having fully reviewed the staff report hereby adopts said staff report as properly setting forth the issues, the land use requests, consistency with the

existing regulations, principles, conditions and their effect upon the request. It is therefore adopted by the Planning Commission as a conclusion as if set forth in full herein.

2. The proposed preliminary plat and planned unit development as conditioned conforms to the general purposes of the city comprehensive plan, the city's planning standards and specifications of the zoning ordinance, Title 16 and other ordinances applicable to the proposal. Additionally, the subject proposal makes appropriate provisions for the elements listed in AMC § 16.12.020(E).
3. The requirements of the State Environmental Policy Act have been complied with.
4. The Planning Commission bases its Findings of Fact and Conclusions of Law 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.
5. The project is, is not consistent with the general purposes of the city comprehensive plan, the city's planning standards and specifications of the zoning ordinance, and other ordinances applicable to the proposal.

E. 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 preliminary plat, PUD, and proposed code modifications subject to the staff suggested conditions of approval.

F. 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 Comprehensive Plan, and the Anacortes Municipal Code (AMC), the Planning Commission recommends approval/approval with conditions/denial to City Council concerning the subject preliminary plat, PUD, and code modifications subject to the following conditions of approval:

1. Both on and offsite grading shall not adversely impact adjacent properties.
2. Provide a Traffic Control Plan (Current MUTCD Manual) prior to any construction taking place in the public right-of-way for approval by the City of Anacortes' Public Works Department.
3. Pursuant to RCW 58.17.140(3), a final plat and PUD meeting all of this requirements of this chapter shall be submitted to the City of Anacortes Planning Department for approval within five (5) years from the date of preliminary approval that is listed below.
4. Before final plat and PUD submittal or approval, the project land surveyor shall place the

respective property corners of the subject property.

5. Prior to construction plan approval, the applicant shall be responsible for reimbursement to the City for the cost of posting, mailing and publication of the public hearing associated with the subject applications.
6. Prior to construction plan approval, the applicant shall reimburse the city for the full cost of third party review pursuant to AMC § 17.54.070(C)(3).
7. Prior to construction plan approval, a revised landscape plan shall be submitted to the City of Anacortes PCED for review and approval showing how conformance with AMC Chapter 17.41 is being met, and including but not limited to:
 - A. A landscape area along Haddon Road fronting the subject property shall be fifteen (15) feet wide with trees planted thirty (30) feet apart in such planting areas.
 - B. The location of the six (6) foot wide pathway /sidewalk shall also be shown on the landscape plan.
 - C. Show proposed landscaping associated with the bio-swale(s) and infiltration trenches.
8. A landscape plan associated with individual lots shall also be submitted at time of building permit application submittal. Twenty (20) percent of each lot shall be landscaped using plants indigenous to Western Washington. Landscaping shall be in place and complete before building permit certificate of occupancy will be issued. A note to this effect shall be on the face of the final plat & PUD.
9. All existing and proposed easements shall be shown on the final plat & PUD including but not limited to: utilities, parking, & private access.
10. Access and utilities shall be constructed prior to final plat approval.
11. Shared access driveways shall be installed prior to final plat & PUD submittal or approval.
12. Proposed swales and infiltration trenches shall be designed to be consistent with Department of Ecology's Low Impact Development (LID) guidelines/ standards.
13. Prior to construction plan approval, the existing downstream storm drain system shall be modeled based on current information of overflows at manhole #2981 to determine deficiencies and deficiencies corrected as needed to accommodate the proposed storm drain flows, prior to onsite flows to the system(s). A report shall be submitted to PCED for review and approval prior to construction plan approval.
14. Preliminary subdivision and Planned Unit Development approval authorizes the applicant to proceed with application for necessary permits to construct required improvements and to prepare construction drawings in accordance with the determinations made and conditions imposed.
15. The lots in this subdivision are subject to applicable water, sewer, and stormwater general facility and hookup fees and transportation, fire, and park impact fees. These fees are payable at levels in effect at the time of building permit issuance and may differ from

those fee levels currently in effect; sewer and water latecomer charges may be payable. A note to this effect shall be on the face of the final plat and PUD.

16. Automatic fire sprinkler systems may be required for each residence as required by the Fire Marshall. A note to this effect shall be on the face of the final plat & PUD.
17. The project geotechnical engineer shall review the construction drawings to confirm the proposed roadway design, bio-swales, and infiltration trenches are consistent with Low Impact Development (LID) standards and that there is no adverse impact to the slope. A report shall be submitted to PCED for review and approval prior to construction plan approval.
18. Stormwater infiltration facilities shall not be located in the waterline easement beyond the east end of the cul-de-sac. Any proposed stormwater infiltration facilities located east of the cul-de-sac but outside of the waterline easement is required to be re-evaluated by both the project geotechnical engineer and civil engineer as to potential impacts to the slope. Stormwater infiltration facilities shall be designed consistent with the City of Anacortes adopted stormwater manuals.
19. Sanitary sewer and stormwater drain lines shall remain outside of the fifteen (15) foot non-disturbance setback as measured from the top of slope. A note shall be added to the face of the final plat & PUD
20. A Homeowner's Association shall be established and be responsible for the maintenance of common use elements including but not limited to the private drainage facilities, landscape areas, shared driveways, and parking located on private property. A note to this effect shall be shown on the face of the final plat and PUD.
21. Before final plat & PUD submittal or approval is given, a draft Covenants, Conditions, and Restrictions (CC&Rs) enforced by a homeowner's association shall be submitted to PCED. Once approved by the PCED, the CC&Rs shall be recorded, recording number referenced on the face of the final plat & PUD that address including but not limited to:
 - A. Required regular inspection and maintenance of private infiltration system by a qualified geotechnical engineer professional; and,
 - B. The location & restrictions of the Native Growth Protection Easement (NGPE) located onsite; and,
 - C. The need for regular maintenance and repair of the split rail fence and shared access private driveways.
22. Development shall comply with the Mitigated Determination of Non-Significance (MDNS that was issued June 2, 2016, as follows:
 - A. Erosion control, dust control, and best management practices shall be employed during construction /development activities as required by both the Building and Public Works Departments (MDNS Condition #1).
 - B. Before construction activities commence, orange construction fencing and silt fencing

shall be installed around the extents of clearing limits proposed. Only limited clearing by hand is permissible to install the fencing. Construction /silt fencing and clearing limits shall also be shown on the Large Parcel Stormwater & Water Quality Plan (MDNS Condition #2).

- C. All required permits shall be secured before any construction activities begin onsite (MDNS Condition #3).
- D. Before final plat and PUD submittal or approval is given, a Native Growth Protection Easement (NGPE) shall be established, recorded, shown, and referenced on the final plat and PUD that includes the wetland, the wetland's buffer, the geologically hazardous area, and the geologically hazardous area's buffer. The NGPE shall begin at the west edge of the fifteen (15) foot non-disturbance setback as measured from the top of slope and terminate at the eastern property line (MDNS Condition #4).
- E. Within the Native Growth Protection Easement, vegetation or tree removal, topping, or trimming is strictly prohibited unless approved first by the City. The individual lot owner would need to submit an ISA certified arborist's report that states a tree is dead, diseased, dying, and a hazard to an adjacent property/use along with a geological hazardous area critical area report to the City of Anacortes' Planning Department and Parks and Recreation Department for review and approval (MDNS Condition #5).
- F. Those trees designated for retention on the submitted Tree Assessment & Preservation Plan shall be protected before and during site development and construction through adherence to AMC § 16.50.100. Chain link fencing (or other sturdy construction fencing) shall be erected along the western edge of the NGPE and be at least six (6) feet outside of any adjacent trees' drip line. Before any site development [i.e., grading, clearing, etc.] or construction activities occur on the subject property the applicant shall contact the Department of Planning, Community, and Economic Development to arrange a tree fence inspection. Only limited clearing by hand in order to install the fence is allowed (MDNS Condition #6).
- G. Prior to construction plan approval, the landowner /applicant shall obtain a National Pollutant Discharge Elimination System (NPDES) General Permit for Stormwater Discharge as required by the State of Washington's Department of Ecology (MDNS Condition #7).
- H. Before final plat & PUD submittal or approval is given, the top of slope shall be surveyed and shown accordingly on the face of the final plat. The final plat & PUD shall reflect that all structures are required to maintain a thirty (30) foot building setback as measured from the top of slope. Non-structural entities such as decks and patios are allowed within the thirty (30) foot setback provided they are outside of the fifteen (15) foot non-disturbance setback as measured from the top of slope. A note to this effect shall be on the face of the final plat & PUD (MDNS Condition #8).
- I. Before final plat & PUD submittal or approval is given, the applicant shall install a split rail fence at the edge of the fifteen (15) foot non-disturbance setback as measured from the top of slope. Critical area signage shall be placed on the fence as approved by the

Planning Department (MDNS Condition #9).

- J. Prior to final plat & PUD submittal or approval, public road improvements shall be in place as required by the Public Works Department for both the City of Anacortes and Skagit County (MDNS Condition #10).
 - K. A legally enforceable agreement, which shall be recorded as a covenant and noted on the face of the plat and deed, and executed in a form satisfactory to the City of Anacortes' acknowledging that the site is located in a geologically hazard area; the risks associated with development of such site; and a waiver and release of any and all claims of the owner(s), their directors, employees, successors, or assigns against the City of Anacortes for any loss, damage or injury, whether direct or indirect, arising out of issuance of development permits for this proposal (MDNS Condition #11).
23. Development shall comply with the Public Works Department including but not limited to:
- A. 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.
 - B. Clearing activities may require a logging permit issued by the Department of Natural Resources prior to construction activities taking place on or off-site.
 - C. All Public Easements shall be not less than 20-feet in width as identified in the Anacortes Municipal Code Section 16.20.090 – Easements. Any future encroachments into the easements by the adjacent properties shall be required to apply for an encroachment agreement (AMC 12.30) from the City of Anacortes Public Works Department.
 - D. All public utility easements shall have vehicular access, including but not limited to: 1) A 12-foot minimum width access road (STR-12) with an approved all-weather surface asphalt road, or other approved Low Impact Development Best Management Practice design, 2) Meeting the minimum structural requirements (STR-15.2) for Access Road approved by the City of Anacortes.
 - E. 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.
 - F. Street lighting is be required (AMC 16.20.060). Street lighting shall be LED and shall limit glare and\or emission of light downward to the street and front yard areas. Street lighting will be installed per PSE Schedule 53, Option "B". Lighting fixtures and design shall be approved by the Public Works Director. Shields may be necessary to reduce impacts to adjacent properties.

- G. Mailbox locations shall be reviewed and approved by the City of Anacortes Public Works Department and the U.S. Postal Service.
- H. Sanitation, recycling and compost collection will be at street side of each parcel serviced.
- I. Utilities, as identified in Anacortes Municipal Code 16.20.080 are required to be extended and to serve the development.
- J. Engineering and Inspection fees in the amount of \$500.00, plus 2% of the total estimated construction cost shall be due upon civil plan approval. No construction activity is allowed until the construction plans are approved, all fees have been paid and a preconstruction conference held.
- K. Prior to the final plat approval, all infrastructure improvements shall be completed as required by the City of Anacortes Public Works Director and a 2-year Maintenance Bond in place. The 2-year Maintenance Bond is 10% of the actual construction cost.
- L. Fire Hydrants are to be located as approved by the City of Anacortes Fire Chief. Fire flows shall be addressed in a manner acceptable to the Fire Chief and the City of Anacortes Public Works Department.
- M. Prior to final plat and PUD submittal or approval, this project is required to construct waterline improvements to provide for higher water pressure to the development. This includes, but is not limited to, the following:
 - 1. Designed to allow for future extension to the west and south of the intersection of Haddon Road and Whistle Lake Road.
 - 2. A PRV station is required and shall be designed and installed at a location that is approved is approved by the City of Anacortes Public Works Department.
 - 3. If the water pressure increases to or above 80 PSI, the developer shall be responsible to install all private pressure reducing valves on existing residential services.
- N. Storm water conveyance both on-site and off-site shall comply with City Storm drainage requirements.
- O. The developer shall provide suitable drainage facilities for any surface run-off affecting the subdivision, per Anacortes Municipal Code 16.20.070.
- P. Haddon Road Improvements shall include:
 - 1. At the east end of Haddon Road, there will be a full sized Cul-de-Sac, designed to City of Anacortes Standards.
 - 2. Haddon Road, east from Whistle Lake Road to the project's west edge will be widened to a width of 24-feet, per Skagit County Public Works Road Standard for "Rural Local Access Roadway Section ADT Under 251 Figure B-2".
 - 3. It may be necessary to narrow a portion of the roadway to avoid topographic constraints, such as large transmission power poles.

4. A 28-foot wide paved road across the frontage of the proposed Planned Unit Development, with a minimum 25-foot road length transition to the west, and;
5. A minimum 6-foot wide paved pedestrian path across the frontage of the proposed Planned Unit Development along the north side. Located 6-feet from the edge of the asphalt of Haddon Road, and;
6. An offset 6-foot wide paved pedestrian path from the westerly edge of the proposed Planned Unit Development to the intersection of Whistle Lake Road with the exception of providing a five (5) foot wide pathway fronting 304 Haddon Road separated four (4) feet from the edge of road widening. A thickened asphalt edge shall be constructed adjacent to 304 Haddon Road to convey runoff waters to infiltration trenches, and;

If the pedestrian path is placed adjacent to the roadway, then an 8-foot wide pedestrian path is recommended.

Q. Pedestrian Safety improvements along Whistle Lake Road, shall consist of the following:

1. Construct an offset 6-foot wide paved pedestrian path from the intersection of Haddon Road along the east side of Whistle Lake Road to the northerly property line extent of the City of Anacortes property where the existing water tank is located.
2. If the pedestrian path is placed adjacent to the roadway, then an 8-foot wide pedestrian path is recommended.

24. Development shall comply with Skagit County's Public Works Department including but not limited to:
 - A. The new shared access driveways will need to obtain commercial access permits prior to construction. Access aprons shall be constructed to County standards.
 - B. Electronic record drawings will be required for all the roadway improvements made to the County road and within the right-of-way.
 - C. The lots that do not share access will need to get an access permit from Skagit County when they submit for a building permit for the residence. This item does not need to be completed prior to plat approval and is an informational comment. A note shall be added to the face of the final plat & PUD to reflect this.
 - D. Haddon road will need to be widened to a 24 foot wide driving surface. A 28 foot wide hard surface will be required for the frontage of the property. The cul-de-sac will need to be improved to a 45 foot radius. A separated pedestrian path will need to be constructed per City of Anacortes requirements.
 - E. A right-of-way permit will be required. Construction plans for the improvements shall be prepared by a civil engineer currently licensed in the State of Washington.
 - F. The construction in the right-of-way will require certification by the engineer that all items have been built in concordance with the approved construction plans. See section 12 of the

Skagit County Road Standards.

These Findings of Fact, Conclusions of Law, and Recommendation were adopted by the City of Anacortes' Planning Commission on **June 08, 2016**, the date signed by the Planning Commission Chair.

Marty Laumbattus, Planning Commission Chair

Date

APPEALS:

Any aggrieved party shall have five (5) working days from date of the action to appeal the recommendation of the Planning Commission to the City Council. The appeal shall be in writing and is to be filed with the city clerk. If an appeal is filed by an aggrieved party, this appeal shall be a closed-record appeal to the City Council who shall decide the matter.

EXHIBITS:

EXHIBIT NUMBER:	NAME OF EXHIBIT:
Exhibit #1	Master Permit Application, Environmental Checklist, & Narrative
Exhibit #2	Assessor's Info & GIS Map
Exhibit #3	Neighborhood Meeting Letters
Exhibit #4	Notice of Application & Hearing with Optional SEPA DNS
Exhibit #5	Notice of Hearing Cancellation
Exhibit #6	Public Comments Received
Exhibit #7	Agency & Department Comments Received
Exhibit #8	Wetland Addendum & Report
Exhibit #9	Tree Assessment & Preservation Plan
Exhibit #10	Geologically Hazardous Area Report
Exhibit #11	Third Party Review –MTC's Geologically Hazardous Area Report
Exhibit #12	Third Party Review –Sewer Capacity
Exhibit #13	Cultural Resource Report
Exhibit #14	Traffic Impact Analysis
Exhibit #15	Landscape Plan
Exhibit #16	Open Space & Landscape Plan Exhibit
Exhibit #17	Drainage Plan
Exhibit #18	Issued SEPA MDNS
Exhibit #19	Civil Plans & Plat/PUD Map
Exhibit #20	City Hall Meeting & Informal Neighborhood Meeting Notes /Emails

EXHIBIT #1:

MASTER PERMIT APPLICATION,
ENVIRONMENTAL CHECKLIST,
& NARRATIVE

City of Anacortes – Planning, Community, and Economic Development

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

1.

	Applicant	Contact Person (if different)
Name:	<u>Allen Family Investments, LLC</u>	<u>Tom Allen</u>
Mailing Address:	<u>PO Box 817</u>	<u>(Same)</u>
City, State, Zip:	<u>Anacortes, WA 98221-0817</u>	
Phone#:	<u>360.293.7754</u>	
Fax#:		
E-mail:	<u>AllenCollectables@yahoo.com</u>	
2. Applicant's Interest to Property (check one)
- ☒ Owner ☐ Contract Purchaser ☐ Lessee ☐ Other _____
3. All Persons/Firms having an ownership interest in the property:
- Name: Allen Family Investments, LLC Phone# 360.293.7754
- Address: PO Box 817, Anacortes, WA 98221-0817
- Name: _____ Phone# _____
- Address: _____
- Name: _____ Phone# _____
- Address: _____
-
4. General location of property (including nearest intersection): SEC: 30 TWP: 35 RNG: 2
North of Haddon Road at its eastern terminus.
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):
P33048
7. Approximate acreage: 4.96 8. Present zoning: R1
9. Present use of property: Forest
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:

13-lot Planned Unit Development

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? ☐ Yes ☐ No
If yes, who? _____ Year? _____

FOR SUBDIVISIONS (PLATS):

16. Plat Name: Haddon Road PUD 17. Number of Lots: 13

FOR SHORT SUBDIVISIONS (SHORT PLATS):

18. Number of Lots: _____ 19. Duplex Lots Proposed: 0

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? ☐ Yes ☒ No If yes, please explain why: _____
23. Water Body: _____ 24. Shoreline Environment Designation: _____

FOR VARIANCE (ZONING AND SHORELINE):

25. Code sections involved: 16.32.010 Minimum Road Standards
26. Description of variance requested:
To maintain the rural character we request that road widening requirements for Haddon Road be reduced to 28' on the frontage with no curb/gutter, and a total width of 24' pavement extending west to Whistle Lake Road. In addition, we propose a 6' paved path beginning at the cul-de-sac and extending west to Whistle Lake Road and north to Blue Heron Circle (where existing right-of-way exists).

STATE OF WASHINGTON)

) ss

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

Signed: TR Allen
Property Owner

Subscribed and sworn to before me this 5th day of January, 2016



Candice Geer
Notary Public in and for the State of WA
residing at Anacortes

STATE OF WASHINGTON

) ss

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

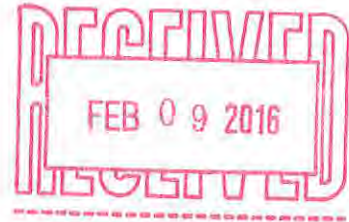
Signed: _____
Property Owner

Subscribed and sworn to before me this _____ day of _____, 20_____

Notary Public in and for the State of _____
residing at _____

**STATE OF WASHINGTON ENVIRONMENTAL POLICY ACT
ENVIRONMENTAL CHECKLIST**

A. BACKGROUND



1. Name of proposed project, if applicable:

Haddon Road Planned Unit Development

2. Name of applicant:

Tom Allen

3. Address and phone number of applicant and contact person:

*Allen Family Investments, LLC
PO Box 817
Anacortes, WA 98221
360.293.7754*

4. Date checklist prepared:

October 22, 2015

5. Agency requesting the checklist:

City of Anacortes

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

PUD approval: Winter 2015-16

Construction: Winter/Spring 2016

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

A critical area reconnaissance report and geotechnical report have been prepared in support of this proposal.

9. Do you know whether applications are pending for government approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

The parcel is the subject of a Short Plat application that was rejected by the City Council on October 20, 2015.

10. List any government approvals or permits that will be needed for your proposal, if known.

*Forest Practices Permit
Skagit County Right-of-Way permit*

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

A 13-lot Planned Unit Development on a 5-acre parcel located on Haddon Road.

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

North of Haddon Road at its eastern terminus.

Legal Description:

The south 231 feet of the east 990 feet of Government Lot 6, Section 30, Township 35 North, Range 2 East, W.M.

EXCEPT that portion conveyed to the State of Washington for highway purposes by deed recorded January 30, 1957 under Auditor's File Number 547018, and

EXCEPT that portion, if any, lying within the west 330 feet of said Government Lot 6.

Situate in the City of Anacortes, County of Skagit, State of Washington.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountainous, other.

Flat on the western half, with a steep slope east of the center leading to a lower plateau.

- b. What is the steepest slope on the site (approximate percent slope)?

45%

- c. What general types of soils are found on the site? (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Keystone Loamy Sand

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

No. The presence of "pistol butt" trees (with bent trunks) has been noted on the slope, but there is no visible evidence of significant slope instability.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Cut Volume 5,200cu.yd.

Fill Volume 3,750cu.yd.

(Note: These quantities are estimates based on the preliminary grading design, and before construction plan approval)

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Minor isolated areas of erosion may occur in the vicinity of excavations.

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

Driveway6.6% (0.306 acres)

Home13.1% (0.657 acres)

- H. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Standard construction erosion control BMPs will be implemented. All proposed measures shall meet the requirements and standards of the 2005 Dept. of Ecology Manual.

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke, etc.) during construction and when the project is completed? If any, generally describe and give approximate quantities, if known.

Minor dust and vehicle exhaust will be produced during construction

- b. Are there any offsite sources of emissions or odors that may affect your proposal? If so, generally describe.

No

- c. Proposed measures to reduce or control emissions or other impacts to the air, if any?

None

3. Water

- a. Surface

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

No. Numerous springs and seeps exist on the rock-face above SR20, and several stormwater channels exist downstream of the site.

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

No

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

N/A

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

No

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

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

No

b. Ground

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

Low Impact Development techniques will be employed on this site. Infiltration trenches, dry wells and dispersion facilities result in discharges to groundwater.

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

None

c. Water Run-off (including storm water)

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

The site's stormwater will be addressed in two ways: Surface water runoff will be collected, treated and dispersed/infiltrated using LID techniques. A City stormwater system is located immediately north of the property with easements in place to allow access and will be used to convey runoff from the buildings and yards of Lots 1-8.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

Accidental spills of pollutants may enter the groundwater system.

A spill-prevention plan shall be developed by the contractor per the WSDOT specifications, and a spill-prevention kit shall be maintained on-site during all construction activities where spills may occur.

- d. Proposed measures to reduce or control surface, ground, and run-off water impacts, if any:

Construction spill-control BMPs will be implemented. Following construction, no specific proposals for reducing accidental spills.

4. Plants

- a. Check or circle the types of vegetation found on the site.

deciduous tree: alder, maple, aspen, madrona, cottonwood, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

All underbrush and most trees will be removed from the building lots to make room for homes, driveways, lawns, etc. The wetland and its buffer area will remain untouched.

- c. List threatened or endangered species known to be on or near the site.

None.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Trees within the wetland and its buffer will be retained.

Trees on the Critical Slope will be retained, with the exception of existing or future hazard trees. Selected trees suitable for preservation within the development area may be retained pending evaluation of development impacts by the project arborist.

Please refer to the "Tree Credit Assessment " prepared by Urban Forestry Services, Inc. (5 February 2015).

5. Animals

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other: Rabbit, squirrel, chipmunk, etc.

fish: bass, salmon, trout, herring, shellfish, other: _____

- b. List any threatened or endangered species known to be on or near the site.

Bald eagles frequent the Fidalgo Bay, Fidalgo Island vicinity.

- c. Is the site part of a migration route? If so, explain.

This area is part of the larger Pacific flyway.

- d. Proposed measures to preserve or enhance wildlife, if any:

Preservation of trees in the eastern portion of the site preserves habitat.

6. Energy and Natural Resources

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

Electricity and natural gas service exist near the site. Solar power may be used, as well.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

The development will improve the ability of homes north and west of the site to employ solar power by removing trees.

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

Those measures as mandated by building codes.

7. Environmental Health

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

No

- 1) Describe special emergency services that might be required.

None

- 2) Proposed measures to reduce or control environmental health hazards, if any:

None

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Construction noise (logging, excavation, etc.) and normal residential noise issues.

- 3) Proposed measures to reduce or control noise impacts, if any:

None. Construction hours are limited by City code.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?

Site: Forest. Adjacent properties are a mix of undeveloped, low-density residential and condos.

- b. Has the site been used for agriculture? If so, describe.

No.

- c. Describe any structures on the site.

None

- d. Will any structures be demolished? If so, what?

N/A

- e. What is the current zoning classification of the site?

R1

- f. What is the current comprehensive plan designation of the site?

R1

- g. If applicable, what is the current shoreline master program designation of the site?

N/A

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

The site contains a Class III wetland; a 110-foot buffer is provided per Code.

- i. Approximately how many people would reside or work in the completed project?

35-60

- j. Approximately how many people would the completed project displace?

None

- k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A

- I. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The project is consistent with the Anacortes Code for applying R2 development standards in the R1 zone through the Planned Unit Development process.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

13

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None

- c. Proposed measures to reduce or control housing impacts, if any:

The project will construct 13 new homes where none existing before. The applicant assumes that spec-home sizes will be roughly 1,600-2,200 SF, but may be different for custom homes.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

32

- b. What views in the immediate vicinity would be altered or obstructed?

Removal of trees may improve territorial views.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

The applicant intends to develop an attractive residential subdivision similar to others found throughout the City of Anacortes.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Normal residential lighting.

The City has requested a street light at the proposed cul-de-sac.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

The only impacts are those typical of urban residential developments

- c. What existing offsite sources of light or glare may affect your proposal?

None

- d. Proposed measures to reduce or control light and glare impacts, if any:

None

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Anacortes Community Forest Lands, parks, playgrounds, etc.

- b. Would the proposed project displace any existing recreational uses? If so, describe.
No
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any?
None

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
No
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
None
- c. Proposed measures to reduce or control impacts, if any:
N/A

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
The site is served by Haddon Road, Whistle Lake Road and State Route 20
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
No
- c. How many parking spaces would the completed project have? How many would the project eliminate?
Typical residential single-family parking volumes. Additional parking spaces will be provided along the driveway to Lots 9-11, and each home will have space for off-street parking.
No parking spaces are eliminated.
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
The existing sub-standard cul-de-sac will be replaced with a City Standard cul-de-sac. Haddon Road will be widened along the project frontage to 28 feet, with the portion of Haddon Road west of the site widened to provide a minimum of 24-feet of pavement per Skagit County requirements. These improvements will extend to Whistle Lake Road.
A separated 6-foot paved pedestrian path will be provided from the cul-de-sac to Blue Heron Circle, except for the section along Whistle Lake Road where inadequate right-of-way exists for its construction.
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
No
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
90+/-

- g. Proposed measures to reduce or control transportation impacts, if any:

None

15. Public Services

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

The project will increase demand for public services in proportion to the size of the project relative to the community at large.

- b. Proposed measures to reduce or control direct impacts on public services, if any:

Impact fees and property taxes

16. Utilities

- a. Circle utilities currently available at the site:

Electricity, Natural Gas, Water, Refuse Service, Telephone, Sanitary Sewer, other:

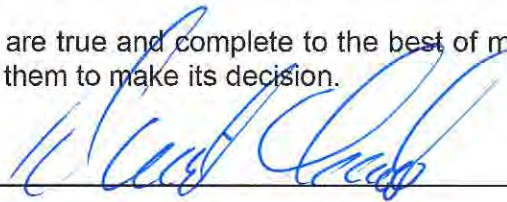
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

The proposed project will connect with sewer, storm drainage, telephone, cable, water and natural gas utilities.

C. SIGNATURES

The above answers are true and complete to the best of my knowledge. We understand that the lead agency is relying on them to make its decision.

Signature: _____



Date Submitted: _____

9 FEB 2016

Ravnik & Associates, Inc.

CIVIL ENGINEERING & LAND-USE PLANNING

PROJECT NARRATIVE

HADDON ROAD PLANNED UNIT DEVELOPMENT

PUD-2016-0001

May 10, 2016

Proposed Project:

This project is proposing a 13-lot Planned Unit Development (PUD) on a 4.96-acre parcel in the City of Anacortes. The property is zoned R-1, however application of the PUD standards require R-2 development regulations to be in effect. Applying the R-2 standards is not a deviation from the codes and regulations, because when a PUD is applied to R-1 zoned property, applying the R-2 standards is a requirement.

Project Location:

The subject property is located at the eastern terminus of Haddon Road. Subdivisionally, the property is located in the SW quarter of the SE quarter of Section 30, Township 35 North, Range 2 East, having a parcel number of P33048

Property Conditions - Existing:

As shown on the Overall Existing Conditions Plan, the subject property comprises 4.96 acres rectangular shaped, generally measuring 977 feet long east-west. The property's west end width is 211 feet whereas the east end is 231 feet wide. The western half of the site is a gently sloping, upper level plateau encompassing approximately 2.2 acres which is the location of proposed residential development. Haddon Road abuts most of the south side of the property's plateau area. From the east edge of the gently sloping plateau area, there is a steeper slope which continues downhill east to the end of the property above SR20. The east end of the site contains a delineated wetland area encompassing 0.48 acres, bordered on its westerly uphill side by a 110-foot-wide protective buffer area.

The entire property is forested and does not contain any development. As described in this project's Tree Retention Assessment, all of the trees will be removed from the plateau area with exception of a 15-foot-wide no-disturb strip which parallels the west side top of slope. East from the top of slope, as noted in the Tree Retention Assessment report, there are 147 existing trees which will remain, having a combined value of 815 Tree Unit Credits.

Existing Utilities:

Within Haddon Road, the existing utilities comprise water, power, telephone, and tv cable. Neighbors have noted the lack of water pressure in the area. Along the north side of the plateau area as shown on the Utility Plan, there are existing sanitary sewer and storm drainage utility facilities which are allowed to be used by this residential development. This existing sanitary sewer will be extended into the property at two locations to serve all sewer needs in the project area. This existing drainage facility will be used to receive runoff from impervious conditions within the easterly two-thirds of the residential development area.

The development will place thirteen home sites west of the Critical Slope, with each lot containing a minimum of 7,500 square feet of area; with the wetland, its buffer, and much of the steep slope to be included in Lot 13.

Proposed Residential Development:

Quantity – Size – Location: Lot sizes for these 13 residential lots will not be smaller than 7,500 square feet per the PUD standards. The proposed lot sizes range from 7,500 to 15,262 square feet, with the exception of Lot 13 containing 106,374 square feet which includes most of the steep slope and all of the wetland and buffer area. The residential development area of all lots will be located on the gently sloping plateau area within the westerly half of the property. No residential development is proposed within the easterly sloped area that will remain forested.

Lot Access: Access to all lots will be provided from the north side of Haddon Road. Within the development area, no public roads will be constructed; rather, three 20-foot-wide shared driveways will be constructed as shown on the Utility Plan. The proposed lot layout creates three clusters of lots, west, middle, and east. The west and middle driveways will each serve four lots, with the east driveway serving three lots. The remaining two lots will have their own driveways off of the cul-de-sac. Within each lot, two parking spaces are required per code, to be constructed at the time of individual lot development. Along the east driveway, an additional five parking stalls will be provided. All driveways are to be asphalt paved once the associated residential construction has been completed. This will reduce driveway impacts that could otherwise occur from heavy construction vehicles and concrete trucks.

Public Road Improvements: Haddon Road is a dead-end, terminating at a sub-standard cul-de-sac. The approximate northerly third of the Haddon Road right of way is within the City's jurisdiction with the remaining southerly portion in Skagit County's jurisdiction. For this type of project, the City's typical road standard for full City rights of way is to construct a 32-foot-wide paved surface bordered by curb, gutter, and sidewalk. Skagit County's road standard is much simpler, only requiring a 24-foot-wide paved surface with no curb, gutter, and sidewalk, however with ditches as needed. Since Haddon Road has no forecast of being extended easterly down the steep hill to Highway 20, and the right of way encompasses two jurisdictions, both the City and Skagit County are involved in establishing the road improvement cross-section. It's not necessary to improve one-third of this dead-end road to City standards and two-thirds of the road to Skagit County standards. As a collaborative approach between the two standards, while still providing a functional road section and not creating unnecessary impervious area, the City has suggested this project's fronting portion of Haddon Road be widened to a 28-foot width without abutting curb, gutter, and sidewalk.

The offsite west portion of Haddon Road from the project's west end to Whistle Lake Road is to be widened as required by Skagit County to a total width of 24 feet.

At the east end of Haddon Road, the substandard cul-de-sac will also be enlarged to the City's standard of a 90-foot-diameter. The perimeter of this cul-de-sac will contain a thickened asphalt edge or curbing to manage all runoff waters. At all locations where Haddon Road and the cul-de-sac are widened, there already exists sufficient right of way to accommodate the improvements. In their collaborative efforts to establish road widening improvements, the City has also suggested that a pedestrian walking path be provided within the northern portion of the Haddon right of way, and where

feasible, within the eastern part of the Whistle Lake right of way to the south side of Blue Heron Circle. This fronting and offsite path is recommended by staff in lieu of constructing a 32-foot-wide island of pavement. This path will be 6 feet wide comprised of concrete, and generally not directly abutting the travel surface. A space between the widened road and concrete path provides a location for runoff waters to collect, flow through grass for treatment, and infiltrate. An exception is proposed fronting the Brogan residence where the sidewalk width can be five feet, adjoining the edge of road widening having a thickened asphalt edge to convey runoff waters downhill westerly to an infiltration facility.

Common to most residential platting, road widening improvements are performed on the project-side of the road. Haddon Road's present width of 16 to 20 feet will be widened along its north side to achieve the frontage width of 28 feet and the offsite width of 24 feet.

The applicant is amenable to either constructing the City's 32-foot road section with curb, gutters, and sidewalk along the project frontage together with the offsite Haddon road widening, or, construct the reduced road widening and the sidewalk to Blue Heron Circle.

Offsite Utility Improvements: Although there are existing waterline pipes in Haddon Road and Whistle Lake Road, the City is requiring some utility work in these roads to install additional pipe and water system components. This involves installing approximately 400 LF of new 8-inch waterline to connect the existing water system to the higher pressure zone associated with the 3-million-gallon reservoir, which in turn will increase the available water pressure in the area. In addition, this may also require a new pressure-reducing valve. From existing utilities in Haddon Road, wire utilities will be extended underground to serve the proposed lots. Adjoining the widened portions of Haddon Road, new road-side drainage/infiltration swales will be constructed. The provision of having road runoff be filtered through grass and being exposed to the underlying sandy soils will manage all runoff from the Haddon Road widening improvement. The specific size and location of road-side swales will be confirmed during the preparation of civil construction plans.

Offsite, directly adjacent to the plateau-area's north property line, there are existing storm drainage and sanitary sewer utilities that will be used to serve the development area.

Onsite Utility Improvements – Drainage: For all lots, rainfall directly upon lawn and landscaped areas will simply soak into the ground as naturally occurs. This project's geotechnical investigation by MTC included a soil's infiltration assessment which clearly supports the opportunity to promote infiltration where feasible, which is an encouraged Low Impact Development, LID, technique. Only within the westerly four lots, runoff waters from the impervious roof and driveway areas will be directed to dry-well infiltration trenches. As part of MTC's investigation, they performed a mounding analysis to examine the soil's capacity to infiltrate runoff waters. It was determined that the soils have significant capacity for runoff waters to soak virtually straight down without spreading out any significant distance.

Storm drainage pipes will be extended from the existing storm system along the north property line to serve the middle four lots and the easterly five lots. These pipes will receive runoff waters from the impervious roof and concrete driveways on these 9 lots.

Private asphalt driveways will be constructed at three locations to serve each area of lots. Paralleling the sides of these asphalt driveways, grassed drainage swales will be constructed to receive runoff waters, contain water during heavy rainfall events, and to allow runoff waters to infiltrate into the ground. The final location and size of these swales will be predicated on the designed slopes of the asphalt driveway.

Onsite Utility Improvements – Water:

From the existing waterline in Haddon Road, single and double domestic water services will be installed to serve all 13 lots as shown on the Utility Plan. In addition, 6-inch-diameter waterline will be installed at two locations crossing Haddon Road to serve two new fire hydrant assemblies fronting this project's residential development area.

Onsite Utility Improvements – Sanitary Sewer:

From existing sanitary sewer facilities bordering the developed area's north property line, private sanitary sewer pipes will be installed to serve all 13 lots as shown on the Utility Plan. Waste waters are then conveyed via gravity flow to a regional sanitary sewer pump station to discharge into the City's public sanitary sewer facilities. Sewer from the site will connect through an existing easement to a sanitary sewer manhole on Blue Heron Circle north of the site.

PUD Open Space Provisions & Landscaped Areas:

Open Space per AMC 17.06.595 is defined as "that part of a property which is unobstructed by structures from the ground upward." Common Open Space per AMC 16.40.102 is very similar, stating "A. Land area of the site not covered by buildings, parking structures, or accessory structures except recreational structures (decks may be counted as specified further in these standards), and B. Land which is accessible and available to all occupants of dwelling units for whose use the space is intended." Staff has required that the minimum area of open space be "One-tenth of the combined area of lots one acre or less in size". The sum area of Lots 1 – 12 is 109,621 square feet, thereby requiring the minimum open space area of 10,962 square feet. As identified on the accompanying Open Space and Landscape Areas Exhibit, this project is providing 35,755 square feet of open space within Lots 1 – 12, equating to 32.6% of the sum area of Lots 1 – 12.

Landscape areas per AMC 17.41.020(G) require 20% of the Gross Site Area to be landscaped. For this project, the Gross Site Area is the total property area + one-half of the abutting right of way, which combined is 5.279 acres. The required landscape area is therefore 1.056 acres equating to 45,991 square feet. This project's "no clear" zone begins 15 feet west from the top of bank and proceeds east to the east property line, encompassing 119,955 square feet. Within Lot 13, the available landscape area outside the building setback lines is 2,264 square feet. Combining the 35,755 square feet of open space + 119,955 square feet of "no clear" zone + Lot 13's 2,264 square feet provides a total landscape area of 157,974 square feet, encompassing 68.7% of the gross site area.

Park Land requirements:

These can be met by one of three options to be chosen by the City Council per AMC 16.20.200. The applicant has offered the remaining undeveloped forested area as consideration, or the payment option contained therein.

Exceptions to Zoning and Subdivision Standards

As requested by staff and as stated in the City's PUD Ordinance, AMC 16.40.010, any exceptions to zoning and subdivision standards shall be clearly depicted. This project as a PUD provides for flexibility in its development. As best known by the applicant, the following three matters are exceptions to the zoning and subdivision standards.

Exception #1 – Width of the Flag Portion Being Less than the Required Street Frontage

Three private, 20-foot-wide, asphalted driveways are proposed to provide access to all lots. This private driveway width specifically conforms with AMC 17.36.110 – Street Improvements which requires “a continuous access route not less than twenty feet wide from the street to the primary portion of the lot”. Subject to one's interpretation, Lots 2, 3, 6, 7, 10, & 11 could be considered as “flag” lots. Per AMC 17.06.490(E) "Flag lot" means a parcel of land, the body of which is separated from a public street by one or more lots, connected to a public street by a narrow portion (flag) of the parcel with a width not less than the required street frontage. Where a minimum street frontage is not required by this Code, the minimum width of the "flag" shall be not less than that required by the fire chief and or designee for fire apparatus access. (Ord. 2316 (part), 1994)

The required street frontage is 30 feet which is provided for all lots. The above description speaks to the width of the “flag” portion being not less than the required street frontage. As represented on the accompanying plans, the width of “flag” varies from 12 – 28 feet. Paralleling “flags” have overlying 20-foot and 24-foot wide easements for ingress, egress, & utilities which provides for the 20-foot-wide asphalted driveway surface.

An exception is requested from AMC 17.06.490 for the various widths of “flag” being less than 30 feet. The overlying easement supports the construction of a 20-foot-wide asphalted driveway which already conforms to AMC Street Standards 17.36.110 as noted above.

Exception #2 – No Conditional Use Permit Required for the 20-foot-wide Minimum Access to Street Frontage by Means of an Easement

Per AMC 17.36.110 - Street improvements

“Twenty feet of frontage or an easement to twenty 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. If a private street is proposed, or the twenty feet minimum access to the street frontage is by means of an easement, a conditional use permit is required. Where the zoning administrator approves development fronting on a street which is not improved to current city standards, no building permit shall be issued without a deed restriction being recorded that stipulates that the property owner will not oppose an L.I.D. for street and utility improvements in the future.”

Each of the three, 20-foot-wide, private, asphalted driveways are contained in an easement in order to serve all lots. This is a very common residential improvement having shared driveways. By way of the City and staff being able to dictate conditions within the PUD, there is no need for a conditional use permit to be necessary for a shared driveway in an easement.

An exception is requested to waive the conditional use permit requirement for an access in an easement.

Exception #3 – Modification of R-2 Road Standard per AMC 16.32.010

AMC 16.32.010 identifies the minimum residential street construction shall be 32 feet edge to edge, having curb/gutter on both sides, parking on both sides, and including a minimum 5-foot-wide pedestrian path. In all new subdivisions, sidewalks shall be provided on both sides.

As previously noted, the Haddon right of way is partially within the City's jurisdiction where typically the 32-foot-wide road standard is applied, and mostly within Skagit County's jurisdiction where the road standard is 24 feet wide without curb, gutter, and sidewalk. There is no forecast for Haddon Road to ever be extended further east due to steep terrain. The construction of a 32-foot-wide road is not sufficient to accommodate two travel lanes and two 8-foot-wide parking strips because the travel lane width would only be 8 feet. In an effort to apply LID techniques, the Department of Ecology strongly promotes infiltration. With the sandy soils, omission of curb/gutter to promote runoff into road-side swales will accomplish infiltration. Strictly applying the City's standard to the project's 320 feet of Haddon Road frontage will create an island of impervious surface that will never be further extended, and will be significantly inconsistent with the County's adjacent standard as well as the surrounding rural flare. Haddon Road is technically not in the subdivision, so the provision of providing sidewalks on both the north and south sides is not applicable, furthermore, there are no public roads only private driveways proposed in the PUD.

Skagit County is requiring the offsite portion of Haddon Road, from this project's west side west to Whistle Lake Road, to be widened to 24 feet.

City staff have suggested that the fronting portion of Haddon Road be widened to 28 feet, and that a separate 6-foot-wide walking path be provided along this project's frontage and continuing west to Whistle Lake Road, and continuing north where feasible along the east side of Whistle Lake Road to Blue Heron Circle.

AMC 16.40.103 specifically provides the City the right to approve a reduced road width providing the approved road section provides an equivalent level of service. For this island of Haddon Road to be widened, the aspects of rural character and functionality are important. Approval is requested for the following:

- A. Across the project's frontage: Widen Haddon Road to either a 28-foot or 24-foot width. The additional 4 feet of road width does not provide any benefit unless on-street parallel parking is required, of which up to 10 parking spaces can be accommodated.
- B. Accept Skagit County's road standard of widening Haddon Road to 24 feet as the functional standard for this section of Haddon Road west to Whistle Lake Road.
- C. Along this project's frontage and west to Whistle Lake Road, construct a 6-foot wide concrete walking path paralleling the north side of Haddon Road. For the majority of this alignment, the sidewalk will be separated by a couple feet to the closest edge of widened road in order to provide a location for roadside swales to treat and infiltrate road runoff waters. This six-foot-wide concrete path is to continue north along the east side of Whistle Lake Road, where sufficient right of way exists, to the south side of Blue Heron Circle. Where there is insufficient right of way to accommodate a sidewalk, the road shoulder can be regraded and

surfaced with crushed rock within the right of way to provide for an approximate 3-foot-wide path. A modification to this concrete walking path is requested for the abutting frontage owned by Ms. Jeaneen Brogan to reduce impacts to her residential setting. Ms. Brogan purchased her residence and property essentially as-is, and it is no fault of hers that her residential structure is closer to the edge of right of way than current City codes allow. In addition, her garage floor is occasionally flooded during heavy rains because the floor is roughly 2 feet lower than Haddon Road. Across the frontage of Ms. Brogan's residence, the walking path shall be five feet wide, adjoining the edge of widened road so as to provide her sufficient parking space between the back of proposed concrete walk and the south face of her garage. To avoid the occurrence of heavy rainfall events continuing to flood into her garage floor, a thickened asphalt edge will be provided fronting her residence. This will direct sheet flow runoff from the widened Haddon Road westerly to a road-side swale for treatment and infiltration.

The following details how this application complies with the relevant sections of the Anacortes Municipal Code for Planned Unit Developments.

16.32.020 - Pedestrian facilities.

Pedestrian facilities are not normally required in the R1 zone, in which this project is located; however since a PUD is being applied, the R-2 standards are imposed which do require pedestrian facilities. A sidewalk width of 5' is required in the R2 zone (which is the zoning applied to this PUD). However, City staff are requesting a 6' wide walkway extending from the enlarged cul-de-sac across the project frontage, and then extended further west along Haddon Road and north along Whistle Lake Road to Blue Heron Circle, subject to available right of way.

16.40.020 - Availability of public services

All public and private utilities are available at the site. The applicant intends to extend the high-pressure water system to the site from the 3-million gallon reservoir on Whistle Lake Road.

16.40.040 - Procedure for approval of PUD

16.40.050 – Pre-application conference

This meeting was held on November 3, 2015

16.40.060 - Preliminary PUD development plan

This phase is currently underway with the submittal of this Narrative and other documents.

16.40.070 - Final development

Pending

16.40.080 - Final plat

Pending

16.40.100 - Building considerations in residential PUDs

A. Building Space – Building setbacks and yards are as defined for the R2 zone.

1. Privacy – The proposed development consists of traditional single-family detached homes ranging from 1,600 square feet to 2,200 square feet. All homes will have front, back and side yards.
2. Light and Air – All homes are separated by a minimum of ten feet, assuming that two of the 5-foot side yard setbacks abut each other.

3. Use – The areas between the homes shall be used based on each homeowner.
 4. Building Configuration – No reduction in building spacing is proposed. Standard R2 zone building setbacks are planned for this site.
- B. Front Yard – Standard 20-foot front yard setbacks are proposed.
- C. Lot Width – At the proposed residence, the minimum lot width proposed for this project is approximately 45 feet, which allows for 15 feet of building setback and a 30-foot wide building. Other lots are typically 60-74 feet in width.
- D. Other Design Considerations – No deviations from design ordinances are proposed
- E. Common Walls – No common walls are proposed; only single-family detached homes are proposed.

16.40.20- Common open space – Open-space areas are proposed as provided on each lot. Please refer to the submitted Open Space & Landscaped Areas Exhibit.

16.40.103- Street design – No new private or on-site roads are proposed. In the interest of preserving the rural character of the neighborhood, City staff have recommended that the abutting portion of Haddon Road be widened to a width of 28 feet with no curb / gutter, and the offsite portion of Haddon Road west to Whistle Lake Road be widened to 24-feet.

In addition, a 6-foot-wide concrete pedestrian path will be constructed from the enlarged Haddon cul-de-sac west to Whistle Lake Road and north to Blue Heron Circle, where existing right-of-way is available. To lessen impacts on a residence that is relatively close to the Haddon road surface, the sidewalk will be 5 feet wide abutting the road.

16.44.104- PUD perimeters – The proposed plat does not contain structures with “common walls.” Therefore, no 30-foot perimeter buffer is required.

17.36.050 - Minimum lot size - Per the AMC:

“Lot size of parcels of land within the RL district which are subdivided after April 19, 1978, shall be no less than seven thousand five hundred square feet.”

All proposed lots meet or exceed 7,500 square feet in area.

17.36.070 - Maximum density - “Density for the project applied for shall not exceed four dwelling units per gross acre.”

The proposed plat meets this requirement by providing only 13 units rather than the maximum of 21 allowed by this code.

17.36.080 - Maximum land coverage - “ Maximum land coverage by buildings shall be thirty-five percent.”

The proposed plat is designed to meet this requirement, which will be verified at building permit issuance.

17.36.090 - Maximum building height - “Three stories, but no more than thirty-five feet” No buildings are proposed that exceed this height limit.

17.36.100 - Off-street parking requirements - “There shall be at least two off-street parking spaces per dwelling unit”

Each home will be provided with a 2-car garage, as well as additional parking space on each driveway. In addition, five parallel parking spaces are provided on the shared driveway for Lots 9-11.

17.36.110 - Street improvements – Per the AMC:

“Twenty feet of frontage or an easement to twenty 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.”

All proposed lots provide a minimum of 30-feet of frontage on an improved public street.

17.36.060 - Minimum setback requirements – The lots contained within the proposed plat meet all building setback requirements.

EXHIBIT #2:

ASSESSOR'S INFO AND GIS MAP



0 112.5 225 Feet

City of Anacortes Utilities

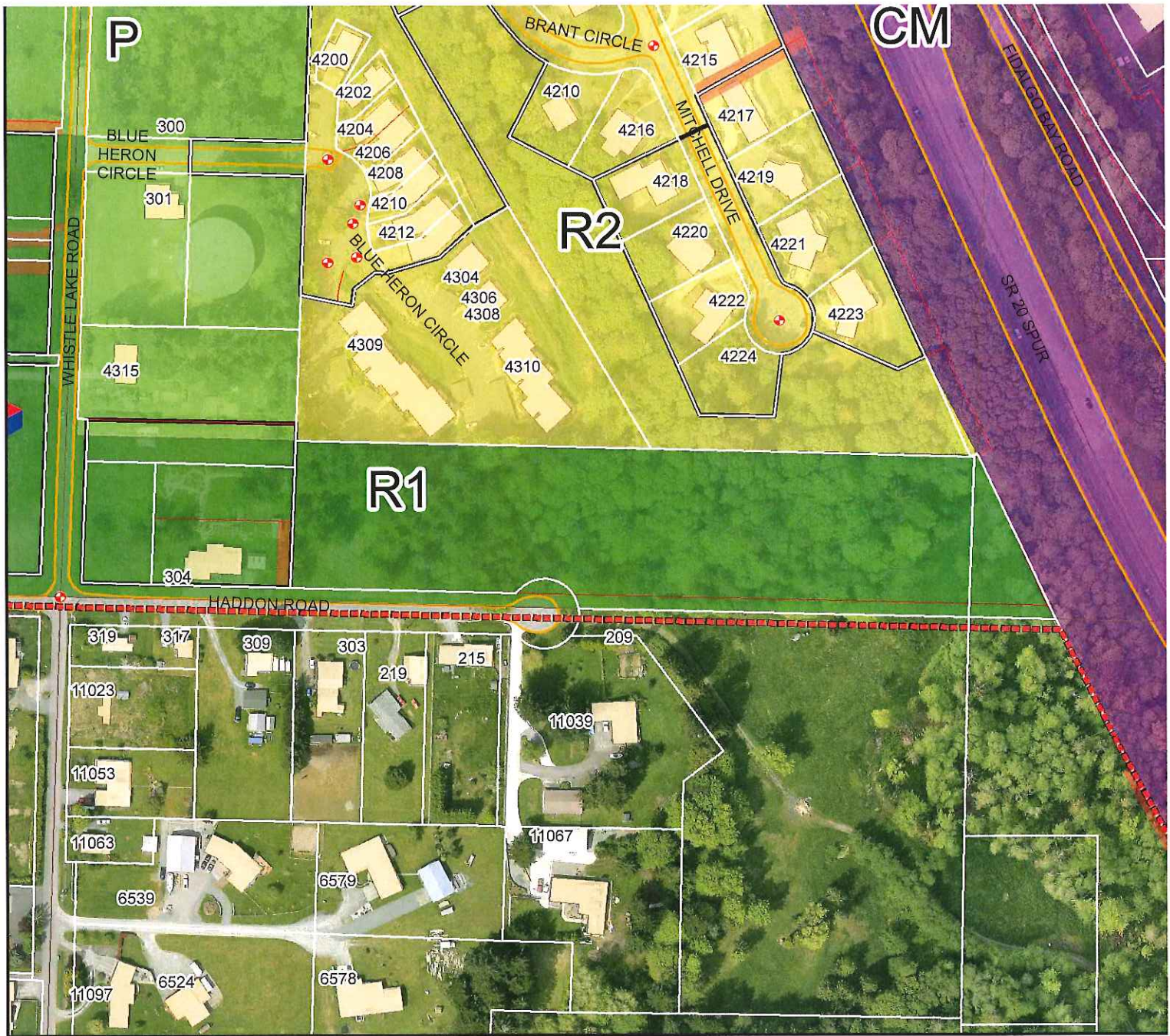
Parks also



Revised
May 2016

City Limits	Monument
County Parcel Data	Paved Streets
Right of Way	
Parcel Lines City	
Section Lines	
Plats	
Encroachments	
Easements	
Vacations	
Buildings	

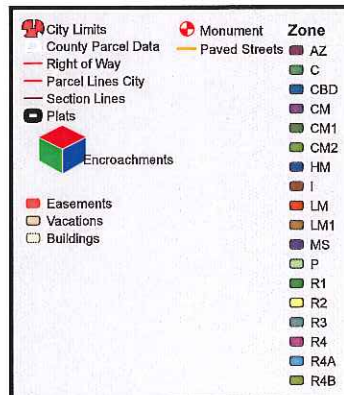
This map was created from available public records and existing map sources. Not from field surveys. Map features from all sources have been adjusted to achieve a "best fit" registration. While great care was taken in this process, maps from different sources rarely agree as to the precise location of geographic features. The relative positioning of map features to one another results from combining different map sources without field "ground-truthing".



0 112.5 225 Feet

City of Anacortes Utilities

Parks also



Revised
May 2016

This map was created from available public records and existing map sources. Not from field surveys. Map features from all sources have been adjusted to achieve a "best fit" registration. While great care was taken in this process, maps from different sources rarely agree as to the precise location of geographic features. The relative positioning of map features to one another results from combining different map sources without field "ground-truthing".

Details for Parcel: P33048

**Jurisdiction:** ANACORTES

Please 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	XrefID	Quarter	Section	Township	Range
P33048	350230-0-016-0003	04	30	35	02
Owner Information	Site Address(es)	Map Links			
ALLEN FAMILY INVESTMENTS LLC		Open in iMap			
PO BOX 817		Assessor's Parcel Map:			
ANACORTES, WA 98221		PDF | DWF			
2015 Values for 2016 Taxes*	Sale Information	2016 Property Tax Summary			
Building Market Value \$.00	Deed Type WARRANTY DEED	2016 Taxable Value	\$280,100.00		
Land Market Value +\$280,100.00	Sale Date 2014-10-17	General Taxes	\$2,774.26		
Total Market Value \$280,100.00	Sale Price \$420,000.00	Special Assessments/Fees			
Assessed Value \$280,100.00		Total Taxes	\$2,774.26		
Taxable Value \$280,100.00					

* Effective date of value is January 1 of the assessment year (2015)

Legal Description [Definitions](#)

THE SOUTH 14 RODS OF THE EAST 60 RODS OF GOVERNMENT LOT 6, SECTION 30, TOWNSHIP 35 NORTH, RANGE 2 E, W.M., SKAGIT COUNTY, WASHINGTON, EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DEED RECORDED JANUARY 30, 1957, UNDER AUDITOR'S FILE NO. 547018, ALSO EXCEPT THAT PORTION, IF ANY, LYING WITHIN THE WEST 20 RODS (330 FEET) OF SAID GOVERNMENT LOT 6. SURVEY AF#200801280007.

*Land Use	(111) HOUSEHOLD, SFR, INSIDE CITY		WAC 458-53-030	
Neighborhood	(20ASOUTH) ANACORTES SOUTH RESIDENTIAL			
Levy Code	0900	Fire District		
School District	SD103	Exemptions		
Utilities		Acres	4.96	
Improvement 1 Attributes Summary				
Building Style	SINGLE FAMILY RESIDENCE			
Year Built		Foundation		
Above Grade Living Area		Exterior Walls		
Finished Basement		Roof Covering		
*Total Living Area		Heat/Air Conditioning		
Unfinished Basement		Fireplace		
*Total Garage Area		Bedrooms		
Bathrooms				
For additional information on individual segments see Improvements tab				

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

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

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

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

EXHIBIT #3:

Neighborhood Meeting Letters

Vernon C. Lauridsen
2219 32nd Street
Anacortes, WA 98221
vclauridsen47@yahoo.com

11/12/2015

Via email to briana@atsinc.org and U.S. Mail

Brian K. Allen

Allen Family Investments

P.O. Box 817

Anacortes, WA 98221

RE: Proposed November 14, 2015 meeting, Haddon Road Project

Dear Mr. Allen:

Thank you for your letter of November 9, 2015. Respectfully, I suggest a somewhat different take on the City Council's decision. A short plat application seeking four or five lots meeting the R1 minimum lot size requirement unconnected to wetlands or buffers, would never have reached the City Council. As I understand, Haddon Road residents have repeatedly said as much. And while it is my earnest hope that provision for affordable housing will figure prominently in future development regulations, an appeal to affordable housing should never be a pretext for ignoring accepted development standards. That said I am pleased to see you reach out regarding the re-application for development on Haddon Road. I believe however that participation should be much broader than just the appellants of a short plat approval that has now been vacated.

Even a cursory review of the Anacortes Municipal Code indicates a planned unit development application will raise a whole host of issues bearing on Anacortes as a community. Matters related to transportation, public services, underlying zoning, open spaces, tree preservation, pedestrian access, economic feasibility, environmental impact, etc., etc. I would not presume to recite an exhaustive list. But it would seem that the more people and the more diverse the interests involved, the better. Certainly everyone in the general vicinity of the project should be included in a meeting. And certainly everyone whose interests will likely be impacted by the project should also be allowed to participate.

It is to your advantage and to the community's advantage to have as open a review process as possible. Informal early meetings at neutral locations will only improve the likelihood of a positive outcome given that the matter must be reviewed by the Planning Commission at an open meeting. The goal should be to gauge and address community concerns early in the process and ultimately make residential development a credit to Anacortes residents.

As such I would rather not attend the meeting you propose this Saturday but would certainly participate in a more inclusive meeting. Thank you again.

Respectfully,

Vernon Lauridsen

cc. Kevin Cricchio

kevinc@cityofanacortes.org

November 12, 2015

To: Brian Allen
Allen Family Investments
PO Box 817
Anacortes, Wa 98221

From: Jeaneen Brogan

Re: Letter of notification of Application Input Meeting

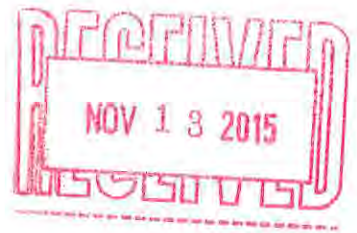
Mr Allen

Please be informed that I will not be attending the meeting on November 14. I will attend an information meeting that includes all of the neighbors as there is a lot of concern among a lot of people. All of the people who attended the City Council meeting in September should have been invited and also all of the neighboring people that this will effect.

Three days notice of a meeting in not adequate time as we all have busy lives . I will wait to be notified of a meeting including all of the correct people to discuss your plans.

Respectfully,

Jeaneen Brogan



November 12, 2015

To: Brian Allen
Allen Family Investments
PO Box 817
Anacortes, WA 98221

From: Rebecca Bean

Re: Letter of notification of Application Input Meeting

Mr. Allen;

Please be informed that I will not be attending the above meeting for the following reasons:

1. Insufficient 'neighbor' notification. In your letter you state that myself and four other individuals are invited to this meeting. Numerous people in opposition to your previously proposed short plant plan attended and spoke at the city council meeting on Sept. 8, 2015. I believe that they all, as well as all neighbors within the 300 ft. notification area, should have been notified of this meeting.
2. Insufficient length of notification. I received this letter, dated November 9, 2015 late in the day November 10th. That is essentially, only three days notice.

As to your reference to invitees to this meeting as 'appellants'; myself and four other individuals were appellants to your previous short plat application/approval. But that has been concluded. There is no current application or approval to appeal therefore I am no longer an appellant.

I would consider attending a meeting if provided with more notification, if the notification included a broader base of those concerned & affected by development of your property and the meeting were to be held in a more neutral location, ie a public meeting place such as the library.

Respectfully,

Rebecca Bean

November 9th, 2015

Rebecca Bean
4315 Whistle Lake Road
Anacortes, WA 98221

Re: Allen Family LLC PUD Application Input Meeting
Haddon Road, City of Anacortes

Ms. Bean,

As you are aware, we are in the planning process for submitting a development proposal for our property located on Haddon Road in Anacortes to the City.

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We would like to invite you and the other four appellants from our short plat application, to a meeting at 4:00pm Saturday afternoon (November 14th) at Windermere's office at 3018 Commercial Ave. in Anacortes.

It is our intent to provide you and the other attending appellants an overview of our planned development and allow you the opportunity to offer direct feedback.

We will look forward to your input.

Respectfully,



Brian K Allen
briana@atsinc.org

Allen Family Investments
PO Box 817
Anacortes, WA 98221

Vernon C. Lauridsen
2219 32nd Street
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vclauridsen47@yahoo.com

11/12/2015

Via email to briana@atsinc.org and U.S. Mail

Brian K. Allen

Allen Family Investments

P.O. Box 817

Anacortes, WA 98221

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Respectfully,

Vernon Lauridsen

cc. Kevin Cricchio

kevinc@cityofanacorres.org

Cricchio, Kevin

From: Patrick O'Hearn <haddonpoh@gmail.com>
Sent: Thursday, November 12, 2015 2:56 PM
To: briana@atsinc.org
Cc: Cricchio, Kevin
Subject: Haddon PUD Application Proposed Meeting

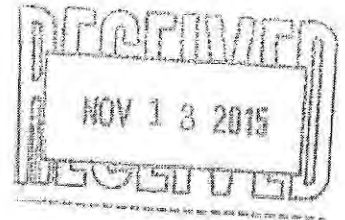
Sent via Email, mail copy to follow

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Sincerely,

Patrick O'Hearn



November 12, 2015

To: Brian Allen
Allen Family Investments
PO Box 817
Anacortes, WA 98221

From: Rebecca Bean

Re: Letter of notification of Application Input Meeting

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November 9th, 2015

Rebecca Bean
4315 Whistle Lake Road
Anacortes, WA 98221

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Haddon Road, City of Anacortes

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We will look forward to your input.

Respectfully,



Brian K Allen
briana@atsinc.org

Allen Family Investments
PO Box 817
Anacortes, WA 98221

Vernon C. Lauridsen
2219 32nd Street
Anacortes, WA 98221
vcclauridsen47@yahoo.com
11/12/2015

Via email to briana@atsinc.org and U.S. Mail

Brian K. Allen

Allen Family Investments

P.O. Box 817

Anacortes, WA 98221

RE: Proposed November 14, 2015 meeting, Haddon Road Project

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Vernon Lauridsen

cc. Kevin Cricchio

kevinc@cityofanacorres.org

Cricchio, Kevin

From: Patrick O'Hearn <haddonpoh@gmail.com>
Sent: Thursday, November 12, 2015 2:56 PM
To: brian@atsinc.org
Cc: Cricchio, Kevin
Subject: Haddon PUD Application Proposed Meeting

Sent via Email, mail copy to follow

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Sincerely,

Patrick O'Hearn

Cricchio, Kevin

From: Patrick O'Hearn <haddonpoh@gmail.com>
Sent: Thursday, November 12, 2015 2:56 PM
To: briana@atsinc.org
Cc: Cricchio, Kevin
Subject: Haddon PUD Application Proposed Meeting

Sent via Email, mail copy to follow

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Patrick O'Hearn

November 9th, 2015

Rebecca Bean
4315 Whistle Lake Road
Anacortes, WA 98221

Re: Allen Family LLC PUD Application Input Meeting
Haddon Road, City of Anacortes

Ms. Bean,

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We will look forward to your input.

Respectfully,

A handwritten signature in black ink, appearing to read "Brian K Allen", with a stylized flourish at the end.

Brian K Allen
briana@atsinc.org

Allen Family Investments
PO Box 817
Anacortes, WA 98221

CUSTOMER USE ONLY

FROM: (PLEASE PRINT)

PHONE ()

ATS Administration
450 Sprattuck Ave
Kenilworth, NJ 07033

PAYMENT BY ACCOUNT (if applicable)

USPS® Corporate Acct. No.

Federal Agency Acct. No. or Postal Service™ Acct. No.

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- ☐ 10:30 AM Delivery Required (additional fee, where available)

*Refer to USPS.com® or local Post Office® for availability.

TO: (PLEASE PRINT)

PHONE ()

Rebecca Bean
4315 Whistle Lake Road
Annapolis, MD 21411

ZIP + 4® (U.S. ADDRESSES ONLY)

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- For pickup or USPS Tracking™, visit USPS.com or call 800-222-1811.
- \$100.00 insurance included.



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EXPRESS™**

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PO ZIP Code 98057		Scheduled Delivery Date (MM/DD/YY) 11/10/15		Postage \$16.95			
Date Accepted (MM/DD/YY) 11/9/15		Scheduled Delivery Time ☐ 10:30 AM ☒ 3:00 PM ☐ 12 NOON		Insurance Fee \$		COD Fee \$	
Time Accepted 2:38		10:30 AM Delivery Fee \$		Return Receipt Fee \$		Live Animal Transportation Fee \$	
Weight 1 lbs. 0 ozs.		☐ Flat Rate \$		Sunday/Holiday Premium Fee \$		Total Postage & Fees \$16.95	
		Acceptance Employee Initials AB					

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Delivery Attempt (MM/DD/YY)	Time ☐ AM ☐ PM	Employee Signature

LABEL 11-B, JANUARY 2014

PSN 7690-02-000-9998

2-CUSTOMER COPY

November 9th, 2015

Jeaneen Brogan
304 Haddon Road
Anacortes, WA 98221

Re: Allen Family LLC PUD Application Input Meeting
Haddon Road, City of Anacortes

Ms. Brogan,

As you are aware, we are in the planning process for submitting a development proposal for our property located on Haddon Road in Anacortes to the City.

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We will look forward to your input.

Respectfully,

A handwritten signature in dark ink, appearing to read "Brian K Allen", with a long horizontal flourish extending to the right.

Brian K Allen
briana@atsinc.org

Allen Family Investments
PO Box 817
Anacortes, WA 98221

November 12, 2015

To: Brian Allen
Allen Family Investments
PO Box 817
Anacortes, Wa 98221

From: Jeaneen Brogan

Re: Letter of notification of Application Input Meeting

Mr Allen

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FROM: (PLEASE PRINT) PHON 251 251-9680

ATS Automation
450 Shattuck Ave S
Renton, WA 98057

PAYMENT BY ACCOUNT (if applicable)

USPS® Corporate Acct. No. Federal Agency Acct. No. or Postal Service™ Acct. No.



EK 624151029 US

Tracking # 20091115



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EXPRESS™**

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Delivery Options

☐ No Saturday Delivery (delivered next business day)

☐ Sunday/Holiday Delivery Required (additional fee, where available*)

☐ 10:30 AM Delivery Required (additional fee, where available*)

*Refer to USPS.com® or local Post Office® for availability.

ORIGIN (POSTAL SERVICE USE ONLY)

☒ 1-Day ☐ 2-Day ☐ Military ☐ DPO

PO ZIP Code 98057	Scheduled Delivery Date (MM/DD/YY) 11/10/15	Postage \$ 16.95	
Date Accepted (MM/DD/YY) 11/9/15	Scheduled Delivery Time ☐ 10:30 AM ☒ 3:00 PM ☐ 12 NOON	Insurance Fee \$	COD Fee \$
Time Accepted 2:40 ☐ AM ☒ PM	10:30 AM Delivery Fee \$	Return Receipt Fee \$	Live Animal Transportation Fee \$
Weight 1.1 lbs.	☐ Flat Rate \$	Sunday/Holiday Premium Fee \$	Total Postage & Fees \$ 16.95
Acceptance Employee Initials JW			

TO: (PLEASE PRINT) PHONE ()

Jeanen Brogan
304 Haddon Road
Arling Heights, WA 98221

ZIP + 4® (U.S. ADDRESSES ONLY)
9 8 2 2 1

DELIVERY (POSTAL SERVICE USE ONLY)

Delivery Attempt (MM/DD/YY)	Time ☐ AM ☐ PM	Employee Signature
Delivery Attempt (MM/DD/YY)	Time ☐ AM ☐ PM	Employee Signature

- For pickup or USPS Tracking™, visit USPS.com or call 800-222-1811.
- \$100.00 insurance included.

November 9th, 2015

Patrick & Carol O'Hearn
11039 Post Drive
Anacortes, WA 98221

Re: Allen Family LLC PUD Application Input Meeting
Haddon Road, City of Anacortes

Mr & Mrs O'Hearn,

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Brian K Allen
briana@atsinc.org

Allen Family Investments
PO Box 817
Anacortes, WA 98221

CUSTOMER USE ONLY

FROM: (PLEASE PRINT)

PHONE

51-251-4680

ATIS Automation
4500 Shattuck Ave S
Renton, WA 98057

PAYMENT BY ACCOUNT (if applicable)

USPS® Corporate Acct. No.

Federal Agency Acct. No. or Postal Service™ Acct. No.

DELIVERY OPTIONS (Customer Use Only)

☐ SIGNATURE REQUIRED Note: The mailer must check the "Signature Required" box if the mailer; 1) Requires the addressee's signature; OR 2) Purchases additional insurance; OR 3) Purchases COD service; OR 4) Purchases Return Receipt service. If the box is not checked, the Postal Service will leave the item in the addressee's mail receptacle or other secure location without attempting to obtain the addressee's signature on delivery.

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 *Refer to USPS.com® or local Post Office® for availability.

TO: (PLEASE PRINT)

PHONE ()

The O'Hearns
11039 Post Drive
Aurora, WA 98221

ZIP + 4® (U.S. ADDRESSES ONLY)

9 8 2 2 1

- For pickup or USPS Tracking™, visit USPS.com or call 800-222-1811.
 ■ \$100.00 insurance included.



EK 624151015 US

UNITED STATES
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ORIGIN (POSTAL SERVICE USE ONLY)

☒ 1-Day	☐ 2-Day	☐ Military	☐ DPO
PO ZIP Code 98057	Scheduled Delivery Date (MM/DD/YY) 11/10/15	Postage \$ 16.95	
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Acceptance Employee Initials JW			

DELIVERY (POSTAL SERVICE USE ONLY)

Delivery Attempt (MM/DD/YY)	Time ☐ AM ☐ PM	Employee Signature
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LABEL 11-B, JANUARY 2014

PSN 7690-02-000-9996

2-CUSTOMER COPY

Brian Allen

From: Brian Allen
Sent: Thursday, November 12, 2015 8:23 PM
To: 'Patrick O'Hearn'
Subject: RE: Haddon PUD Application Proposed Meeting

Mr O'Hearn,

We would very much like to get your input representing yourself and would not ask you to represent others.

We appreciate the Cities suggestion, but there simply is not enough time re-schedule a meeting through a formal process, nor is it a requirement of a PUD application.

The venue we have scheduled can accommodate up to 14 people. Please feel free to invite those neighbors who have expressed interest and you are in communication with, we do not need to limit this meeting to the appellants only. We were interested in a format where a true exchange of information would take place.

We continue to extend our invitation to the Saturday meeting, we will be there at 4pm.

Brian Allen

From: Patrick O'Hearn [mailto:haddonpoh@gmail.com]
Sent: Thursday, November 12, 2015 2:56 PM
To: Brian Allen <briana@ATSIInc.org>
Cc: kevinc@cityofanacortes.org
Subject: Haddon PUD Application Proposed Meeting

Sent via Email, mail copy to follow

Dear Mr. Allen,

Thank you for your kind offer to meet and examine your new proposal for your Haddon Road property. As an appellant of the old Haddon Road Short Plat decision, I represented myself, and I cannot speak for the many other neighbors who attended previous meetings but chose not to speak, or neighbors who would be directly affected by any Haddon Road project. The City of Anacortes has recommended that "Prior to the formal application, an informal neighborhood meeting should be sponsored and held by the applicant to introduce the project to neighbors. City staff can assist in scheduling of a location and distribution of notifications, and can attend the meeting to answer permitting questions". Since the PUD in question would be a new application our appellant status on the old Haddon Road Short Plat should convey no special standing toward the new PUD application. It would be more appropriate, and more helpful to the process to offer to meet with all potentially affected parties so that various individual concerns to this new project could be surfaced. I understand your desire to begin the process of offering an "alternative development plan" within a reasonable time limit but I would urge you to take the City up on their offer to help assist in scheduling a meeting that could be attended by everyone with an interest in the future of the Haddon Road neighborhood. I appreciate your effort to reach out to us but respectfully decline to attend the Saturday November 14th meeting. I look forward to attending a neighborhood meeting in the near future."

Sincerely,

Patrick O'Hearn

November 9th, 2015

Gene & Marilyn Derig
1302 K Avenue
Anacortes, WA 98221

Re: Allen Family LLC PUD Application Input Meeting
Haddon Road, City of Anacortes

Mr & Mrs Derig,

As you are aware, we are in the planning process for submitting a development proposal for our property located on Haddon Road in Anacortes to the City.

It was apparent to us from the short plat application process that the City Council prefers an alternative development plan. We are working on a re-application through the PUD process that will also incorporate specific provisions for affordable housing. These were both issues raised during the City Council discussion.

We would like to invite you and the other four appellants from our short plat application, to a meeting at 4:00pm Saturday afternoon (November 14th) at Windermere's office at 3018 Commercial Ave. in Anacortes.

It is our intent to provide you and the other attending appellants an overview of our planned development and allow you the opportunity to offer direct feedback.

We will look forward to your input.

Respectfully,

A handwritten signature in black ink, appearing to read 'Brian K Allen', written over a horizontal line.

Brian K Allen
briana@atsinc.org

Allen Family Investments
PO Box 817
Anacortes, WA 98221

Allen Collectables

From: Brian Allen <briana@ATSIInc.org>
Sent: Friday, November 13, 2015 1:48 PM
To: Tom Allen
Subject: Fwd: Regarding Meeting on November 14

Sent from my Verizon Wireless 4G LTE smartphone

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

From: Gene Derig <gderig@me.com>
Date: 11/13/2015 11:08 AM (GMT-08:00)
To: Brian Allen <briana@ATSIInc.org>
Subject: Regarding Meeting on November 14

Dear Mr. Allen,

We have received your letter of November 9, 2015. Thanks for your invitation to meet and take a look at your new proposal for the Haddon Road property.

The City of Anacortes has recommended that "prior to the formal application, an informal neighborhood meeting should be sponsored and held by the applicant to introduce the project to neighbors. City staff can assist in scheduling of a location and distribution of notifications, and can attend the meeting to answer permitting questions."

We are pleased that you are reaching out regarding the reapplication for development on Haddon Road. However, we think it's appropriate that there be a meeting with residents of the neighborhood and anyone else whose interests could be impacted by the project.

We will not be attending the meeting on Saturday, November 14th, but would be interested in attending one that is at a neutral location, following the City's recommendations, cited above.

Sincerely,

Gene and Marilyn Derig

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The Derigs
1302 K Ave
Aurora, WA 98221

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LABEL 11-B, JANUARY 2014

PSN 7690-02-000-9996

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November 9th, 2015

Vernon Lauridsen
2219 32nd St.
Anacortes, WA 98221

Re: Allen Family LLC PUD Application Input Meeting
Haddon Road, City of Anacortes

Mr. Lauridsen,

As you are aware, we are in the planning process for submitting a development proposal for our property located on Haddon Road in Anacortes to the City.

It was apparent to us from the short plat application process that the City Council prefers an alternative development plan. We are working on a re-application through the PUD process that will also incorporate specific provisions for affordable housing. These were both issues raised during the City Council discussion.

We would like to invite you and the other four appellants from our short plat application, to a meeting at 4:00pm Saturday afternoon (November 14th) at Windermere's office at 3018 Commercial Ave. in Anacortes.

It is our intent to provide you and the other attending appellants an overview of our planned development and allow you the opportunity to offer direct feedback.

We will look forward to your input.

Respectfully,

A handwritten signature in black ink, appearing to read "Brian K Allen", with a long horizontal flourish extending to the right.

Brian K Allen
briana@atsinc.org

Allen Family Investments
PO Box 817
Anacortes, WA 98221

Brian Allen

From: Brian Allen
Sent: Thursday, November 12, 2015 8:33 PM
To: 'Vernon Lauridsen'
Subject: RE: Proposed meeting on the 14th

Mr Lauridsen,

Thank you for your thoughtful response.

We received similar input from another appellant and will not restrict this meeting to appellants only. Please feel free to invite other neighbors, we are interested in a format where a true exchange of information can take place.

We continue to extend our invitation to the Saturday meeting, we will be there at 4pm.

Brian Allen

From: Vernon Lauridsen [mailto:vlauridsen47@yahoo.com]
Sent: Thursday, November 12, 2015 1:57 PM
To: Brian Allen <briana@ATSIInc.org>
Cc: kevinc@cityofanacortes.org
Subject: Proposed meeting on the 14th

Please see the attached. Thank you. Vernon Lauridsen

Sent from [Mail](#) for Windows 10

Vernon C. Lauridsen
2219 32nd Street
Anacortes, WA 98221
vcclauridsen47@yahoo.com

11/12/2015

Via email to briana@atsinc.org and U.S. Mail

Brian K. Allen

Allen Family Investments

P.O. Box 817

Anacortes, WA 98221

RE: Proposed November 14, 2015 meeting, Haddon Road Project

Dear Mr. Allen:

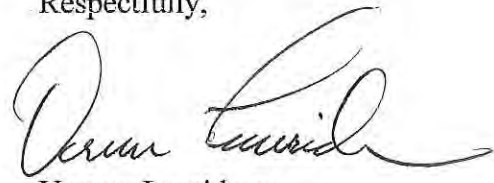
Thank you for your letter of November 9, 2015. Respectfully, I suggest a somewhat different take on the City Council's decision. A short plat application seeking four or five lots meeting the R1 minimum lot size requirement unconnected to wetlands or buffers, would never have reached the City Council. As I understand, Haddon Road residents have repeatedly said as much. And while it is my earnest hope that provision for affordable housing will figure prominently in future development regulations, an appeal to affordable housing should never be a pretext for ignoring accepted development standards. That said I am pleased to see you reach out regarding the re-application for development on Haddon Road. I believe however that participation should be much broader than just the appellants of a short plat approval that has now been vacated.

Even a cursory review of the Anacortes Municipal Code indicates a planned unit development application will raise a whole host of issues bearing on Anacortes as a community. Matters related to transportation, public services, underlying zoning, open spaces, tree preservation, pedestrian access, economic feasibility, environmental impact, etc., etc. I would not presume to recite an exhaustive list. But it would seem that the more people and the more diverse the interests involved, the better. Certainly everyone in the general vicinity of the project should be included in a meeting. And certainly everyone whose interests will likely be impacted by the project should also be allowed to participate.

It is to your advantage and to the community's advantage to have as open a review process as possible. Informal early meetings at neutral locations will only improve the likelihood of a positive outcome given that the matter must be reviewed by the Planning Commission at an open meeting. The goal should be to gauge and address community concerns early in the process and ultimately make residential development a credit to Anacortes residents.

As such I would rather not attend the meeting you propose this Saturday but would certainly participate in a more inclusive meeting. Thank you again.

Respectfully,

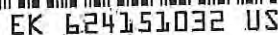


Vernon Lauridsen

cc. Kevin Cricchio

kevinc@cityofanacorres.org

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LABEL 11-B, JANUARY 2014

PSN 7690-02-000-9996

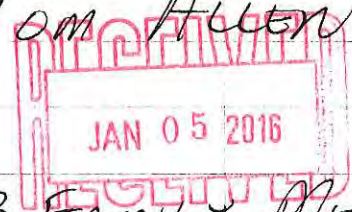
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NEIGHBORHOOD MEETING 12-17-15

QUICK BREAKDOWN BY TOM ALLEN

ATTENDANTS

- PROPONENTS 3 FAMILY MEMBER



II - STAFF DON + STEVE 2 EACH

III II - CITY (NEIGHBORS) 7 EA.

II - CITY (NOT NEIGHBORS) 2 EA.

III I - COUNTY (NEIGHBORS) 6 EA.

III - COUNTY (NOT NEIGHBORS) 5 EA

I - 1 EA. UNKNOWN - PAGE 3
OF SIGN-IN SHEET

I - 1 EA. GUEST

NOTE (A) MOST PEOPLE IN ATTENDANCE
WERE COUNTY RESIDENTS

(B) MOST PEOPLE IN ATTENDANCE
WERE NEIGHBORS

(C) 1 UNVERIFIABLE ADDRESS

Copy

①

Haddon Road Neighborhood Meeting

Anacortes Library 12-17-15

NAME	ADDRESS	
Kenneth - Bickel Beets	4119 Whistle Lake Rd.	CITY P33053
DAVE CRUMBO	11142 Whistle Lk Rd	COUNTY P33370
PATRICK O'HEARN	11039 Post Dr Anacortes	COUNTY P33330
BUD & JACKIE ANDERSON	11067 Post Dr ANA	COUNTY P33331
GARY & Susan Sandvig	11207 Whistle Lk Rd	COUNTY P33347
Don Measamer	PLANNING DEPARTMENT - COA	GUEST
STEVEN LANGE	PUBLIC WORKS ENGINEERING	COA / GUEST
WILLIAM BASAR		CITY
Beverly Pat Basar	4107 Mitchell Dr	P82762
HAROLD BEAN		CITY
Becky Bean	4315 Whistle Lk Rd.	P33172
Jeanne Brogan	309 Haddon Rd Anacortes	CITY P33045
Mary Juker	219 Haddon Rd.	COUNTY P33334
Lina Neufel	NOT A NEIGHBOR. Guest for 219 Haddon	GUEST
Rocky Sadlosky	NOT A NEIGHBOR 806 Haddon Rd. (WEST OF WHISTLE LAKE RD)	CITY P107223

Haddon Road Neighborhood Meeting

Anacortes Library 12-17-15

NAME	ADDRESS	
Laurel Wriggall	NOT A NEIGHBOR (1/4 MILE + WEST) 619 Haddon Rd	COUNTY P33389
† GEORGE REEVES Rosann Wiebels	NOT A NEIGHBOR 11134 O AVE.	COUNTY P32619
Jim May † LINDA	3918 MALLARD POINT	CITY P79587
Gary & Meri Carlsen	NOT A NEIGHBOR 1019 Haddon Rd	COUNTY P109736
Dawn Gillman	6755 Hilme Ln	COUNTY P33268
GARY & SUSAN Jens Sandvig	11207 Whistle Lake Rd	COUNTY P33347
→ JAY & DAWN GILLMAN ARE ADJOINING NEIGHBORS & FRIENDLY TO THIS PROJECT. THEY OWN SOMEWHERE AROUND 35 ACRES P #'s 33268, 33282, 33036, 33275, 33276 + 33327 (DAWN GILMAN PHONE # 360-202-3321)		

Haddon Road Neighborhood Meeting

Anacortes Library 12-17-15

<u>NAME</u>	<u>ADDRESS</u>
Korman - Ricky Beets	4119 Whistle Lake Rd.
Joe Bell	11142 Whistle Lk Rd
Frank & Carol Olson	11039 Post Dr Anacortes
BUD & JACKIE ANDERSON	11067 Post Dr AAA
Susan Sandvig	11207 Whistle Lk Rd
DON MEASAMER	PLANNING DEPARTMENT - COA
STEVEN LANGE	PUBLIC WORKS ENGINEERING COA
Billy Pat Razar	4107 Mitchell Dr
Becky Bean	4315 Whistle Lk Rd.
Jeanne Brogan	304 Haddon Rd Anacortes
Mary Jukens	219 Haddon Rd.
Lina Neufel	Guest for 219 Haddon
Rocky Sadlosky	806 Haddon Rd.

Haddon Road Neighborhood Meeting

Anacortes Library 12-17-15

[illegible]

ORIGINALS
12/17/15

Haddon Road Neighborhood Meeting

Date: December 17, 2015

Time: 7:00pm

Location: Anacortes Library Community Meeting Room

Presenter: Brian Allen, Allen Family Investments, LLC

Attendance List Attached

Questions & Concerns Highlights:

Source	Questions, Comments, Concerns & Response
Ross Barnes	Misinterpreting the paragraph in the code that is in conflict of intentions of R1 Zoning. You didn't learn anything the first time, you are just a Ship of Fools.
Bill Rasar	Where is the sewer connection for the plat?
Jim Macy	1 st Concern: Adding 13 homes to a sewer system designed for 38. Who has qualifications to approve system? Look at pipe, manholes to see if they handle the need.
	2 nd Concern: Power outages are a problem in the area. Where are the lift stations? City of Anacortes only has 1 in the area. How can you add that much capacity. Adding 35% to a system that is not designed for it.
Bill Rasar	What kind of affordable housing is this?
Bud Anderson	100% of his property is sand, pure sand, the entire slope. Is that ground stable enough to support the risk of slides? Wants more information about all of the studies being done. Wants a copy of the geotech report.
Vernon Lauridsen	How are you calculating acreage? Are you using the road as part of the calculations?
Ross Barnes	Don't forget that you lost last time with your language interpretation
Gary Van Luven	At 9 home sites on your short plat application we were concerned about traffic on the west end of Haddon Road. Will we be overloaded with car trips?
Pat O'Hearn	Asked where City/County boundary line is. Stated that entire road is in the County.
Steve Lang, COA	City boundary is on the north side of the road, not in the middle
Dave Crumbo	Does traffic study have a seasonal factor in it? Important
Pat O'Hearn	Are you redoing all of your studies, especially during this wet season, including wetlands and critical slope?
Bud Anderson	I have a previous 20 year old study that I will make available to COA
Pat Rasar	When you build is your access from Haddon Road?
Laurel Wright	Shouldn't your access be from a City road and not a County road? Can you access through cemetery or Stittwood?
Bill Rasar	What would keep you from coming down Mitchell Drive for access? Go through Stittwood. (His wife, Pat, countered his comment and said, "No,

	don't to that!"
Source	Questions, Comments, Concerns & Response
Jim Macy	Commented that it will be one rainy day before Stittwood gives access!
Pat O'Hearn	One of the problems is density. You had problems before with comments about density in the last council meeting, why are you adding more units to make it denser? What is your average lot cost?
Bud Anderson	We want you to lower the number of lots to 5. If you do that then we will be in favor.
Pat O'Hearn	You sent a previous letter inviting just the five appellants to a meeting in November. I didn't go because I wanted a neighborhood meeting.
Ross Barnes	Price of lot depends on market rate. Total cost is your problem. Don't corrupt code to recoup your costs.
Jen Sandvig	On your formula in the total cost, there is no profit. Don't take a profit or lower your profit and make the neighborhood happy.
Bill Rasar	What if engineer says sewer system is not strong enough? Stittwood still has 4 empty lots to be built on.
Gary Sandvig	Comment 1: Back when Dewey Beach slid off the hill, Hwy 20 was unstable. What are you doing with all the water coming off. I used to mow Stittwood and there was a lot of water running off. Comment 2: Where my parents live a developer threw the code out the window. My parents' house got flooded from development. Will your water runoff be controlled? Who is on the hook if it floods?
Vernon Lauridsen	Have you done a large water storm water plan and erosion control plan? Is this a low impact development?
Steve Lange	Applicant will be submitting all of the preliminary studies and plans for erosion control, storm water, geotech, wetlands, etc.
Vernon Lauridsen	To Steve Lange, "If it turns out preliminary doesn't solve the problem are you reducing the number of lots?"
Steve Lange	All plans must be approved.
Don Measamer	Studies are 90% done when submitted to COA. City engineers complete studies with internal review.
Mary Vickers	I have to buy a pump due to water pressure. Will my water pressure get worse?
Steve Lange	Will tie into the water tower and increase water pressure through this process. Mechanics in pipe won't change coming in.
Mary Vickers	Will we have to repipe our house?
Gary Sandvig	We had to put in a reducer at our parents because the water pressure was increased so much from the new development. Who pays for the reducers?
Pat O'Hearn	COA rightfully asked for 3 rd party review. Will you ask for 3 rd party review of sewer capacity for Stittwood?
Don Measamer	Answered yes to Pat O'Hearn question.
Steve Lang	What are all the problems at Stittwood?

Don Measamer	We will pull the council minutes and address the issues and concerns about Stittwood through a 3 rd party review.
Ross Barnes	I was heavily involved in Fircrest. ½ was donated. Original acreage was 20 which is 2 units to 1 acre. More comments about misinterpretation of code.
Jeanne Brogan	Worried about widening of road and flood
Dave Crumbo	Are there state requirements for permitting due to Hwy 20 abutting?
Carol O'Hearn	You said you are a neighbor. You are not a neighbor of ours.
Vernon Lauridsen	Where is the bike path located? In DRG February group meeting they called for 32' curb/gutter/sidewalk. Why change the road configuration now? Why put in a bike or pedestrian path?
Pat O'Hearn	Asked Don Measamer to please explain what the PUD process is.
Don Measamer	- Open public meeting - Preliminary application - DRG meeting - Get reports, drawings - City notification to public - SEPA - Work through hearing dates - Planning Commission hearing dates - Site visit - Planning Commission makes recommendation - City Council will probably take 2 meetings
Ross Barnes	Where does appeal fit in?
Pat O'Hearn	If Council approves, is there another chance for appeal?
Don Measamer	There is a 21 day appeal period. PUD has provisions that allow for administrative changes. If the footprint goes smaller, no further public process is required. If footprints go bigger or road changes, then further process is warranted.
Pat O'Hearn	Regarding large storm water: will nuts and bolts be worked out without public process?
Don Measamer	You will see 99% of everything
Ross Barnes	To Don Measamer: If Council approves preliminary does final go back to Planning Commission?
Don Measamer	Typically final plan is final plat unless there are inconsistencies with approved plan. PUD needs bonds, plans and needs to be consistent with original plan.

Haddon R. Neighborhood Meeting

Gr

Ross Barnes Misinterpreting the paragraph ~~of~~ in conflict of intentions of R-1
1st Sentence Density not to exceed 3 ^{units} dwelling / acre
PUD not exceed 4 units per gross acre

2ND Sentence does not preclude 1st sentence

Ship of fools - should be restricted to 2 units / acre as per R-1

Bill OReese Where is the sewer connection? The

Jim Masey (Stittwood)

#1: Adding 13 homes to a system designed for 38.
Who has qualifications to approve system
Look at pipe, manholes to see if they handle need

2ND Concern - Power outages are a problem
Where are the lift stations? only 1 CDA has 1
How can you add that much capacity?
Add 35% to a system it's not defined for

Bill OReese What kind of affordable housing is this?

Bud Anderson: 100% of his prop is sand.
That is pure sand, the entire slope
Is that ground stable enough to support
the risk of slides

Talk about the studies please.
Wants to see new geotech reports

Vernon Lauridsen How are you calculating acreage?
- use of road as calculations?

Ross Barnes - Remember that you lost last time of
your language interpretation

Gary VanLue :

At 9 home sites we were concerned about traffic
I am concerned about intersection w. end of Haddon
will be overloaded w/ car trips

Pat O'Hearn:

When 1st applicant
asked where City/County boundary line is
Entire road is in the County according to City
Steve Lang says City is on north line
Boundary is not in middle

Dave Crambo

Does traffic study have a seasonal factor in it?
Important.

O'Hearn Are you redoing all of your studies?
Wetlands + critical slope

Bud Anderson: I have a previous study

Pat Reese: When you build, is your access Haddon

Laurel Wright: Shouldn't your access be on City road
not County? No Haddon Rd access
Access through cemetery?

Bill Reeser: What would keep you from coming down
Mitchell Drive. Go through Stillwood,
cross woodlands area. Do not do that!

Jim Maser

Comment that it will be one rainy day before Stillwood
gives access

O'Hearn

One of the problems is density. Had problems
before why are you adding more?

O'Hearn

Nothing was said about density.
Why make it more dense?
What is your average lot cost?

Bud Anderson

- Look at it in reverse
Do the reverse

Take the numerator & lower it to
a low number of 5 Lots

If you do we will speak in favor

Audience

O'Hearn

I was one of the people invited
I sent you a letter & said I wanted
a neighborhood meeting

Gene Derig - COA wanted neighborhood meeting

Ross Barnes

Price by lot depends on market rate
Total cost is your problem
Don't corrupt code to recoup your costs

Gen Sandvig

Formula. Total cost. No profit
on your formula

Lower your profit & make the neighborhood
happy.

What if engineer says sewer system is not
strong enough. Stillwood still has 4 empty lots

Ross

is Fircrest 9 acres totally developed? gross acres

- Gary Sandvig: ① Back when Dewey Bench slid off hill
Hwy 20 was unstable
What are you doing with all the water coming
off? I used to mow Stittwood + water runs off.
- ② When my parents live a developer threw code out
the window. His parents house got flooded
from development. Will it be controlled?
Are you guys on the hook if it floods

Veron Lauridson Have you done a large water ~~plan~~ ^{storm water} / erosion control plan
Low impact development?

Steve L. Erosion control has
Will submit preliminary storm water plan

VL. If it turns out preliminary doesn't solve
the problem are you reducing # of lots?

SL. All plans must be approved.

D.M. Studies are 90% done when submitted to COA
City engineers complete w/ internal review
all

Mary Vickers - I have to buy a pump due to water pressure
(Lives across the street)

Will it get worse
Water pressure is nothing?
S.L. answered. Will tie into water tower + increase
water pressure through this process
Mechanics in pipe won't change coming
in.

Vickers - Will we have to re pipe our house?
Sandvig - We had to put in reducer at parents because
pressure was increased so much.

Who pays for reducers?

Olsen - COA rightfully asked for 3rd party review
Will you ask for 3rd party review of
sewer capacity for Stittwood?

D.M. Says yes they can

S.L. What are all the problems at Stitwood?

D.M. We will pull Council minutes & address issues through 3RD party review

Ross Barnes

I was heavily involved in Firecrest
 $\frac{1}{2}$ was donated

That means original land was 2 acres
which is 2 units to 1 acre.

Very combative comments about
misinterpretation

Jeanne Brogan: Worried about widening of road
and flooding.

Dave Crumbo: Are there State requirements for permitting?
due to Hwy 50 abutting?

Is change in water pressure going to
affect Whistle Creek Rd

Carol Olson

You said you are a neighbor 3 of ours
You are not a neighbor.

V. Lauridsen

Where is bike path located?

V. L.

In DRG Feb group meeting called
for 32' curb/gutter/sidewalk
Why change the road config now?
Why bike path? pedestrian path
All preliminary.

Olson

Chance to relax. COA explain what PuD
Process is.

DM

PUD

- open public hearing
Prelim application
DRG meeting
Get reports - drawing
City notification
SEPA
Work through hearing dates
Planning comm dates
Site visit
P.C. makes recommendation
CC takes 2 meeting at least

Ross Barnes

Where does appeal fit in?
Notifying that there will be an appeal

O'Leary

If CC approves is there another chance for appeal

21 Day period of appeal period

PUD has provisions that allow for administrative changes

If footprints go small - no further process
If footprints go bigger or road changes then further process

O'Leary ^{Large stadium water}

Will nuts & bolts be worked out w/o public process?

DM. You will see 99% of everything.

R.B. ^{to DM}

If CC approves Prelim does final go back to P.C.

DM

Typically final plan is final plat unless there are inconsistencies with approved plan.

Needs bonds, plans & consistent w/original plan

**HADDON ROAD
PLANNED UNIT DEVELOPMENT**

**NEIGHBORHOOD MEETING
DECEMBER 17, 2015**

**ATTENDEES
AND
SUMMARY**

Haddon Road Neighborhood Meeting

Date: December 17, 2015

Time: 7:00pm

Location: Anacortes Library Community Meeting Room

Presenter: Brian Allen, Allen Family Investments, LLC

Attendance List Attached

Questions & Concerns Highlights:

Source	Questions, Comments, Concerns & Response
Ross Barnes	Misinterpreting the paragraph in the code that is in conflict of intentions of R1 Zoning. You didn't learn anything the first time, you are just a Ship of Fools.
Bill Rasar	Where is the sewer connection for the plat?
Jim Macy	1 st Concern: Adding 13 homes to a sewer system designed for 38. Who has qualifications to approve system? Look at pipe, manholes to see if they handle the need.
	2 nd Concern: Power outages are a problem in the area. Where are the lift stations? City of Anacortes only has 1 in the area. How can you add that much capacity. Adding 35% to a system that is not designed for it.
Bill Rasar	What kind of affordable housing is this?
Bud Anderson	100% of his property is sand, pure sand, the entire slope. Is that ground stable enough to support the risk of slides? Wants more information about all of the studies being done. Wants a copy of the geotech report.
Vernon Lauridsen	How are you calculating acreage? Are you using the road as part of the calculations?
Ross Barnes	Don't forget that you lost last time with your language interpretation
Gary Van Luven	At 9 home sites on your short plat application we were concerned about traffic on the west end of Haddon Road. Will we be overloaded with car trips?
Pat O'Hearn	Asked where City/County boundary line is. Stated that entire road is in the County.
Steve Lang, COA	City boundary is on the north side of the road, not in the middle
Dave Crumbo	Does traffic study have a seasonal factor in it? Important
Pat O'Hearn	Are you redoing all of your studies, especially during this wet season, including wetlands and critical slope?
Bud Anderson	I have a previous 20 year old study that I will make available to COA
Pat Rasar	When you build is your access from Haddon Road?
Laurel Wright	Shouldn't your access be from a City road and not a County road? Can you access through cemetery or Stittwood?
Bill Rasar	What would keep you from coming down Mitchell Drive for access? Go through Stittwood. (His wife, Pat, countered his comment and said, "No,

	don't to that!"
Source	Questions, Comments, Concerns & Response
Jim Macy	Commented that it will be one rainy day before Stittwood gives access!
Pat O'Hearn	One of the problems is density. You had problems before with comments about density in the last council meeting, why are you adding more units to make it denser? What is your average lot cost?
Bud Anderson	We want you to lower the number of lots to 5. If you do that then we will be in favor.
Pat O'Hearn	You sent a previous letter inviting just the five appellants to a meeting in November. I didn't go because I wanted a neighborhood meeting.
Ross Barnes	Price of lot depends on market rate. Total cost is your problem. Don't corrupt code to recoup your costs.
Jen Sandvig	On your formula in the total cost, there is no profit. Don't take a profit or lower your profit and make the neighborhood happy.
Bill Rasar	What if engineer says sewer system is not strong enough? Stittwood still has 4 empty lots to be built on.
Gary Sandvig	Comment 1: Back when Dewey Beach slid off the hill, Hwy 20 was unstable. What are you doing with all the water coming off. I used to mow Stittwood and there was a lot of water running off. Comment 2: Where my parents live a developer threw the code out the window. My parents' house got flooded from development. Will your water runoff be controlled? Who is on the hook if it floods?
Vernon Lauridsen	Have you done a large water storm water plan and erosion control plan? Is this a low impact development?
Steve Lange	Applicant will be submitting all of the preliminary studies and plans for erosion control, storm water, geotech, wetlands, etc.
Vernon Lauridsen	To Steve Lange, "If it turns out preliminary doesn't solve the problem are you reducing the number of lots?"
Steve Lange	All plans must be approved.
Don Measamer	Studies are 90% done when submitted to COA. City engineers complete studies with internal review.
Mary Vickers	I have to buy a pump due to water pressure. Will my water pressure get worse?
Steve Lange	Will tie into the water tower and increase water pressure through this process. Mechanics in pipe won't change coming in.
Mary Vickers	Will we have to repipe our house?
Gary Sandvig	We had to put in a reducer at our parents because the water pressure was increased so much from the new development. Who pays for the reducers?
Pat O'Hearn	COA rightfully asked for 3 rd party review. Will you ask for 3 rd party review of sewer capacity for Stittwood?
Don Measamer	Answered yes to Pat O'Hearn question.
Steve Lang	What are all the problems at Stittwood?

Don Measamer	We will pull the council minutes and address the issues and concerns about Stittwood through a 3 rd party review.
Ross Barnes	I was heavily involved in Fircrest. ½ was donated. Original acreage was 20 which is 2 units to 1 acre. More comments about misinterpretation of code.
Jeanne Brogan	Worried about widening of road and flood
Dave Crumbo	Are there state requirements for permitting due to Hwy 20 abutting?
Carol O'Hearn	You said you are a neighbor. You are not a neighbor of ours.
Vernon Lauridsen	Where is the bike path located? In DRG February group meeting they called for 32' curb/gutter/sidewalk. Why change the road configuration now? Why put in a bike or pedestrian path?
Pat O'Hearn	Asked Don Measamer to please explain what the PUD process is.
Don Measamer	- Open public meeting - Preliminary application - DRG meeting - Get reports, drawings - City notification to public - SEPA - Work through hearing dates - Planning Commission hearing dates - Site visit - Planning Commission makes recommendation - City Council will probably take 2 meetings
Ross Barnes	Where does appeal fit in?
Pat O'Hearn	If Council approves, is there another chance for appeal?
Don Measamer	There is a 21 day appeal period. PUD has provisions that allow for administrative changes. If the footprint goes smaller, no further public process is required. If footprints go bigger or road changes, then further process is warranted.
Pat O'Hearn	Regarding large storm water: will nuts and bolts be worked out without public process?
Don Measamer	You will see 99% of everything
Ross Barnes	To Don Measamer: If Council approves preliminary does final go back to Planning Commission?
Don Measamer	Typically final plan is final plat unless there are inconsistencies with approved plan. PUD needs bonds, plans and needs to be consistent with original plan.

Haddon Road Neighborhood Meeting

Anacortes Library 12-17-15

<u>NAME</u>	<u>ADDRESS</u>
Kenneth - Rickie Beets	4119 Whistle Lake Rd.
Joe DeLo	11142 Whistle Lk Rd
Frank & Carol Olson	11039 Post Dr Anacortes
BUD & JACKIE ANDERSON	11067 Post Dr ANA
Susan Sandvig	11207 Whistle Lk Rd
DON MEASAMER	PLANNING DEPARTMENT - COA
STEVEN LANGE	PUBLIC WORKS ENGINEERING COA
Bever Pat Rasar	4107 Mitchell Dr
Decky Bean	4315 Whistle Lk Rd.
Jeannette Brogan	304 Haddon Rd Anacortes
Mary Juker	219 Haddon Rd
Lina Neufel	Guest for 219 Haddon
Rocky Sudlow	306 Haddon Rd.

(3)

Haddon Road Neighborhood Meeting
Anacortes Library 12-17-15

[illegible]

EXHIBIT #4:

NOTICE OF APPLICATION & HEARING WITH
OPTIONAL SEPA DNS



NOTICE OF REVISED APPLICATION & HEARING WITH OPTIONAL SEPA DNS:

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

Request: Preliminary Plat, Planned Unit Development (PUD) and SEPA environmental review to create 13 lots on the subject property which is Zoned R1. Additionally, several code modification(s) are also proposed as part of the preliminary plat & PUD.

Applicant: Allen Family Investments, LLC

File Number: PUD-2016-1001

Project Location: The subject property is located on the north side of Haddon Road east of Whistle Lake Road. Parcel #: P33048 is located in a portion of Section 30; Township 35 North; Range 02 East; Willamette Meridian.

Date of Application: January 05, 2016

Date of Completeness: February 22, 2016

Date Revision Received: April 27, 2016

Date Revision Complete: May 06, 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 comment period ends on **May 25, 2016, 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: Final preliminary plat & PUD 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: Anacortes Comprehensive Plan; Municipal Code (Zoning, etc.), & Engineering Design and Building Standards.

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

Existing Environmental Documents: SEPA Checklist, Critical Area Report, Geotechnical Report, Traffic Impact Study, & Tree Preservation Plan

Open-Record Public Hearing: An open-record public hearing will be held by the **Planning Commission at 6:00 PM on June 08, 2016, with a site visit conducted onsite by members at 4:00 PM.**

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 July 05, 2016, with a site visit conducted onsite by members at 4:00 PM.** 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: May 11, 2016

Publish: May 11, 2016



NOTICE OF APPLICATION & HEARING WITH OPTIONAL SEPA DNS:

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

Request: Preliminary Plat, Planned Unit Development (PUD) and SEPA environmental review to create 13 lots on the subject property which is Zoned R1. Additionally, several code modification(s) are also proposed as part of the preliminary plat & PUD.

Applicant: Allen Family Investments, LLC

File Number: PUD-2016-0001

Project Location: The subject property is located on the north side of Haddon Road east of Whistle Lake Road. Parcel #: P33048 is located in a portion of Section 30; Township 35 North; Range 02 East; Willamette Meridian.

Date of Application: January 05, 2016

Date of Completeness: February 22, 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 comment period ends on **March 16, 2016, 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: Final preliminary plat & PUD 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: Anacortes Comprehensive Plan; Municipal Code (Zoning, etc.), & Engineering Design and Building Standards.

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

Existing Environmental Documents: SEPA Checklist, Critical Area Report, Geotechnical Report, Traffic Impact Study, & Tree Preservation Plan

Open-Record Public Hearing: An open-record public hearing will be held by the **Planning Commission at 6:00 PM on April 13, 2016, with a site visit conducted onsite by members at 4:00 PM.**

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 May 2, 2016, with a site visit conducted onsite by members at 4:00 PM.** 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) 299-1969; Email: kevinc@cityofanacortes.org; City of Anacortes, P.O. Box 547, Anacortes, WA 98221

Date Issued: March 02, 2016

Publish: March 02, 2016

EXHIBIT #5:

NOTICE OF HEARING CANCELLATION



NOTICE OF HEARING CANCELLATION

Request: Preliminary Plat, Planned Unit Development (PUD) and SEPA environmental review to create 13 lots on the subject property which is Zoned R1. Additionally, several code modification(s) are also proposed as part of the preliminary plat & PUD.

Applicant: Allen Family Investments, LLC

File Number: PUD-2016-0001

Project Location: The subject property is located on the north side of Haddon Road east of Whistle Lake Road. Parcel #: P33048 is located in a portion of Section 30; Township 35 North; Range 02 East; Willamette Meridian.

Date of Application: January 05, 2016

Date of Completeness: February 22, 2016

Notice Is Hereby Given that the Planning Commission open record public hearing and City Council closed record hearing for the above-referenced project, previously scheduled for 6:00 PM on April 13, 2016 and 6:00 PM on May 2, 2016 (and associated site visits), are hereby **CANCELLED**, at the request of the applicant.

Notice of new public hearing dates (once scheduled) will be provided consistent with applicable requirements.

For Project Information: Kevin Cricchio, AICP, Associate Planner; Phone: (360) 293-1901; Email: kevinc@cityofanacortes.org; City of Anacortes, P.O. Box 547, Anacortes, WA 98221

Date of Notice: April 5, 2016

EXHIBIT #6:

PUBLIC COMMENTS RECEIVED

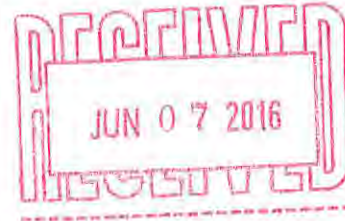
June 7, 2016

From:

Ross O. Barnes, Ph.D.
1004 7th. St., #202
Anacortes, WA 98221
(360) 293-7023

To:

Anacortes Planning Commission,
Anacortes City Council,
Mayor Gere,
Kevin Cricchio,
Don Measamer
City of Anacortes
PO Box 547
Anacortes, WA 98221



RE: Allen/Haddon Road PUD (PUD-2016-1001)

This PUD proposes to create 13 lots and associated dwelling units on 5.28 gross acres located at the east end of Haddon Road. However, the maximum DU density allowed in the R1 zone, in or out of a PUD, is clearly limited to 2 DU per gross acre or 10 DU maximum for the Allen/Haddon Road PUD. Thus, this PUD proposal clearly exceeds the density maximums for the R1 zone and must be denied under the fundamental consistency and equivalency test of AMC 16.040.010 and the R1 PUD density specifications of AMC 17.38.070.

What is the permitted density in an R1 PUD?

The code language in question is AMC 17.38.070.

17.38.070 - Maximum density. (R1)

Density for the project applied for shall not exceed two dwelling units per gross acre. (Ord. 2592 Att. A § 3 (part), 2002; Ord. 2528 Att. A § 10, 2000; Ord. 2316 (part), 1994) If a planned unit development is applied for which requests a higher density in a portion of the R1 zone, the density of that portion shall not exceed four units per gross acre, and all development standards of the R2 zone shall apply, including street and utility improvements. (Ord. 2794, § 1(Att. A), 12-15-2008)

Grammatical interpretation

This is a single paragraph with a unified meaning, not separate independent sentences that conflict with each other. The first sentence specifying 2 DU per gross acre is the topic sentence for the paragraph and expresses the general meaning of the whole

paragraph. This paragraph nowhere specifies that the overall density of a planned unit development (PUD) in the R1 zone is increased to more than 2 DU per gross acre under any circumstances. PUDs typically have significant non-developed areas--open space, parks, NGPEs, buffers, critical areas, etc.--which is why they are proposed as PUDs. The second sentence specifies that the "density of that portion" of R1 that is proposed to be developed "in a portion of" an R1 PUD can be increased to R2 density with R2 development standards, but it does not repeal the 2 DU per acre for the overall PUD project site which includes the non-developed open spaces. And it does not contradict the topic sentence of the paragraph. I note that part of the R2 development standards is a 7,500 square foot minimum lot size.

The grammatical interpretation is supported by three other lines of argument.

- (1) The fundamental consistency and equivalency test for PUDs in AMC 16.040.010.
- (2) Consistency with the stated goals and policies for the R1 zone in the Anacortes Comprehensive Plan.
- (3) The history of changes to the language of AMC 17.38.070 and how they were interpreted.

The Planning Department's erroneous ungrammatical interpretation of AMC 17.38.070 that says an R1 PUD is allowed to have the overall density of the R2 zone--4 dwelling units per gross acre--is supported by no line of argument, logic or evidence whatsoever. If the City Council wanted to specify an R1 PUD overall density of 4 DU per gross acre, why would they not choose clear, simple, and unambiguous language to state that intention? Why would the Council choose strange non-direct elliptical language--with an intended interpretation that would fail a high school grammar test--to obfuscate their intention? Why does the Planning Department insist on insulting the Council's intelligence and sense of responsibility with this nonsense interpretation?

(1) Consistency and equivalency in a PUD

When a PUD proposes exceptions to zoning and subdivision standards, AMC 16.40.010 requires that the PUD maintain consistency with the "standards for the health, safety, and welfare of all citizens throughout the city" and provide equivalency to those standards.

16.40.010 - Introduction.

*The purpose of the planning unit development (PUD) regulations is to maintain **consistent standards for the health, safety, and welfare of all citizens throughout the city**, while allowing flexibility in how those standards are met. While all citizens deserve equal access to services and public amenities, there are a variety of ways to provide that **equivalency**.*

*Where a PUD proponent requests exceptions to zoning and subdivision standards, the plan submittal shall show clearly what standards are proposed to be changed, and what alternate means are proposed to **achieve equivalency**. For example, a submittal might propose to eliminate the sidewalk on one side of the street, while providing a trail through nearby public open space as an alternative for pedestrian circulation. The proposed alternatives would be considered when evaluating the proposal as a whole.*

The consistency and equivalency “test” is the first statement found in the Chapter 16 specifications for PUDs and its primacy in position and in logic leaves no doubt that it is intended to be the most fundamental test for evaluating the adequacy of PUD proposals.

This test is obvious and easy. Is an overall four units per gross acre within an R1 PUD consistent and equivalent to two dwelling units per gross acre outside of a PUD? **Of course not!** Would the landscape that is so important in R1 (see below) have the same functions and values at 4 DU per acre as at 2 DU per acre? **Of course not.** To insist that it does, is an absurd corruption of the meaning and intent of the AMC development codes!

(2) Anacortes Comprehensive Plan - relevant goals and policies for R1 zone
Policy language for the R1 zone is found under Goal 2 of the Housing/Residential section of the 2012 Anacortes Comprehensive Plan (CP).

Goal 2: Maintain and allow for open space corridors in
Anacortes.

Policy:

(a) In areas of Anacortes where terrain and lack of streets and utilities make a large lot size appropriate, a R1 land use designation is to be provided, with 15,000 square feet minimum lot size and with the opportunity for cluster development.

(b) R1 identification shall be directed at identification of open space corridors within and between Urban Growth Areas, including land useful for wildlife and connection to critical areas.

I have traced this same R1 language as far back as my published book copy of the 1995 CP. I don't have records prior to 1995.

These policies specify the large lot size that is also contained in the R1 zoning code and further designate the opportunity for cluster development. Cluster development reduces the area used for residential development so other portions of the site can be preserved in open space. It is clear that the cluster development policy has been implemented in the R1 PUD provisions of AMC 17.38.070. If an applicant proposes to “cluster” development to protect critical areas or preserve contiguous open space, 17.38.070 allows the clustered area to increase density to R2 standards. However, there is no suggestion in Policy (a) that cluster development is intended to double the overall density established for the R1 zone.

If overall R2 densities could preserve the landscape intended for R1, then why have a separate R1 zone that halves a property owner's development rights?

The grammatical interpretation of AMC 17.38.070 is completely consistent with the

relevant goal and policies of the CP. However, the Planning Department's erroneous ungrammatical interpretation conflicts with the CP and thus conflicts with the obligation that development regulations reflect and implement the intentions of the CP.

(3) History of language and application of AMC 17.38.070

The revision notes of AMC 17.38.070 list 4 different versions or revisions of this code language adopted since 1994 (1994, 2000, 2002, 2008) with the last revision in 2008 adding the last sentence about density in a PUD. I have researched these four versions as found in my own files of the old "newspaper" editions of the code that used to be published, and the current online version which was adopted in 2008. The 3 earlier versions of 17.38.070 (R1 Maximum density) are as follows. The newspaper copies of the older codes are attached as the listed Exhibits.

AMC 17.38.070 versions since 1994

(1994) - Exhibit A

"No maximum."

(2000) - Exhibit B

"Density for the project applied for shall not exceed two dwelling units per gross acre, except where the provisions of the PUD (Chapter 17.44) section of this ordinance are applied."

(2002) - Exhibit C

"Density for the project applied for shall not exceed two dwelling units per gross acre."

(2008 to current)

"Density for the project applied for shall not exceed two dwelling units per gross acre. (Ord. 2592 Att. A § 3 (part), 2002: Ord. 2528 Att. A § 10, 2000: Ord. 2316 (part), 1994) If a planned unit development is applied for which requests a higher density in a portion of the R1 zone, the density of that portion shall not exceed four units per gross acre, and all development standards of the R2 zone shall apply, including street and utility improvements. (Ord. 2794, § 1(Att. A), 12-15-2008)"

R1 PUDs since 2000

I have also researched R1 PUDs that were proposed or approved under the different versions of the code language since 2000.

(prior to 2000) "No maximum."

Anything from the last century is not germane to interpreting the current code language since no maximum density was stated. PUDs were apparently approved and built under the vague "PUD flexibility" provisions of the zoning code.

(2000) "Density for the project applied for shall not exceed two dwelling units per gross acre, except where the provisions of the PUD (Chapter 17.44) section of this ordinance are applied."

In 2001, the 64 unit Fir Crest PUD was proposed on 27.68 acres, with a density of 2.31 units per gross acre. It went to public hearing amid great controversy and opposition related to the density and environmental impact. During the hearings the density was reduced first to 58 units and finally to 40 lots/units with 39 lots

in a dense cluster development, one large 2.57 acre remainder Lot 40, and about 14 acres of open space/wetlands donated to the Anacortes Community Forest Lands--for a density of 1.45 units per gross acre. Minimum lot size was 5,789 sq. ft. (**Exhibit D**)

(2002) *"Density for the project applied for shall not exceed two dwelling units per gross acre."*

In 2004, the 60 unit The Orchards PUD was proposed and eventually approved on almost 30 acres for a specified density of 2 DU per gross acre in conformity with the new density language adopted in 2002. Minimum lot size was 9,600 sq.ft. The City was now clearly specifying 2 DU per gross acre for PUDs. (**Exhibit E**)

In 2005, the 20 unit "Lemac Estates" PUD was proposed on 10.1 acres for a density of 1.98 DU per gross acre. Minimum lot size was 8,798 sq. ft. (**Exhibit F**)

Lemac Estates was withdrawn and replaced in 2006 with the proposed Quail Run PUD which added additional land to the project to solve an access problem that developed with the previous PUD proposal. Quail Run was approved for 28 lots on 14.14 acres for a density of 1.98 DU per gross acre. Minimum lot size was 6,307 sq. ft. with only 8 lots less than 7,500 sq. ft. Quail Run has not yet been developed. (**Exhibit G**)

Average minimum lot size for the three PUDs is 8,235 sq. ft.

(2008 to current)

Apparently the Allen/Haddon Road PUD is the first R1 PUD proposed under the new code language adopted in 2008.

Lessons learned were applied to the 2008 to current R1 PUD density specification

There is a unidirectional pattern evident from 2000 to 2008 as the City searched for the appropriate code language to foster PUD development proposals consistent with the intended R1 landscape. The first try in 2000 that was vague about PUD density produced a controversial proposal that was ill suited to the environmental sensitivities of the site. Fir Crest was finally reduced to a dense cluster development with more than half of the property--sensitive wetlands and steep rocky forested ridge, both shared with the ACFL-- donated to the ACFL. This was a special site not typical of the rest of the R1 zone.

The second try at code language in 2002 eliminated the "PUD density flexibility" and stuck with the 2 DU per gross acre inside and outside of PUDs. This code was more successful in matching the R1 landscape. Three PUDs were proposed on lands typical of the R1 zone in which wetlands and streams were protected while providing densities of 2 DU per gross acre. Only 8 of 108 lots in the 3 PUDs were less than 7,500 square feet.

It is evident in the new 2008 code language that the City learned from the prior experiences and could be more specific in defining appropriate standards for R1 PUDs. The 2 DU per acre was retained because it produced the desired results, and R2 development standards were applied to the actual area developed because R2 densities and lot sizes accommodated the vast majority of the R1 PUD lots that had been proposed in the previous 6 years. A 7,500 sq. ft. minimum lot size would have eliminated only 2 of the previous 108 lots, since the eight "sub'7,500" lots in Quail Run could have been reconfigured to six "over 7,500" lots.

Planning Department's erroneous interpretation implies the 2008 City Council was incompetent and confused

The Planning Department's insistence that the City Council adopted the 2008 R1 PUD density language to change the R1 PUD density to 4 DU per gross overall acre within the whole PUD

- (1) implies that the Council irresponsibly decided to ignore and reject the experience of the last 8 years about what worked and did not work for the R1 landscape, and
- (2) further implies that the Council would choose to obfuscate their intention with strange non-direct elliptical language whose interpretation would fail a high school grammar test.

Applicant was warned

Three times the applicant was warned not to float their Haddon Road PUD on a fatally flawed erroneous interpretation of AMC 17.38.070:

- (1) in my letter of 4/2/15 on the prior Haddon Road Short Plat record,
- (2) in my letter of 9/8/15 on the prior Short Plat appeal record, and
- (3) again at the 12/17/15 community meeting on their PUD proposal.

Ross O Barnes, Ph.D.

EXHIBIT 1 - CHRISTIANSEN EMAIL 6-7-16

Attachments: Exhibits A to G

Ex 1

Subject: Fw: Allen/Haddon Road PUD - final comments on density

From: "Ross O. Barnes" <georbarnes@hotmail.com>

Date: 6/7/2016 9:16 AM

To: Bayshore Office Products - printshop <printshop@bayshoreoffice.com>

From: Terry Christiansen <terry.chrisclan@gmail.com>

Sent: Tuesday, June 7, 2016 8:18 AM

To: Ross O. Barnes

Cc: PATRICK O'HEARN; Vernon Lauridsen; Gene Derig; Marilyn Derig; Hal Rooks; Susan Rooks; Friends of Skagit County Ellen Bynum; Tom Glade; Brenda Lavender

Subject: Re: Allen/Haddon Road PUD - final comments on density

Ross, you are entirely correct. I seem to recall being the author of the change that you refer to. Regardless, we did it because people were trying to use "clustering" as a means to circumvent the overall density for the R1 zoning and "density bonuses" were being proposed. Our intent was that "clustering" would be okay provided the density in the cluster area did not go higher than that in the R2 and that regardless of any clustering, the overall density of a PUD in R1 zoning would not exceed the underlying density limit for that zone. You are welcome to use this communication in any way you choose.

Terry Christiansen

Ex. A-1

1996

17.38.070 MAXIMUM DENSITY *

No maximum.

17.38.080 MAXIMUM LAND COVERAGE

Maximum land coverage by buildings shall be 35%.

17.38.090 MAXIMUM BUILDING HEIGHT

Maximum height of buildings is to be 35 feet.

17.38.100 OFF-STREET PARKING REQUIREMENTS

There shall be at least two off-street parking spaces per dwelling unit.

17.38.110 STREET IMPROVEMENTS

Thirty feet of frontage is required on an improved public street. If a private street is used, a conditional use permit is required. Where City ordinance permits development fronting on an unpaved City street, no building permit shall be issued without a deed restriction being recorded that stipulates that the property owner will not oppose an L.I.D. for street and utility improvements.

CHAPTER 17.40 - SIGNS

SECTIONS

17.40.010 INTENT

17.40.020 DEFINITION, GOVERNMENTAL SIGNS EXCLUDED

17.40.030 GENERAL REQUIREMENTS

17.40.040 MEASUREMENT OF SIGN AREA

17.40.050 PERMIT PROCEDURE

17.40.060 SIGNS PERMITTED IN ALL DISTRICTS BUT NOT REQUIRING A PERMIT AND SHALL NOT EXCEED TWELVE FEET IN HEIGHT

17.40.070 SIGNS PERMITTED IN ALL RESIDENTIAL DISTRICTS BUT REQUIRING A PERMIT AND SHALL NOT EXCEED TWELVE FEET IN HEIGHT

17.40.080 SIGNS PERMITTED IN COMMERCIAL AND MANUFACTURING DISTRICTS AND REQUIRING A PERMIT

17.40.090 WALL SIGNS PERTAINING TO NONCONFORMING USES

17.40.100 POLITICAL SIGNS

17.40.110 SIGN SETBACK REQUIREMENTS

17.40.120 SETBACKS AT THE INTERSECTION OF HIGHWAYS

17.40.130 SETBACKS FOR PUBLIC AND QUASI-PUBLIC SIGNS

17.40.140 SPECIAL YARD PROVISIONS

1
1
1
1

1998 A-2

MENTS

EMENTS

nd create an environment
velopment, by restricting
e and maximum density.

erily incidental to the per-

is, nurseries and gardens,
of limited scale, not to
0 square feet total build-
ser than one-quarter mile

not permitted within the
a landmark building rec-

tuations where no more
square foot lots were in
lots in the same owner-
0,000 square foot parcels
re foot parcels.

ities with the following
ggregate care facility is
l setting with individual

A. Home occupations, kennels and veterinary clinics, and landmark building with any approved use, generally not permitted within the area's land use classification, which occurs or will occur in a landmark building recognized as such by the City Council.

B. Bed-and-Breakfast establishments.

C. Commercial parking.

17.38.050 MINIMUM LOT SIZE

The minimum area for each use shall not be less than 15,000 square feet.

17.38.060 MINIMUM SETBACK REQUIREMENTS

A. Front — 20 feet from property line. If the street is officially designated arterial, 30 feet. Structures housing livestock shall be set back a minimum of 50 feet from nearest property line.

B. Rear — 20 feet.

C. Interior sides — 10 feet.

D. Side yard on a flanking street — 20 feet from property line. If street is officially designated arterial, 30 feet.

17.38.070 MAXIMUM DENSITY



No maximum.

17.38.080 MAXIMUM LAND COVERAGE

Maximum land coverage by buildings shall be 35%.

17.38.090 MAXIMUM BUILDING HEIGHT

Maximum height of buildings is to be 35 feet.

17.38.100 OFF-STREET PARKING REQUIREMENTS

There shall be at least two off-street parking spaces per dwelling unit.

17.38.110 STREET IMPROVEMENTS

Thirty feet of frontage is required on an improved public street. If a private street is used, a conditional use permit is required. Where City ordinance permits development fronting on an unpaved City street, no building permit shall be issued without a deed restriction being recorded that stipulates that the property owner will not oppose an L.I.D. for street and utility improvements.

CHAPTER 17.40 SIGNS

SECTIONS

- 17.40.010 INTENT
- 17.40.020 DEFINITION, GOVERNMENTAL SIGNS EXCLUDED
- 17.40.030 GENERAL REQUIREMENTS
- 17.40.040 MEASUREMENT OF SIGN AREA
- 17.40.050 PERMIT PROCEDURE

stores or limited feet of retail sales otal building floor be allowed closer existing grocery ny approved use, tea's land use clas- cur in a landmark ity Council. ments

6,000 square foot l no less than four 00 square foot lots ot of continuous ownership, and of o make two 6,000 ily residence built els. es and congregate efinition utilized: a congregate care nts who need care l living units."

SIZE ict shall be as fol- owed on any lot of 0.020. Lot size of t which are subdi- no less than 7,500 ll be 9,000 square

BACK S in an R2 district epth 20 feet from one side, 5 feet on et — 10 feet from l arterial, 20 feet. m. not abut a platted

Garage, swimming pool, tool house, barns and other uses customarily incidental to the permitted uses.

17.38.040 CONDITIONAL USES **EX. B**

Conditional uses in an R1 district shall be as follows:

- A. — Home occupations, kennels and veterinary clinics, and landmark building with any approved use, generally not permitted within the area's land use classification, which occurs or will occur in a landmark building recognized as such by the City Council.
- B. — Bed-and-Breakfast establishments.
- C. — Commercial parking.
- D. — Public parking.
- E.— Private parking.

2000

17.38.050 MINIMUM LOT SIZE

The minimum area for each use shall not be less than 15,000 square feet.

17.38.060 MINIMUM SETBACK REQUIREMENTS

- A. — Front — 20 feet from property line. If the street is officially designated arterial, 30 feet. Structures housing livestock shall be set back a minimum of 50 feet from nearest property line.
- B. — Rear — 20 feet.
- C. — Interior sides — 10 feet.
- D. — Side yard on a flanking street — 20 feet from property line. If street is officially designated arterial, 30 feet.

17.38.070 MAXIMUM DENSITY *

Density for the project applied for shall not exceed two dwelling units per gross acre, except where the provisions of the PUD (Chapter 17.44) section of this Ordinance are applied.

17.38.080 MAXIMUM LAND COVERAGE

Maximum land coverage by buildings shall be 35%.

17.38.090 MAXIMUM BUILDING HEIGHT

Maximum height of buildings is to be 35 feet.

17.38.100 OFF-STREET PARKING

employ only light emitting a lig and no sign shall be illuminated intermittent, rotating, or moving for time and temperature sign illuminated sign or lighting dev ed so as to permit the beams : from to be directed or beamed highway, sidewalk, or adjacent glare or reflection that may co or nuisance.

B. — All wiring, fittings, an construction, connection, and c illuminated signs shall be in acc sions of the National Electric C code in effect. All such signs re mit and inspection by State of V of Labor and Industry, Electric lent inspection.

C. — No projecting sign sha tained from the front or any fa tance of more than four (4) fe mounting. No wall or project more than one (1) foot above line, or parapet of the building t

D. — No sign shall be plac building.

E.— No portable or tempora on the front or face of a buildi except as authorized in Paragr (E).

F.— Except as allowed in s sign or part thereof shall contai pennants, ribbons, streamers, s moving devices. Such devices lights shall not be used for the or attracting attention when not

G.— No signs erected or ma of a building, visible from any or highway, shall occupy more the window surface.

H.— No sign of any classific erected, or attached in any forn fire escape or any door or wind fire escape.

I.— All signs hung and er marked with the name of the po tion hanging or erecting the sign

J.— Should any sign be or t danger of falling, the owner maintaining the same, shall u notice from the building inspec put such sign in a safe secure c sign.

the area's land use classification, which occurs or will occur in a landmark building recognized as such by the City Council.

B. Bed-and-Breakfast establishments.

C. Commercial parking.

D. Public parking.

E. Private parking.

EX.C-1

17.38.050 MINIMUM LOT SIZE

The minimum area for each use shall not be less than 15,000 square feet.

17.38.060 MINIMUM SETBACK REQUIREMENTS

A. Front -- 20 feet from property line. If the street is officially designated arterial, 30 feet. Structures housing livestock shall be set back a minimum of 50 feet from nearest property line.

B. Rear -- 20 feet.

2003

C. Interior sides -- 10 feet.

D. Side yard on a flanking street -- 20 feet from property line. If street is officially designated arterial, 30 feet.

17.38.070 MAXIMUM DENSITY *

Density for the project applied for shall not exceed two dwelling units per gross acre.

17.38.080 MAXIMUM LAND COVERAGE

Maximum land coverage by buildings shall be 35%.

17.38.090 MAXIMUM BUILDING HEIGHT

Maximum height of buildings is to be 35 feet.

17.38.100 OFF-STREET PARKING REQUIREMENTS

There shall be at least two off-street parking spaces per dwelling unit.

17.38.110 STREET IMPROVEMENTS

Thirty feet of frontage is required on an improved public street. If a private street is used, a conditional use permit is required. Where City ordinance permits development

The regulations contain apply to all signs and all

A. Any illuminated sign shall employ only light of constant intensity, and no sign shall be or contain flashing, or moving light or sound and temperature signs. No illuminated sign or light shall be directed so as to be a nuisance or a hazard to navigation therefrom to be upon a public street, highway or adjacent premises so as to cause reflection that may constitute a nuisance or hazard.

B. All wiring, fittings, and the construction, connection, and electrically illuminated signs shall conform with the provisions of the Electric Code or the latest edition thereof in effect. All such signs require inspection by the Department of Labor and Industries or equivalent in the city.

C. No projecting sign shall be maintained from the front of a building a distance of more than four (4) feet plus a four (4) inch mounting bracket. No projecting sign shall project more than four (4) feet above or over the roof of the building to which it is attached.

D. No sign shall be placed on the front of a building.

E. No portable or temporary sign shall be placed on the front or facade of any premises except as provided in paragraphs 17.40.080(B) and (C).

F. Except as allowed in 17.38.090, no sign or part thereof shall be a banner, pennant, ribbon, or other similar moving device, as well as strings of lights used for the purpose of attracting attention when not part of a building.

G. No signs erected or mounted on the side or rear of a building, visible from a private street or highway, shall be more than twenty percent of the area of the building.

H. No sign of any class shall be installed, erected, or attached to a building in a shape or manner to a fire escape or window giving access to the building.

10WS:

A. Home occupations, kennels and veterinary clinics, and landmark building with any approved use, generally not permitted within the area's land use classification, which occurs or will occur in a landmark building recognized as such by the city council;

B. Bed-and-breakfast establishments;

C. Commercial parking;

D. Public parking;

E. Private parking. (Ord. 2482 Att. A § 5 (part), 1999; Ord. 2316 (part), 1994)

17.38.050 MINIMUM LOT SIZE.

The minimum area for each use shall not be less than fifteen thousand square feet. (Ord. 2316 (part), 1994)

17.38.060 MINIMUM SETBACK REQUIREMENTS.

A. Front, twenty feet from property line. If the street is officially designated arterial, thirty feet. Structures housing livestock shall be set back a minimum of fifty feet from nearest property line;

B. Rear, twenty feet;

C. Interior sides, ten feet;

D. Side yard on a flanking street, twenty feet from property line. If street is officially designated arterial, thirty feet. (Ord. 2316 (part), 1994)

17.38.070 MAXIMUM DENSITY.

Density for the project applied for shall not exceed two dwelling units per gross acre. (Ord. 2592 Att. A § 3 (part), 2002; Ord. 2528 Att. A § 10, 2000; Ord. 2316 (part), 1994)

17.38.080 MAXIMUM LAND COVERAGE.

Maximum land coverage by buildings shall be thirty-five percent. (Ord. 2316 (part), 1994)

employ only light emitting sity, and no sign shall be flashing, intermittent, rot lights, except for time and event shall an illuminated placed or directed so as illumination there from to upon a public street, highway premises so as to cause glare constitute a traffic hazard

B. All wiring, fittings, a construction, connection, cally illuminated signs shall the provisions of the National local electric code in effect an electrical permit and Washington Department Electrical Division or equivalent

C. No projecting sign shall tained from the front or an tance of more than four mounting. No wall or pro more than one foot above line, or parapet of the attached.

D. No sign shall be placed building.

E. No portable or temporary on the front or face of a building es except as authorized in (E).

F. Except as allowed in sign or part thereof shall c ners, pennants, ribbons, other similar moving device as strings of lights shall not of advertising or attracting of a sign.

G. No signs erected or m of a building, visible from street or highway, shall oc percent of the window surf

H. No sign of any classifi erected, or attached in any

C-2

2005



GENERAL INFORMATION

1. Assessor's Account No.s 3781-001-018-0007 (P57070), 3781-002-018-0005 (P57071), 3781-003-009-0004 (P57072), 3781-004-010-0009 (P57073), 3781-005-020-0004 (P57074), 3781-006-020-0002 (P57075), 350125-4-005-0104 (P32349), 350126-4-003-0007 (P32346), 350126-4-002-0008 (P32345) and 350126-4-005-0005 (P32348).
2. Description and exception information is from Chicago Title Company - Island Division of Skagit County, Amended Subdivision Guarantee, Order No. IC31130, dated August 16, 2004.
3. This property is SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record including but not limited to those instruments referred above. Said report lists documents recorded under Auditors File Number 9501120049 (10' PSE easement to be abandoned), 20040301010128 (10' PSE easement to be abandoned), and 200304240060 (Boundary Adjustment survey), 9312150128 (PSE easement lying within Short Plat ANA 93-003), 20021140225 (easement lying within Short Plat ANA 93-003), 200406010217 (Encroachment Agreement with City of Anacortes) Deeds of trust are recorded under Auditors File Number 200302210171, 200302210173 and 200302210172.
4. Zoning: (R1) Residential Low Density District
5. Water Supply: City of Anacortes.
6. Sewer Disposal: City of Anacortes

FIR CREST PLANNED UNIT DEVELOPMENT

IN THE S.E. 1/4, SEC. 26, TWP 35 N., RNG 1 E., W.M.

CITY OF ANACORTES, WASHINGTON

AUGUST 2004

200408310219
Skagit County Auditor
8/31/2004 Page 1 of 4 3:55PM

Ex.D-2

50' WETLAND BOUNDARY TABLE

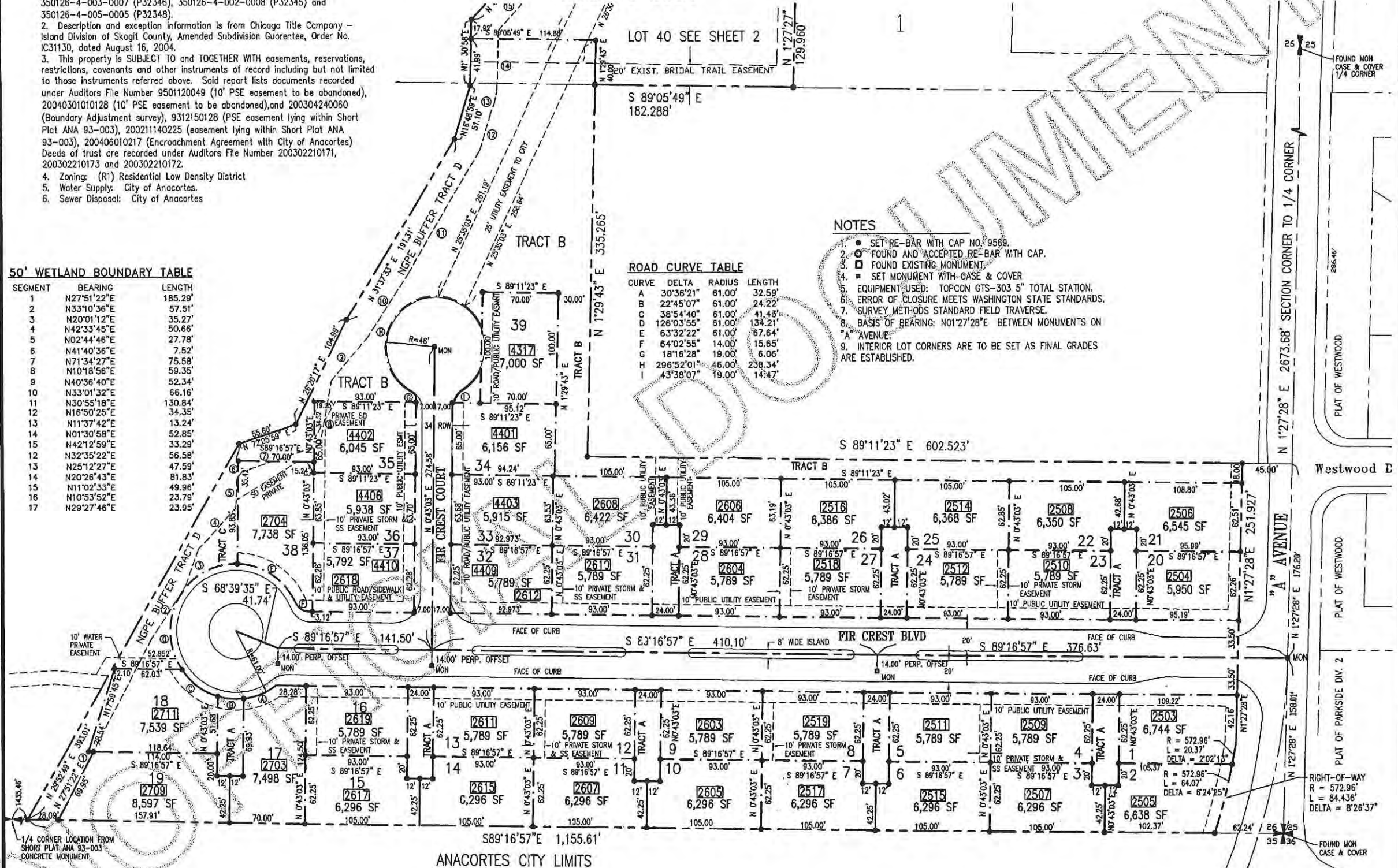
SEGMENT	BEARING	LENGTH
1	N27°51'22"E	185.29'
2	N33°10'36"E	57.51'
3	N20°01'12"E	35.27'
4	N42°33'45"E	50.66'
5	N02°44'46"E	27.78'
6	N41°40'36"E	7.52'
7	N71°34'27"E	75.58'
8	N10°18'56"E	59.35'
9	N40°36'40"E	52.34'
10	N33°01'32"E	66.16'
11	N30°55'18"E	130.84'
12	N16°50'25"E	34.35'
13	N11°37'42"E	13.24'
14	N01°30'58"E	52.85'
15	N42°12'59"E	33.29'
16	N32°35'22"E	56.58'
17	N25°12'27"E	47.59'
18	N20°28'43"E	81.83'
19	N11°02'33"E	49.96'
20	N10°53'52"E	23.79'
21	N29°27'46"E	23.95'

ROAD CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
A	30°36'21"	61.00'	32.59'
B	22°45'07"	61.00'	24.22'
C	38°54'40"	61.00'	41.43'
D	126°03'55"	61.00'	134.21'
E	63°32'22"	61.00'	67.64'
F	64°02'55"	14.00'	15.65'
G	18°16'28"	19.00'	6.06'
H	296°52'01"	46.00'	238.34'
I	43°38'07"	19.00'	14.47'

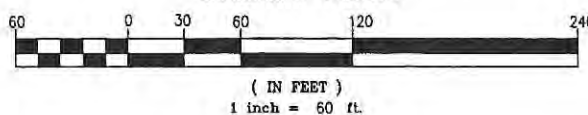
NOTES

1. SET RE-BAR WITH CAP NO. 9569.
2. FOUND AND ACCEPTED RE-BAR WITH CAP.
3. FOUND EXISTING MONUMENT.
4. SET MONUMENT WITH CASE & COVER
5. EQUIPMENT USED: TOPCON GTS-303 5" TOTAL STATION.
6. ERROR OF CLOSURE MEETS WASHINGTON STATE STANDARDS.
7. SURVEY METHODS STANDARD FIELD TRAVERSE.
8. BASIS OF BEARING: N01°27'28"E BETWEEN MONUMENTS ON "A" AVENUE.
9. INTERIOR LOT CORNERS ARE TO BE SET AS FINAL GRADES ARE ESTABLISHED.



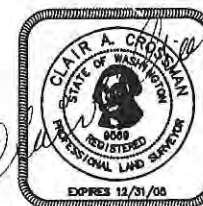
ANACORTES CITY LIMITS

GRAPHIC SCALE



SURVEYOR

Crossman & Associates
16146 McLean Road
Mt. Vernon, WA 98273
(360) 424-7359



PROPERTY OWNER/SUBDIVIDER
Fir Crest Development NW L.L.C.
P.O. Box 319
Anacortes, WA 98221
(360) 293-7431

SHEET 1 OF 4

APPROVED ROD

FIR CREST PLANNED UNIT DEVELOPMENT

IN THE S.E. 1/4, SEC. 26, TWP 35 N., RNG 1 E., W.M.

CITY OF ANACORTES, WASHINGTON

AUGUST 2004

200408310219
Skagit County Auditor
8/31/2004 Page 2 of 4 3:55PM

EX.D-3

AUDITORS CERTIFICATE

Filed for record this 31 day of August
2004 at 3:55 P M.

in Volume 412 of Plats on pages 1-2

at the request of Clair A. Crossman, P.L.S.

Auditors File No. 200408310219

Brunn
Skagit County Auditor

Chavis
Deputy

APPROVALS

The Planning Commission of the City of Anacortes, meeting in regular session on July 28, 2004 did find that the Plat of Fir Crest PUD serves the public use and interest and has authorized its secretary to execute its written approval hereon.

Sam A. Wynn
Signature of Planning Director

Approved by the Council of the City of Anacortes, Washington, this 16 day of AUGUST, 2004.

ATTEST: City Clerk Jennifer Israel

Examined and approved this 30th day of AUGUST, 2004.

[Signature]
City Engineer

CITY TREASURERS CERTIFICATE

I hereby certify that there are no delinquent special assessments and all special assessments on any of the property herein contained dedicated as streets, alleys, or for other public use, are paid in full.

This 30th day of August, 2004.

Jennifer Israel
Treasurer, City of Anacortes

COUNTY TREASURERS CERTIFICATE

This is to certify that all taxes heretofore levied and which have become a lien upon the lands herein described have been fully paid and discharged according to the records of my office, up to and including the year of 2003.

I, Katie Jungquist, Treasurer of Skagit County, Washington, hereby certify that a deposit has been paid to cover anticipated taxes up to and including the year 2005.

This 31st day of August, 2004.

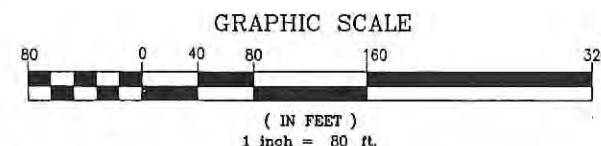
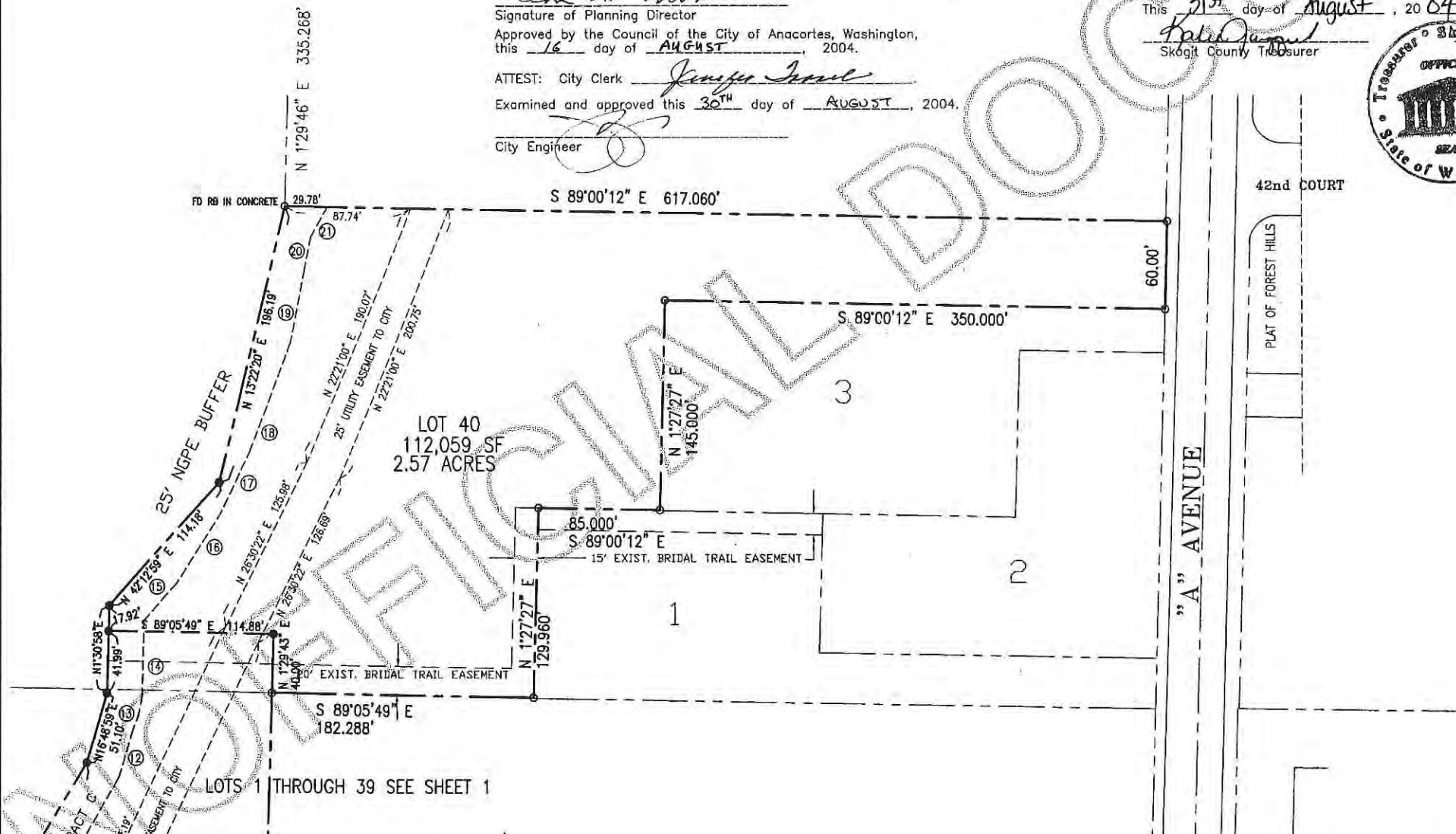
Katie Jungquist
Skagit County Treasurer

Deputy



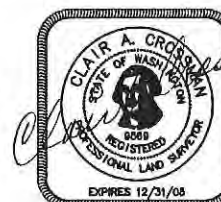
NOTES

1. SET RE-BAR WITH CAP NO. 9569.
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7. SURVEY METHODS STANDARD FIELD TRAVERSE.
8. BASIS OF BEARING: N01°27'28"E BETWEEN MONUMENTS ON "A" AVENUE.
9. INTERIOR LOT CORNERS ARE TO BE SET AS FINAL GRADES ARE ESTABLISHED.



SURVEYOR

Crossman & Associates
16146 McLean Road
Mt. Vernon, WA 98273
(360) 424-7359



PROPERTY OWNER/SUBDIVIDER
Fir Crest Development NW L.L.C.
P.O. Box 319
Anacortes, WA 98221
(360) 293-7431

SHEET 2 OF 4

APPROVED PUD

Fir Crest PUD

Proposed Changes from the last plan
Date 1/22/02



1. No more than 58 home sites. We have reduced our density given public comment and our own desire to create an attractive neighborhood. That is a reduction of 6 home sites.
2. We have increased the width and the size of most lots. The smallest being 7980 sq.ft and the largest 15900sq.ft.
3. We feel this density is fitting given other neighborhoods in the area.
 - a. Forest Hills is built on 8.06 acres and has 21 lots that is 2.6 homes per acre.
 - b. Westwood is 7.37 acres and has 16 lots that is 2.17 homes per acre
 - c. Fir Crest is 27.68 acres and will have 58 lots that is 2.09 homes per acre.
 - d. As you can see we are proposing no more density then our neighbors in the same zone classification.
4. It is important to note we have included the perimeter buffer in our new square footage calcs, Although the perimeter buffer will still be landscaped and maintained as previously proposed.
5. To add to our original wetland buffer we would propose an intermediate buffer along the East portion of main wetland. Property owners would maintain ownership of this buffer but CCR's would be written requiring that grass and or native species be planted or maintained in this area. Keep in mind, that grass is one of the best ways to bio filtrate. **This would create a 50 ft buffer.**
6. **We would create a 100ft + buffer on the West side of wetland.** This large buffer has always been there we were just calling it Open space, call it what you will, but it is a buffer and will remain protected. This buffer at its smallest would be 100ft and at its largest would be 250ft. If you are buffer averaging this is an average buffer of 175 ft.
7. Full wetland monitoring before construction and during the entire construction process by a qualified Hydrologist or Wetland Specialist. This will insure that the water table stays consistent before and after construction and water quality can be monitored.
8. No chemical landscape maintenance phase I and II (make it a condition right on the Plat and we will add it to our CCR's.

Thank you



Nels Strandberg



D-5

**Withdrawal of
Mitigated Determination of Nonsignificance
and
Request for Comments on Scope of EIS
Fir Crest Planned Unit Development**

Description of Proposal:

The MDNS for Fir Crest PUD is hereby withdrawn. An EIS is to be prepared on the following proposal:

Fir Crest, a 3-phase Planned Unit Development implementing a 64-building site residential community on 27.68 acres with both public and private streets, utilities, trails and trail easements. The proposal includes encroachment into a wetland buffer for road improvements.

Proponent

Fir Crest Development, LLC

Location of Proposal, including street address, if any:

Generally located west of "A" Avenue between 41st Street and Lake Park Drive. Project access will be from "A" Avenue adjacent to the City limits, Anacortes, Skagit County, Washington.

Lead Agency:

City of Anacortes

Pursuant to WAC 197-11-340(2)(f) [The Responsible Official shall reconsider the DNS based on timely comments and may retain or modify...or withdraw the DNS...] and WAC 197-11-340(3)(a)(ii) ["There is significant new information indicating, or on, a proposal's probable significant adverse environmental impacts"] I am hereby withdrawing my December 14, 2001 Mitigated Determination of Nonsignificance for the Fir Crest Planned Unit Development based on written and oral testimony submitted to the Planning Commission on January 9, 2002 and January 23, 2002.

EIS Required. The lead agency has determined this proposal is likely to have a significant adverse impact on the environment. An environmental impact statement (EIS) is required under RCW 43.21C and will be prepared. An environmental checklist or other materials indicating likely environmental impacts can be reviewed at our offices.

The lead agency has identified the following areas for discussion in the EIS: **Wetland and water quality impacts and mitigations and density relative to City codes and the natural characteristics of the site.**

Scoping. Agencies, affected tribes, and members of the public are invited to comment on the scope of the EIS. You may comment on alternatives, mitigation measures, probable significant adverse impacts, and licenses or other approvals that may be required. The method and deadline for giving us your comments is: **Written comments due by February 23, 2002**

Responsible Official:

Ian S. Munce, Director of Planning
P.O. Box 547
Anacortes, WA 98221
(360) 299-1942

D-6

☒ There is no agency appeal.

Signature: _____

Ian S. Munce

Date: _____

1/23/02

Publish: January 30, 2002

FAXED
1-24-02

To: Anacortes America
Nancy W.
Nels Strandberg

D-7



Evergreen Islands

PO Box 223

Anacortes, WA 98221

January 23, 2002

Mr. Ian Munce
Planning Director, City of Anacortes
P.O. Box 547
Anacortes, WA 98221

Subject: Request for DNS Withdrawal for the Fir Crest Development

Dear Mr. Munce:

On the behalf of Evergreen Islands, we request that you take immediate action to withdraw the Determination of Non-Significance (DNS) for Fir Crest Development so that the significance of the proposal may be reconsidered. The State Environmental Policy Act Handbook, Washington State Department of Ecology Publication # 98-114 (p. 34), states,

"It is also advisable to withdraw a DNS if the lead agency determines that it needs time to reconsider the significance of the proposal, reassess mitigation needs, or to do additional investigation. A new threshold determination and comment period will be required, but this will prevent the "locking in" of the original DNS by another agency issuing a non-exempt permit."

We formally request that this action be taken based on the compliance issues that were raised during the public comment period and those issues that we address in our January 23, 2002 letter to the Anacortes Planning Commission (see attached letter).

Sincerely yours,

Steve Clark
President

Tom Glade
Vice President

D-8



Evergreen Islands

PO Box 223
Anacortes, WA 98221

January 23, 2002

Anacortes Planning Commission
P.O. Box 547
Anacortes, WA 98221

Subject: Fir Crest Environmental Compliance Issues

Dear Commissioners:

As we have stated previously, Evergreen Islands is alarmed by the high potential for adverse environmental impacts that the Fir Crest development engenders. The potential impacts range from harm to both Mitten Pond and the large, onsite wetland to the destruction of the Mitten Pond viewscape. As a result, we request that the Planning Commission guarantee that Fir Crest comply with all of the environmental protections afforded by city, state, and national regulations.

To get a handle on the City requirements, Evergreen Islands asked Dr. Ross Barnes of Rosario Geoscience Consultants to compile a list of compliance issues related to the City's regulations. Dr. Barnes submitted the list to Evergreen Islands at our January 17 board meeting, and the List of Compliance Issues is included as Attachment 1. Based on the large number of compliance issues, Evergreen Islands has submitted a formal request to Mr. Ian Munce, Anacortes Planning Director, to withdraw Fir Crest's Determination of Non-Significance (DNS). Withdrawing the DNS will allow the City the time needed "to reconsider the significance of the proposal, reassess mitigation needs, or to do additional investigation."

Additionally, Evergreen Islands urges the Planning Commission to take advantage of the environmental protections afforded by the State Environmental Policy Act (SEPA) to protect Anacortes's Natural Parks. An Environmental Impact Statements (EIS) should be a routine requirement for any development of property adjacent to our Natural Parks. The State Environmental Policy Act Handbook, Washington State Department of Ecology Publication # 98-114 (p. 16), states,

"The (lead) agency decision-maker must consider the environmental information, along with technical and economic information, when deciding whether to approve a proposal. Decision-makers may use SEPA substantive authority to condition or deny a proposal based on information in the SEPA document and the agency's adopted SEPA policies."

Furthermore, the SEPA Handbook (p. 91) also states

"Environmental review under SEPA at the plan and regulation level should address system-wide, cumulative impacts and some site-specific impacts. However, some site-specific impacts can still only be addressed through SEPA at the project level. SEPA is the safety net for those impacts that cannot be easily anticipated in plans and regulations. SEPA also provides the flexibility to address those site-specific impacts that are better dealt with on a project-by-project basis."

Both City and State regulations give Anacortes the authority to protect its natural environment, and we urge you take advantage of them.

In conclusion, we again ask the City of Anacortes and its Planning Commission to protect our Natural Parks, which are unique and irreplaceable community assets.

Sincerely yours,

Steve Clark
President

Tom Glade
Vice President



D-10

STATE OF WASHINGTON

DEPARTMENT OF ECOLOGY

Northwest Regional Office • 3190 160th Avenue SE • Bellevue, Washington 98008-5452 • (425) 649-7000

January 22, 2002

Mr. Ian Munce, Planning Director
City of Anacortes
P.O. Box 547
Anacortes, WA 98221

Dear Mr. Munce:

Thank you for providing The Department of Ecology (Ecology) with the information necessary to provide comments on the Mitigated Determination of Nonsignificance for the Fir Crest PUD. I have several comments on the Environmental Checklist. Comments are based on review of the Checklist, the wetland delineation report prepared by ATSI on May 3, 2001, a site plan dated December 10, 2001, and conversations with two concerned nearby property owners.

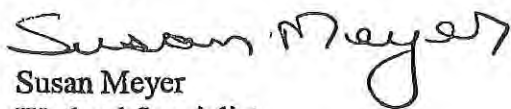
- A General Stormwater Permit (NPDES) will need to be obtained from Ecology's Water Quality program prior to the beginning construction of this project. Also, a Corps of Engineers Nationwide Permit 14 may be necessary for the wetland crossing. The Corps of Engineers should be contacted by the project applicant to find out whether a permit will be required.
- The proposed 25-foot buffers are completely inadequate to protect the functions of the wetland that lies within the boundaries of this development. A 25-foot buffer around a Category II wetland does not represent Best Available Science, which has shown that buffers less than 50 feet cannot protect most wetland resources. The wetland delineation report identifies this wetland as a wildlife corridor, which is connected to other wetlands and habitats. A buffer of 25 feet will reduce the ability of wildlife species to use this corridor since food and cover along it will be diminished. Some species of wildlife may be cut off from migrating from one habitat area to another. Also, amphibians, which are reported to use the wetland, will not have the necessary upland area to complete their lifecycle. In addition, the wetland will likely not receive the natural stormwater runoff from the adjacent upland forest to sustain its current hydrologic regime with only 25 feet of adjacent forestland. Ecology recommends 200-foot buffers around Category II wetlands with a high intensity adjacent land use. Buffer reduction can be considered when certain buffer functions can be enhanced to produce the same or similar effect. However, there are not sufficient buffer enhancement opportunities available on this site to make a 25-foot buffer around this wetland as effective as it needs to be to protect the wetland functions.

D-11

- The site plan showed that lots adjacent to the wetland in Phase II would be mostly comprised of relatively steep slopes. There is no mention of whether this area will be filled or cut, and if so, how will the slopes be stabilized after construction so that there will be no erosion into the wetland?
- The road that is proposed to cross the wetland should be designed so that the hydrologic regime in the wetland will not be altered. A change in the wetland hydroperiod (how much water is present and for how long) can influence the plant community diversity, cause mortality of amphibian egg masses, and reduce the number and abundance of invertebrate species. Hydrologic monitoring of the wetland should be conducted before and after the project is constructed to ensure that the development, as a whole, does not have an effect on the hydroperiod of the wetland.
- As per phone conversations with property owners within the vicinity of the proposed development, I understand that blasting the rock substrate is proposed as part of Phase III. Blasting was not mentioned in the Environmental Checklist and could have significant adverse environmental impacts. Blasting of the rock bluff above the wetland could introduce foreign debris into the wetland, cause mortality to vegetation on the steep rock cliff above the wetland, and cause other seismic impacts to the wetland as well as neighboring properties. It seems as though Phase III should be evaluated separately from the other two phases of the development since impacts from blasting have not been fully disclosed or analyzed

Once again, I appreciate the opportunity to comment on this proposed development. Please phone me at 425-649-7168 if you have any questions.

Sincerely,



Susan Meyer
Wetland Specialist
Shorelands and Environmental Assistance Program

SM:SA

cc: Jeannie Summerhays
Olivia Romano, Corps of Engineers
SEPA file

1004 7th. St., Ste. 202
Anacortes, WA 98221
(360) 293-7023
January 23, 2002

①
D-12

TO: Anacortes Planning Commission,
Ian Munce, Planning Director

FROM: Ross O. Barnes

Ross Barnes

RE: FIR CREST PUD

There are numerous decisions and conditions the the Anacortes City code allow you and require you to make to reduce the impacts from this overly ambitious, but poorly documented development scheme.

You can and should reduce the unit density to no more than the two units per acre R1 zoning standard. This site has too many environmental impact issues and development problems to justify a density bonus.

You can and should require strict adherence to the provisions of the Storm Drainage Ordinance regarding preservation of natural drainage patterns within each drainage basin/watershed individually--no significant diversion of flows across natural drainage divides.

You can and should require a drainage easement, approved by ACFL management, for the required discharges into the ACFL as specified by AMC 13.36.070 K.

You can and should require "all reasonable best management practices for water quality protection" (AMC 13.36.110 D.6.a.) for both the Mitten Pond watershed and the large on-site wetland.

You can and should formally declare the Mitten Pond watershed and the large on-site wetland as Water Quality Sensitive Areas under LPSPR #7, and direct the Public Works Dept. to determine what measures beyond the minimum development code requirements are needed to protect water quality in these areas.

You can and should require that a permanent no chemicals landscape maintenance clause be added to the Covenants for all areas that drain into the ACFL or the large wetland.

You can and should require the minimum R1 subdivision lot size of 15,000 square feet for lots adjacent to the wetland buffer, as a minimal measure to help protect this high quality wetland.

You can and should specify a reasonable minimum lot size throughout the PUD that is consistent with R1 zoning standards and the environmental sensitivities of the site--for instance 12,000

square feet.

②

D-13

Before you approve any wetland conditional use permit, you can and should require a detailed and accurate wetland encroachment and mitigation site plan and impact analysis as specified by City ordinance.

You can and should specify that existing natural and native growth areas within the buffers and open spaces shall remain undisturbed during and after development, except for approved trail maintenance and approved native growth protection programs.

Even if all of the above is done, the City can and should make a Determination of Significance for this project because of the unmitigatable significant adverse environmental impacts of this project, including potential impacts to the on-site and associated off-site aquifer recharge areas. An EIS is required to carefully analyze these impacts and evaluate the most appropriate type of development for this site--such a plan will probably have few similarities to the current proposal.

ATTACHMENTS: Exhibit A - Code Compliance Issues,
Exhibit B - Water table elevations in the aquifer,
Fir Crest PUD and adjacent area.

January 16, 2002

D-14

FIR CREST PUD -- CODE COMPLIANCE ISSUES WITH RESPECT TO ENVIRONMENTAL PROTECTIONA. STORM DRAINAGE

1. AMC 13.36.070 (A) and LPSPR #2 - Preservation of Natural Drainage Systems, Patterns and Basins.

Storm water flows from the Mitten Pond watershed should continue to be directed toward Mitten Pond with appropriate volume detention, and full biofiltration swale either before or after the detention facility. Downslope flows into the ACFL shall be dispersed to control erosion, or conveyed to a natural channel of adequate capacity.

Ditto for watershed basin of large on-site wetland.

2. LPSPR #3 - Pollution Source Control.

Impervious surface catch basins that drain into the ACFL or large on-site wetland should include "oil" traps that are regularly maintained.

Phase II and Phase III should include no chemicals landscape maintenance policy as permanent clause of protective covenants (suggest see Portalis for condition wording).

3. Please note LPSPR #4 (b) and LPSPR #6 - Wetlands, should be applied to discharges to large on-site wetland.
4. LPSPR #7 - Water Quality Sensitive Areas (WQSA).

Mitten Pond watershed and large on-site wetland and buffers should be formally declared as WQSA's.

5. AMC 13.36.070 (K) - Drainage Easement.

Discharge to ACFL should have easement negotiated with ACFL management.

B. PROTECTION OF LARGE ON-SITE WETLAND AND ACFL

1. Lots adjacent to wetland buffer should meet minimum 15,000 square foot size and lot width requirements for an R1 zone sub-division.
2. This site is not suitable for density "bonuses". Unit density of whole PUD and of Phase III alone should not exceed 2 units per acre.

3. Maintain intact 30' NGPE buffer adjacent to ACFL and minimum 25' NGPE buffer adjacent to wetlands.
4. All natural undeveloped open spaces in Phases II and III should be protected with permanent NGP easement.
5. Provide correct Phase III road profile and correct natural topography on road profile for review at next hearing.
6. Consider alternative clustered development schemes for this site, such as assisted living/retirement center. It may be ideal for such a facility because it is significantly isolated from adjacent residential developments.

C. WETLAND MITIGATION PLAN -- TO BE PROVIDED FOR PUBLIC REVIEW BEFORE PLAN AND WETLAND CONDITIONAL USE IS APPROVED

1. Provide correct wetland boundary survey in area of proposed road expansion and proposed mitigation area so that accurate areas for wetland fill and mitigation can be calculated. Determine actual area of wetland that was filled for existing road and associated landfill--where was the road not built in wetland? Determine water levels on each side of existing road fill in proposed excavation area and method for maintaining existing water levels upslope of existing road fill. Where is the appropriate location for the trail crossing the wetland in this area? Provide at least a 1.5 to 1 wetland replacement ratio for road expansion. Provide a wetland/buffer planting plan to restore indigenous natural vegetation, and a monitoring/correction plan. Propose wetland creation only in disturbed areas, not in the natural landscape. Wetland buffers in restored areas should be consistent with slopes in adjacent natural areas.
2. Submit a detailed site plan and specifications for the proposed road expansion and wetland mitigation/restoration area prepared by a qualified wetland restoration consultant, for public review.
3. In addition to the proposed wetland mitigation area discussed above, also consider wetland and buffer restoration in the landfill area west of the proposed detention pond.

D. SEPA

The obvious probable and unmitigated significant adverse impacts to the ACFL natural area and the large wetland require a Determination of Significance (DS) and an EIS under Washington State law (see WAC 197-11-330, ff.).

A-3

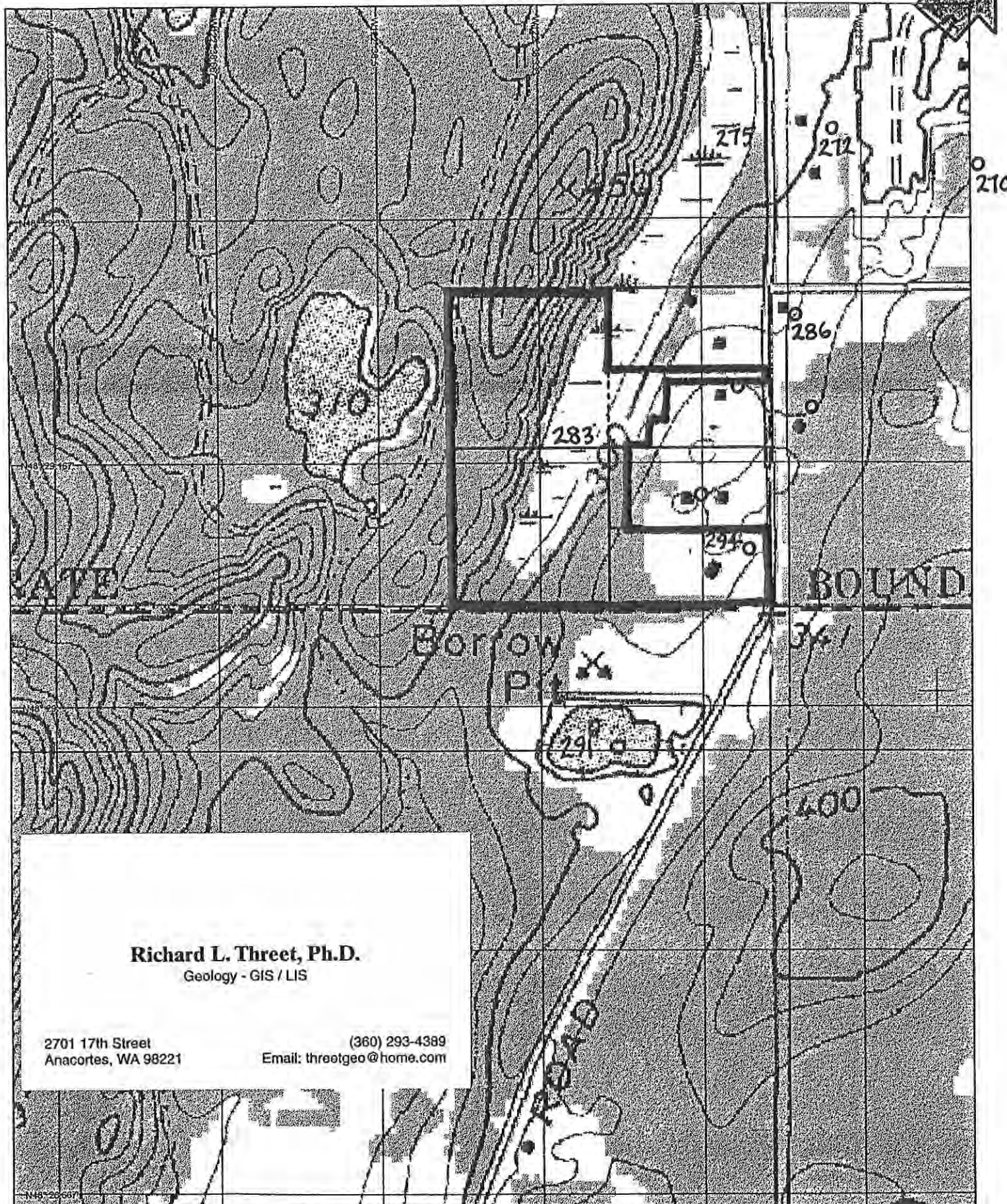
D-16

The DS is principally related to

- (1) the development and accompanying denudation and destruction of the natural topography of the ridge in Phase III,
- (2) the lack of any specific impact analysis and mitigation plan for the road crossing the wetland, including an accurate and specific wetland conditional use site plan as required by AMC 17.65.100,
- (3) the proposed development of lots much smaller than 15,000 square feet adjacent to the large high quality on-site forested wetland, and
- (4) wetland buffers much smaller than those uniformly recognized as necessary for wetland protection adjacent to a high quality wetland that is also an important recharge source for the underlying sand/gravel aquifer that serves a number of wells to the east and feeds "Ace of Hearts Creek" via perennial springs and artesian wells.

Ross O. Barnes

D-17 EXHIBIT 'B'



Richard L. Threet, Ph.D.

Geology - GIS / LIS

2701 17th Street
Anacortes, WA 98221

(360) 293-4389
Email: threetgeo@home.com

Rosario Geoscience Associates

D-18

13695

~~104~~ Harbor Lane • Anacortes, WA 98221 • (360) 293-7023

293-0572 FAX

February 23, 2002

TO: Ian Munce, Director of Planning

FROM: Ross O. Barnes

R.B.

RE: FIR CREST PUD - SEPA EIS SCOPING

I agree with the issues set out in BOLD type in the scoping notice.

In addition, I would add the following more specific items and issues.

- (1) Alternatives examined should include the (1) no action alternative, (2) lots or lot equivalents not less than 15,000 square feet not counting the areas of wetland district and slopes too steep to develop, (3) cluster or alternative development, such as assisted living center, (4) drastically reduced density in Phase III, such as a few upscale largely natural lots.
- (2) Providing wetland protection buffers in line with current scientific recommendations for a significant Category II wetland that is adjacent to quality upland habitat, such as DOE guidelines or Skagit County CAO--effect on habitat protection and wetland and aquifer water quality.
- (3) Potential effects of rock blasting close to residential areas.
- (4) Impacts of Phase III on the adjacent downslope ACFL natural preserve--including tree blowdown, habitat quality of Mitten Pond watershed, invasion of noxious species and "edge effect" intrusion into mature forest habitat preserve, water quality, potential erosion, proposed drainage diversion out of ACFL watershed, effect on the ACFL Trail 10 recreational corridor. Can impacts be mitigated or not? How?
- (5) Impacts to off-site drainage system and adjacent riparian zone (both developed and natural) downstream from the large Phase II wetland.
- (6) Requiring basin by basin storm water detention and discharge, compared to the proposed one detention pond system and diversion and discharge (?) of storm water from three basins into one.
- (7) Compare impacts of proposed smaller lot PUD with development buffers, to non-buffered sub-division with 15,000 square

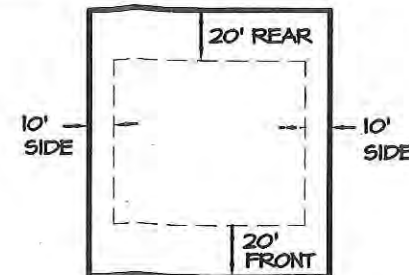
RGA on Fir Crest EIS
2/23/02
page 2

foot minimum lot size--compatibility with the developed and natural neighborhood.

- (8) "Viewshed" impacts from destroying the natural character of the regionally visible Phase III ridge.
- (9) Lack of specific plans and analyses for mitigation of wetland road crossing.
- (10) Potential for restoring disturbed wetland buffers and filled wetlands on site. Is proposed detention pond too close to wetland?
- (11) Potential impacts on aquifer serving wells to east and northeast of site--all the way to artesian zone surrounding Ace of Hearts Creek. Intensive development has already impacted some wells in this area.

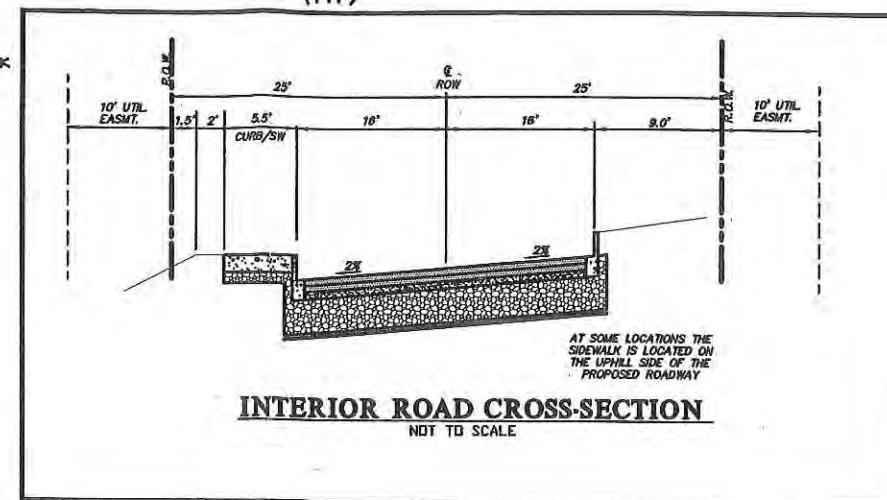
Ross O. Barnes.

PROPOSED 5' WIDE WALK TO BE INSTALLED WESTERLY FROM PROJECT TO EAST END OF EX. CONCRETE WALK. NORTH EDGE OF WALK TO BE CONSTRUCTED BETWEEN 20' AND 25' SOUTH OF EX. RIGHT OF WAY CENTERLINE UNLESS EASEMENTS ARE GRANTED BY PROPERTY OWNERS SOUTH



CALL TWO BUSINESS DAYS BEFORE YOU DIG
1-800-424-5555

SCALE: 1" = 80'
0 40 80 160



NOTES

- OWNERSHIP: PARCELS A AND G: DALE W. HJORT, SLENN E. HJORT AND CAROL L. ABEL
PARCELS B: RICHARD BALLON AND GAIL BALLON
PARCELS D AND E: CONRAD LEVESEN AND DIANE LEVESEN
- DEVELOPER: JOE AND KIMBERLY WOODMANSEE
1146 BRITT ROAD
MOUNT VERNON WA 98273
PHONE: (360) 424-4886
- LAND SURVEYOR/LAND-USE CONSULTANT: LISSER & ASSOCIATES, PLLC
BRUCE S. LISSER, P.L.S.
PO BOX 1104
MOUNT VERNON WA 98273
PHONE: (360) 419-1442
- CIVIL ENGINEER: RAVNIK & ASSOCIATES, INC.
JOHN RAVNIK, P.E.
PO BOX 561
BURLINGTON WA 98293
PHONE: (360) 707-2048
- UTILITIES:
SANITARY SEWER: CITY OF ANACORTES
STORM SEWER: CITY OF ANACORTES
WATER: CITY OF ANACORTES
POWER: FUBET SOUND ENERGY
TELEPHONE: VERIZON
GAS: CASCADE NATURAL GAS
T.V.: COMCAST
- ALL UTILITIES WILL BE EXTENDED AS NECESSARY TO SERVICE THE SITE AND WILL BE ENGINEERED AS NECESSARY TO CONFORM TO CITY OF ANACORTES DEVELOPMENT STANDARDS. ALL UTILITIES ARE PROPOSED TO BE UNDERGROUND.
- SURVEY DATUM: BASED UPON CITY OF ANACORTES DATUM, BENCHMARK PROVIDED BY LYLE DAVIS, CITY OF ANACORTES, NORTH RIM SANITARY SEWER MANHOLE AT 34TH AND H AVENUE. ELEVATION = 245.6
- SURVEY MERIDIAN: ASSUMED
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- CONTOUR INTERVAL: 2-FOOT
- SPOT ELEVATIONS ARE SHOWN AT THE +
- ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL FEET.
- FOR ADDITIONAL SURVEY INFORMATION SEE THE PLAT OF PARKSIDE DIVISION NO. 2, RECORDED IN VOLUME 16 OF PLATS, PAGES 20-22, CITY OF ANACORTES SHORT PLAT NO. AH-02-003, RECORDED IN VOLUME 6 OF SHORT PLATS, PAGE 26 AND RECORD OF SURVEY MAPS RECORDED UNDER AUDITOR'S FILE NUMBERS 200004190067 AND 9404280078, ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.
- PROPERTY ZONING: R-1, RESIDENTIAL LOW DENSITY (15,000)
- ADJACENT ZONING: WEST R-1, EAST R-1, NORTH R-2, SOUTH PUBLIC
- GROSS AREA (INCLUSIVE OF ROAD RIGHT-OF-WAY): 24.66 ACRES
CITY OF ANACORTES IS ALLOWING DENSITY OF 2 UNITS PER ACRE TO BE BASED UPON 30 ACRES FOR A TOTAL OF 60 UNITS.
- OPEN SPACE AREAS ARE TO BE OWNED AND MAINTAINED BY THE ORCHARDS HOMEOWNERS ASSOCIATION. THE MAINTENANCE WILL INCLUDE LANDSCAPING, TRAILS, STORM POND AND ANY FENCES ALONG TRAILS.
- BUILDING SETBACKS WILL BE CONSISTENT WITH THE R-1 ZONE. (SEE INSERT)

EX. E-1



LISSER & ASSOCIATES, PLLC
SURVEYING & LAND USE CONSULTATION
320 MILWAUKEE STREET
MOUNT VERNON, WA 98273
360-419-1442

Ravnik & Associates, Inc.
CIVIL ENGINEERING & LAND-USE PLANNING
108 E. GILKEY RD./P.O. BOX 361
BURLINGTON, WA 98233
PH: (360) 707-2048 FAX: (360) 707-2216

SHEET DESCRIPTION:

PRELIMINARY PLAT MAP

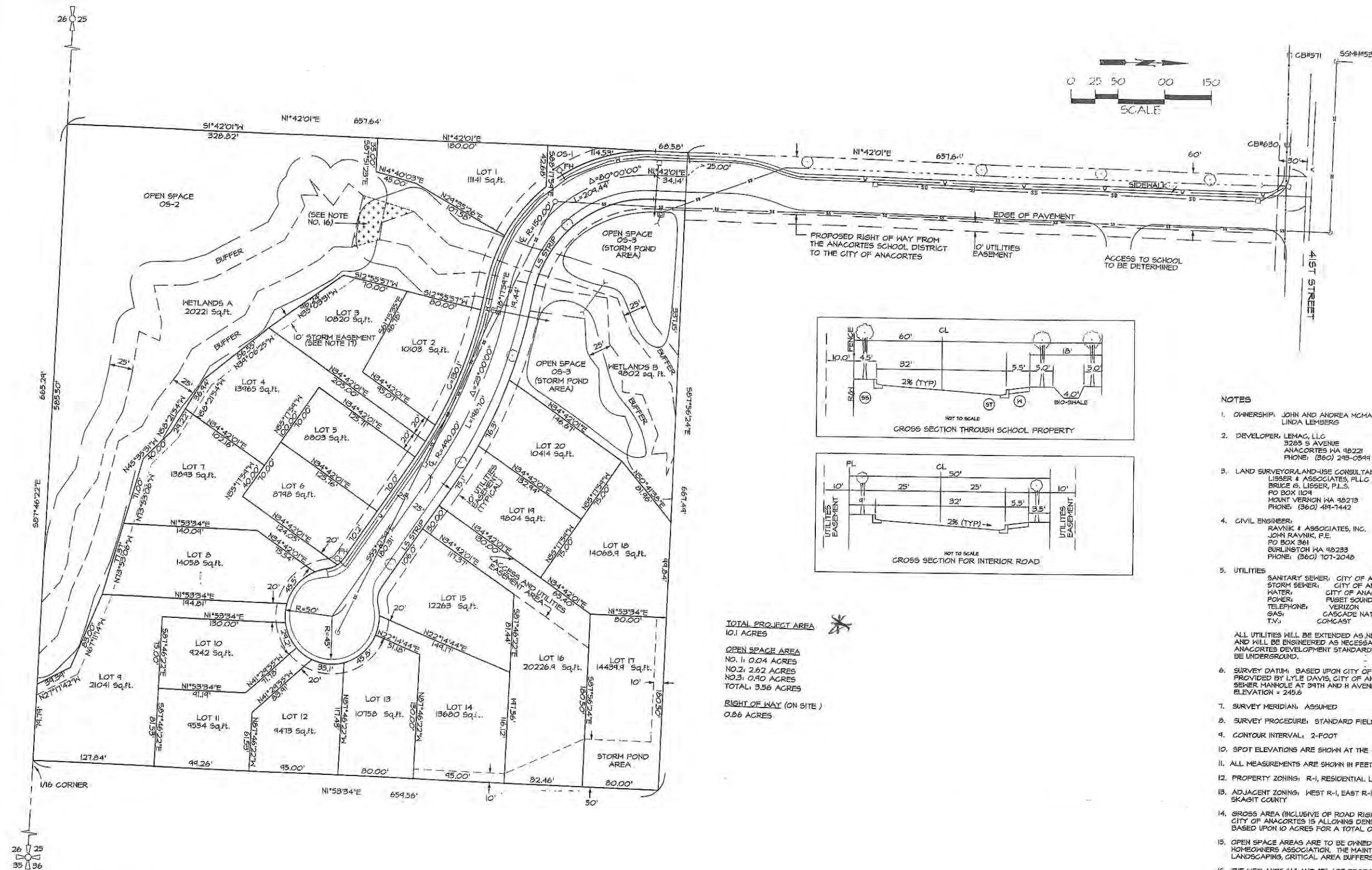
PLAN STATUS:

SCALE: 1" = 80'
DRAWN BY: H. NELSON
CHECKED BY: J. RAVNIK
DATE: 3-10-08

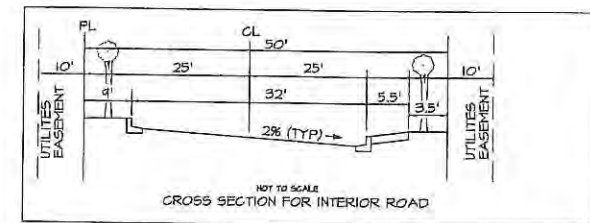
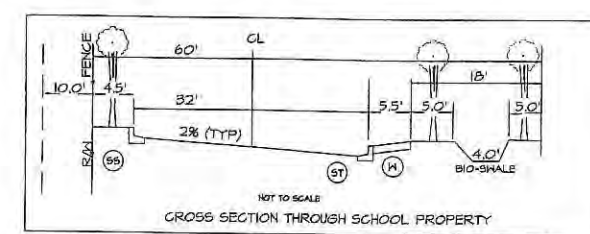
SHEET TITLE:

**"THE ORCHARDS"
FOR
JOE WOODMANSEE**
CITY OF ANACORTES PUBLIC WORKS PROJECT #04-038
SE 1/4 OF SW 1/4 OF SECTION 25, T. 35 N., R. 01 E., W.M.

DRAWING NO.
PrePlat04038.dwg
JOB NO.
04021
SHEET NO.
2 OF 4



EX.F-1



TOTAL PROJECT AREA
10.1 ACRES

OPEN SPACE AREA
NO. 1: 0.04 ACRES
NO. 2: 2.62 ACRES
NO. 3: 0.90 ACRES
TOTAL: 3.56 ACRES

RIGHT OF WAY (ON SITE)
0.88 ACRES

- NOTES
1. OWNERSHIP: JOHN AND ANDREA MCHAKIN
LINDA LEMBERS
 2. DEVELOPER: LEMAC, LLC
3285 S AVENUE
ANACORTES WA 98021
PHONE: (360) 293-0544
 3. LAND SURVEYOR/LAND-USE CONSULTANT:
LISSER & ASSOCIATES, PLLC
BRUCE G. LISSER, P.L.S.
PO BOX 1104
MOUNT VERNON WA 98213
PHONE: (360) 419-1442
 4. CIVIL ENGINEER:
RAYNIK & ASSOCIATES, INC.
JOHN RAYNIK, P.E.
PO BOX 561
BURLINGTON WA 98233
PHONE: (360) 707-2048
 5. UTILITIES
SANITARY SEWER: CITY OF ANACORTES
STORM SEWER: CITY OF ANACORTES
WATER: CITY OF ANACORTES
POWER: PUGET SOUND ENERGY
TELEPHONE: VERIZON
GAS: CASCADE NATURAL GAS
T.V.: COMCAST
 6. SURVEY DATUM: BASED UPON CITY OF ANACORTES DATUM, BENCHMARK
PROVIDED BY LYLE DAVIS, CITY OF ANACORTES, NORTH RIM SANITARY
SEWER MANHOLE AT 39TH AND H AVENUE.
ELEVATION = 245.6
 7. SURVEY MERIDIAN: ASSUMED
 8. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
 9. CONTOUR INTERVAL: 2-FOOT
 10. SPOT ELEVATIONS ARE SHOWN AT THE +
 11. ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL FEET.
 12. PROPERTY ZONING: R-1, RESIDENTIAL LOW DENSITY (15,000)
 13. ADJACENT ZONING: WEST R-1, EAST R-1, NORTH PUBLIC, SOUTH
SKAGIT COUNTY
 14. GROSS AREA (INCLUSIVE OF ROAD RIGHT-OF-WAY): 10.1 ACRES
CITY OF ANACORTES IS ALLOWING DENSITY OF 2 UNITS PER ACRE TO BE
BASED UPON 10 ACRES FOR A TOTAL OF 20 UNITS.
 15. OPEN SPACE AREAS ARE TO BE OWNED AND MAINTAINED BY THE
HOMEOWNERS ASSOCIATION. THE MAINTENANCE WILL INCLUDE
LANDSCAPING, CRITICAL AREA BUFFERS AND STORM POND.
 16. THE WETLANDS "A" AND "B" ARE PROPOSED TO BE RECONNECTED IN
CONJUNCTION WITH THE ROAD CROSSING DESIGN WHICH WILL ALLOW A
NET GAIN IN WETLANDS ON SITE.
 17. A 10' PRIVATE DRAINAGE EASEMENT SHALL BE PROVIDED ALONG THE
REAR PROPERTY LINES FOR THE INSTALLATION OF A DRAINAGE SHALE
FOR ROOF AND FOOTING DRAINS. THE SHALE WILL ACT AS A RECHARGE
AREA TO MAINTAIN HYDRATION TO THE WETLANDS.

Ravnik & Associates, Inc.
CIVIL ENGINEERING & LAND-USE PLANNING
108 E. OLKEY RD., P.O. BOX 361
BURLINGTON, WA 98233
(360) 707-2048 FAX: (360) 707-2216

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LISSER & ASSOCIATES, PLLC
SURVEYING & LAND USE CONSULTATION
320 MILWAUKEE STREET
MOUNT VERNON, WA 98213
360-419-1442



NO.	DATE	REVISION	BY	REV.

PROPOSED
DEVELOPED CONDITIONS

SCALES
HORIZONTAL: 1"=50'
VERTICAL: N/A
DESIGNED:
DRAWN: DLG
CHECKED: BGL

SURVEY IN A PORTION OF
SECTION 25, T.35 N., R.1 E., WM
ANACORTES, WASHINGTON
FOR: LEMBERG-MCHAKIN

FB. 25B PG. 4
DATE: 3/29/05
DRAWING: 04-050TP
JOB NO.: 04-050
SHEET: 2 OF 2



E-2

NOTICE OF LAND USE PERMIT APPLICATION

THE ORCHARDS PRELIMINARY DEVELOPMENT PLAN (PUD)

This Project and Public Notice Involves:

1. Preliminary Development Plan Application (PUD) – 60 unit single family residential development
2. Notice of Public Hearings
3. Mitigated Determination of Non-Significance
4. Determination of Completeness

NOTICE IS HEREBY GIVEN that the Anacortes Planning Commission will hold Open Record Public Hearings on the evenings of **Wednesday September 22, 2004 and Wednesday, October 27, 2004** at 7:30 p.m. in the Municipal Building Council Chambers, 6th Street and "Q" Avenue.

The purpose of the Public Hearing will be to review and to make a recommendation on a Land Use Permit application for development of 60 single family homes on approximately 30 acres generally bounded on the north by 41st Street and on the east by Heart Lake Road (access will be off of 41st Street via two new roads, Orchard Avenue and cherry Lane). All in the SE ¼ of the SW ¼ of Section 25, Township 35 North, Range 1 East, Anacortes, Skagit County, Washington. The applicants are Joe and Kimberly Woodmansee. The project will include, in part, an on-site drainage system, open space, and utilities, and two new streets. Fifty-foot buffers are established on each side of Ace of Hearts Creek. The property is zoned R 1.

The Planning Director has determined that this application is complete.

Further, the lead agency for this proposal, the City of Anacortes, has determined that it does not have a probable significant adverse impact on the environment provided that the conditions set out below are satisfied. Accordingly, an environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. This may be the only opportunity to comment on the environmental impacts of the proposal.

1. **Prior to clearing or fill and grade beginning, both a large parcel storm water plan and a water quality control plan, as required by the City of Anacortes Storm Drainage Ordinance No. 2441, shall be prepared by the applicant, approved by the City Department of Public Works, and implemented. The water quality control plan shall address permanent and temporary best management practices to be incorporated in the project to control pollution of storm water runoff after/during construction and/or land clearing activities are completed. All required off-site storm water improvements shall be completed prior to site vegetation removal.**
2. **Native vegetation shall be used for landscaping of the detention pond.**

This MDNS is issued under 197-11-350(1); the lead agency will not act on this proposal for 15 days from the date of publication. *Comments on the MDNS* must be submitted by **September 16, 2004** to Mr. Ian S. Munce, Director of Planning, P.O. Box 547, Anacortes, WA 98221, (360) 299-1942.

Additionally, anyone wishing to comment on these applications may do so at the above referenced date, place and time. Written comments on the *Land Use Permit* applications must be submitted by **Noon, Friday, September 17, 2004** to Mr. Ian S. Munce, Director of Planning, P.O. Box 547, Anacortes, WA



E-3



TO Planning Commission
FROM Land Use Permits
SUBJECT Final Development Plan – The Orchards
DATE March 16, 2005

Please find attached:

- * Conditions
 - * Applicant response to conditions
 - * March 16, 2004 Memorandum from the DRG
 - * Subdivision Guarantee
 - * Site plan
 - * Landscaping Plan
-



E-4

**DECISION TO ISSUE A PRELIMINARY DEVELOPMENT PLAN PERMIT
FOR THE Orchards
PLANNED UNIT DEVELOPMENT**

Based on the foregoing Findings of Fact and Conclusions of Law, the Anacortes Planning Director is hereby directed to issue a preliminary development plan permit for the Orchards PUD subject to the following conditions:



1. No more than 60 single family residences shall be built on the 30-acre project site as shown on Preliminary Site Plan Attachment F.
2. The project shall comply with the City of Anacortes construction standards as required by the City Director of Public Works for water, sewer, street access, and storm drainage.
3. This project is subject to applicable water, sewer, and stormwater general facility and hookup fees and transportation, fire, school, and park impact fees. These fees are payable at levels in effect at the time of acceptance of a complete building permit application and may differ from those fee levels currently in effect; sewer and water latecomer charges may be payable.
4. Prior to clearing or fill and grade beginning, both a large parcel stormwater plan and a water quality control plan, as spelled out in the City's Storm Drainage Ordinance # 2441, shall be prepared by the applicant, approved by the City Department of Public Works, and implemented. The water quality control plan shall address permanent best management practices to be incorporated in the project to control pollution of stormwater runoff after construction and/or land clearing activities are completed. All off-site stormwater improvements shall be made before construction or vegetation removal begins.
5. A temporary erosion and sedimentation control plan shall be approved by the City of Anacortes Public Works Department, constructed, and maintained throughout construction.
6. Dust control techniques will be employed as required by the City Engineer; such measures would include watering haul roads and/or restricting the amount of excavation until conditions are more favorable and shall be detailed in the final development plan along with a construction access plan.
7. The final development plan design shall be based on actual field surveys and not on existing topographical maps.
8. Within a maximum of three years following the approval of the preliminary development plan, the applicant shall file with the Planning Commission a final development plan containing in a final detailed form the information required in part e. (1) of Section 16.40 of the City of Anacortes Municipal Code. At its discretion and for good cause, the Planning Commission may extend for one year the period for filing of the final development plan. Draft project covenants shall be submitted with the final

Ravnik & Associates, Inc.

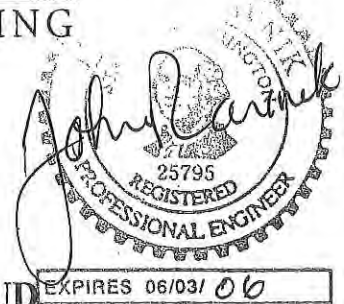
CIVIL ENGINEERING & LAND-USE PLANNING

F-2

10.1 ACRES

PRELIMINARY DEVELOPMENT SUMMARY for

LEMBERG-McMAKIN 20-LOT RESIDENTIAL PUD



4-2-05 *

LEMAC ESTATES

INTRODUCTION:

The information provided herein accompanies the preliminary PUD application submitted for residential development of the subject property, and conceptually identifies the level of improvement for the various roads and utilities required. Accompanying this preliminary development summary is a map titled Developed Conditions Summary, which identifies the property's existing conditions as surveyed and a preliminary layout of the proposed single-family residential lots, roadways, and utilities therein. Listed below is a summary description of the property's existing conditions and the extent of improvements that are conceptually proposed.

EXISTING PROPERTY CONDITIONS

Property Size & Location:

The subject property contains 10.1 acres; with its north property line located approximately 658 feet south of 41st Street and its west property line approximately 670 feet east from Heart Lake Road. The property is square in shape, measuring approximately 669 feet east-west by 667 feet north south. Proposed access to this property will be provided within a 60-foot wide public right-of-way to be dedicated to the City of Anacortes from the Anacortes School District. This proposed, offsite, right of way area encompasses 0.9 acres, extending approximately 658 feet south from the south side of 41st Street. Residential development of the subject property herein will include roadway and utility improvements within this proposed, offsite, right-of-way.

Property Terrain, Elevation, & Coverage:

Within the area being residentially developed, the highest ground elevation is approximately 306, located within the southwesterly quarter of the subject property. From this knoll, there are gradual to moderate slopes downhill to the south, west, north, and east. All of the subject property is higher than 41st Street, at approximate elevation 258. The northwesterly portion of the subject property extends up to elevation 316, and consists of a proposed open space area not being developed. As further described, there is a depressed swale having a circular path through most of this property. This swale, which contains delineated wetlands, receives nearly all runoff waters from the property, and conveys them to the lowest point of the property, at elevation 272 in the southeast corner. As illustrated on the aerial photograph accompanying the PUD application, the property is moderately wooded comprising mostly alder and some fir trees.



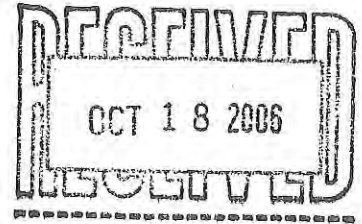
SCHEMMER ENGINEERING INC.

G-2

QUAIL RUN

10/17/2006

Don Measamer
Assistant Director of Planning & Community Development
City of Anacortes
904 6th Street
P.O. Box 547
Anacortes, WA 98221-0547



RE: Response to Initial Planning Commission Hearing 10.11.06.

Don:

The area of the project encompasses the entire out boundary inclusive of the east half of the abutting Right-of-Way of Heart Lake Road. When that area is calculated it yields a value of 615873.4ft² or 14.14 acres. In accordance with the City of Anacortes City code the any property zoned R-1 Residential Low Density is allowed tow (2) single family residences per gross acre:

17.38.070 Maximum density.

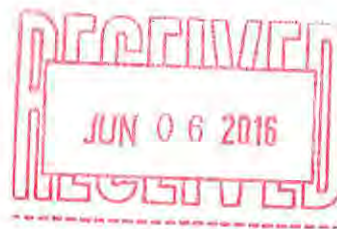
Density for the project applied for shall not exceed two dwelling units per gross acre. (Ord. 2592 Att. A § 3 (part), 2002: Ord. 2528 Att. A § 10, 2000: Ord. 2316 (part), 1994)

The result yields a volume of 28 potential home sites within the property.

The property will essentially be divided into eight (8) specific categories:

	Approximate Area	
	ACRES	SQ.FT.
1. Right of Way		
Heart Lake Road-RW1	0.13	5791.10
Heart Lake Road-RW2	0.013	600.05
Quail Run Drive-Proposed RW3	2.54	110696.10
Sub Total	2.68	117087.25
2. Individual Lots		
Division I		
Lots 1-6	1.32	57481.1
Lots 7-8, 11-13	1.31	57234.8
Lots 9-10	0.53	22887.6
Lots 14-15	0.62	26991.4
Lots 16-24	1.35	58614.4
Division II		

Ronald & Norma Sherin
1020 Haddon Road
Anacortes, WA 98221
June 2, 2016



City of Anacortes PCED
P.O. Box 547
Anacortes, WA 98221

Dear City of Anacortes PCED:

I am a life-long resident of our city, and I am writing to express my disapproval of the proposed development by the Allen Family Investment, LLC to Haddon Road / Whistle Lake Road. I understand the proposal to develop the property to accommodate 13 additional houses in our neighborhood.

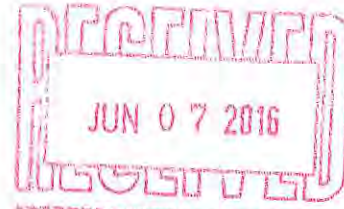
This area is a rural, quiet neighborhood that we chose to build our house in almost 50 years ago. While I understand the area has changed over time, the large parcels were zoned in such a way as to keep this area quiet and have relatively low traffic. However, development of 13 additional homes on small lots will negatively impact our rural area. According to the developer's traffic study, there are estimated to be 123 additional vehicle trips per day. These roads are not equipped to handle the additional auto traffic. The roads are narrow, and in places have limited visibility due to hills or winding road. As it stands currently, the roads are increasingly busier with traffic and cars "racing". Additional houses would only increase the traffic and safety concerns. There is also the issue of keeping the pedestrians safe. This area, being rural, has no sidewalks. Many, many people and their pets (dogs, horses) walk and enjoy these roads daily. Children walk to and from Mt. Erie Elementary from this area. The additional traffic would make foot traffic in our area *even more dangerous*.

I understand that Anacortes is a beautiful town, and people desire to live here. My husband and I chose to live in the area of town that we did because of the quiet, peaceful nature of this neighborhood that it used to be. Over the course of 50 years, the construction of homes on existing zoned property has increased the traffic and noise greatly. The addition of 13 more houses would tremendously negatively impact our rural area that we paid to live in.

Sincerely,

Ronald & Norma Sherin

Ronald & Norma Sherin



BEFORE THE PLANNING COMMISSION, CITY OF ANACORTES

In re the Application for a P.U.D. by

Nº PUD-2016-0001

ALLEN FAMILY INVESTMENTS, LLC

OBJECTION TO PROPOSED
MODIFICATIONS TO
AMC DEVELOPMENT STANDARDS

Applicant

ORIGINAL

COME NOW Patrick O'Hearn and Carol O'Hearn, by and through their attorney, and make objection to Applicant's four proposed modifications to the Anacortes Municipal Code, more particularly set forth in the Planning Commission's Draft Findings of Fact, Conclusions of Law, and Recommendation. This objection is based on the following:

1. The Applicant requests a code modification to reduce the required 20 foot flag dimension for lots 2, 3, 6, and 7 to 12 feet. AMC 17.38.110 requires a Conditional Use Permit in that instance; however, the applicant seeks a waiver of that requirement.
2. The second modification is to allow less than the required amount of street frontage, for those same four lots, and again that a Conditional Use Permit not be required.
3. The third modification is to exempt the subdivision from the R1 P.U.D. requirement that the roadway meet the required R2 standard of 32 feet width, with curbs and gutters.
4. The fourth and final proposed modification is to exempt the subdivision from the R2 standards requiring curbs, gutters, and sidewalks on both sides of the roadway. This request is supposedly to maintain the "rural character" of Haddon Road.

CRAIG D. SJOSTROM

Attorney at Law WSBA #21149

1204 Cleveland Ave., Mt. Vernon, Wash. 98273

(360) 848-0339 FAX (360) 336-3488

cdsjostrom@comcast.net

***OBJECTION TO PROPOSED
CODE MODIFICATIONS***

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1 5. The Applicant seeks to justify these requests, and also that the Conditional Use Permit
2 process be dispensed with, on the grounds that the C.U.P. and the P.U.D. procedures are "similar
3 public processes". This is a specious argument. AMC 16.24 deals with modifications, and sets
4 out a completely different set of procedures and requirements:

5 *16.24.010 - Conditions for granting.*

6 *Modifications and exceptions to the requirements of the subdivision ordinance are*
7 *to be granted by the city council only when the following conditions are met:*

8 *A. The modification or exception would not constitute a grant of special privilege*
9 *inconsistent with other subdivisions in the city and would not establish a*
10 *precedent which could, in successive application, diminish the purpose of the*
11 *subdivision ordinance.*

12 *B. The modification or exception is necessary because of special circumstances*
13 *relating to the size, shape, topography, location, or surroundings of the subject*
14 *property.*

15 *C. The modification or exception will not be detrimental to the public welfare or*
16 *adversely impact properties or facilities in the vicinity of the proposed*
17 *subdivision.*

18 *16.24.020 - Procedure.*

19 *A. Application for modification or exception to the requirements of the*
20 *subdivision ordinance shall be submitted to the administrator. The application*
21 *shall:*

22 *1. Describe the location of the proposed modification or exception,*
23 *and show on maps or diagrams the location and details of the*
24 *application;*

25 *2. Describe the reasons for the modification, or exception and the*
26 *subdivision ordinance provision for which the modification or*
27 *exception is requested.*

28 *B. Upon receipt of a properly prepared application, the administrator shall set*
29 *a hearing date on the application at the next available city council meeting.*
30 *The hearing shall be duly advertised and the administrator shall prepare a staff*
report and recommendation for council review prior to the hearing date.
Copies of the recommendation shall be forwarded to all interested parties
requesting same.

C. Upon conclusion of the public hearing, the council shall deny, approve, or
approve with modifications, the application for modification or exception. A
vote of a majority plus one of the total council membership shall be required to

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1 *approve a modification or exception.*

2 *D. If approved, the specific modification or exception, along with council*
3 *comments, shall be placed on file for reference.*

4 (Emphasis added)

5
6 6. As is evident from the foregoing, the procedure for hearing a proposed modification is
7 different than for a P.U.D. First, the Planning Commission is not involved in the process; it
8 goes directly to the City Council. Second, the conditions for granting the modification are
9 more stringent than those of a P.U.D. They require that the modification be shown not to be a
10 grant of special privilege, and that the modification is necessary because of special
11 circumstances relating to the property.

12 7. Here, other than preventing the developer from cramming in excess houses, no special
13 circumstances exist that necessitate the reduction of flag widths from those required or the
14 reduction of street standards from those required by the R1 P.U.D. process. The proposed
15 reduction in the street standards also adversely impacts properties in the vicinity of the
16 proposed subdivision.

17 8. In addition, the requested modification that AMC16.24 be ignored and the flag and
18 road deviations be handled through the P.U.D. process is, in itself, a grant of special privilege
19 which will conflict with the purposes of the subdivision ordinance.

20 9. Finally, the supermajority condition for granting a modification is much stricter than
21 the vote required for granting a P.U.D.

22 10. The requested modifications are central to this development application as currently
23 configured. Without them, the proposed number of lots, lot configuration, and the very
24 application cannot properly go forward.

25 11. In sum, then, the Planning Commission should delay the hearing on the application
26 until the City Council can render a decision on the proposed modifications, pursuant to the
27 applicable provisions of the Anacortes Municipal Code. No findings of fact, conclusions of
28 law, or recommendations on this application can be properly rendered until the modifications
29 issue is decided.

1 DATED this 7th day of June, 2016.

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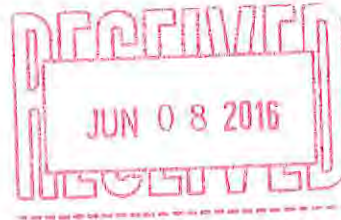
4 CRAIG SJOSTROM #21149
5 Attorney for Patrick and Carol O'Hearn
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*OBJECTION TO PROPOSED
CODE MODIFICATIONS*

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BEFORE THE PLANNING COMMISSION, CITY OF ANACORTES

In re the Application for a P.U.D. by
ALLEN FAMILY INVESTMENTS, LLC
Applicant.

No. PUD-2016-0001

**RESPONSE TO OBJECTION TO
PROPOSED MODIFICATIONS TO AMC
DEVELOPMENT STANDARDS**

COMES NOW Allen Family Investments, LLC, (“Allen”) by and through their attorney of record, Nicol Law, PLLC, by Stephen E. Nicol, and in response to the OBJECTION TO PROPOSED MODIFICATIONS TO AMC DEVELOPMENT STANDARDS submitted June 7, 2016, by Patrick O’Hearn and Carol O’Hearn (Hereinafter “O’Hearn”), by and through their attorney of record, Craig Sjostrom, and in support of the development of the above-referenced Planned Unit Development (PUD) submit their position as follows:

INTRODUCTION

In their objection O’Hearn tells the commission that Allen is seeking a code modification or Conditional Use Permit for four different elements of the above-referenced PUD, and more importantly that Anacortes Municipal Code (“AMC”) 17.38.110 and AMC 16.24.110 are controlling and require that the applicant submit proposals to the City Council for review and

1 approval before presenting to the Planning Commission. O'Hearn is incorrect in their
2 application of the law.

3 The AMC has a section that applies specifically to the planning and development of a
4 PUD; AMC Chapter 16.40—PLANNED UNIT DEVELOPMENTS. Chapter 16.40 gives an
5 outline of the purpose of a Planned Unit Development (PUD) and details the procedure for the
6 application and development of a PUD; including variances, code modifications and conditional
7 use. Specifically addressing O'Hearn's objection, AMC 16.40.010 states:
8
9

10 Where a PUD proponent requests exceptions to zoning and subdivision standards, the plan
11 submittal shall show clearly what standards are proposed to be changed, and what alternate means
12 are proposed to achieve equivalency. For example, a submittal might propose to eliminate the
13 sidewalk on one side of the street, while providing a trail through nearby public open space as an
14 alternative for pedestrian circulation. The proposed alternatives would be considered when
15 evaluating the proposal as a whole.

16 A PUD also permits approval of the general concept for a phased development, while
17 allowing approvals of detailed preliminary plats for each phase, consistent with the approved
18 concept, as a later date.

19 As can be seen by the language of the AMC, a PUD is not treated like a "subdivision" as
20 discussed in the statutes cited by O'Hearn. AMC 16.40.010, which is controlling in this
21 situation, specifically states in relevant part that "*The proposed alternatives would be considered when*
22 *evaluating the proposal as a whole,*" not at the point of initial consideration by the Planning
23 Commission. In addition, AMC 16.40.010 tells us that a PUD allows the applicant to seek
24 "general approval" of the phased development up front and seek specific approval of the various
25 phases of the development at a later date. Under AMC 16.40.010, the applicant has no duty to
26 submit a request to the City Council for exceptions to zoning, code modifications and
27 subdivision standards at this point in the process; only to include such requests in the plan
28 submittal to be addressed at a later time in the process. That is the clear and unambiguous
29 language of the statute.
30

1 Allen's position is further bolstered and explained by AMC 16.40.040 which states:

2 Because a PUD generally involves modifications to zoning and subdivision standards, and may
3 propose complex and innovative planning concepts, additional review and approval steps at the
4 conceptual state are appropriate. This added up-front review and approval allows an applicant to put
5 forth ideas for approval or modification prior to investing time and money in detailed design and
6 possible redesign if it is not approved as presented.

7 There are four steps for approval of a PUD:

8 A. Preapplication conference during which the city's planning coordinating committee reviews
9 sketches and conceptual information and makes recommendations to the applicant. Particular
10 attention shall be given to the items where the PUD concept *varies from normal subdivision*
11 *standards*. (Bold and italics mine).

12 B. Preliminary PUD development plan where a more complete conceptual plan is submitted for
13 planning coordinating committee review and then goes through a standard planning commission and
14 city council approval process.

15 C. Preliminary plat review and approval process with a detailed plan incorporating the
16 approved preliminary PUP development plan concepts and conditions.

17 D. Final plat meeting the submittal requirements of and following the approval process for a
18 standard subdivision.

19 When recommended by the director of planning and community development, the preliminary
20 PUD development plan may be reviewed concurrently with the preliminary plat within the same
21 procedural process. This combined review process is appropriate where the PUD is not complicated
22 and does not differ substantially from required standards. (Amended during 6-07 supplement)

23 As can be seen again in the schedule of events discussed in AMC 16.40.040, there is no
24 requirement for a PUD applicant to obtain approval for a variance or conditional use from the
25 City Council at this stage. Because a PUD can be complex, and generally an overall exception to
26 subdivision rules and regulations, it incorporates special steps and procedures that allow the
27 process to move forward and produce an end result for the City Council to examine and approve
28 or deny as a whole without multiple trips to the City Council during the process. This makes
29 sense.

30 CONCLUSION

The law for a PUD is an exception to the general subdivision law cited by O'Hearn. A
PUD is a development mechanism governed by AMC Chapter 16.40 that gives the city great
flexibility in allowing for the development of property in its jurisdiction. Chapter 16.40 also
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1 the city and the applicant aren't required to stop and examine each step taken in planning, but
2 can work together throughout the process to create a workable plan that the City Council can
3 review and approve as a whole.
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5 Having said this, Allen stands ready and willing to mitigate any legitimate problem and
6 to meet any legal requirement that the city may impose to approve this project, to include, but
7 not limited to changing the structure of the proposed PUD to eliminate those legitimate issues
8 that O'Hearn has indicated would require approval by the city council at this point in time.
9

10 Dated this 8th day of June, 2016.
11

12 NICOL LAW, PLLC
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14
15 By, 

16 STEPHEN E. NICOL, WSBA #30427
17 Attorney for Applicant
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7 **BEFORE THE PLANNING COMMISSION, CITY OF ANACORTES**
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10 In re the Application for a P.U.D. by
11 ALLEN FAMILY INVESTMENTS, LLC
12 Applicant.
13
14
15

No. PUD-2016-0001

RESPONSE TO OBJECTION TO
PROPOSED MODIFICATIONS TO AMC
DEVELOPMENT STANDARDS

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17 of record, Nicol Law, PLLC, by Stephen E. Nicol, and in response to the OBJECTION TO
18 PROPOSED MODIFICATIONS TO AMC DEVELOPMENT STANDARDS submitted June 7,
19 2016, by Patrick O'Hearn and Carol O'Hearn (Hereinafter "O'Hearn"), by and through their
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There are four steps for approval of a PUD:

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B. Preliminary PUD development plan where a more complete conceptual plan is submitted for planning coordinating committee review and then goes through a standard planning commission and city council approval process.

C. Preliminary plat review and approval process with a detailed plan incorporating the approved preliminary PUD development plan concepts and conditions.

D. Final plat meeting the submittal requirements of and following the approval process for a standard subdivision.

When recommended by the director of planning and community development, the preliminary PUD development plan may be reviewed concurrently with the preliminary plat within the same procedural process. This combined review process is appropriate where the PUD is not complicated and does not differ substantially from required standards. (Amended during 6-07 supplement)

As can be seen again in the schedule of events discussed in AMC 16.40.040, there is no requirement for a PUD applicant to obtain approval for a variance or conditional use from the City Council at this stage. Because a PUD can be complex, and generally an overall exception to subdivision rules and regulations, it incorporates special steps and procedures that allow the process to move forward and produce an end result for the City Council to examine and approve or deny as a whole without multiple trips to the City Council during the process. This makes sense.

CONCLUSION

The law for a PUD is an exception to the general subdivision law cited by O'Hearn. A PUD is a development mechanism governed by AMC Chapter 16.40 that gives the city great flexibility in allowing for the development of property in its jurisdiction. Chapter 16.40 also serves to streamline the submission and approval process of a proposed development so that both

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16 STEPHEN E. NICOL, WSBA #30427
17 Attorney for Applicant
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7 **BEFORE THE PLANNING COMMISSION, CITY OF ANACORTES**
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9
10 In re the Application for a P.U.D. by

No. PUD-2016-0001

11 ALLEN FAMILY INVESTMENTS, LLC

COMMENTS ON PROPOSED PLANNED
UNIT DEVELOPMENT ("PUD") BY
ALLEN FAMILY INVESTMENTS, LLC

12 Applicant.
13
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15

16 **COMES NOW** Allen Family Investments, LLC, ("Allen") by and through their attorney
17 of record, Nicol Law, PLLC, by Stephen E. Nicol, and in response to comments made by
18 opponents of the Allen Planned Unit Development and in support of the development of the
19 PUD submit their position as follows:
20

21 **INTRODUCTION**
22

23 The Anacortes Municipal Code ("AMC"), sections 17.44.010 and 16.40.010 give a
24 general outline the purpose of a Planned Unit Development (PUD). (See **Exhibits "A" and**
25 **"B"**). The purpose is broad and allows, in fact encourages, the development of property as a
26 PUD by property owners. The law tells us that the purpose of a PUD is:
27

28 A. To permit greater flexibility and consequently more creative and imaginative design for the
29 development of residential and business uses than generally is possible under conventional zoning
30 regulations;

1 B. To promote more economical and efficient use of the land while providing a harmonious variety
2 of housing choices, a higher level of city attractiveness and quality, and preservation of scenic open
space;

3 C. To correlate the intentions of this title and other ordinances of the city to encourage
4 developments which will provide a desirable and stable environment in harmony with that of the
surrounding area. (Ord. 2316 (part), 1994). *AMC 17.44.010*

5 One paragraph in *AMC 16.40.010* states:

6
7 A PUD shall be particularly encouraged where steep terrain, natural
8 features, or patterns of existing development make a standard subdivision
difficult, and where creative planning could result in a better development. *AMC*
9 *16.40.010*.

10 *AMC 16.40.010* is especially relevant in that many of the opponents of this PUD base
11 their objections on the features of the land to be developed. It is clear that the AMC encourages
12 the development of land that may otherwise be difficult to develop without the use of a PUD. In
13 addition, both statutory law and Washington case law tell us that development of land through
14 the operation of a PUD is a privilege held by every landowner; but it is also a right that cannot be
15 denied without good cause, specific reasons for denial and a right to cure. RCW 58.17.110;
16 *Kenart v Skagit County*, 37 Wn. App. 295, 680 P.2d 439 (1984).
17

18
19 Allen has submitted an application for a PUD in good faith, has endeavored to determine
20 and meet or exceed every requirement of the city and the state, and has on several occasions
21 attempted to meet and work with the local community. At this time, it would appear to the
22 undersigned that every requirement of the Comprehensive Plan and the AMC needed to develop
23 this particular PUD has been met. However, several members of the community still have
24 questions or objections. What follows is an attempt to address those concerns.
25

26 DENSITY

27
28 The opposition cite R1 zoning discussed in *AMC 17.38.070* as the law for the PUD
29 development proposed by Allen. (See **Exhibit "C"**). *AMC 17.38.070* states:
30

1 Density for the project applied for shall not exceed two dwelling units *per gross*
2 *acre*. (Ord. 2592 Att. A § 3 (part), 2002: Ord. 2528 Att. A § 10, 2000: Ord. 2316 (part), 1994)
3 If a *planned unit development* is applied for which requests a higher density in a portion of
4 the R1 zone, the density of that portion shall not exceed four units *per gross acre*, and all
5 development standards of the R2 zone shall apply, including street and utility improvements.
6 AMC 17.38.070 (Bold & Italics mine)

7 The opposition tells us that only 2.2 acres can be developed because of wetlands and
8 slopes, so the project is limited to 8 houses. However, the opposition's analysis of AMC
9 17.38.070 is incorrect. The term "Gross Acre" used in AMC 17.38.070 is defined in AMC
10 17.06.045 as:

11 *Acreage* plus one-half the width of abutting rights-of-way of streets and
12 alleys. (Ord. 2316 (part), 1994)." (Italics and Bold mine), (See **Exhibit "D"**).

13 It is important to note that nowhere in AMC 17.38.070 or AMC 17.36.070 (defining
14 density in R2--see **Exhibit E**) does it state that the density requirement applies to each,
15 individual acre or only to "developable" acreage, but rather "per gross acre;" or in other words,
16 the entire acreage of land which would include wetlands, slopes, etc. AMC 17.38.070 further
17 states "density for the project applied for." The project applied for is 5.17 gross acres; not 2.2
18 acres. The Allen proposal is for 13 houses creating an overall density of 2.5 houses per gross
19 acre; well under the R2 zone allowance discussed both in AMC 17.38.070 and AMC 17.36.070.

20 Under AMC 17.38.070 and AMC 17.36.070, the density requirement has not only been
21 met, but is well under the 20 houses that the statute would allow.

22 ROADS

23 We are dealing with two different standards on the width of the roads in this project. The
24 city standard is 32 feet and the county standard is 24 feet. Over half the road is in the county so
25 there is a question as to which standard should apply. However, Allen is not objecting to which
26 standard the city wishes to adopt to approve the PUD. There is sufficient room for either the 32
27
28
29
30

1 foot or the 24 foot. It was our understanding that the city desired the 24-foot width to maintain
2 the rural setting of the neighborhood. But Allen would develop either width at the city's request.

3 4 SETBACK AND LOT CONFIGURATION

5 AMC 17.36.060 sets forth the minimum setback requirements for R2 (see **Exhibit "F"**).

6 The relevant language is:

7 **Minimum setback requirements in an R2 district shall be as follows:**

8 A. Front yard, minimum depth twenty feet from property line;

9 B. Interior side. A minimum of five feet on one side and no less than fifteen feet on both
10 sides combined, except that in no instance shall a setback adjacent to a street be less than
11 ten feet.

12 C. Side yard on a flanking street, ten feet from property line. If street is a designated
arterial, twenty feet;

13 D. Rear yard, twenty feet minimum.

14 AMC 17.36.060 is supplemented and clarified by several other statutes defining "lot
15 types" (AMC 17.06.490); "Lots" (AMC 16.20.040); "Lot Measurements, width" (AMC
16 17.06.480); "Yard" (AMC 17.06.910, 915, 920 and 925); and "Lot Terms" (AMC 17.67.030).

18 The opposition states that lots 2, 3, 6 and 7 "only have 2 twenty foot setbacks if one
19 setback runs north/south and the other runs east/west." I do not understand this argument. Lots
20 2, 3, 6 and 7 all have 20-foot setbacks on the north side, or rear of each house, and a 20-foot
21 setback on the south side, or front of each house through the operation of the "flag."

22
23 AMC 17.06.490 defines a "Flag lot" as:

24
25 A parcel of land, the body of which is separated from a public street by one or
26 more lots, connected to a public street by a narrow portion (flag) of the parcel with a
width not less than the required street frontage. Where a minimum street frontage is not
27 required by this Code, the minimum width of the "flag" shall be not less than that
required by the fire chief and or designee for fire apparatus access. (See **Exhibit "G"**)

28 In other words, the access area running between lots 2 and 3 and lots 6 and 7 is
29 the flag, and through the operation of the code the flag acts as the frontage along Haddon
30

1 Road. The setback and frontage is achieved through the width and depth of the flag. The
2 frontage as shown on the plans is 30 feet along Haddon Road and the setback is 20 feet
3 back down the flag.

4 The measurement of the frontage is justified by AMC 17.06.472 (see **Exhibit**
5 **"H"**) which states that the "frontage of a lot shall be construed to be the portion of the
6 property line which abuts a street right-of-way;" in this case the flag. In addition, the
7 "flag lot" configuration creates an irregular lot configuration that would subject the
8 measurement of the lot to the zoning administrator pursuant to AMC 17.06.480. (See
9 **Exhibit "I"**).

12 The opposition argues the definition of side, front and rear yard in a manner that
13 is inconsistent with both the manner in which the AMC is written and the statute's past
14 use in the city. The document attached hereto as **Exhibit "J"** is a random i-map printout
15 from the city of Anacortes with two property descriptions. Lot P79587 is a flag lot,
16 P575526 is an irregular shaped lot and Lot P79588 is an irregular shaped lot. Each of
17 these lots would violate the AMC if examined within the guidelines of the definition of
18 required "front," "rear" and "side" lots as presented by the opposition. They simply don't
19 meet the "strict" reading of the code in the portion that follows "Required." Looking
20 throughout the i-map and various building plans, it is apparent that most developments
21 have "odd" shaped lots that don't meet the opposition's definition and use of "required"
22 front, rear and side lots.

27 Looking at the definition of "front," "side" and "rear" yard (AMC 17.06.915, 920,
28 925—see **Exhibit "K"**), each yard is defined in two parts. In the first sentence of each
29 definition, the term "front," "rear" and "side" yard is defined. The second sentence
30

1 consists of a definition of "required" "front," "rear" and "side" yard. This begs the
2 question: "Why are there two different definitions, and to what does each apply?" The
3 answer is found through a search of the AMC.

4
5 Other than the definition of "Required" attached to each yard, there are 4 places
6 where the term "required" "front," "rear" and "side" yard is used, and they all address
7 either sign, wall, hedge or fence placement. (See **Exhibit "L"**). Based upon the
8 language of AMC 17.06.915, 920, 925 as presented by the opposition, the only way you
9 could fully implement the definition of "Required" "front," "rear" and "side" yard is by
10 having nothing but square lots in the city. The only reasonable reading of AMC
11 17.06.915, 920, 925 is to read "front," "side" and "rear" yards" in general development
12 decisions as:
13
14

15 "Front Yard" means the open space between the building(s) and the front property line.
16 "Rear Yard" means the open space between the building(s) and the rear property line.
17 "Side Yard" means the open space between the principle building(s) and the side
property lines extending from the front yard to the rear yard.

18 The portion of the code that uses "Required" "front," "side" and "rear" yards"
19 would only apply to those parts of the AMC that specifically use that term. (See **Exhibit**
20 **"L"**).
21

22 A reading of the AMC in the manner explained above allows the city to approve
23 buildings and lots with multiple configurations such as those represented on the attached
24 **Exhibit "J."** A "flag" lot could technically have three side yards, a rear yard and a front
25 yard; although the "third" side yard would be nothing more than one side yard that turns
26 around a corner. This fits the code since a side yard under the reading above does not
27 need to be straight as it would in the "Required" yard definition. Side yards could be
28
29
30

1 adjacent or opposite or extended and still meet the definition. The setback of a flag lot
2 could be measured across the flag rather than the entire width of the front yard.

3 In addition, the opposition argues that width is at issue with lots 2, 3, 6 and 7
4 because of the flag. However, lots 2, 3, 6 and 7 are by definition “irregularly” shaped
5 lots and subject to determination by the zoning administrator. Lots 9, 10, and 11 are also
6 flag lots and the same arguments and rules apply. In addition, Lots 9, 10, and 11 would
7 be measured from the eastern-most point of the lot inward to the western-most point of
8 the lot for width, and depth for Haddon Road to the rear of the lot in proportion to the
9 flag. Using these measurements easily meets the 5 to 1 ratio required AMC 16.20.040.
10 (See Exhibit “M”).

11 **SLOPE/CRITICAL AREA/ DRAINAGE** 12 **ISSUES**

13 It is unclear how the objections by the opposition are relevant to the Allen PUD
14 application. The argument of the opposition appears to be based upon the designation of the
15 slope abutting the development as a “Landslide Hazard Area” or a “geocritical area” so there
16 should be a 50-foot setback. However, Allen hired a qualified geotechnical engineering firm,
17 Materials Testing & Consulting, Inc., (“MTC”), who performed an in-depth analysis of the
18 feasibility and impact of both the original 9 lot development and the 13 lot PUD. As the projects
19 moved forward, MTC provided a total of 5 reports and amended reports covering the
20 development for both slope and drainage. The analysis by MTC was subject to peer review by a
21 third-party firm. The overall consensus was that the project was feasible as proposed and the
22 opposition has provided nothing in the way of a professional analysis in rebuttal.

23 The analysis provided by the opposition rests primarily on the position that there is a
24 steep slope abutting four of the lots, the “loamy” nature of the soil, seepage/drainage issues
25

1 related to the land and the road placement. However, these issues have been addressed by the
2 combination of the setback and restricted zones near the slope and the redirection of drainage to
3 the city storm drains and away from the site/slope. The redirection of drainage was added as a
4 precaution in that there has been no evidence presented that there are issues with "springs or
5 groundwater seepage" as required to designate a slope a geocritical area or a "landslide area."
6 (AMC 17.70.190). (See **Exhibit "N"**)
7

8 The opposition states that the "buffer zone" should be 50 feet rather than 30 feet between
9 the development and the top of the slope. However, again, this designation requires that the
10 slope be designated a geocritical area as addressed above. But even if the slope is considered
11 geocritical, the 50-foot buffer "may be reduced to a minimum of 10 feet when a qualified
12 professional demonstrates to the planning director's satisfaction that the reduction will
13 adequately protect the proposed development, adjacent developments, and uses and the subject
14 critical area." (AMC 17.70.260(A)(b)). (See **Exhibit "O"**). It would appear that the multiple
15 MTC reports and addendums make it clear that the development and slope is feasible and well
16 protected with the buffer as presented in the plan.
17
18
19

20 The opposition objects to road placement and width in the project because the increase in
21 size of the roads may create drainage issues, yet in the same argument, objects to the smaller
22 roads proposed which might alleviate some of the drainage issues. Again, the engineering
23 reports and addendums address the concerns presented by the opposition at length and, as always
24 if the city has specific objections to any particular aspect of the plan, Allen stands ready to
25 address or correct the issues presented.
26
27
28
29
30

OPEN SPACE REQUIREMENTS

The sum of the area of lots 1 through 13 is 120,258 square feet. The open space requirement is 10% of the sum of the lots, or 12,925 square feet. AMC 17.06.595 (see **Exhibit "P"**) defines "Open Space" as that part of a property which is unobstructed by structures from the ground upward. Taking into account all the "open area" parts of the 13 lots that are consistent with the definition of an Open Space gives us a total of 32,379 square feet of Open Space—or 26.92% of the sum of lots 1 through 13. This more than doubles the requirement for Open Space in the PUD.

CONCLUSION

The proposed PUD would be an attractive addition to the community of Anacortes. The development would provide affordable housing in a rural setting while maintaining the character of the location. Allen has met or exceeded all of the requirements of the AMC for the placement and development of a PUD consisting of 13 houses at the proposed location. While the opposition has a right to object, the objections themselves cannot be the basis for the city to refuse the application. If there are questions or concerns that the city has surrounding the proposed development, Allen will continue to attempt to meet or exceed all the statutory requirements for this development and will alter or amend the plan and proposals to meet the code requirements of the City.

Dated this 27th day of April, 2016.

NICOL LAW, PLLC

By, 

STEPHEN E. NICOL, WSBA #30427

Attorney for Applicant

17.44.010 - Purpose.

The zone map adopted as part of this title establishes zone boundaries, and this title establishes the permitted use of land in the various zones. The conditions and requirements set forth in this title are general and designed to apply to individual lots and minimum area of parcels. A planned unit development (PUD), as the term is used in this title, has the following purposes:

- A. To permit greater flexibility and consequently more creative and imaginative design for the development of residential and business uses than generally is possible under conventional zoning regulations;
- B. To promote more economical and efficient use of the land while providing a harmonious variety of housing choices, a higher level of city attractiveness and quality, and preservation of scenic open space;
- C. To correlate the intentions of this title and other ordinances of the city to encourage developments which will provide a desirable and stable environment in harmony with that of the surrounding area. (Ord. 2316 (part), 1994)

(Ord. 2794, § 1(Att. A), 12-15-2008)

EXHIBIT A

16.40.010 - Introduction.

The purpose of the planning unit development (PUD) regulations is to maintain consistent standards for the health, safety, and welfare of all citizens throughout the city, while allowing flexibility in how those standards are met. While all citizens deserve equal access to services and public amenities, there are a variety of ways to provide that equivalency.

Where a PUD proponent requests exceptions to zoning and subdivision standards, the plan submittal shall show clearly what standards are proposed to be changed, and what alternate means are proposed to achieve equivalency. For example, a submittal might propose to eliminate the sidewalk on one side of the street, while providing a trail through nearby public open space as an alternative for pedestrian circulation. The proposed alternatives would be considered when evaluating the proposal as a whole.

A PUD also permits approval of the general concept for a phased development, while allowing approvals of detailed preliminary plats for each phase, consistent with the approved concept, as a later date.

A PUD shall be particularly encouraged where steep terrain, natural features, or patterns of existing development make a standard subdivision difficult, and where creative planning could result in a better development.

Planned unit development projects may be initiated by:

- A. The owner or owners of all the property involved, if under one ownership; or
- B. A person having an interest in the property to be included in the planned unit development. The PUD applications shall be in the name or names of the recorded owner or owners of property included in the development. However, the applications may be filed by holder(s) of an equitable interest in or option on such property. However, the applicant must evidence a full ownership interest in the land (either legal title or the execution of a binding sales agreement) before approval of the applicant's final development plan. (Amended during 6-07 supplement)

EXHIBIT B

17.38.070 - Maximum density.

Density for the project applied for shall not exceed two dwelling units per gross acre. (Ord. 2592 Att. A § 3 (part), 2002; Ord. 2528 Att. A § 10, 2000; Ord. 2316 (part), 1994) If a planned unit development is applied for which requests a higher density in a portion of the R1 zone, the density of that portion shall not exceed four units per gross acre, and all development standards of the R2 zone shall apply, including street and utility improvements.

(Ord. 2794, § 1(Att. A), 12-15-2008)

EXHIBIT C

17.06.045 - Acre, gross.

"Gross acre" means acreage plus one-half the width of abutting rights-of-way of streets and alleys.
(Ord. 2316 (part), 1994)

(Ord. 2794, § 1(Att. A), 12-15-2008)

EXHIBIT D

17.36.070 - Maximum density.

Density for the project applied for shall not exceed four dwelling units per gross acre. (Ord. 2592 Att. A § 3 (part): Ord. 2316 (part), 1994)

(Ord. 2794, § 1(Att. A), 12-15-2008)

17.38.070 - Maximum density.

Density for the project applied for shall not exceed two dwelling units per gross acre. (Ord. 2592 Att. A § 3 (part), 2002: Ord. 2528 Att. A § 10, 2000: Ord. 2316 (part), 1994) If a planned unit development is applied for which requests a higher density in a portion of the R1 zone, the density of that portion shall not exceed four units per gross acre, and all development standards of the R2 zone shall apply, including street and utility improvements.

(Ord. 2794, § 1(Att. A), 12-15-2008)

EXHIBIT E

17.36.060 - Minimum setback requirements.

Minimum setback requirements in an R2 district shall be as follows:

- A. Front yard, minimum depth twenty feet from property line;
- B. Interior side. A minimum of five feet on one side and no less than fifteen feet on both sides combined, except that in no instance shall a setback adjacent to a street be less than ten feet.
- C. Side yard on a flanking street, ten feet from property line. If street is a designated arterial, twenty feet;
- D. Rear yard, twenty feet minimum.
 1. Where the rear yard does not abut a platted alley, no portion of the primary structure shall extend into the setback area, regardless of the use of that primary structure. A detached accessory structure no larger than one hundred forty-four square feet and twelve feet in height may be placed in a rear yard, or in the rear twenty-five feet of an interior side yard, provided that it is set back a minimum of five feet from the rear property line, and three feet from any side property line.
 2. Where the rear yard abuts a platted alley, a detached accessory structure, or that portion of the primary structure used as an accessory structure, may be built in a rear yard up to the alley property line, provided that it is set back a minimum of three feet from any side property line, and is no larger than one thousand square feet and no more than sixteen feet in height. If the accessory structure is a garage, built so that vehicles enter the garage from the alley in a direction substantially perpendicular to the alley, the garage doors shall be set back a minimum of ten feet from the alley property line to allow adequate turning distance for vehicles.
 3. One detached accessory structure not exceeding one hundred forty-four square feet shall be permitted without counting as part of the lot coverage. The lot coverage of additional accessory structures, or of any accessory structure exceeding one hundred forty-four square feet shall count as part of the percentage of lot coverage permitted in this zone. (Ord. 2614 Att. A (part), 2003; Ord. 2482 Att. A § 13, 1999; Ord. 2316 (part), 1994)
 4. The setbacks for Skyline #6 PUD shall be one-half the underlying zone for front and side setbacks with a minimum of five feet. The rear setback shall be one-half the underlying zone except that for measurement purposes the width of community-owned property directly to the rear of each lot may be used for distance to property line measurement. This use of community owned property shall not reduce the rear yard setback from property line to less than five feet. (Ord. 1490, 1969)

(Ord. 2794, § 1(Att. A), 12-15-2008)

EXHIBIT F

17.06.490 - Lot types.

The diagram set-out in Section 17.67.020 illustrates terminology used in this title with reference to corner lots, interior lots, reversed frontage lot and through lots.

- A. "Corner lot" means a lot located at the intersection of two or more streets. A lot abutting a curved street or streets shall be considered a corner lot if straight lines drawn from the foremost points of the side lot lines to the foremost point of the lot meet at an interior angle of less than one hundred thirty-five degrees. See lots marked A-1 in the diagram.
- B. "Interior lot" means a lot other than a corner lot with only one frontage on a street.
- C. "Through lot" means a lot other than a corner lot with frontage on more than one street. Through lots abutting two streets may be referred to as double frontage lots.
- D. "Reversed frontage lot" means a lot on which the frontage is at right angles or approximately right angles (interior angle less than one hundred thirty-five degrees) to the general pattern of lot development in the area. A reversed frontage lot may also be a corner lot (A-D in the diagram), an interior lot (B-D), or a through lot (C-D).
- E. "Flag lot" means a parcel of land, the body of which is separated from a public street by one or more lots, connected to a public street by a narrow portion (flag) of the parcel with a width not less than the required street frontage. Where a minimum street frontage is not required by this Code, the minimum width of the "flag" shall be not less than that required by the fire chief and or designee for fire apparatus access. (Ord. 2316 (part), 1994)

(Ord. 2794, § 1(Att. A), 12-15-2008)

EXHIBIT G

17.06.472 - Lot coverage.

"Lot coverage" means the area of a lot which is covered by buildings and structures. The area covered shall be measured from the outside of external walls of enclosed spaces, from the outer edge of the floor of open decks and porches and from the supporting members of structures such as a carport which are not enclosed by walls. The roof overhang shall not be included in the lot coverage unless it exceeds three feet, in which case the portion of the roof overhang extending beyond three feet shall count as part of the lot coverage. Open beams and lattice work without a roof are not considered part of the lot coverage. Minor appurtenances such as bay windows, chimneys and trim not extending more than two feet from the primary wall, and not extending the enclosed floor area shall not count in lot coverage. Decks or patios on grade within an average of eighteen inches above grade shall not count in lot coverage. For unusual structures, for example, communication towers, the building official shall determine the extent of lot coverage. Note that the building area for purposes of computing lot coverage is measured differently from the way setback requirements from the lot lines are measured. (Ord. 2592 § 9, 2002)

(Ord. 2794, § 1(Att. A), 12-15-2008)

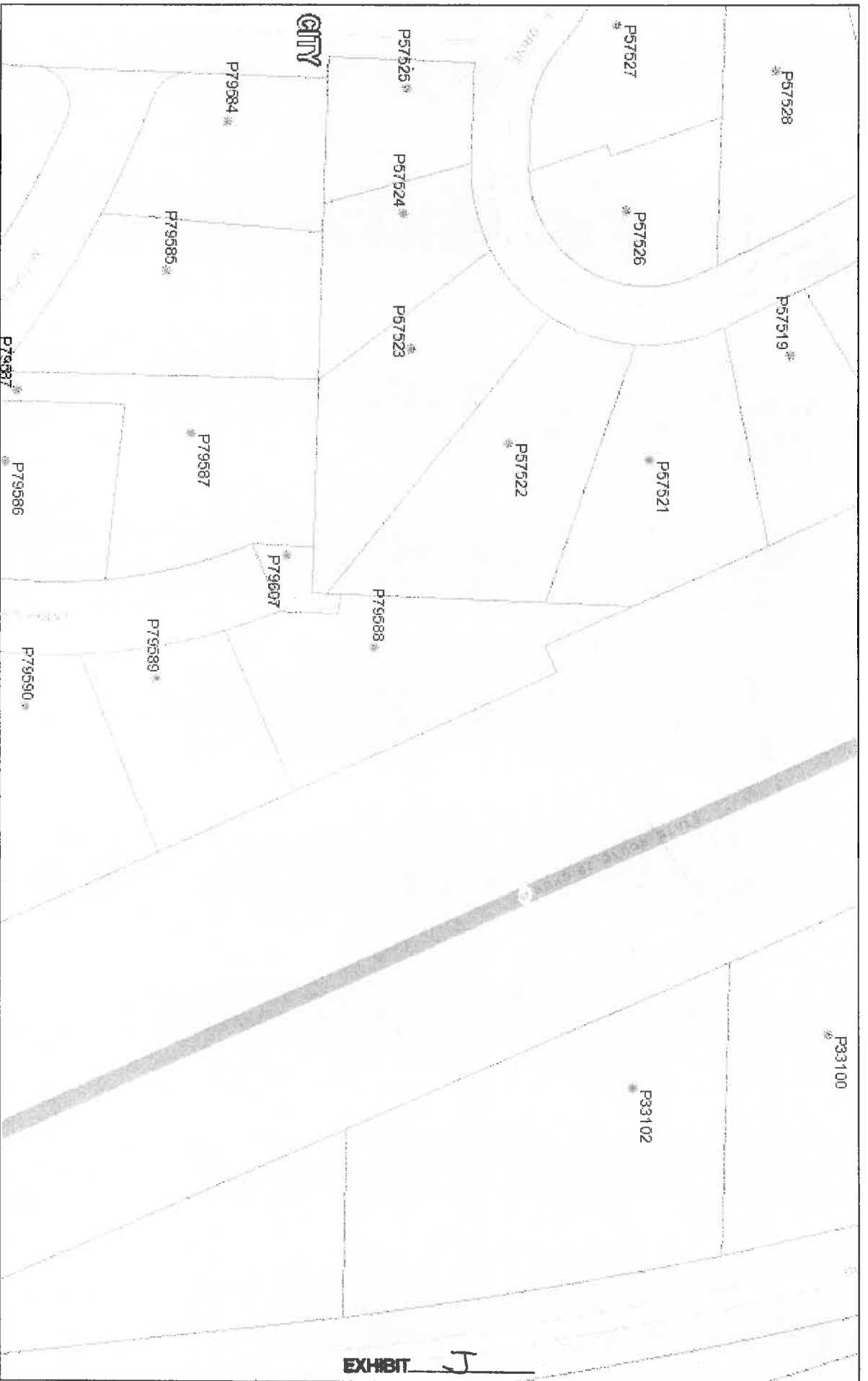
EXHIBIT H

17.06.480 - Lot measurements, width.

Width of a lot shall be considered to be the distance between straight lines connecting front and rear lot lines at each side of the lot. The measurement shall be along a line at equal angles to the side lot lines. On irregularly shaped lots, the zoning administrator shall determine how to measure the width. (Ord. 2482 Att. A § 3 (part), 1999: Ord. 2316 (part), 1994)

(Ord. 2794, § 1(Att. A), 12-15-2008)

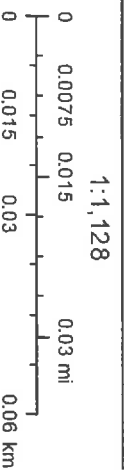
EXHIBIT I



April 26, 2016

Legend

- County Boundary
- Incorporated Areas
- Airport Environs Overlay (AEO)
- UGA Areas
- Water
- Tax Parcel Numbers
- Dirt Accounts
- Senior Citizen Accounts
- Mobile Home Only Accounts
- Building Only Accounts
- Mineral Resource Overlay (MRO)
- Tax Parcels



Data Accuracy Warning: All GIS data was created from available public records and existing map sources. Map features have been adjusted to achieve a best-fit registration. While great care was taken in this process, maps from different sources rarely agree as to the precise location of geographic features. Map discrepancies can be as great as 300 feet.

EXHIBIT J

Details for Parcel: P79588



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

Zoning Designation:

[Recorded Documents](#)

Documents scanned and recorded by the Auditor's office

Parcel Number	XrefID	Quarter	Section	Township	Range
P79588	4343-000-005-0003	04	30	35	02
Owner Information		Site Address(es)		Map Links	
JOHNSON ELDON L & JOHNSON DAPHNE E		3911 MALLARD PT		Open in iMap	
3911 MALLARD PT		Anacortes, WA (<i>Jurisdiction, State</i>)		Assessor's Parcel Map:	
ANACORTES, WA 98221		Zip Code Lookup | Site Address Information		PDF | DWF	
2015 Values for 2016 Taxes*		Sale Information		2016 Property Tax Summary	
Building Market Value	\$295,800.00	Deed Type	WARRANTY DEED	2016 Taxable Value	\$414,400.00
Land Market Value	+\$118,600.00	Sale Date	1996-04-24	General Taxes	\$4,104.44
Total Market Value	\$414,400.00	Sale Price	\$240,000.00	Special Assessments/Fees	
Assessed Value	\$414,400.00			Total Taxes	\$4,104.44
Taxable Value	\$414,400.00				

* Effective date of value is January 1 of the assessment year (2015)

Legal Description [Definitions](#)
(0.4200 ac) STITTWOOD NBR. 1 LT 5

*Land Use	(111) HOUSEHOLD, SFR, INSIDE CITY		WAC 458-53-030	
Neighborhood	(21A)VIEW) ANACORTES VIEW RESIDENTIAL			
Levy Code	0900	Fire District		
School District	SD103	Exemptions		
Utilities	PWR-U,WTR-P,SEW	Acres	0.42	
Improvement 1 Attributes Summary				
Building Style	1 STRY UNDEV BSMT			
Year Built	1982	Foundation	HILLSIDE - MODERATE	
Above Grade Living Area	2,180 Square Feet	Exterior Walls	SIDING	
Finished Basement	1977 Square Feet	Roof Covering	WOOD SHINGLE	
*Total Living Area	4,157 Square Feet	Heat/Air Conditioning	FORCED AIR	
Unfinished Basement	5 Square Feet	Fireplace	DOUBLE 2 STORY	
*Total Garage Area	576 Square Feet	Bedrooms	3	
Bathrooms	1 FULL BATH, 3/4 BATH			
For additional information on individual segments see Improvements tab				

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

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

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

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

Details for Parcel: P79587



Jurisdiction: ANACORTES
Please 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

P79587

XrefID

4343-000-004-0004

Quarter Section Township Range

04 30 35 02

Owner Information

MACY JAMES W & MACY LINDA S
3918 MALLARD POINT DR
ANACORTES, WA 98221

Site Address(es)

3918 MALLARD PT

Anacortes, WA (Jurisdiction, State)

[Zip Code Lookup](#) | [Site Address Information](#)

Map Links

[Open in iMap](#)

Assessor's Parcel Map:

[PDF](#) | [DWF](#)

2015 Values for 2016 Taxes*

Building Market Value \$386,700.00
Land Market Value +\$153,500.00
Total Market Value \$540,200.00
Assessed Value \$540,200.00
Taxable Value \$540,200.00

Sale Information

Deed Type WARRANTY DEED
Sale Date 2003-11-24
Sale Price \$398,000.00

2016 Property Tax Summary

2016 Taxable Value \$540,200.00
General Taxes \$5,350.43
Special Assessments/Fees
Total Taxes \$5,350.43

* Effective date of value is January 1 of the assessment year (2015)

Legal Description [Definitions](#)

STITTWOOD DIVISION NO. 1 LOT 4 TOGETHER WITH THE WEST 20 FEET OF LOT 3

*Land Use	(111) HOUSEHOLD, SFR, INSIDE CITY		WAC 458-53-030	
Neighborhood	(21A)VIEW) ANACORTES VIEW RESIDENTIAL			
Levy Code	0900	Fire District		
School District	SD103	Exemptions		
Utilities	PWR-U,WTR-P,SEW	Acres	0.39	
Improvement 1 Attributes Summary				
Building Style	1 STRY FIN BSMT			
Year Built	1982	Foundation	HILLSIDE - MODERATE	
Above Grade Living Area	2,395 Square Feet	Exterior Walls	SIDING	
Finished Basement	2390 Square Feet	Roof Covering	COMP	
*Total Living Area	4,785 Square Feet	Heat/Air Conditioning	FORCED AIR	
Unfinished Basement	649 Square Feet	Fireplace	SINGLE 1 STORY	
*Total Garage Area	1350 Square Feet	Bedrooms	3	
Bathrooms	2 FULL BATHS, HALF BATH			
For additional information on individual segments see Improvements tab				

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

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

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

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

17.06.915 - Yard, front.

"Front yard" means the open space between the building(s) and the front property line. "Required front yard" means an open space extending across the full width of the lot, the required depth of which shall be measured horizontally and at right angles from the front lot line to a line parallel thereto on the lot. (Ord. 2316 (part), 1994)

(Ord. 2794, § 1(Att. A) 12-15-2008)

17.06.920 - Yard, rear.

"Rear yard" means the open space between the building(s) and the rear property line. "Required rear yard" means an open space extending across the full width of the lot, the required depth of which shall be measured horizontally and at right angles from the rear property line to a line parallel thereto on the lot. (Ord. 2316 (part), 1994)

(Ord. 2794, § 1(Att. A), 12-15-2008)

17.06.925 - Yard, side.

"Side yard" means an open space between the principal building(s) and side property lines extending from the front yard to the rear yard. "Required side yard" means an open space extending along each side of the lot, the required depth of which shall be measured horizontally and at right angles from the side property line to a line parallel thereto on the lot. (Ord. 2316 (part), 1994)

(Ord. 2794, § 1(Att. A), 12-15-2008)

EXHIBIT K

17.06.395 - Home occupation.

"Home occupation" means an occupation conducted in a dwelling unit, provided that:

- A. No person other than members of the family residing the premises shall be engaged in such occupation;
- B. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than twenty-five percent of the floor area of the dwelling unit shall be used in the conduct of the home occupation;
- C. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation other than one sign, not exceeding two square feet in area, non-illuminated, and mounted flat against the wall of the principal building;
- D. No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall be met off the street and other than in a required front yard;
- E. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, hazardous waste, odors, or electrical interference detectable to normal senses off the lot, if the occupation is conducted in a single-family residence. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any normally-shielded radio or television receivers off the premises, or causes fluctuations in line voltage off the premises. (Ord. 2316 (part), 1994)

(Ord. 2794, § 1(Att. A), 12-15-2008)

17.40.110 - Sign setback requirements.

Except as provided in this title, signs and outdoor advertising structures where permitted shall be set back from the established right-of-way line of any street or highway at least as far as the required front yard depth for a principal use in such district except for the modifications in Sections 17.40.120 through 17.40.150. (Ord. 2316 (part), 1994)

(Ord. 2794, § 1(Att. A), 12-15-2008)

17.52.010 - General requirements.

Regardless of other provisions of this chapter, fences, walls, and hedges may be permitted in any yard or along the edge of any yard. In residential zones, no solid fence, wall, or hedge within or along the sides or front edge of any front yard, to the required depth of that yard, shall be over two feet six inches in height. Non-sight obscuring fences, walls or hedges in this required front yard setback area shall not exceed four feet six inches in height. Fences, walls or hedges in side and rear yards shall not exceed seven feet in height. In the nonresidential zones fences, walls or hedges in any yard shall not exceed seven feet in height. (Ord. 2557 (part), 2001; Ord. 2528 Att. A § 14, 2000; Ord. 2482 Att. A § 16 (part), 1999; Ord. 2316 (part), 1994)

EXHIBIT L

(Ord. 2794, § 1(Att. A), 12-15-2008)

17.52.050 - Retaining walls.

- A. Building Permit. A building permit is required for retaining walls or rockeries not exempted from permit by Section 105.2 of the International Building Code or the International Residential Code, Chapter 15.04 AMC.
- B. Engineer. Any rockery requiring a building permit shall be designed and inspected by a licensed engineer.
- C. Drainage Control. Drainage control shall be provided for the area behind the rockery.
- D. Maximum Height in Required Yard—Cut Slopes. No retaining walls or rockeries, or any combination of retaining walls or rockeries, to the extent used to protect a cut or cuts into existing grade within any required yard, shall exceed a total of twelve feet in height. All retaining walls and/or rockeries within a required yard shall be included in calculating the maximum height of twelve feet. Such retaining walls or rockeries, or combination of retaining walls or rockeries within a required side or rear yard, may be topped by a fence up to six feet in height or, if within any required front yard, by a fence up to four feet six inches in height per Section 17.52.010.
- E. Maximum Height in Required Yard—Fill Slopes. No retaining walls or rockeries, or any combination of retaining walls or rockeries, to the extent used to raise grade and protect a fill slope, shall exceed a total of seven feet in height within any required side or rear yard. All retaining walls and/or rockeries within any required side or rear yard shall be included in calculating the maximum height of seven feet. A fence or guardrail may be placed on top of such retaining wall or rockery, but in no event shall the height of the fence exceed four feet above the finished grade behind the retaining wall or rockery; provided, rockeries, retaining walls, fences, or any combination thereof in all residential zones, are limited to a maximum height of four feet six inches when within any required front yard.
- F. In the commercial district, central business district, and all residential districts, retaining walls are prohibited from being constructed of "ecology blocks," "Jersey barriers," and similar large-scale manufactured blocks generally used for highway and industrial construction. (Ord. 2528 Att. A, § 15, 2000)

(Ord. 2794, § 1(Att. A), 12-15-2008)

16.20.040 - Lots.

Each lot shall contain a building site which conforms to zoning regulations and regulations contained herein:

- A. No single lot shall be divided by a city or county boundary line;
- B. No single lot shall be divided by a public or private road right-of-way;
- C. Each lot shall abut a public or private road. Lot frontage on said roads shall not be less than thirty feet;
- D. Corner lots shall be of sufficient area to provide acceptable visibility for traffic safety;
- E. No lot shall have an average depth greater than five times its average width;
- F. Through lots are prohibited, except where essential, to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography or orientation.

(Ord. 2315 § 1 (part), 1994)

EXHIBIT M

17.70.190 - Designation of specific hazard areas.

- A. Erosion Hazard Areas. Erosion hazard areas are at least those areas identified by the U.S. Department of Agriculture's Natural Resources Conservation Service as having a "moderate to severe," "severe," or "very severe" rill and inter-rill erosion hazard. See WAC 365-190-080(4)(c).
- B. Landslide Hazard Areas. Landslide hazard areas are areas potentially subject to landslides based on a combination of geologic, topographic, and hydrologic factors. They include areas susceptible because of any combination of bedrock, soil, slope (gradient), slope aspect, structure, hydrology, or other factors. Example of these may include, but are not limited to the following:
1. Areas of historic failures, such as: See WAC 365-190-080(4)(d)(i).
 - a. Those areas delineated by the U.S. Department of Agriculture's Natural Resources Conservation Service as having a "severe" limitation for building site development,
 - b. Those areas mapped by the Washington Department of Ecology (Coastal Zone Atlas) or the Washington State Department of Natural Resources (slope stability mapping) as unstable (U or class 3), unstable old slides (UOS or class 4), or unstable recent slides (URS or class 5), or
 - c. Areas designated as quaternary slumps, earthflows, mudflows, lahars, or landslides on maps published by the U.S. Geological Survey or Washington State Department of Natural Resources;
 2. Areas with all three of the following characteristics: See WAC 365-190-080(4)(d)(ii).
 - a. Slopes steeper than fifteen percent,
 - b. Hillsides intersecting geologic contacts with a relatively permeable sediment overlying a relatively impermeable sediment or bedrock, and
 - c. Springs or groundwater seepage;
 3. Areas that have shown movement during the Holocene epoch (from ten thousand years ago to the present) or that are underlain or covered by mass wastage debris of that epoch; See WAC 365-190-080(4)(d)(iii).
 4. Slopes that are parallel to planes of weakness (such as bedding planes, joint systems, and fault planes) in subsurface materials; See WAC 365-190-080(4)(d)(iv).
 5. Slopes having gradients steeper than eighty percent subject to rock fall during seismic shaking; See WAC 365-190-080(4)(d)(v).
 6. Areas potentially unstable because of rapid stream inclusion, stream bank erosion, and undercutting by wave action; See WAC 365-190-080(4)(d)(vi).
 7. Areas that show evidence of, or are at risk from snow avalanches; See WAC 365-190-080(4)(d)(vii).
 8. Areas located in a canyon or on an active alluvial fan, presently or potentially subject to inundation by debris flows or catastrophic flooding; See WAC 365-190-080(4)(d)(viii).
 9. Any area with a slope of forty percent or steeper and with a vertical relief of ten or more feet except areas composed of consolidated rock. A slope is delineated by establishing its toe and top and is measured by averaging the inclination over at least ten feet of vertical relief. See WAC 365-190-080(4)(d)(ix).
- C. Seismic Hazard Areas. Seismic hazard areas are areas subject to severe risk of damage as a result of earthquake induced ground shaking, slope failure, settlement, soil liquefaction, lateral spreading, or surface faulting. One indicator of potential for future earthquake damage is a record of earthquake damage in the past. Ground shaking is the primarily affected by: See WAC 365-190-080(4)(e).
1. The magnitude of an earthquake;
 2. The distance from the source of an earthquake;
 3. The type of thickness of geologic structure.

Settlement and soil liquefaction conditions occur in areas underlain by cohesionless, loose, or soft-saturated soils of low density, typically in association with a shallow groundwater table.

EXHIBIT N

- D. Mine Hazard Areas. Mine hazard areas are those areas underlain by or affected by mine workings such as adits, gangways, tunnels, drifts, or airshafts, and those areas of probable sink holes, gas releases, or subsidence due to mine workings. Factors that should be considered include: proximity to development, depth from ground surface to the mine working, and geologic material. See WAC 365-190-080(4)(f)(ii).
 - E. Volcanic Hazard Areas. Volcanic hazard areas are areas subject to pyroclastic flows, lava flows, debris avalanche, and inundation by debris flows, lahars, mudflows, or related flooding resulting from volcanic activity. See WAC 365-190-080(4)(f)(i).
 - F. Tsunami Hazard Areas. Tsunami hazard areas are coastal areas and large lake shoreline areas susceptible to flooding and inundation as the result of excessive wave action derived from seismic or other geologic events. See WAC 365-190-080(3)(d).
 - G. Other Hazard Areas. Geologically hazardous areas shall also include areas determined by the [director] to be susceptible to other geological events including mass wasting, debris flows, rock falls, and differential settlement. (Ord. 2702 § 3 (part), 2005)
- (Ord. 2794, § 1(Att. A), 12-15-2008)

17.70.260 - Performance standards—Specific hazards.

- A. Erosion and Landslide Hazard Areas. Activities on sites containing erosion or landslide hazards shall meet the standards of performance standards—general requirements [Section 17.70.250] and the specific following requirements:
1. Buffer Requirement. A buffer shall be established from all edges of landslide hazard areas. The size of the buffer shall be determined by the planning director to eliminate or minimize the risk of property damage, death, or injury resulting from landslides caused in whole or part by the development, based upon review of and concurrence with a critical area report prepared by a qualified professional;
 - a. Minimum Buffer. The minimum buffer shall be equal to the height of the slope or fifty feet, whichever is greater,
 - b. Buffer Reduction. The buffer may be reduced to a minimum of ten feet when a qualified professional demonstrates to the planning director's satisfaction that the reduction will adequately protect the proposed development, adjacent developments, and uses and the subject critical area,
 - c. Increased Buffer. The buffer may be increased where the planning director determines a larger buffer is necessary to prevent risk of damage to proposed and existing development;
 2. Alterations. Alterations of an erosion or landslide hazard area and/or buffer may only occur for activities for which a hazards analysis is submitted and certifies that:
 - a. The development will not increase surface water discharge or sedimentation to adjacent properties beyond predevelopment conditions,
 - b. The development will not decrease slope stability on adjacent properties,
 - c. Such alterations will not adversely impact other critical areas;
 3. Design Standards. Development and land clearing within an erosion or landslide hazard area and/or buffer shall be designed to meet the following basic requirements unless it can be demonstrated that an alternative design that deviates from one or more of these standards provides greater long-term slope stability while meeting all other provisions of this title. The requirement for long-term slope stability shall exclude designs that require regular and periodic maintenance to maintain their level of function. The basic development design standards are:
 - a. The proposed development shall not decrease the factor of safety for landslide occurrences below the limits of 1.5 for static conditions and 1.2 for dynamic conditions. Analysis of dynamic conditions shall be based on a minimum horizontal acceleration as established by the current version of the Uniform Building Code,
 - b. Structures and improvements shall be clustered to avoid geologically hazardous areas and other critical areas,
 - c. Structures and improvements shall minimize alterations to the natural contour of the slope, and foundations shall be tiered where possible to conform to existing topography,
 - d. Structures and improvements shall be located to preserve the most critical portion of the site and its natural landforms and vegetation,
 - e. The proposed development shall not result in greater risk or a need for increased buffers on neighboring properties,
 - f. The use of retaining walls that allow the maintenance of existing natural slope area is preferred over graded artificial slopes, and
 - g. Development shall be designed to minimize impervious lot coverage;
 4. Vegetation Retention. Unless otherwise provided or as part of an approved alteration, removal of vegetation from an erosion or landslide hazard area or related buffer shall be prohibited;
 - 5.

Seasonal Restriction. Clearing shall be allowed only from May 1st to October 1st of each year provided that the city may extend or shorten the dry season on a case-by-case basis depending on actual weather conditions;

6. Utility Lines and Pipes. Utility lines and pipes shall be permitted in erosion and landslide hazard areas only when the applicant demonstrates that no other practical alternative is available. The line or pipe shall be located aboveground and properly anchored and/or designed so that it will continue to function in the event of an underlying slide. Stormwater conveyance shall be allowed only through a high-density polyethylene pipe with fuse-welded joints, or similar product that is technically equal or superior;
7. Point Discharges. Point discharges from surface water facilities and roof drains onto or upstream from an erosion or landslide hazard area shall be prohibited except as follows:
 - a. Conveyed via continuous storm pipe downslope to a point where there are no erosion hazards areas downstream from the discharge,
 - b. Discharged at flow durations matching predeveloped conditions, with adequate energy dissipation, into existing channels that previously conveyed stormwater runoff in the predeveloped state,
 - c. Dispersed discharge upslope of the steep slope onto a low-gradient undisturbed buffer demonstrated to be adequate to infiltrate all surface and stormwater runoff, and where it can be demonstrated that such discharge will not increase the saturation of the slope;
8. Subdivisions. The division of land in landslide hazard areas and associated buffers is subject to the following:
 - a. Land that is located wholly within a landslide hazard area or its buffer may not be subdivided. Land that is located partially within a landslide hazard area or its buffer may be divided provided that each resulting lot has sufficient buildable area outside of, and will not affect, the landslide hazard or its buffer,
 - b. Access roads and utilities may be permitted within the landslide hazard area and associated buffers if the city determines that no other feasible alternative exists.
9. Prohibited Development. On-site sewage disposal systems, including drain fields, shall be prohibited within erosion and landslide hazard areas and related buffers.
- B. Seismic Hazard Areas. Activities proposed to be located in seismic hazard areas shall meet the standards of performance standards—general requirements [Section 17.70.250].
- C. Mine Hazard Areas. Activities proposed to be located in mine hazard area shall meet the standards of performance standards—general requirements [Section 17.70.250] and the specific following requirements:
 1. Alterations. Alterations of a mine hazard area and/or buffer are allowed, as follows:
 - a. All alterations are permitted within a mine hazard area with a low potential for subsidence,
 - b. Within a mine hazard area with a moderate potential for subsidence and at coal mine by-product stockpiles, all alterations are permitted subject to a mitigation plan to minimize risk of structural damage using appropriate criteria to evaluate the proposed use, as recommended in the hazard analysis, and
 - c. Within a mine hazard area with a severe potential for subsidence only those activities allowed in accordance with Section 17.70.220 of this chapter will be allowed.
 2. Subdivisions. The division of land in mine hazard areas and associated buffers is subject to the following:
 - a. Land that is located within two hundred feet of a mine hazard area with a severe potential for subsidence may not be subdivided. Land that is located partially within a mine hazard area may be divided provided that each resulting lot has sufficient buildable area that is two hundred feet away from the mine hazard area with a severe potential for subsidence. Land that is located within a mine hazard area with a low or moderate potential for subsidence may be subdivided,
 - b. Access roads and utilities may be permitted within two hundred feet of a mine hazard area with a moderate or severe potential for subsidence if the city determines that no other feasible alternative exists.

3. Reclamation Activities. For all reclamation activities, including grading, filling, and stockpile removal, as-built drawings shall be submitted to the city in a format specified by the planning director.
- D. Volcanic and Tsunami Hazard Areas. Activities on sites containing areas susceptible to inundation due to volcanic or tsunamis hazards shall require an evacuation and emergency management plan. The city may use the performance standards for coastal high hazard areas (see Article II, Frequently flooded areas) as guidance in reviewing new structures proposed in volcanic and tsunami hazard areas.
- E. Other Hazard Areas. Activities on sites containing or adjacent to volcanic, tsunamis, or other geologically hazardous areas, shall meet the standards of performance standards—general requirements [Section 17.70.250]. (Ord. 2702 § 3 (part), 2005)
- (Ord. 2794, § 1(Att. A), 12-15-2008)

17.06.595 - Open space.

"Open space" means that part of a property which is unobstructed by structures from the ground upward. (Ord. 2316 (part), 1994)

(Ord. 2794, § 1(Att. A), 12-15-2008)

Ravnik & Associates, Inc.

CIVIL ENGINEERING & LAND-USE PLANNING

Responses to comments within the Sjostrom/O'Hearn letter received by the City on March 16, 2016:

Prepared/Submitted by Ravnik & Associates, Inc. on April 27, 2016

Opponents Sjostrom/O'Hearn Comment on Density:

First, it appears that the density of the proposed project is excessive. The zoning for the project is R1. R1 zoning is governed by AMC 17.38.070, which provides as follows:

Density for the project applied for shall not exceed two dwelling units per gross acre. (Ord. 2592 Att. A § 3 (part), 2002; Ord. 2528 Att. A § 10, 2000; Ord. 2316 (part), 1994) *If a planned unit development is applied for which requests a higher density in a portion of the R1 zone, the density of that portion shall not exceed four units per gross acre, and all development standards of the R2 zone shall apply, including street and utility improvements.* (Ord. 2794, § 1 (Att. A), 12-15-2008).

(Emphasis added)

The proposed project covers 5.28 gross acres. Of that area, only about 2.2 acres is able to be developed due to the critical slope, the wetlands, and the wetland buffer. Assuming that 4 lots per acre are allowed in the "developable" portion, the maximum number of lots allowed would be 8, not 13 as the developer seeks.

Ravnik & Associates Civil Engineering Response: AMC 17.38.070 as noted clearly states: "*If a planned unit development is applied for which requests a higher density in a portion of the R1 zone, the density of that portion shall not exceed four dwelling units per gross acre...*". "Gross Acre" as defined in AMC 17.06.045 means "*acreage plus one-half the width of abutting rights-of-way of streets and alleys.*" (Ord. 2316 (part), 1994).

The subject property encompasses 4.96 acres whereas one-half of the abutting right of way encompasses 0.2 acres. Using the maximum density of 4 dwelling units per gross acre, the gross area of 5.28 acres could technically support up to 21 lots based on this criteria. The project proposes to apply a PUD over the entire subject property, having 7,500 square foot minimum lot sizes as allowed within the R2 zoning. This incorporates all of the sloped and critical areas so they can be preserved, however still maintains sufficient upland area for residential lots.

The "developable" upland area capable of supporting residences and associated infrastructure commences at the property's west property line and proceeds east to the top of steep bank, encompassing approximately 99,907 square feet. Although all of the subject property is associated with the PUD, only the upland area is slated for residential development. City standards do not dictate that a project with a minimum lot size of 7,500 square feet be totally developable. Conservatively however, $99,907/7,500 = 13.3$ lots, with 13 proposed.

Per City staff, when a Planned Unit Development, PUD, is proposed, it must apply to the entire subject property. A PUD cannot be applied to simply a portion of a parcel. As such, a maximum density of 4 dwelling units per acre is based on the combined area of the private ownership, 4.96 acres, plus one-half of the adjoining right of way, 0.32 acre, for a gross area of 5.28 acres.

Opponents Sjostrom/O'Hearn Comment on Roads:

Next, the project seeks to utilize the R1 standards for road width, curbs, gutters, and stormwater conveyance, despite the requirement in AMC 17.38.070 such that the R2 standards are to be used in the developed portion of the project. The R2 standards include 32 foot wide roadways (not 28 feet as proposed) (see ACC 16.32.010).

Ravnik & Associates Civil Engineering Response: *Whistle Lake Road provides the general access to this project area from the City. Per City records for the nearby portions, this road has a developed width of approximately 21 - 22 feet with no shoulder, curb, gutter, or sidewalk. Existing Haddon Road fronting the project is currently 16 - 17 feet wide. At the west-bound approach to Whistle Lake Road, Haddon Road slightly widens to approximately 19 – 20 feet.*

There are two issues to consider for this project and the road amenities required:

(1) The City limits line between Skagit County and the City of Anacortes is considered to be near the right of way centerline of Haddon Road. The southern portion of this right of way is within Skagit County's jurisdiction, which requires a full-road-width of 24-feet per their road standards. The northern portion of this right of way is within the City's jurisdiction, requiring a 32-foot full road width with curb, gutters, and sidewalks. Skagit County Public Works does not want to maintain more road.

(2) Without any consideration of other amenities, the City can require the project's 320-foot-long abutting portion of Haddon Road to be constructed to the City's 32-foot wide standard with curb & gutter and adjoining sidewalk, exclusive of the cul-de-sac. For the approximate 300-foot offsite portion of Haddon Road east from Whistle Lake Road, the City requires no road improvement however Skagit County is requiring the current road width of approximately 17 feet to be widened to a full width of 24 feet. At the west end of this PUD project area, a road-width transition would be provided from the 32-foot-wide section to the 24-foot-widened section. This results in a developed island of 32-foot-wide road surface which, according to City staff, could have a late-comers agreement established for properties along its south side that elect to subdivide in the future. This extent of 32-foot-wide road improvement would impose an island of urbanized street-scape on the neighborhood which is considered to detract from the rural character the community desires. This eastern portion of Haddon Road dead ends at the top of a sloped area which makes its future extension implausible. The traffic report indicates that once this project is fully built out, there will only be an increase of 9 vehicles onto this street during the AM Peak hour and 13 more during the PM Peak hour, neither of which is a substantial amount of traffic.

City staff has recognized the need for functional road sections as well as the importance of pedestrian standards. In lieu of creating a 320-foot-long island of urbanized street-scape, the City has requested the applicant build an abutting 28-foot wide asphalt surface, encompassing a landscape strip and separated 6-foot-wide walking path, together with the cul-de-sac. The

walking path, where constructible, is to extend full length of Haddon Road's north side, west to Whistle Lake Road, and northerly along the east side of Whistle Lake Road to Blue Heron Circle.

Due to split jurisdictions in Haddon Road, there is confusion as to what is required versus what best serves the community. Two road improvement options exist, comprising:

(1) Construct approximately 320 lineal feet of the City's 32-foot-wide road section only within the abutting portion of Haddon Road, with the southerly side subject to a late-comers agreement, and widen the offsite 300-foot portion of Haddon Road to Whistle Lake Road to a width of 24 feet. A cul-de-sac would also be constructed at the east end of road.

or,

(2) Widen the abutting 320-foot portion of Haddon Road to 28 feet, widen the offsite 300-foot portion of Haddon Road to 24 feet as dictated by Skagit County, and provide 320 feet of 6-foot-wide concrete sidewalk along the project frontage, construct the same sidewalk along the westerly 300-foot portion of Haddon Road, and construct approximately 750 lineal feet of the same sidewalk along the east side of Whistle Lake Road, where feasible, to connect with existing pedestrian facilities at Blue Heron Circle.

The applicant is agreeable to providing whichever option is supported by City staff and the neighboring community. In the interest of not maximizing asphalt area but still providing extensive pedestrian facilities, the combination of the 28-foot-wide and 24-foot-wide road sections and separated concrete sidewalk appears to provide the best community benefit.

Within the adjacent offsite portion of this Haddon Road improvement, to reduce impacts on the neighbor residing at 304 Haddon Road, the sidewalk width would be reduced to 5 feet and be constructed directly adjacent to the 24-foot-wide road. Even though a 6-foot-wide walking path is being provided elsewhere, the City's minimum standard is actually 5 feet.

Opponents Sjostrom/O'Hearn Comment on Setbacks & Lot Configuration:

As stated, the R2 standards are to be utilized for the developed portion of the project. AMC 17.36.060 sets forth the minimum setback requirements, as follows:

- A. Front yard, minimum depth twenty feet from property line;
- B. Interior side. A minimum of five feet on one side and no less than fifteen feet on both sides combined, except that in no instance shall a setback adjacent to a street be less than ten feet.
- C. Rear yard, twenty feet minimum.

Lots #2, 3, 6, and 7 only have 2 twenty foot setbacks if one setback runs north/south and the other runs east/west. The words front and rear imply that the yards are opposite one another rather than adjacent. Additionally, allowing the two side yards to split 15 feet between them would seem to require that they are opposite to each other rather than adjacent. Additionally, AMC 17.06.925 defines a "side yard" as "an open space between the principal building(s) and side property lines extending from the front yard to the rear yard." "Required side yard "means"

an open space extending along each side of the lot, the required depth of which shall be measured horizontally and at right angles from the side property line to a line parallel thereto on the lot." The side yard extends from the front yard to the rear yard. For this definition to work, the side yards must be in opposition rather than adjacent.

As to front and rear yards, the "front yard" is defined in AMC 17.06.915 as "the open space between the building(s) and the front property line." "Required front yard" means an open space extending across the full width of the lot, the required depth of which shall be measured horizontally and at right angles from the front lot line to a line parallel thereto on the lot." Again, if by some tortured definition "front" and "rear" yards may be adjacent to one another, the front yards of the above lots do not have the required 20 foot setback "extending across the full width of the lot" as measured by a right angle line to a "line parallel thereto on the lot." If in fact the front yard runs east or west, the full width of the lot includes the flag portion, which is only 12 feet wide. Therefore, the front yard is at most 12 feet wide, a violation of the setback requirements.

With respect to the lot width requirements, AMC 17.06.480 states "that the width of a lot "shall be considered to be the distance between straight lines connecting front and rear lot lines at each side of the lot. The measurement shall be along a line at equal angles to the side lot lines. On irregularly shaped lots, the zoning administrator shall determine how to measure the width." By this definition, front and rear are opposite and it would follow that rear yards are opposite front yards. Also, if the developer is considering the 20 foot front yard setback as extending 20 feet up the driveway from Haddon Road, that means these lots' front yards are only 12 feet wide and do not extend across the full width of the lot.

Ravnik & Associates Civil Engineering Response: The words "Front" and "Rear" yard may imply to the layman that they are opposite, however from a land planning perspective this is not always the case. Side yard setbacks vary as well. Generally, front yard setbacks are intended to create open space (yard areas) between buildings and street frontages. This is for aesthetics and it allows for at least 20-feet for parking in driveways without obstructing sidewalks. On panhandle (or flag) lots, the front yard setback is technically achieved within the portion of the panhandle adjoining the right of way, and therefore does not extend to the building site area of the panhandle lots. Refer to the Setback Exhibits prepared for this project for a visual representation of how setbacks have been established. We have reviewed this interpretation of setback with the City's zoning administrator to confirm this is the generally accepted convention. Furthermore, because this project is a PUD, there is some flexibility which can be enjoyed in the course of designing this neighborhood.

Opponents Sjostrom/O'Hearn Comment on Depth to Width Ratio:

Finally, per AMC 16.20.040 (e), no lot shall have an average depth greater than five times its average width. Lots #9, 10, and 11 mathematically fail this test.

Ravnik & Associates Civil Engineering Response: AMC 16.20.040 (C) uses the criteria "lot width" for a lot's minimum dimension along the street frontage, while the depth is how deep the lot is as measured perpendicular from the right of way. By this criteria, they do not exceed the

*5:1 requirement. For lots 9 – 13, the additional land added to these lots east of the slope easement serve no buildable areas, and code AMC 16.20.040 states “Each lot shall contain a **building site** which conforms to zoning regulations and regulations contained herein:” then notes in item (E) “no lot shall have an average depth greater than five times its average width” clearly in reference to requiring each lot to provide a building site which does not have an average depth greater than five times its average width. The panhandle/flag areas simply provide access and necessary right of way frontage for lots set behind others.*

As a PUD, the 5:1 ratio can be adjusted. Per AMC 17.06.480 Lot measurements, width:

“Width of a lot shall be considered to be the distance between straight lines connecting front and rear lot lines at each side of the lot. The measurement shall be along a line at equal angles to the side lot lines. On irregularly shaped lots, the zoning administrator shall determine how to measure the width.”

Opponents Sjostrom/O’Hearn Comment on Slope/ Critical Areas Issues

The Applicant would like to consider the subject parcel as three separate, unconnected pieces, first, the westernmost half (which is relatively flat and currently covered with forest, native vegetation, and blackberry canes); second, the geocritical >36% slope, and, finally, the class III wetlands and its associated buffer. This is an inappropriate way to consider the property. The eastern end abuts a steep slope perched above Highway 20 which is shown in the Coastal Zone Atlas as "Unstable". When considered as a whole, the upper, forested area infiltrates rainwater into the underlying Keystone Loamy sand which then transports the water down the slope onto the wetlands. Once in the wetlands, the water does not stop but rather continues downhill onto the FEMA delineated unstable area. The real concern is how fast, and how much of the water is transported down the hill.

The original geotechnical report lists the slope below the steep portion as being 10%. That is incorrect. Using the 2 foot contour map provided by the developer, the entire slope below the crest is over 15%. This becomes important because the applicant is using a slope of > 36% as the only critical area. AMC 17.06.740 regulates slopes having an average of fifteen percent or greater over a vertical interval of ten feet. Under this section, the entire slope below the crest is actually a regulated slope. Moreover, AMC 17.70.190 defines "geocritical areas" as areas with all three of the following characteristics:

- a. Slopes steeper than fifteen percent,
- b. Hillsides intersecting geologic contacts with a relatively permeable sediment overlying a relatively impermeable sediment or bedrock, and
- c. Springs or ground water seepage

Here, the slope exceeds 15%; Keystone loamy sand is very permeable and there is a geologic contact with a compact clay; and there are seeps in the wetlands and the unstable area abutting Highway 20. Therefore, the entire area below the crest of the steep portion of the hill should be treated as a geocritical area. The Applicant proposes to clear cut the entire western half of the property and replace it with 13 houses, 5 of which will have their foundations on top of a 30 foot reduced top of critical slope setback line. In addition to the hardscaping the houses represent, there will be even more hardscape created by the associated driveways, since over half of the lots

are "flag" lots with long paved driveways. Additionally, the roadway will be widened, a major cul-de-sac expansion will be installed, and a paved path added. All of this leads to major changes in the infiltration pattern above the critical slope. Two of the houses will have patios within 15 feet of the crest. The developer defends these as being part of the landscaping and thus permissible.

Critical Slope setbacks are defined in AMC 17.70.260 as the height of the slope or 50 feet, whichever is greater. The piecemeal consideration of only the steepest portion of the slope leads to a 50 foot setback which is reduced to the 30 foot building setback based on the incorrect geotechnical report. If the entire slope is taken as a unit, the required setback becomes 110 feet. Reducing a 110 foot setback to 30 feet is very different from reducing a 50 foot setback to 30 feet.

The Applicant presented a critical areas report in connection with his previously-denied subdivision application. Under AMC 17.70.230 (d), where a valid critical areas report has been prepared within the last five years for a specific site, and where the proposed land use activity and surrounding site conditions are unchanged, the old report may be utilized rather than drafting a new one. The applicant is, nevertheless, required to submit a hazards assessment detailing any changed environmental conditions associated with the site. Here, the City Design Review Group asked for new geotechnical, wetlands, drainage, and tree reports. To date, the Applicant has submitted a new tree report and the Applicant's engineer has produced a new Preliminary Drainage Report. Applicant also submitted a one page addendum to the wetland report and states that the new project will have no impact on the wetlands or its associated buffer. Applicant also submitted a geotech addendum. Because of the significant differences between the new proposal and the one for which the original critical areas report was prepared, the old report is obsolete and a new, complete, report should be required.

Ravnik & Associates Civil Engineering Response: Multiple subjects are intertwined in the above public comment, and have been individually addressed below:

(1) Opponents Sjostrom/O'Hearn assertion that the Applicant considers the subject parcel as three separate, unconnected pieces:

Response: The applicant's ownership is a single parcel, with the PUD provision applied to the entire property. From a site assessment perspective, it is required that development be planned upon the upper terraced area in conformance with City codes. For the steep slopes, it is a requirement to geotechnically assess the slope's condition for stability and the proximity of adjacent foundation construction. For the wetlands, it is a requirement to identify the type, size, and location of wetland so the appropriate buffer area can be assigned. Through the course of the geotechnical investigations and wetland delineation, any potential effects from residential development on the upper terraced area has been examined. As such, it is not only truthful but prudent that each of these three areas be examined and analyzed, however an individual assessment of each does not recognize these areas as separate, unconnected pieces of land.

(2) Opponents Sjostrom/O'Hearn concern of how fast and how much water is transported down the hill:

Response: The drainage analysis performed by Lervik Engineering and the various degrees of geotechnical investigations have examined the performance of runoff waters in relationship to the steep slope. City staff have reviewed and accepted this information. For this project, the quantity of rainfall upon the project will not change regardless of what is developed. The only elements that change are the locations where runoff waters come into contact with the ground for infiltration, where storm water is conveyed to storm pipe facilities, and the location of concentrated sources of runoff water and how they are managed.

Lots 1 - 4, as noted on the plans, will be provided infiltration areas for roof runoff waters. On these lots, runoff from concrete driveways and from the asphalted shared driveway will be directed to drainage swales paralleling the asphalted driveway. Flow through grass-lined swales provides filtration and the underlying soils are very supportive of infiltration. Rainfall upon pervious lawn and landscape areas will infiltrate into the ground as it presently does.

Lots 5 – 8 will each be provided storm pipe services to receive and convey roof runoff waters, which are then conveyed northerly to the available storm pipe system along the project's north property line. Runoff waters from the private concrete driveways and the shared asphalted driveway will be directed to drainage swales paralleling the asphalted driveway. Flow through grass-lined swales provides filtration and the underlying soils are very supportive of infiltration. Rainfall upon pervious lawn and landscape areas will infiltrate into the ground as it presently does.

Lots 9 – 13 will each be provided storm pipe services to receive and convey roof runoff waters, which are then conveyed northerly to the available storm pipe system along the project's north property line. Runoff waters from the private concrete driveways and the shared asphalted driveway will be directed to drainage swales paralleling the asphalted driveway. Flow through grass-lined swales provides filtration and the underlying soils are very supportive of infiltration. Rainfall upon pervious lawn and landscape areas will infiltrate into the ground as it presently does.

Haddon Road runoff waters presently soak into the ground along each side of the road. Where Haddon Road is widened fronting the project area, paralleling swales will be provided to receive and contain runoff until it can soak into the ground. The existing cul-de-sac will be enlarged to City standards, being a 90-foot diameter. Runoff waters from the enlarged cul-de-sac will be received by a new catch basin having an outlet pipe east to direct runoff waters to an infiltration trench at the east side of the enlarged cul-de-sac.

Within infiltration analysis information provided by the geotechnical engineer, MTC, dated June 30, 2015, a mounding investigation was performed. This investigation identified that waters soaking through the soils do laterally spread out, however, only a very short distance. As identified by MTC, the maximum lateral extent of moisture is completely diminished beyond 9 feet from any trench edge.

(3) Opponents Sjostrom/O'Hearn Comment on Sand contact over clay?

Ravnik & Associates Civil Engineering Response: *Although MTC's investigation did encounter some dense underlying layers, their boring log performed at the east end of the enlarged cul-de-sac identified various silt and sand layers to 41.5 feet of depth, at the bottom of their bore.*

(4) Opponents Sjostrom/O'Hearn concern of major changes in the infiltration pattern due to Haddon Road widening, major cul-de-sac expansion, and construction of a paved path:

Ravnik & Associates Civil Engineering Response: *The City is requiring Haddon Road to be improved. It is not the applicant's choice as to how much road improvement must be performed. Since Haddon Road terminates at a dead end, it is a normal and common practice for a cul-de-sac to be installed. AMC 16.32 requires the cul-de-sac to have a 90-foot diameter and be located in a circular right of way having a 100-foot diameter. This extent of right of way presently exists for the cul-de-sac. The fronting and offsite paved paths (concrete) are typical pedestrian amenities required by the City, and based on the neighbors observed walking on the roads, this will provide a safer environment for pedestrians. Based on the drainage analysis performed by Lervik Engineering, together with the extensive analysis provided by MTC, the underlying native soils are very sufficient to receive runoff waters from the widened road, enlarged cul-de-sac, and sidewalk improvements without creating any risks to the sloped areas.*

Opponents Sjostrom/O'Hearn Comment on Drainage:

The Preliminary Drainage Report (PDR) submitted with the application appears to be a mishmash of the PDR submitted with the prior rejected short plat application, with some new wording to make it appear to be a new report. The report is rife with inaccuracies. A few examples follow.

First, with respect to Section 1. A (Drainage Information Summary Form), the summary table states there to be 14 proposed lots (there are only 13 but that is another matter). The rest of the table was copied directly from the May 12, 2015 9 lot short plat PDR. The idea that the onsite impervious surface would not change from .685 acres with the addition of 4 more houses is ridiculous.

Second, the Large Parcel Stormwater Plan LPSPR No 1(c) lists protection for properties to the west and north but does not address any properties to the south. Expansion of the cul-de-sac will affect properties to the south (such as the O'Hearn property), and there is no stated provision for protection of those parcels.

LPSPR No 10 addresses maintenance of individual dry wells and lot owner responsibility. The project proposes to use roadside swale infiltration. There is no provision for future maintenance of these swales, nor is there any identification of any responsible party to be held accountable for them. L.I.D. best management practices require assignment of responsibility for such structures.

Section 4 (Stormwater System Design) states: "The proposed improvements rely on roadside ditches/swales (as allowed in the R1 zone under AMC 16.20.070)". As this is a PUD

application and is controlled by 17.38.070 which states "all development standards of the R2 zone shall apply, including street and utility improvements." AMC 16.20.070 does not allow roadside ditches in an R2 Zone; this invalidates the Applicant's design. The Applicant only proposes to deal with stormwater along the road in front of the subdivision. This ignores the fact that, absent the subdivision, there would be no change to Haddon Road as it currently exists. By building the subdivision, the developer is creating the drainage problems for other properties along Haddon Road, not least by severely impacting Mrs. Jeaneen Brogan's property, through the placement of a roadway and an asphalt path immediately outside her front door. Additionally, the expanded cul-de-sac changes the roadway and the drainage adjacent to the O'Hearn property. Neither of these impacts are addressed in the SEPA documents.

Ravnik & Associates Civil Engineering Response: *Stormwater is only preliminarily designed during the Preliminary phases of a land subdivision plan. With the onsite sandy soils, the Department of Ecology encourages infiltration of runoff created from new and replaced impervious surfaces where feasible. This project proposes to infiltrate runoff waters from new impervious surfaces as noted within the preliminary plans that have been prepared for this project. Based on DOE requirements, the stormwater design for this project must be performed by a Professional Engineer and put simply; this analysis and design must prove there will be no increase in stormwater discharged from the site. Furthermore, roof runoff waters will be tight-lined to underground wet wells on lots located in the westerly third of the development area, away from the sloped area. All other lots will be served by drainage pipe systems which will convey roof runoff waters to the existing storm drainage system located along the project's north property line. Rainfall directly upon lawns will soak into the ground. Road widening will be done on the project side of the roadway and will involve grading to convey runoff waters northerly where they can be collected in appropriately-sized swales and infiltrated. The application of road-side swales to receive, contain, and infiltrate runoff water will be provided full length of the widened Haddon Road. Around the perimeter of the enlarged cul-de-sac, either a curb or thickened asphalt edge can be provided so all runoff from the existing and enlarged cul-de-sac is purposely directed to runoff management facilities. The final drainage design, to be reviewed and approved by the City, will not cause any impacts to the steep slope and adjoining property owners.*

Opponents Sjostrom/O'Hearn Comment on Open Space Requirements:

Planned Unit Developments are required to incorporate an open space or other public area for the use of the residents of the subdivision. AMC 16.20.100; AMC 16.40.102. The instant proposal completely fails to comply with this requirement. It is true that one lot (#13) is intended to remain largely vacant; but that does not, by itself, comply with the PUD requirements.

Ravnik & Associates Civil Engineering Response: *Per AMC 17.06.595 - Open space is defined as "that part of a property which is unobstructed by structures from the ground upward. (Ord. 2316 (part), 1994)" Furthermore AMC 17.06.915, 17.06.920, and 17.06.925 all state that Front Yard, Rear Yard and Side Yard areas are depicted as "open space" between the building(s). Attached is an Open Space exhibit showing all the available open space within the*

proposed plat. Per City codes, the quantity of open space for this project is 10,962 square feet. The actual quantity of open space provided is 32,379 square feet.

Per AMC code 16.20.100 - Park land requirement.

The city council, at its sole discretion, shall select one of the following:

A. One-tenth of the combined area of lots one acre or less in size, exclusive of all other dedications, shall be forever dedicated to the public for parks, open space, or playgrounds. No dedication shall be required for subdivisions of four lots or fewer or for the combined area of those lots in a subdivision which are larger than one acre exclusive of all easements and other dedications. The city council, in consultation with the park board, shall determine suitable locations for such parks and playgrounds.

B. The subdivider creates a property owners' association for the proposed subdivision and deeds to the association land to be held in perpetuity for use as parks, open space, or playgrounds. The area of land to be deeded to the association shall equal the amount that would otherwise have been dedicated to public use.

C. The city may make an order to be endorsed and certified on the plat accepting a cash contribution in lieu of dedication of land that would have been dedicated. The cash contribution shall be the value of the unsubdivided, unimproved land and shall be paid into the park fund or forest land endowment fund. If the value is not agreed upon between the subdivider and the administrator, the developer may, at his/her expense, have the value established by a qualified real estate appraiser acceptable to the administrator.

Opponents Sjostrom/O'Hearn Comment on Miscellaneous Topics:

Prior to the submission of this application, the City requested that the Applicant address all concerns and comments expressed in the previously-held neighborhood meeting. Applicant has not done so. The summary of the meeting provided by the Applicant only summarizes the questions raised. The Applicant's responses to those questions were not included, and have not been provided as requested. Furthermore, Applicant states that no homeowners' association, or no covenants, conditions, or restrictions are proposed. How then does one insure that the critical slope, wetlands, and L.I.D. fixtures will be protected by future homeowners?

The City Water Department requires a usable access road down the waterline to the pressure reduction valve (PRV). Applicant added a 12 foot gravel access road adjacent to Lot 13; however, it is on adjacent property (owned by the Gilmans) and in the county. This appears to have been done to protect the infiltration trench at the end of the cul-de-sac, and also in an attempt to maintain the side yard setback for Lot 13. However, there is no indication that an easement has been obtained from the Gilmans, or that Skagit County will go along. Additionally, the Gilmans have filed a preliminary subdivision application with Skagit County that could affect the proposed access road.

Ravnik & Associates Civil Engineering Response: *The referenced access road to the PRV is an existing utility access road used by the City and PSE, located on the Gilman property, which the Gilmans are clearly aware of. This project proposes to resurface the access road. No new utility access road is being constructed. At the present time, although the Gilmans have applied to Skagit County for a Critical Areas Review under PL15-0538, they have not filed a preliminary subdivision with Skagit County.*

April 27, 2016

Honorable Mayor Laurie Gere and Members of the Anacortes Planning Commission
904 6th St.
Anacortes, WA 98221

Re: PUD-2016-001, Haddon Road Parcel # P33048/O'Hearn Response

Dear Honorable Mayor Laurie Gere and Members of the Anacortes Planning Commission

Allen Family Investments, LLC (AFI) was requested to provide a review and response to the public comments submitted relating to the above mentioned Request for Preliminary Plat PUD-2016-001.

We appreciate the opportunity to review public concerns.

Response to O'Hearn/Craig Sjostrom letter:

Density

The correct code is applied here AMC 17.38.070. The insertion by Craig Sjostrom that we include only the "developable" portion in the mathematics of this code does not appear and therefore does not apply. "Developable" is not addressed in the code.

Roads

R-2 standards for roadways.

A 28' proposed street width with a 6' paved biking/hiking path is a major improvement and maintains the rural flair or flavor of the neighborhood.

The city council has the right to require a 32' width road with curbs, gutters and sidewalks along our project street frontage in lieu of our proposed road with on and off site improvements.

Haddon Road is a low use, dead end road.

In contrast, Anaco Beach Road in Skyline is a heavily traveled road that is 30' edge of pavement to edge of pavement with no sidewalks.

Anacopper Road serves the airport and connects with Pennsylvania Ave. It has no sidewalks (the back way to Skyline) and is 28' edge to edge.

The development that has gone on up on Cap Santé serves as another example. No curbs, gutters, sidewalks and narrow roads to maintain the quaintness and flavor of the Cap Santé community.

In a PUD, the developer complies with city requirements for road improvements.

Setbacks & Lot Configuration

There is a misinterpretation of the use of setbacks as it relates to the placement of a house on a lot.

Please see my Diagram 1 attachment.

There is only 1 front yard and 1 back yard, both with 20' setback as it relates to the lot orientation to the main street. There are not "multiple" front yards or back yards.

On flag lots it is often the case where you have front 20', rear 20', side yard #1 is 10', side yard #2 is 5' and side yard #3 is 10'.

Even on corner lots with 2 streets, the secondary street setback adjacent to a non-arterial street is allowed a 10' setback.

Slope/Critical Area Issues

We are having a hard time with this opponent's issues with the critical slope. On the short plat application with this project, that was denied, it was made clear that a geotechnical engineer be hired, then there was a city staff review and then a 3rd party geotechnical engineer from Bellingham was hired as a peer review. There were some changes to the final report. All of these surveys and reports concluded this is a responsible proposal.

Now we are applying again and have updated the report. There must be 4 or 5 reports and amended reports floating around. I believe the issues were clarified by the geotechnical engineer reviews.

A large portion of this project's runoff water is to be hard piped to city storm piping system to the north and removed from the site. This will reduce the amount of water that currently flows through the site.

Setbacks from the critical slope have been determined and maintained.

Drainage

See Ravnik & Associate Engineering's responses to Drainage, which are fully supported by our geotechnical engineer's analysis.

Open Space & Park Land Requirements

The proponent did propose to city planning staff deeding the eastern 2+ acres of the subject property to the city. This proposal was turned down by the city staff.

The proponent is willing to re-offer 2 acres+ property which includes a fairly level area at the toe of the critical area slope and between this slope and the wetland which would also meet the open space requirement.

Regardless of the proponents or opponents wishes, the terms of AMC 16.20.100 apply.

Common Open Space Requirements

You will find within the submitted information that open space requirements in the PUD development are in compliance with, and exceed, City requirements. AMC 16.40.102

Miscellaneous

Regarding Sjostrom paragraph 1 under Miscellaneous:

A 'voluntary' neighborhood informational question and answer meeting attended by city staff was held at the library in December, 2015. The applicant's 'written' responses from that meeting are not required under AMC. The applicant is responding to written questions of the opponents generated by the actual PUD application and these responses will be provided to the Planning Commission.

Regarding Sjostrom paragraph 2 under Miscellaneous:

Each home owner whose property is close to the critical slope, wetlands or wetlands boundary will have a requirement placed on their individual deed(s) for fence maintenance.

Regarding Sjostrom paragraph 3 under Miscellaneous:

The city water department does require a useable road, but the applicant did not add a new 12' gravel road. The improved gravel road is existing and maintained by the Gilman's. The road is used by the City water department and Puget Sound Energy for utility maintenance access. This was not done for the infiltration trench at the end of the cul-de-sac as the road is existing. It was also not done in an attempt to maintain the side yard setback for Lot 13 because the Gilman access was already existing. The proponents have not obtained an easement from the Gilman's as it is not required by them for a one-time construction of the P.R.V. Skagit County has no say in the Gilman's allowing the proponent's access. The Gilman's have not filed a preliminary subdivision application with Skagit County.

Regards,

Thomas L. Allen
Allen Family Investments, LLC

April 27, 2016

Honorable Mayor Laurie Gere and Members of the Anacortes Planning Commission
904 6th St.
Anacortes, WA 98221

Re: PUD-2016-001, Haddon Road Parcel # P33048/ Vernon Lauridsen (V.L.) Response

Dear Honorable Mayor Gere and Members of the Anacortes Planning Commission,

Allen Family Investments, LLC (AFI) was requested to provide a review and response to the public comments submitted relating to the above mentioned Request for Preliminary Plat PUD-2016-001.

We appreciate the opportunity to review public concerns.

Response to Vernon Lauridsen' Comment letter titled *Anacortes Residents are not being well served with Respect to the Administration of Land Use Regulations* (not dated):

AFI submitted a Planned Unit Development (PUD) Application for Preliminary Plat Approval Application which is governed under the Anacortes, WA Code of Ordinances Title 16, Subdivisions Chapter 16.040.010 Planned Unit Developments and Title 17, Zoning Chapter 17.44 Planned Unit Development and Cottage Housing. These are the guidelines to be used to describe the housing development and regulatory process of a PUD that is not subject to standard zoning requirements for the area that permits a developer to meet overall community density and land use goals with more flexible application of existing zoning requirements as per AMC. With permission from the local government, a developer establishes criteria that determine the private and common areas and building guidelines, including street standards, land coverage ratios, common area or amenity requirements, etc. PUDs are intended and often used to cluster homes closer together for efficient site design and preservation of open space or street construction than would otherwise be allowed by local zoning laws.

In general, throughout the Vernon Lauridsen (V.L.) document, he builds his opposition with quotes from many different specific AMC code references that paraphrase the code out of context for each statement of opposition. His letter leaves out referencing the overall Subdivisions Chapter for PUD 16.040.010 and the Zoning Chapter 17.44 PUD Code of Ordinances that are the governing codes and guidelines for how the AMC code is applied to a PUD application.

Our response to the Vernon Lauridsen letter follows with references to Pages and Paragraphs from his original letter:

- A. V.L. Page 1. Paragraph 1. "The purpose" of land use regulation is to:and attractions." V.L. cites 17.04.020TIPU

If V.L. is going to quote the code, he should quote the whole AMC Code in context, (17.04.020)
See below where prior to V.L.'s paraphrasing the code states:

17.04.020 - Title and purpose.

- A. The ordinance codified in this title shall be known as the zoning ordinance of the City of Anacortes and its purpose is to further the goals and policies of the comprehensive plan. This title is designed to assist in orderly community development, conserve the value of property and safeguard the public welfare by:
1. Implementing the City of Anacortes' comprehensive plan policies through land-use regulations;
 2. Protecting the general public health, safety, and welfare;
 3. Providing for adequate public facilities and services in conjunction with development;
 4. Encouraging the most appropriate and compatible uses of land;
 5. Providing for efficient and safe traffic flow and sufficient parking space for all uses;
 6. Providing for adequate light, air, access and privacy;
 7. Providing for safety from fire and other dangers;
 8. Allocation of sufficient land for all uses within the community;
 9. Conserving the city's natural resources and attractions; and
 10. Implementing the Regulatory Reform Act (1995).
- B. This title consists of the text together with a map showing the boundaries of the different use districts.
(Ord. 2381 § 1A1, 1995; Ord. 2316 (part), 1994)
(Ord. 2794, § 1(Att. A), 12-15-2008)

menting" (A.1. above) the Comprehensive Plan policies through land-use regulations. Which is being done.

- B. V.L. Page 1. Paragraph 2. "The provisions of the ordinances of the city, and all proceedings under them, are to be construed with the view to affect their objects and promote justice.....1.04.080CO"

AFI agrees with V.L. on this conclusion, but his conclusion should apply equally to our right to develop our property under current Anacortes code and development precedent under that code. AMC code exists to protect citizens, neighbors, and property owners equally. Significant case law exists to protect property owners from improper pressure on municipalities by special interest groups.

The Planning Commission and the City Council needs to allow AFI the right to develop our property under both the existing code and development precedent or risk a takings claim under state law.

- C. V.L. Page 1. Paragraph 3. V.L. quotes only 17.040.050 A. "No use or structure... 17.04.050COTIRE."

V.L. is paraphrasing again. Read the code in its entirety:

17.04.050 - Conformity with this title required.

- A. No use or structure shall be established, substituted, expanded, constructed, altered, moved, maintained, or otherwise changed except in conformance with this title.
- B. Creation of or changes to lot lines shall conform with to the use provisions, dimensional and other standards, and procedures of this title and [Title 16](#), Subdivisions.
- C. All land uses and development authorized by this title shall comply with all other regulations and or requirements of this title as well as any other applicable local, state or federal law. Where a difference exists between the title and other applicable regulations, the more restrictive requirements shall apply.
- D. Where more than one part of this title applies to the same aspect of a proposed use or development, the more restrictive requirement shall apply. (Ord. 2316 (part), 1994)

(Ord. 2794, § 1(Att. A), 12-15-2008)

C in entirety. Paragraph B & C should not be left out of V.L.'s paraphrasing. Also read AMC 17.44 on PUD's. Our AFI proposal is in complete conformance with this section and 17.44.

- D. V.L. Page 1-2. Last Paragraph from Pg. 1. "These provisions date back decades...of public's legislative representatives real."

We agree with most of this paragraph, "The role of the administrative side of government is to enforce the law."

This is what the Planning Department does. Based on decades of precedent, AFI has proposed a proper PUD.

- E. V.L. Page 2. Paragraphs 2, 3, 4. "We do not seem to have administrative staff, who fundamentally understand...Furthermore we don't seem to have staff with the intellectual discipline to understand their duty to the public and know how that duty must control their relationships with applicants. The proof is the totally inadequate and perfunctory narrative the applicant submitted to satisfy AMC 16.40.060. Apparently, applicants have come to learn that they need not take the code seriously."

This disrespectful badgering of city staff who work hard for the city is uncalled for. It is also disrespectful to the significant effort and investment by AFI and many consultants with deep ties to this community, who have contributed multiple developments over decades to this community.

- F. V.L. Page 2. Last Paragraph. This application does not meet...AMC 16.04.060(B)

V.L. believes the application should be rejected out of hand and quotes 16.04.060(B). V.L. states nothing specific except AMC 16.04.060(B). Here is the code:

16.04.060 - Exemptions.

The following activities are not considered short subdivisions or subdivisions, and the provisions of this title shall not apply to them.

- A. Cemeteries and other burial plots while used for that purpose.
- B. Divisions of land into lots or tracts each of which is five acres or larger if the land is not capable of description as a fraction of a section of land, including the area bordering on a street or road which would be bounded by the center line of the street or road and the side lot lines of the lot running perpendicular to such center line.
- C. Divisions made by testamentary provisions, or the laws of descent.
- D. Divisions for the purpose of lease when no residential structure other than manufactured home or travel trailers are permitted to be placed upon the land and an enforceable, binding site plan has been approved in accordance with the planned unit development provisions of Anacortes zoning ordinance, and which:
 - 1. Identifies and shows the areas and locations of all streets, roads, improvements, utilities, open spaces, and any other matters specified for planned unit developments; and
 - 2. Contains inscriptions or attachments setting forth the limitations and conditions for the use of the land as are established by the city council.
- E. Divisions made in connection with acquisition of land by the city including divisions made by deed for road widening purposes, provided that such land may be accepted on behalf of the city only by action of the city council.
- F. A division made for the purpose of alteration by adjusting boundary lines, between platted or unplatted lots or both, which does not create any additional lot, tract, parcel, site, or division nor create any lot, tract, parcel, site or division which contains insufficient area and dimension to meet minimum requirements for width and area for a building site.

(Ord. 2756 Att. A (part), 2006: Ord. 2315 § 1 (part), 1994)

Since the net acreage of this site is under 5 acres, this entire section does not apply.

- G. V.L. Page 3. Paragraphs 1 & 2. "I. If a PUD is applied for in the R1 zone...And where the standards conflict, then the more restrictive standard applies. Thus:"

If you read AMC 17.44 it lays out what can be applied for under a PUD:

17.44.010 - Purpose.

The zone map adopted as part of this title establishes zone boundaries, and this title establishes the permitted use of land in the various zones. The conditions and requirements set forth in this title are general and designed to apply to individual lots and minimum area of parcels. A planned unit development (PUD), as the term is used in this title, has the following purposes:

- A. To permit greater flexibility and consequently more creative and imaginative design for the development of residential and business uses than generally is possible under conventional zoning regulations;
- B. To promote more economical and efficient use of the land while providing a harmonious variety of housing choices, a higher level of city attractiveness and quality, and preservation of scenic open space;
- C. To correlate the intentions of this title and other ordinances of the city to encourage developments which will provide a desirable and stable environment in harmony with that of the surrounding area.
(Ord. 2316 (part), 1994)

(Ord. 2794, § 1(Att. A), 12-15-2008)

- H. V.L. Page 3. Paragraph 3. "A. The applicant provides for no "open spaces" as required for a PUD...One-tenth of the combined area of lots one acre or less in size shall be dedicated to the public for parks, open spaces or playgrounds."

AFI is proposing leaving almost 50% of the acreage in natural woods in our PUD proposal.

AFI did propose to city planning staff deeding the eastern 2+ acres of the subject property to the city. This proposal was turned down the city staff.

AFI is willing to re-offer 2 acres+ property which includes a fairly level area at the toe of the critical area slope and between this slope and the wetland which would meet the open space requirement.

Regardless of the proponents or opponents wishes, the terms of AMC 16.02.100 apply and are complied with.

- I. V.L. Page 3. Paragraph (B). "The application fails to meet R2 street standards...13 homes concentrated on such a small geographic area."

A 28' proposed street width with a 6' paved biking/hiking path is a major improvement and maintains the rural flavor of the neighborhood.

The city council has the right to require a 32' width with curbs, gutters and sidewalks along our project street frontage in lieu of our proposed road with on and off-site improvements.

The city staff did not “come up with some accommodation” or “just make something up.”

Haddon Road is a low use, dead end road.

In contrast, Anaco Beach Road in Skyline is a heavily traveled road that is 30' edge of pavement to edge of pavement with no sidewalks.

Anacopper Road serves the airport and connects with Pennsylvania Ave. It has no sidewalks (the back way to Skyline) and is 28' edge to edge.

The development that has gone on up on Cap Santé serves as another example. No curbs, gutters, sidewalks and narrow roads to maintain the quaintness and flavor of the Cap Santé community.

In this PUD, AFI has complied with city requirements for road improvements.

- J. V.L. Page 4. Paragraph (C). “The proposed lots fail to meet the required “frontage” ...AMC 17.36.110 is a mandatory R2 standard.”

V.L. has clearly misread the PUD application here.

The lots do meet the 30' requirement for road frontage. The applicant, his civil engineer and city staff have verified that this 30' requirement is met.

The easements that are being contested have been placed on the plat application for the lots to minimize the number of driveways that access the cul-de-sac and Haddon Road. These easements are meant to improve the look of the cul-de-sac and Haddon Road.

As to Lots 2, 3, 6 & 7, the council often approves 24' (12' + 12') shared driveways. One example that comes to mind is the R-1 PUD of Fircrest.

- K. V.L. Page 4. Paragraph (D). “The application violates the R2 setback requirements...rather than the required 20’.”

V.L. has misinterpreted the use of setbacks as it relates to placement of a house on a lot.

Please see my Diagram 1 attachment.

There is only 1 front yard and 1 back yard, both with 20' setback and it relates to the lot orientation to the main street. There are not “multiple” front yards or back yards.

On flag lots it is often the case where you have front 20', rear 20', side yard #1 is 10', side yard #2 is 5' and side yard #3 is 10'.

Even on corner lots with 2 streets, the secondary street setback is considered a side yard and is allowed a 10' setback, not the 20' V.L. would propose causing 2 front yards both with 20' setbacks.

- L. V.L. Page 4. Paragraph (E). "The application violates 16.20.040.e- "No lot shall have an average depth...Provisions are to be construed to affect their purpose."

The city planning staff has been able to apply the 5 x 1 rule to the lots.

V.L. appears to have miscalculated the average width of the lots. Width is defined as parallel with the road serving the lot.

- M. V.L. Page 5 CONCLUSION. "This application should have been rejected without the necessity of scheduling public comment and quasi-judicial hearings...That simply must change."

This conclusion is based on wrong assumptions and statements. The public has the right to serve as policeman as they so desire through the municipal government. This is not a "high density" project. R-2 zoning with R-2 lot sizes has been applied to R-1 property with less than 15,000 sq. ft. lots to land over and over in Anacortes. See "The Orchards" on 41st St. and see "Fircrest" on 'A' Avenue. This is specifically allowed in a PUD application (17.38.070). They have 60 lots and 39 lots respectively in R-1 Zoning.

It appears the opponent, Vernon Lauridsen, has been picking and choosing among various codes and paraphrasing items out of context thereby leaving important information off when one is attempting to understand and apply the codes to this project.

AFI's proposal meets the code in its application with the flexibility allowed under 17.44 and this applicant has the right to develop their property under Chapter 16 & 17 AMC as administered by the City of Anacortes.

Regards,

Thomas L. Allen
Allen Family Investments, LLC

REPLY TO AFI, LLC RESPONSE TO PUBLIC COMMENT

REQUEST FOR PRELIMINARY PLAT

PLANNED UNIT DEVELOPMENT

SEPA ENVIRONMENTAL REVIEW

HADDON ROAD, PARCEL NO. P33048

PUD-2016-0001

A-E. Purpose and Code Interpretation.

AFI, LLC misses the point, misconstrues, and ignores the plain meaning of the AMC while providing a further example of the selective reading of the code.

The point is the AMC is to be construed as a unified whole to “affect the object” (i.e. purpose) which for Title 17 is set forth at AMC 17.04.020A including all ten subsections. And where provisions throughout the code may be in conflict the “most restrictive requirements shall apply.” AMC 17.04.050D. Also see AMC 16.04.090A governing subdivisions and planned unit development which also requires application of the more “restrictive” or “higher standards.” This is not just an application for a PUD. It is an application for a PUD in the R1 zone. All development standards of the R2 zone shall apply including street and utility improvements. AMC 17.38.070. Where R2 standards are more restrictive than those governing PUDs, the more restrictive standards apply.

The Applicant apparently contends that since it satisfies subdivision 17.20.020A.1, it has satisfied the purpose of the code provision. Not so. In the first place subsection A.1 reads “.....through land-use regulation.” The Comprehensive Plan does not override the development regulations but is subject to the development regulations. Where the development regulations, by their plain meaning, appear to be in conflict with the Comprehensive Plan the former apply. Secondly, the A.1 is just one of 10 subsections designed to govern the interpretation and application of Title 17 code provisions. How is the application consistent with protecting the “health, safety and welfare” of the “general public” (it doesn’t); “provide for adequate public facilities and services” (e.g. parks, open spaces, playgrounds-it doesn’t); encourage the most “appropriate and compatible

uses of land” (it doesn’t); “provide for efficient and safe traffic flow and sufficient parking spaces” (it doesn’t); provide adequate “light, air, access and privacy” (it doesn’t).

Placing 13 homes on less than two acres in the R1 zone-designated as “areas somewhat removed from higher intensity uses,” accessed by a substandard street, without proper setbacks, access, lots dimensions or open spaces can hardly be construed as “orderly community development” which conserves adjacent property values and safeguards the health, safety and welfare of the general public.

Absent an unconstitutional “taking,” AFI, LLC has no “right” to develop its land purely in pursuit of its privately perceive self interest. The sense of entitlement is misplaced. The whole point of “equal protection of the law” is that the ordinary home owner/resident should be deemed to have the same “deep roots” and commitment to the community as the applicant.

This application just fundamentally violates the whole point of regulating development for the benefit of the general public. That is the whole purpose of local government. We seem to have a community legacy which tolerates applications like this. That legacy must end.

F. Title 16.40-Planned Unit Development

Title 16.40.060 provides:

“After an applicant has had a pre application conference, a formal preliminary application for a PUD shall be submitted to the planning coordinating committee and be subject to the following committee procedure:

A. Contents of the preliminary development plan shall include the following:

1. Written Documents.

- a. A legal description of the total site proposed for development, including a statement of present and proposed ownership and present and proposed zoning.
- b. A statement of objectives to be achieved by the PUD through the particular approach proposed by the applicant. This statement should include a description of the character of the proposed development and the rationale behind the assumptions and choices made by the applicant.

- c. A development schedule indicating the approximate date when construction of the PUD or stages of the PUD can be expected to begin and be completed.
- d. A statement of the applicant's intentions with regard to the future selling or leasing of all or portions of the PUD, such as land areas and dwelling units.
- e. Quantitative data for the following: total number and type of dwelling units; parcel size; proposed lot coverage of buildings and structures; approximate gross and net residential densities; total amount of open space (including a separate figure for usable open space); total amount of nonresidential construction (including a separate figure for commercial or institutional facilities); economic feasibility studies or market analysis where necessary; and other studies as required by the planning director.
- f. If the proposed site is within shoreline management jurisdiction, an application for shoreline substantial development permit, and any other permits required, may be filed at this time, or may be filed at the time of the preliminary plat.
- g. An environmental checklist or environmental impact statement as required by the city's SEPA ordinance.
- h. Site Plan and Supporting Maps. A site plan and any maps necessary to show the major details of the proposed PUD must contain the following minimum information.
 - i. The existing site conditions including contours at five-foot intervals, water courses, unique natural features and forest cover.
 - ii. Proposed lot lines and plot designs.
 - iii. The location and size in acres or square feet of all areas to be conveyed, dedicated, or reserved as common open spaces, public parks, recreational areas, school sites and similar public and semipublic uses.
 - iv. The existing and proposed circulation system of arterial, collector and local streets including off-street parking areas, service areas, loading areas, and major points of access, to public rights-of-way (including major points of ingress and egress to the development). Notations of proposed ownership, public or private, should be included where appropriate. (Detailed engineering drawings of cross sections and street

standards should be handled in the final development plan stage.)

- v. The existing and proposed pedestrian circulation system, including its interrelationships with the vehicular circulation system, indicating proposed treatments of points of conflict.
- vi. The existing and proposed utility systems including sanitary sewers, storm sewers and water, electric, gas, and telephone lines.
- vii. A general landscape plan indicating the treatment of materials used for private and common open spaces. (This landscape plan should be in general schematic form at this stage.)
- viii. Enough information on land areas adjacent to the proposed PUD to indicate the relationships between the proposed development and existing and proposed adjacent areas, including land uses, zoning classifications, densities, circulation systems, public facilities, and unique natural features of the landscape.
- ix. The proposed treatment of the perimeter of the PUD, including materials and techniques used such as screens, fences and walls.
- x. Any additional information, as required by the planning director necessary to evaluate the character and impact of the proposed PUD.
- xi. Outline provisions for maintenance of common open space and/or common property.

This information must be submitted for all of the land intended to be included in the application. Where projects are developed in stages, formal application can only be considered for the stage for which the above materials have been presented. Sketch plans including the bare essentials, land uses, densities, site design, adjacent uses, circulation, should be submitted for the remaining lands to be developed in future stages of the project even though they are not under consideration for approval at this time.”

Pursuant to the above cited AMC provision, the applicant is required to submit a written preliminary development plan that addresses perhaps two dozen specific issues. The project narrative avoids doing so. Rather the applicant selectively addresses some of the points, ignores others and admits that project does not comply with yet others or seeks “modifications” in the name of a PUD when the regulations mandate R2 standards as the minimum standards for a PUD in the R1 zone. Pursuant to 16.40.060B, the project should have been rejected administratively.

G. PUD Standards in the R1 Zone.

The applicant cites 17.44.010 for the proposition the policy goals of “flexibility,” “economical,” and “efficiency” somehow trump every other provision of the code. Not so. AMC 17.40.050 specifically states that the “process and design standards” are set forth in the “city’s subdivision ordinance” –the provisions of which the applicant has largely ignored. Moreover as stated above, the more restrictive standards apply when in conflict with less restrictive standards. And as a matter of statutory interpretation, the more specific standards take precedence over the more general.

Here AMC 17.38.070 specifically provides for the application of R2 development standards when considering a PUD application in the R1 zone. The applicant ignores the plain meaning of the Code.

H. Park Land Requirement

The applicant seeks to satisfy the “common open space” requirement for a PUD by offering up the critical area slope and wetlands. This is unacceptable. Common open space is defined at AMC 16.40.102 as land not covered by buildings, parking structures and does not include land “totally unsuitable for building because of topographical features” which, of course, is precisely what the applicant proposes to dedicate. Further AMC 16.40.102D provides that a PUD must address the requirement for park land set forth in AMC 16.20.100B which mandates that a property owners association be created and common open space be deeded to the association for public use. The applicant does not explain how it has complied with these provisions.

I. R2 Street Standards

The application fails to meet R2 street standards on Haddon Road. The AMC “mandates” by the use of the word “shall” R2 street standards. The right of way must be at least 50’ wide, pavement width must be 32’ with curbs and gutters and sidewalks. It is not for staff or for that matter the City Council to come up with some accommodation in the face of the word “shall.” There are procedures for a variance. But absent such procedure the City is not permitted to unilaterally reach some accommodation with the applicant especially in the name of “rural” development where the development represents 13 homes concentrated on such a small geographic area. Nor is this subject to “modification” since R2 street standards apply to a PUD situated in the R1 zone. There is no “substantial compliance” provision. The code is mandatory-“shall” - past mistakes in other parts of the City are not precedent for, nor do they mandate that the mistakes continue.

J. Frontage

AMC Chapter 17.36 governs R2 development generally and PUD development in the R1 zone. AMC 17.36.070. Per 17.06.330 defines “lot frontage” as the “length of the property line(s) of a lot adjacent to the street right-of-way.” AMC 17.36.110 requires 20 feet of frontage or an easement to 20 feet of frontage on an improved public street. And if access is by way of an easement then a CUP is required. The “flag lots” the applicant proposes do not each have 20 feet of frontage and to the extent frontage is provided by an easement, no CUP has been requested or obtained. Similarly this provision is not subject to “modification” given that R2 standards apply to a PUD situated in the R1 zone.

K. Set backs

The application violates the R2 setback requirements. Per 17.36.060, front setback is a minimum of 20’, rear setback is a minimum of 20’, and the minimum side yard setback is 5’ on one side with a combined minimum of 15’. Regardless

of how one defines front, back or side the sum of the setbacks around the perimeter of the proposed lot must total 55feet. Lots 2, 3, 6 and 7 fail to meet this standard.

L. Depth and Width

Width is not defined in the code much less defined to be that portion of the lot “parallel to the road.” The application violates *16.20.040.e*- “No lot shall have an average depth greater than five times its average width.” Lots #9, 10 and 11 mathematically fail this test. This provision is not subject to “modification” given that R2 standards apply to a PUD situated in the R1 zone.

Conclusion

For all the reasons set forth above the application should be denied pursuant to AMC 16.40.060B.

Date: 5/25/2016

Vernon Lauridsen

2219 32nd St. Anacortes

WA 98221

Vclauridsen47@yahoo.com

May 25, 2016

Comment on PUD-2016-0001 Notice of Revised Application

Mr. Kevin Cricchio, AICP, Associate Planner

City of Anacortes

Dear Mr. Cricchio,

Here are my comments on PUD-2016-0001



Density- *"The purpose of the planned unit development (PUD) regulations is to maintain **consistent standards** for the health, safety, and welfare of all citizens throughout the city, while allowing flexibility in how those standards are met. While all citizens deserve equal access to services and public amenities, there are a variety of ways to provide that **equivalency**. AMC 16.40.010*

Where a PUD proponent requests exceptions to zoning and subdivision standards, the plan submittal shall show clearly what standards are proposed to be changed, and what alternate means are proposed to **"achieve equivalency."** Consistent standards include overall density appropriate to the zone in which the PUD is created. Equivalency is defined as the concept of being equal in function and reinforces the idea that the PUD must be equal in function to the underlying zone which is R1.

All parties agree that the applicable code is AMC 17.38.070 however the entire code section must be applied. 17.38.070 specifically addresses PUD's *"Density for the project applied for shall not exceed two dwelling units per gross acre. (Ord. 2592 Att. A § 3 (part), 2002: Ord. 2528 Att. A § 10, 2000: Ord. 2316 (part), 1994) If a planned unit development is applied for which requests a higher density in a portion of the R1 zone, the density of that portion shall not exceed four units per gross acre, and all development standards of the R2 zone shall apply, including street and utility improvements."* The language in the PUD modification does not say "If a PUD is applied for which requests a higher density four houses per acre shall be allowed". It specifically references a **portion** of the R1 zone and only allows higher density in that **portion**. This portion language is consistent with the idea of a PUD as a vehicle to overcome geographic constraints. It would allow various clusters of increased density in a project without increasing the projects overall restriction to 2 houses per acre. The applicant would have one believe that this language rezones the property from R1 to R2. This is not, and has never been the case. **Every** PUD in the R1 zone adheres to the overall 2 houses per gross acre requirement. Mr. Allen cites the Orchards as an example of a PUD in the R1 zone. We agree with his citation as an appropriate PUD in the R1 zone. The Orchards has 60 houses as he says. What he omits is

that the gross acreage is 29.66 acres thus the resulting density **does not** exceed the 2 houses per acre allowed in the R1 zone. Additionally there is a homeowners association which owns a large common open space which fulfills the requirement for common open space. Mr. Allen also cites Fir Crest PUD as an example. Again we agree. Fir Crest PUD has an overall density of 2 homes per gross acre. It also has a homeowners association that owns and is responsible for the "common open space" that makes up the remainder of the Fir Crest property .

Were the applicants vision of the R1 PUD code to apply the R1 zone will, for practical purposes, cease to exist as anyone could waive the PUD magic wand and transmute R1 into R2 at any time. The applicant states that 20 houses are permitted since the PUD encompasses the entire property. **The higher density is not being proposed for the entire 4.96 acres but rather only for lots 1 through 8 and 10- 12. Lot 9 is 15,262 sq. ft. and lot 13 is 2.442 acres.** That is 2.79 acres for which a higher density is not being requested. The area of the R1 zone that requests a higher density is 2.479 gross acres which would allow a maximum of 9 houses. The resultant overall density would be within the allowed 2 houses per gross acre for the R1 zone. Again, the controlling language "requests a higher density for a **portion** of the R1 zone" applies. As a concrete example of the absurdity of their argument, the smallest city lot on Haddon Road is 16,998 sq. ft. By creating a PUD, two houses could be placed on this lot. In the latest comprehensive planning cycle the City chose to retain the R1 zone as "This designation provides for low density residential development in the southern end of the City that is inappropriate for more intensive urban development due to topography, the frequent presence of frequent wetlands, the high cost and difficulty in extending public facilities, and the desire to create a lower intensity transitional area between the city and the surrounding unincorporated rural pasture, forest and agricultural land." Should the applicant's interpretation of the PUD language hold, the City will be changing the Comprehensive Plan for all practical purposes.

Again, the code says *"A PUD shall be particularly encouraged where steep terrain, natural features, or patterns of existing development make a standard subdivision difficult and creative planning could result in a better development AMC 16.40.010.* This is quoted by the attorney for the developer who then misstates our objection by saying "many of the opponents of this PUD base their objections on the features of the land to be developed." That is not correct; our objections are based on the attempt to circumvent R1 density restrictions through the inappropriate reading of the PUD statute. The applicant previously filed for a 9 lot short plat which, in order to achieve the required 15,000 sq. ft. minimum lot size, proposed subdividing the wetland area in violation of AMC 17.70.360. This application was rejected for that reason. The fact that the terrain makes a traditional subdivision difficult is uncontroversial however, rather than using the PUD to reduce the minimum lot size so that R1 densities could be achieved through creative planning, the developer chose to misinterpret the R1 PUD code to try to cram in more houses. The resulting proposed PUD clearly

does not “result in a better development” except in terms of the developer’s pocketbook. The developer’s attorney goes on to state that “development of land through the operation of a PUD is a privilege held by every landowner: but is also a right that cannot be denied without good cause, specific reasons for denial, and a right to cure. The attorney chooses to ignore the “privilege” burden placed on the developer and to focus on the “right” to use a PUD. Rejecting this inappropriate attempt to use the PUD to make an end run around the R1 zone does not deny the developer the right to use a PUD to create a subdivision. The “right to cure” is obvious, submit a PUD with R1 allowable overall density of 2 houses per acre and the PUD allowed 7500 sq. ft. minimum lot sizes. The attorney then goes on to cite AMC 17.38.070 in defense of the idea that the allowable density is 20 houses.

“Density for the project applied for shall not exceed two dwelling units per gross acre. (Ord. 2592 Att. A § 3 (part), 2002: Ord. 2528 Att. A § 10, 2000: Ord. 2316 (part), 1994) If a planned unit development is applied for which requests a higher density in a portion of the R1 zone, the density of that portion shall not exceed four units per gross acre, and all development standards of the R2 zone shall apply, including street and utility improvements. AMC 17.38.070 (Bold and italics mine)” pg 3 Nicol Comments on Proposed Planned Unit Development

He then goes on to set up a straw man argument stating that nowhere does 17.38.070 apply to “individual” acres, “developable” acreage and uses the quote “density for the project applied for” while omitting the important modifier “shall not exceed two dwelling units per gross acre”

A more proper reading of the code can be obtained by bolding different portions of the code. To wit

Density for the project applied for shall not exceed two dwelling units per gross acre. (Ord. 2592 Att. A § 3 (part), 2002: Ord. 2528 Att. A § 10, 2000: Ord. 2316 (part), 1994) If a planned unit development is applied for which requests a higher density in a portion of the R1 zone, the density of that portion shall not exceed four units per gross acre, and all development standards of the R2 zone shall apply, including street and utility improvements. AMC 17.38.070 (Bold and italics mine)”

When read in the correct manner we start with the overall requirement that the density of the **project** applied for (which both parties agree is 5.317 gross acres) shall not exceed two dwelling units per gross acre. The PUD modifier applies **only to the portion of the R1 zone for which a higher density is requested**. As was noted above, the applicant is not requesting a higher density for lots 9 or 13 and inclusion of their acreage in the density calculation is neither correct nor legal.

Roads- The above cited section AMC 17.38.070 specifically states that all development standards of the R2 zone shall apply to a PUD in the R1 zone. This language is specific to PUD's in the R1 zone and is not mentioned in the context of PUD's in any other zone. Mr. Allen's argument that any street improvements are better than the current Haddon Road are beside the point. His citation of Anaco Beach Road, Anacopper Road and "the development that has gone on up on Cap Sante" are all irrelevant. None of these examples are PUD's in an R1 zone. What Mr. Allen does not cite is The Orchards, or any other PUD in the R1 zone. All PUDs in the R1 zone have curbs, gutters, and sidewalks. The roadwidths are 32 feet. The applicant and his engineer make much of Anacortes street standards creating an urban feel and destroying the "rural flair" of Haddon Road. No mention is made that the proposed 13 houses completely bury the "rural flair" of the neighborhood, regardless of what road is placed in front of the project. Additionally, applicant makes the argument that Haddon is a county road and therefore not subject to the city road requirements. This is another selective use of the code. On the one hand, according to the applicant, half the right of way should be used to determine the gross acreage of the project per AMC 17.06.045. On the other hand, because it is a county road the requirements of AMC 17.38.70 do not apply. Neither code section makes any statement about the jurisdiction of the adjacent road. If the jurisdiction of the road is important for one portion of the code it should be equally important to the other.

City of Anacortes standards require curb, gutter, and sidewalk. Open ditches are allowed in the R1 zone however, since a PUD has been applied for the standards of the R2 apply and the open ditch and infiltration swale proposed for the project do not meet R2 street standards. The developer is insisting on imposing ultra urban density on Haddon Road but does not want to provide the existing neighborhood with an urban level of protection and service. This does not provide equivalency as required of a PUD.

Mr. Ravnik states that "since Haddon Road has no forecast of being extended easterly down the steep hill" city standards are unnecessary. While the adjoining property owner (Gilman) has not filed for a CaRD as of current date, survey work is being done, and Mr. Ravnik is apparently the engineer for a possible subdivision that would be accessed off the east end of Haddon Road. While this extension might not be called Haddon Road, the statement that Haddon has no forecast of being extended is not correct.

Modifications and Exceptions- Applicant requests three specific exceptions to the Zoning and Subdivision Standards. Before discussing each "Exception" it is appropriate to consider the conditions under which modifications may be granted.

Modifications and exceptions to the requirements of the subdivision ordinance are to be granted by the city council only when the following conditions are met:

A. The modification or exception would not constitute a grant of special privilege inconsistent with other subdivisions in the city and would not establish a precedent which could, in successive application, diminish the purpose of the subdivision ordinance.

B. The modification or exception is necessary because of special circumstances relating to the size, shape, topography, location, or surroundings of the subject property.

C. The modification or exception will not be detrimental to the public welfare or adversely impact properties or facilities in the vicinity of the proposed subdivision. AMC 16.24.010

Exception #1-Width of the Flag Portion Being Less than the Required Street Frontage

Applicant cites AMC 17.36.110 *"a continuous access route not less than twenty feet wide from the street to the primary portion of the lot"*. He admits that the flag portion of the lots is less than the required 20 feet but asks for a modification to code since "Paralleling "flags" have overlying 20 and 24 foot wide easements for ingress, egress, and utilities which provides for the 20 foot wide asphalted driveway surface." What applicant does not state is that the flags for lots 2,3,6, and 7 are **12 feet wide** per lot. Also not stated is that the 20 foot wide driving surface for these lots also acts as access for lots 1,4,6, and 8. Also, according do the applicant, the first 20 feet of each of these 12 foot wide strips is the required front yard for lots 2,3,6, and 7. This modification is being requested solely because, without these **vastly substandard** flags, the current project density could not be achieved. This is a grant of special privilege which, if granted will continue to be cited as a reason other substandard flags should be allowed. While applicant doubtlessly can cite other substandard flags, their exception to the general rule points out that accepting a modification weakens the underlying rule and absent another compelling reason, should not be granted. The modification is not necessary due to any special circumstances of the property. While it is inconvenient that the developer bought a parcel with so much unbuildable land, he has no "right" to modify the code just to add building lots.

Modification #2 No Conditional Use Permit Required for the 20 foot wide Minimum Access to Street Frontage by means of An Easement

Twenty feet of frontage or an easement to twenty 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. If a private street is proposed, or the twenty feet minimum access to the street frontage is by means of an easement, a conditional use permit is required. AMC 17.36.110. The developer states "By way of the City and staff being able to dictate conditions within the PUD, there is no need for a conditional use

permit to be necessary for a shared driveway in an easement. Again, the C.U.P. is a required R2 street **standard** and is in place to protect the standards of the R2 zone while allowing some flexibility. To grant modification #2 would be a grant of special privilege is in no way necessary due to "special circumstances" and directly contradicts AMC 17.38.070.

Modification #3 Applicant requests modification of R2 road standards "There is no forecast for Haddon Road to ever be extended further east due to steep terrain...Strictly applying the City's standard to the project's 320 feet of Haddon Road frontage will create an island of impervious surface that will never be further extended and will be significantly inconsistent with the ...surrounding rural flair. Haddon Road is technically not in the subdivision so the provision of providing sidewalks on the north and south sides is not applicable." As noted elsewhere, the term "rural flair" is ridiculous given the proposed density of the project. Applicant is very aware that there is a subdivision being explored which would extend a roadway to the east. Finally, as noted elsewhere, if Haddon Road is technically not in the subdivision then it should not technically be counted in calculating gross acreage. The applicant cites AMC 16.40.103 as giving the planning committee authority to modify street standards. The language in 16.40.103 is overruled by AMC 17.38.070 which requires R2 Standards to apply in an R1 PUD . *Wherever the requirements of this title are at variance with the requirements of any other lawfully adopted rules, regulations, ordinances, deed restriction or covenants, that imposing the higher standards, shall govern. Regulations, conditions or procedural requirements that are specific to an individual land use shall supersede regulations, conditions or procedural requirements of general application.* AMC 17.04.040 It is very clear that 17.38.070 not only imposes higher standards but it is a more specific requirement than the general PUD codes.

Setbacks and Lot configurations-

- Yard, front. "Front Yard" means the open space between the building(s) and the front property line.

"Required front yard " means an open space extending across the full width of the lot, the required depth of which shall be measured horizontally and at right angles from the front lot line to a line parallel thereto on the lot. AMC 17.06.915

The setback language for the R2 zone is clear. Lots shall have a 20 foot front yard. To take Mr. Allen's interpretation, the front yards of these lots are the first 20 feet of the lots flag driveway. Per the applicants engineer "on panhandle (or flag) lots, the front yard setback is technically achieved within the portion of the panhandle adjoining the right of way". Even if this assertion were "technically" true, the requirement that it

is an open space extending across the full width of the lot is not met. More accurately, the *"Width of a lot shall be considered to be the distance between straight lines connecting front and rear lot lines at each side of the lot. The measurement shall be along a line at equal angles to the side lot lines."* AMC 17.06.480. This definition makes more sense as it includes the portion of the lot that the house is actually on. Again, the first 20 feet of lot depth does not extend across the full width of the lot. Applicant's engineer goes on to state that there is flexibility because this is a PUD. Any flexibility that is present in a PUD in any other zone is specifically taken out of a PUD in the R1 zone. "All development standards of the R2 zone shall apply" AMC 17.38.070. Additionally, the applicant's engineer states that the purpose of the 20 foot front setback is to insure that vehicles can be parked and clear the sidewalk. There is nothing in the code to support this supposition but, even if it were correct, his front setback is part of a common driveway that provides access to four houses and thus does nothing to create parking. Per the applicant and his engineer, the front yards of lots 2,3,6, and 7 are each 12 feet wide by 20 ft deep, paved, and driven across regularly by 8 separate households.

Lot Depth Restrictions Lots #9,10, and 11 have an average depth greater than 5 times their average widths. Applicant's engineer attempts to explain this away by claiming that 16.20.040 (c) is "clearly in reference to requiring each lot to provide a building site which does not have an average depth greater than five times its average width". (c) clearly uses the words **no lot** and, in fact, 16.20.040 is titled "Lots", not building sites. He further states that "As a PUD, the 5:1 ratio can be adjusted." Again, an R1 PUD must conform to R2 **standards** which precludes modification of the standards. Finally he states the zoning administrator shall determine how to measure the width on irregularly shaped lots. This may be but the zoning administrator does not have to agree with applicant's interpretation. Finally, should the zoning administrator determine that the northernmost lot line of each of these lots is, in fact, the rear lot line and that all lots in question have the width running east/west then lots 10,11,12, and 13 do not have the required rear setback of 20 feet. Applicant is trying to play with the setbacks in his effort to shoehorn in an excessive number of lots. In this case lots 10-13 have allowable side setbacks to the north and south of the lot which obviously leaves area to the east as the rear setback. However, since that puts some lots in violation of the 5:1 ratio, he then maintains that the lots run east/west in width. This means there is no required 20 ft setback from the rear lot line. This continues the attempt to put setbacks willy-nilly, wherever they fit, rather than where required by code.

PUD common open space - The applicant attempts to blur the difference between **common open space** and open space. The proposed PUD provides no common open space as required in AMC 16.40.102 - *Common open space*

A. Land area of the site not covered by buildings, parking structures, or accessory structures except recreational structures (decks may be counted as specified further in these standards).

B. Land which is accessible and available to all occupants of dwelling units for whose use the space is intended.

C. Open space does not include:

1. Proposed street rights-of-way;

2. Open parking areas and driveways for dwellings;...

5. Land totally unsuitable for building because of topographic features.

Note that while A. describes open space in the same terms as AMC 16.20.100 which is cited by Mr. Allen, there is an equal section B. which requires that open space to be accessible and available to all occupants of dwelling units for whose use the space is intended. This only makes sense as the subdivision is called a Planned Unit development. The language defining a PUD and its purposes makes it clear that it is to be considered as a whole and that, in return for allowing “creative” means of achieving subdivision goals, there are concomitant additional requirements required. The open space calculations provided by the developer properly exclude parking areas and driveways as well as land unsuitable for building but, individual yards on individual lots are not “common” open space. Additionally, the PUD code draws clear distinctions between “open space” and “**common** open space” and specifically addresses common open space at various points in the code. 16.40.060.A.1.h.vii. “A general landscape plan indicating the treatment of materials used for private and common open spaces” clearly differentiates between private and common open space. As does Subsection xii “Outline provisions for maintenance of common open space and/or common property.”

AMC 16.40.102 then adds “D. The open space requirement shall be equivalent to that set out in [Section 16.20.100\(B\)](#) of this code.” Mr. Allen states “Regardless of the proponents or opponents wishes, the terms of AMC 16.20.100 apply. This is an incorrect statement. AMC 16.40.102 is the controlling code section. Subsection D. cites 16.20.100(B) as being the equivalent requirement. “B. The subdivider creates a property owners' association for the proposed subdivision and deeds to the association land to be held in perpetuity for use as parks, open space, or playgrounds. The area of land to be deeded to the association shall equal the amount that would otherwise have been dedicated to public use.” This further points out that there is no compliance with the PUD requirement for **common** open space. There is no property owners association and no available land which could be deeded to the association to be held in perpetuity for use as parks, open space, or playgrounds. The developer rightfully calculates the amount of open space to be 10,962 sq. ft. but the PUD fails to provide any of that in common open space. There are homeowner associations and separate common open spaces in **every** PUD in the R1 zone. It has been a

universal requirement and this PUD would be a glaring exception. Were the developer's interpretation be allowed to stand, it will create bad precedent that will be pointed to in the future to create more bad PUD's.

Mr. Allen points out that he offered to donate the geologically unusable portion of the property to the City. The City rightfully refused to assume the liability for this inaccessible, unmanageable piece. His claim that there is a fairly level area between the toe of the critical slope and the wetlands also does not meet the requirements of common open space. It is inaccessible to the occupants of the subdivision and its steepness makes it part of the regulated slope. Additionally, there are setback requirements at the toe of a critical slope as well. His offer does not meet with 16.20.100 B.

Sepa- The Preliminary Drainage Report is still the report prepared by the previous engineer David Lervik. Problems previously identified remain in the report.

Section 1 A. The amount of impervious surface created by the project is projected to be identical to the amount shown in the previous 9 lot short plat. The project is apparently able to add five houses and a major driveway without increasing the impervious surface of the project. This cannot be correct. The table also indicates there are 14 lots, again incorrect.

Section 2 LPSR #1 c. Protection of adjacent properties "The properties to the west and north will be protected..." If the cul-de-sac is enlarged as planned, it will entail construction immediately adjacent to the property at 11039 Post Drive to the south. This property is down hill from Haddon Road and the cul-de-sac and will be subject to runoff both during and after construction. Other than a construction fence, the plan does not address protection of this property.

Section 2 LPSR #1 f. Again, the plan does not address protection of properties to the south of the project. The enlarged cul-de-sac will be higher than the property immediately to the south. The plan shows no measures to protect that property from erosion, either during or after construction.

Section 3 Drainage reports- Downstream Narrative. #6,7, and 8 call out existing catchbasins on adjacent condominium property as receiving stormwater from lots 1-6, 7 and 8 and "stormwater from lot 9 is dispersed near the cul-de-sac". This is obviously copied directly from the previous 9 lot application and has nothing to do with the current 13 lot application.

Section 6. Operations and Maintenance- *"Operations and maintenance of the facilities constructed by this project shall require ongoing maintenance to assure high quality functioning."* This is a true statement however, there is no provision for assigning responsibility for ongoing maintenance for anything other than the backyard infiltration in individual lots. The overall stormwater management plan relies solely on

open trench infiltration along Haddon Road and along the internal driveways. As noted above there is no Homeowners Association proposed to assume responsibility for either common open space, or for ongoing maintenance of public stormwater treatment ditches. Who will maintain these systems on an ongoing basis?

This inclusion of material relating to the previous 9 lot application and the fact that it does not address construction, and post construction effects on adjacent property should preclude the City from accepting this report in support of the application.

Cul-de-Sac- The enlarged cul-de-sac as designed does not address impacts to the property at 11039 Post Drive. A general statement that the cul-de-sac will be tilted to the north to control runoff has no analysis attached to it. The civil plans show detail including cross sections on the widening of Haddon Road and its adjacent walkway but show no similar detail on the widening of the cul-de-sac. The new cul-de-sac would be a major addition of impervious surface and would involve a large increase in area and changes in roadway elevations. Again, as planned the edge of the cul-de-sac will be perched above the property to the south. Plans as presented do not address elevations between the proposed cul-de-sac and the property to the south. Nor do they address the need, if any for retaining walls to protect the property from the south from erosion from the cul-de-sac. The cul-de-sac is a major widening and extension of Haddon Road and has not been addressed. General statements and boilerplate language are not enough to insure that the adjacent property will not be impacted by the project.

Critical Slope- The Applicant would like to consider the Haddon Road parcel as three separate, unconnected pieces. The westernmost half is relatively flat and currently covered with forest, native vegetation, and blackberry canes. The second piece is the geocritical >36% slope and the third the class III wetlands and its associated buffer. That is an inappropriate way to consider the property. The eastern end abuts a steep slope perched above Highway 20 which is shown in the Coastal Zone Atlas as "Unstable". When considered as a whole, the upper, forested area infiltrates rainwater into the underlying Keystone Loamy sand which then transports the water down the slope onto the wetlands. Once in the wetlands, the water does not stop but rather continues downhill onto the FEMA delineated unstable area. The real concern is how fast, and how much of the water is transported down the hill. The original geotechnical report lists the slope below the steep portion as being 10%. That is incorrect. Using the 2 foot contour map provided by the developer, the entire slope below the crest is over 15%. This becomes important because the applicant is using a slope of > 36% as the only critical area. 17.06.740 -

Regulated slopes. Slopes that average fifteen percent or greater over a vertical interval of ten feet. Under this section, the entire slope below the crest is actually a regulated slope. Moreover, the code defines geocritical areas as 17.70.190 Areas with all three of the following characteristics: See WAC 365-190-080(4)(d)(ii).

a. Slopes steeper than fifteen percent,

b. Hillsides intersecting geologic contacts with a relatively permeable sediment overlying a relatively impermeable sediment or bedrock, and

c. Springs or groundwater seepage;

The slope exceeds 15%, Keystone loamy sand is very permeable and there is a geologic contact with compact clay, and there are seeps in the wetlands and the unstable area abutting Highway 20. Therefore, this would seem to apply to the entire area below the crest of the steep portion of the hill.

The applicant proposes to clear-cut the entire western half of the property and replace it with 13 houses. No new geotechnical report was done for the 13 lot PUD. The original geotechnical report and all but one addendum were done in support of a 9 lot short plat. The submitted geotechnical reports originally called for a 40 foot building setback and a 20 foot non-disturb area. At the applicant's request, the report subsequently changed the building setback to 30 feet and the non-disturb area to 15 feet. Even with this reduced building setback area, the applicants plan places buildings immediately on top of the reduced building setback line. Lot 10's entire eastern wall is shown as being immediately on top of the 30 foot setback and lots 11, 12, and 13 also have a corner or portion of the east wall atop the setback line. It would seem difficult to construct the foundations for these buildings without encroaching past the building setback line. The storm and sanitary sewers for lots 9 through 13 would run through the 15 foot slope clearing setback which will require a trench to be dug across the face of the critical slope 15 feet from the top of the slope. The applicant says that the drainage systems are contained within the 15 foot setback however the storm drain crosses into the non-disturb area to connect with the offsite storm drain. The engineer appears to justify this by simply redrawing the non-disturb contour on the Utility Plan (sheet 3 of 4 Ravnik). In addition to the hardscaping the houses represent, there will be even more hardscape created by the associated driveways. Over half of the lots are "flag" lots with long paved driveways. Additionally, the roadway will be widened, a major cul-de-sac expansion, and a paved path added. All of this leads to major changes in the infiltration pattern above the critical slope.

The increased runoff from the widened road and vastly increased cul-de-sac is proposed to be handled by an infiltration trench at the east end of the cul-de-sac. This is located immediately adjacent to the house

proposed for lot 13. This infiltration trench is less than 50 feet from the top of the critical slope and is not addressed in any of the geotechnical reports submitted by Materials Testing and Consulting (MTC) on behalf of the applicant. The City of Anacortes 3rd party geotechnical review points this out *"It appears that an infiltration trench for Haddon Road is located east of the cul-de-sac and close to the 30-foot setback near the slope. The MTC report states that no infiltration in the vicinity of the steep slope is included in the current PUD configuration, and concludes that no infiltration mounding analysis is warranted."*

② *We recommend that MTC be provided the opportunity to re-evaluate their conclusions in consideration of the new stormwater infiltration facilities along Haddon Road including the trench located east of the cul-de-sac toward the slope. Letter from GeoEngineers March 25, 2016.* The resubmitted application does not have any response from MTC addressing this trench. In fact, the only infiltration modeling done by MTC was in Addendum #3 dated June, 2015 and was done for a trench "over 165 feet away" (from the critical slope). Further, the only report submitted by MTC addressing the new 13 lot PUD specifically states *"The Addendum 3 Follow-up provided infiltration modeling to assess the effects of an infiltration trench on the site. An infiltration trench in the vicinity of the critical slope is not included in the current lot configuration. Mounding analysis provided in Addendum 3 Follow-up does not apply to the current lot configuration."* (emphasis mine) *MTC Geotechnical Review and Update 12-2-2015.* All of these factors change the infiltration patterns adjacent to the top of the critical slope and have not been addressed.

The applicant, applicant's engineer, and applicant's lawyer filed written responses to the above concerns however, none addressed AMC 17.06.740 which places the entire portion of the property below the top of slope into a geocritical status. Additionally, there was never any geotechnical work done to address the impact of the PUD on adjacent downslope properties.

Critical Slope setbacks are defined in 17.70.260 as the height of the slope or 50 feet, whichever is greater. The piecemeal consideration of only the steepest portion of the slope leads to a 50 foot setback which is reduced to the 30 foot building setback based on the incorrect geotechnical report. If the entire slope is taken as a unit, the required setback becomes 110 feet. Reducing a 110 foot setback to 30 feet is very different from reducing a 50 foot setback to 30 feet.

Other than signs on a split rail fence, the applicant creates no protection for the critical slope. There is no Homeowners Association to care for the infiltration trenches, insure protection of the critical slope setbacks, and enforce no trespass on the critical slope and wetlands. Applicant does not propose any covenants or restrictions to protect these critical areas. In fact applicant proposes to remove trees and vegetation below the crest of the critical slope to enhance the view for lots 9 through 13.

Tree Plan- The revised application includes a Tree Plan submitted December, 2015 which addresses only 25 trees on the north side of proposed building lots. It references an earlier Tree Plan of February, 2015. The February report only addresses trees east of a delineated "clearing limit" located at the **bottom** of the critical slope. No Tree Plan has ever been submitted for the remainder of the trees on the property. The Revised Project Narrative simply states that all trees west of the 15 foot landscape and clearing setback will be removed. The earlier project narratives proposed removing trees on the critical slope for view reasons. The current plan is silent on the treatment of those trees. City staff noted the February, 2016 tree plan was never updated to reflect the change from a 9 lot short plat to a 13 lot PUD and requested a revised Tree Plan. This was not submitted. The Tree Plan as submitted is inadequate. Other than the 25 trees mentioned, there was no assessment of any tree on the western half of the property and no justification for clear cutting the entire western half of the property. The entire critical slope was not assessed, the fate of trees on the slope is not specifically addressed in any tree report. The applicant's prior statements proposing removal of trees on the critical slope make a revised, complete Tree Plan necessary.

Sincerely,



Patrick M O'Hearn

11039 Post Drive

Anacortes, Wa 98221

Applicant: Allen Family
File Number: PUD-20160001

May 19, 2016

To: City of Anacortes PCED

From: Mary Vickers
219 Haddon Rd.
Anacortes, WA. 98221



Concerning the Application Proposal on Haddon Road Anacortes, WA. Section 30; Township 35 North; Range 02 East; Willamette Meridian (Parcel #: P33048).

I was very concerned about 13 homes being built across the street from me on the North side of Haddon Rd. We on the south side are county and we all have close to an acre lots. 13 homes are not going to fit in with the neighborhood. If they have to build, why not 5 homes?

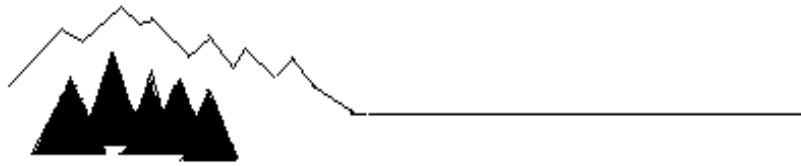
Whistle Lake Road and Haddon Road is not very wide. How can it support all the extra traffic? There are many people walking and jogging on these country roads and there are no shoulders for them to do it safely. Even if they widen Haddon where the project is the rest of the area is not able to have all the extra cars daily coming and going. And if they widen the road and put in sidewalk, curbing and parking it is not gaining anything, it will be still narrow for all the traffic. The development people will be parking there RV's and Boats and overflow cars on Haddon Rd? How will the parking be handled? Is there going to be street lights?

Who is going to maintain the road? City? or County?

If they are going to clear cut the trees down what is going to happen to the hill side below to the east. Who is responsible for making sure the hillside isn't going to suffer. A lot of water runoff from the hill down to the highway now. What is going to happen when there are fewer trees?

I am concerned about water problems we have south of the water tank on Whistle Lake Road. The pressure is terrible and that needs to be fixed, what happens if the water line cannot handle the pressure. Who is going to be responsible for that? What happens if the line on my property cannot handle the new pressure if they increase it? Adding 13 homes is only going to make the pressure worse if they are going to use the existing method we get water now. In past meetings the city and contractor said this would be fixed but I want to make sure it is known as a concern with the new proposal of more homes.

Sincerely
Mary Vickers



STITTWOOD PROPERTY OWNERS ASSOCIATION

A Washington nonprofit corporation
P.O. BOX 1385 ANACORTES, WA 98221

To: Kevin Cricchio
AICP, Associate Planner
City of Anacortes
P. O. Box 547
Anacortes, WA 98221

March 9, 2015

RE: File Number: PUD-2016-0001

The following written comments are being provided so that the Stittwood Property Owners Association (SPOA) can become a party of record concerning the above stated PUD. We request receipt of any future notices, and/or the decision, once made, and/or appeal procedures.

The following are concerns that SPOA has regarding the PUD, which leads to our belief that the PUD should be denied as described.

- 1) Number of lots proposed on the parcel
- 2) Storm water mitigation plan

SPOA's concerns about the number of lots proposed on the parcel can be simply stated. Thirteen is too many. If the City zoning for the parcel is to be R-1 then the number of lots should be limited to the amount defined by the R-1 rules and by the developable acreage being about 2 acres for the subject parcel. If the City zoning for the parcel is to be R-2 then the number of lots should be limited to the amount defined by the R-2 rules and by the developable acreage being about 2 acres for the subject parcel. By applying this simple strategy, the developer would be able to place 5 or 6 houses on the parcel which does not seem too unreasonable.

With that being said, SPOA's concerns about the storm water mitigation plan exist for any number of additional houses proposed for the reference parcel. SPOA is concerned about the methods presented that allow the runoff from the houses, driveways, and Haddon road to use Low Impact Development (L.I.D.) techniques. There is no provision for future maintenance of these L.I.D. techniques. A large portion of parcel #P33048 contains steep portions, up to 45 degrees, and shows considerable soil movement in the past. SPOA's opinion is that the majority of the storm water should be piped to the existing storm water sewers in the area, provided that they can handle the estimated flow. If the sewer pipes are too small, they should be upgraded by the developer to handle the storm water load. SPOA requests that an independent Professional Engineer be consulted to verify the adequacy of the storm sewer pipe system. Recent rain activity has resulted in two significantly increased runoffs from the hillside east of the subject property which are easily seen from hiway 20 leaving Anacortes.

SPOA believes that this PUD should be denied. Please address any correspondence to the undersigned, at the USPS mailing address above.

Thank you for your time and consideration,

Allen Rhoades
SPOA President

Received from Tom Allen
for Haddon & File - 10/17/16



HousingEconomics.com



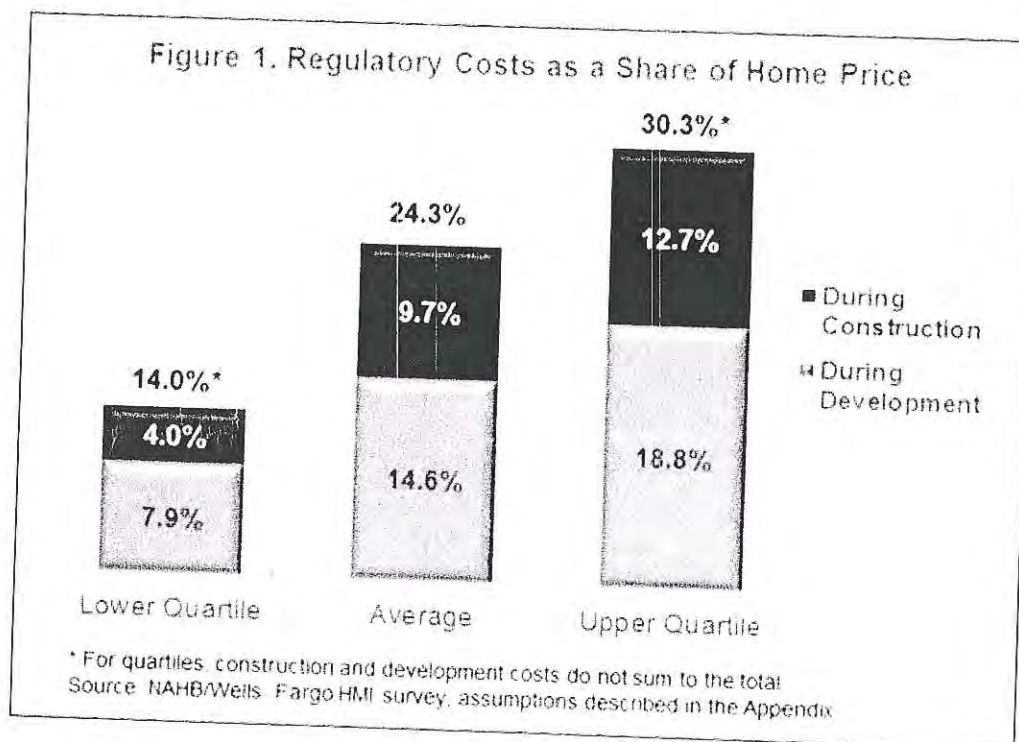
Government Regulation in the Price of a New Home

Special Study for Housing Economics

May 2016

Paul Emrath, Ph.D.

New NAHB estimates based on the latest data show that, on average, regulations imposed by government at all levels account for **24.3 percent** of the final price of a new single-family home built for sale. Three-fifths of this—**14.6 percent** of the final house price—is due to a higher price for a finished lot resulting from regulations imposed during the lot's development. The other two-fifths—**9.7 percent** of the house price—is the result of costs incurred by the builder after purchasing the finished lot (Figure 1).



In this article, the focus is exclusively on the **costs** of regulation. Governments presumably impose regulations under the belief that they will generate some benefits, but no attempt is made to estimate such possible benefits here. The rest of this article explains the data underlying Figure 1 and discusses trends in regulatory costs since NAHB released its last set of estimates.

President Obama's recent Executive Order on Reducing Regulatory Burdens has focused attention on the issue, making it a good time to revisit NAHB's estimates of the impact that regulations have on the price of a new home. Among the conclusions that emerge from the new analysis is that the average cost of regulation embodied in a new home is rising more than twice as fast as the average American's ability to pay for it. Moreover, the article discusses the possibilities that 1) the costs embodied in a new home are understated because some types of regulation impact costs in a way that is difficult for builders to see, and 2) the pace of regulatory cost increases is accelerating due to the number of regulations in the pipeline.

Background

Regulations come in many forms and can be imposed by different levels of government. At the local level, jurisdictions may charge permit, hook-up, and impact fees and establish development and construction standards that either directly increase costs to builders and developers, or cause delays that translate to higher costs. State governments may be involved in this process directly or indirectly. Several states, for example, have adopted state-wide building codes. And although impact fees are imposed by local governments, such fees typically cannot be imposed without enabling legislation at the state level. The federal government can also impact the price of a home—for example, by requiring permits for stormwater discharge on construction sites, which may lead to delays in addition to the hard cost of filing for a permit.

Data on how these regulations may impact the housing industry is limited. To fill in the gaps, NAHB's Economics and Housing Policy Group asked a series of special questions on the topic in the survey for the March 2016 NAHB/Wells Fargo Housing Market Index (HMI). The HMI goes to a panel of single-family builders stratified by size (number of housing starts) and geography (the four principle census regions).

The March 2016 questionnaire on regulatory costs is available in the "Additional Resources" box at the top of the online version of this article. Notice that each question includes a specific instruction to indicate "0" when a particular cost is negligible. This is done to avoid possible confusion over missing entries and allow jurisdictions where certain costs are in fact negligible to be captured with reasonable certainty to avoid overstating costs. The questionnaire is structured around the leading case of a lot that is developed by a developer, then sold to a builder, who builds a home on the lot and sells it to the ultimate buyer. The HMI panel of single-family builders includes many who also develop lots and are therefore able to answer questions about regulation during this stage of the process.

To produce the average cost estimates, the survey responses are combined with other information—terms on construction loans, how long it takes to build a home, profit margins, etc. The source of each assumption used in the calculations is explained in an appendix, also available under "Additional Resources." In general, the assumptions rely on long-run averages or forecasts, to capture normal economic conditions, rather than only those that are most current and possibly anomalous.

Regulation During Development

Table 1 shows the resulting estimates of regulatory impacts on the price of a developed lot that would typically be sold to a builder. On average, regulation accounts for 54.7 percent of the price of the lot. Among the five components of regulatory costs shown in the table, the average impacts range from 5.1 percent of the lot's price for "pure" cost of delay to over 16 percent for changes in development standards (such as setbacks or road widths).

Table 1. Regulatory Costs Imposed During the Development Phase			
A. Costs as a percentage of the price of a finished lot sold to a builder			
	Lower Quartile	Average	Upper Quartile
"Pure" cost of delay	2.3%	5.1%	7.4%
Cost of applying for zoning / subdivision approval	3.4%	11.6%	16.9%
Costs incurred after approval / before construction	5.6%	11.7%	13.7%
Value of land dedicated / left unbuilt	2.2%	9.9%	11.7%
Impact of changes in development standards	4.0%	16.4%	22.4%
Total	29.8%	54.7%	70.7%
B. Costs as a share of final price of the home sold to the ultimate buyer			
	Lower Quartile	Average	Upper Quartile
"Pure" cost of delay	0.6%	1.4%	2.0%
Cost of applying for zoning / subdivision approval	0.9%	3.1%	4.5%
Costs incurred after approval / before construction	1.5%	3.1%	3.7%
Value of land dedicated / left unbuilt	0.6%	2.6%	3.1%
Impact of changes in development standards	1.1%	4.4%	6.0%
Total	7.9%	14.6%	18.8%
Source: Survey used to generate the NAHB/Wells Fargo HMI, March 2016, various assumptions described in the Appendix			

The pure cost of delay in the table refers to the estimated cost that the delays of waiting for approval and complying with development regulations would impose in the absence of any other type of regulatory cost. Delay also factors into other regulatory costs listed in the table through higher interest payments on acquisition and development loans that accrue over a longer period of time. On average, survey respondents said complying with regulation adds 6.6 months to the development process, but the variation was considerable, with the responses ranging from no time at all to over 5 years.

To illustrate the variability in regulatory costs, in addition to averages, Table 1 shows the upper and lower quartiles (costs are below the lower quartile for 25 percent of respondents, and above the upper quartile for 25 percent). While on average regulation accounts for 54.7 percent of the lot price, the quartiles give a range of 29.8 to 70.7 percent.

Although the averages of the cost components in the table sum to the bottom line total, the quartiles generally do not. Adding the percentages for the five lower quartiles, for instance, produces a result substantially smaller than 29.8 percent. The implication is that individual developers can avoid or minimize particular types of regulatory costs depending on where in the country they operate—but not all of them.

Table 1 also shows how the impact of regulation during development translates into an impact on the final price of the home. The calculations assume that a finished lot accounts for 21.8 percent of the final house price and that 22.3 percent is ultimately added onto the lot price when the home is sold, to account for interest and other costs incurred by the builder between time of acquiring the lot and closing, and a normal profit margin, as explained in the Appendix. The bottom line is that regulation during development on average accounts for 14.6 percent of the final price of a single-family home, and the quartiles give a range of 7.9 to 18.8 percent.

Regulation During Construction

Table 2 shows the impacts of regulation imposed during construction, after a builder has acquired the lot. During the construction phase of the operation, regulation on average accounts for 14.5 percent of construction costs. Of this, 5.3 percent is the actual hard cost of fees paid by the builder. The remaining 9.2 percent is the cost of changes to construction codes and standards over the past 10 years. As of 10 years ago, building codes were well established in most parts of the country and had been revised many times over a period of decades. A 9.2 percent increase since then does not mean all subsequent code changes have been unnecessary, but does raise a question about how well possible cost impacts are being factored into the code revision process.

Table 2. Regulatory Costs Imposed During Construction			
A. Costs as a percentage of the builder's construction costs			
	Lower Quartile	Average	Upper Quartile
Permit, hook-up, impact, other fees paid by builder	2.0%	5.3%	7.0%
Changes in codes / standards over past 10 years	4.0%	9.2%	10.0%
Total	6.0%	14.5%	19.0%
B. Costs as a share of final price of the home sold to the ultimate buyer			
	Lower Quartile	Average	Upper Quartile
Permit, hook-up, impact, other fees paid by builder	1.3%	3.5%	4.7%
Changes in codes / standards over past 10 years	2.7%	6.1%	6.7%
Total	4.0%	9.7%	12.7%
Source: Survey used to generate the NAHB/Wells Fargo HMI, March 2016; various assumptions described in the Appendix.			

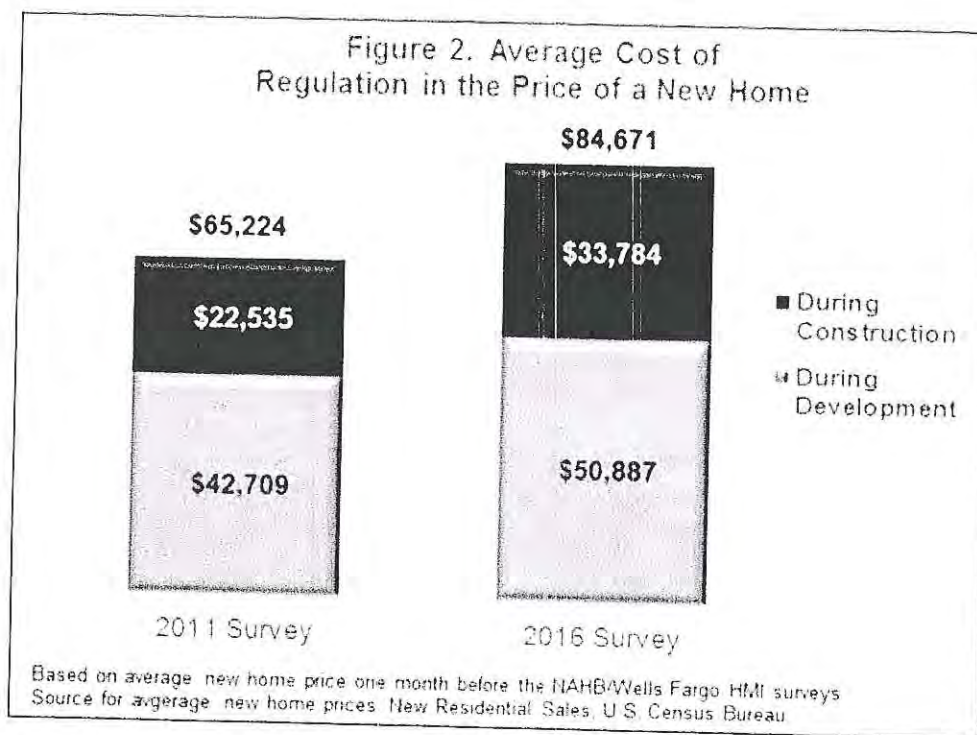
Again, the table converts regulatory costs to a percentage of the final house price. For costs incurred during construction, the calculations assume that construction costs account 56.0 percent of the house price, and that the costs are increased by 19.2 percent before being passed on to the buyer (as described in the Appendix). The bottom line is that regulation imposed during actual construction of a single-family home accounts for, on average, 9.7 percent of the home's final sale price, with the quartiles giving a range of 4.0 to 12.7 percent.

Adding together costs imposed during both development and construction produces the result highlighted in Figure 1. On average, regulations imposed by government at all levels account for 24.3 percent of the final price of a new single-family home built for sale. The quartiles give a range of 14.0 to 30.3 percent.

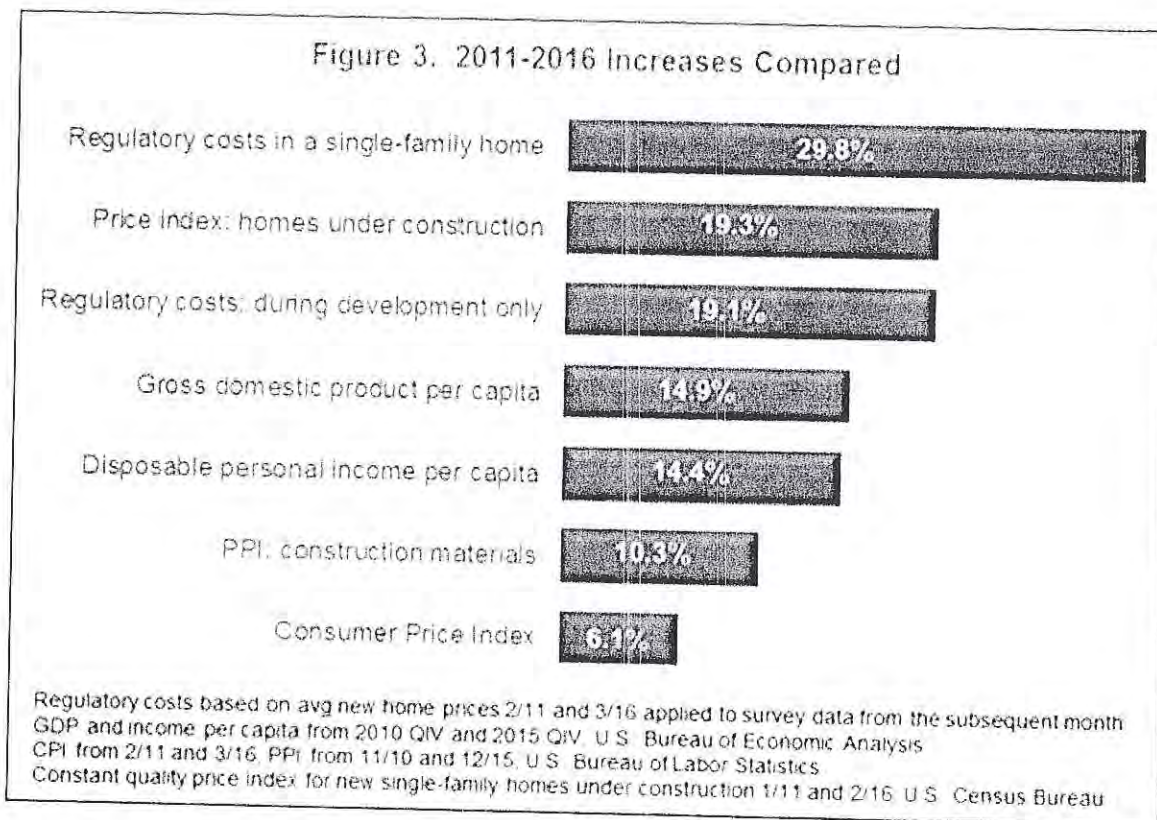
Trends in Regulatory Costs

NAHB's previous estimates of regulatory costs were published in a 2011 Special Study. The estimated share of a new home's price attributable in that study was similar—25.0 percent, compared to the current 24.3 percent. However, the price of homes increased substantially in the interim. According to the Census Bureau's series on New Residential Sales, the average price of a new home sold went from \$260,800 to \$348,900 over that span.¹

Applying the average percentages from NAHB's studies to these home prices produces an estimate that average regulatory costs in a home built for sale went from \$65,224 to \$84,671 in the roughly five-year period from April 2011 to March 2016—a 29.8 percent increase. The impact of costs imposed during construction increased the fastest, rising by almost 50 percent, from \$22,535 to \$33,784, but even the more modest change in the impact of regulation imposed during development (\$42,709 to \$50,887) represents a 19.1 percent increase (Figure 2).



The increase in regulatory costs during development is similar to the 19.3 percent increase in the Census Bureau's quality adjusted price index for new homes under construction, but higher than the 14-15 percent increase in GDP or disposable income per capita, which in turn is higher than either the increase in the cost of construction materials or the CPI (Figure 3).² Perhaps the most interesting (and disturbing) comparison in the figure is between the 29.8 percent increase in overall regulatory costs embodied in the price of a single-family home built for sale and the 14.4 percent increase in disposable income per capita. In other words, the cost of regulation in the price of a new home is rising more than twice as fast as the average American's ability to pay for it.



It is also the case these estimates or regulatory costs could be understated, as some types of regulation affect costs in ways that are difficult for a builder or developer to see. For example, a builder would seldom know how much of the price of framing lumber may be due to tariffs or restrictions on softwood lumber imposed by the U.S. government. Similarly, to the extent that government agencies facilitate law suits, or promulgate confusing or contradictory regulations that increase the likelihood of law suits against business in the construction industry, it may drive up legal expenses in a way that would be difficult for a builder to quantify.

Moreover, builders and developers have probably not yet felt all the impacts of regulations looming on the horizon. A substantial number of regulations have been implemented recently, are in the process of being implemented, or are under active consideration by key policymakers. EPA's Chesapeake Bay Cleanup Plan is not only driving up development costs in the effected states but is viewed as a template for establishing more stringent standards elsewhere in the country as well. OSHA's new silica rules are set to go into effect next year, threatening to impose billions of dollars of extra costs on the construction industry. Local fire departments continue to advocate in favor of fire sprinklers, which, according to a recent Fire Protection Research Foundation study adds on average \$6,000 to the cost of building a single-family home. The number of requests coming into NAHB's Land Development Department to review proposals for higher development fees is on the rise. And so on.

Based on this it would be reasonable to argue that the rate of increase in regulatory costs embodied in the price of a new home is accelerating.

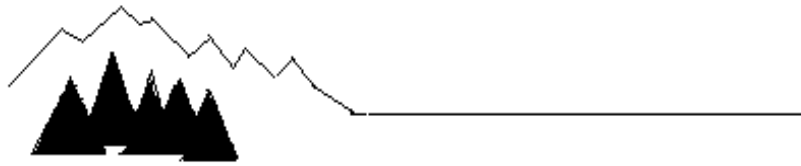
¹ As of this writing, the latest available median price of new homes is for one month before NAHB's March 2016 HMI was conducted. For consistency, this is compared to the median price in March 2011, one month before the HMI survey on which the 2011 study was based.

² Due to reporting lags, when computing cost or price increases, the latest statistics available when this is being written are compared to the statistics an equivalent number of periods prior to the 2011 HMI survey. For details, see the footnotes to Figure 3.

Cricchio, Kevin

From: Del Chasteen <eggguy@sbcglobal.net>
Sent: Monday, April 18, 2016 2:11 PM
To: Cricchio, Kevin
Subject: address

4309 Blue Heron Cr. #102 / phone 817-239-3011
DEL CHASTEEN



STITTWOOD PROPERTY OWNERS ASSOCIATION

A Washington nonprofit corporation
P.O. BOX 1385 ANACORTES, WA 98221

To: Kevin Cricchio
AICP, Associate Planner
City of Anacortes
P. O. Box 547
Anacortes, WA 98221

March 9, 2015

RE: File Number: PUD-2016-0001

The following written comments are being provided so that the Stittwood Property Owners Association (SPOA) can become a party of record concerning the above stated PUD. We request receipt of any future notices, and/or the decision, once made, and/or appeal procedures.

The following are concerns that SPOA has regarding the PUD, which leads to our belief that the PUD should be denied as described.

- 1) Number of lots proposed on the parcel
- 2) Storm water mitigation plan

SPOA's concerns about the number of lots proposed on the parcel can be simply stated. Thirteen is too many. If the City zoning for the parcel is to be R-1 then the number of lots should be limited to the amount defined by the R-1 rules and by the developable acreage being about 2 acres for the subject parcel. If the City zoning for the parcel is to be R-2 then the number of lots should be limited to the amount defined by the R-2 rules and by the developable acreage being about 2 acres for the subject parcel. By applying this simple strategy, the developer would be able to place 5 or 6 houses on the parcel which does not seem too unreasonable.

With that being said, SPOA's concerns about the storm water mitigation plan exist for any number of additional houses proposed for the reference parcel. SPOA is concerned about the methods presented that allow the runoff from the houses, driveways, and Haddon road to use Low Impact Development (L.I.D.) techniques. There is no provision for future maintenance of these L.I.D. techniques. A large portion of parcel #P33048 contains steep portions, up to 45 degrees, and shows considerable soil movement in the past. SPOA's opinion is that the majority of the storm water should be piped to the existing storm water sewers in the area, provided that they can handle the estimated flow. If the sewer pipes are too small, they should be upgraded by the developer to handle the storm water load. SPOA requests that an independent Professional Engineer be consulted to verify the adequacy of the storm sewer pipe system. Recent rain activity has resulted in two significantly increased runoffs from the hillside east of the subject property which are easily seen from hiway 20 leaving Anacortes.

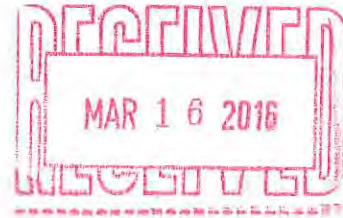
SPOA believes that this PUD should be denied. Please address any correspondence to the undersigned, at the USPS mailing address above.

Thank you for your time and consideration,

Allen Rhoades
SPOA President

Bud Anderson

From: Bud Anderson [budathome2012@hotmail.com]
Sent: Tuesday, March 15, 2016 8:27 PM
To: kevinc@cityofanacortes.org
Cc: Bud Anderson; 'Jackie Anderson'
Subject: PUD-2016-0001



Kevin,

Please accept this letter regarding PUD-2016-0001, the potential 13 unit development on Haddon, Parcel #P33048.

March 15, 2016

Submitted by:
Bud & Jackie Anderson
11067 Post Drive
Anacortes, WA 98221

I interpret the requirements for R-1 Zoning would allow for the construction of about 5 homes on the Haddon property referenced above. I spoke in favor of construction of 5 homes on this property at the City Council review meeting several months ago and I also spoke in favor of a 5 home development to the Allen family directly at the voluntary informational meeting held at the Library last winter. However, I do not believe that this proposed 13 unit development meets all of the requirements and intent of the Anacortes Municipal Code; therefore, this proposal should be rejected.

Essential Reasons for Rejection Include:

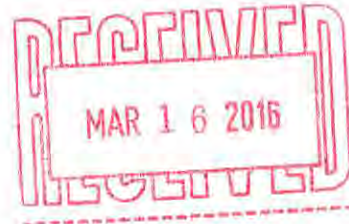
1. All R2 development standards shall apply. This includes the requirement for a 32 foot wide roadway, with parking on both sides. The proposed 28 foot road width does not meet these requirements.
2. The setback requirements are front yard, 20', interior side, 5' min with 15' total on both sides, rear yard 20'. Lots #2,3,6,&7 do not have the required 20' setback.
3. Note section 16.20.040.e specifies that "no lot shall have an average depth greater than five time its average width". It is impossible for me to understand why lots #9,10, & 11 meet this requirement.
4. I am very concerned about the steep sandy slope on the East end of the referenced property. There needs to be effective covenants to protect the native trees and vegetation in order to ensure that the slope remains structurally intact. I worry about the potential of a mud slide if the trees that are growing on the slope are compromised in any way.
5. The sanitary sewer and storm sewer appear to be installed in the 15 foot clearing setback.

Thank you for your consideration,

Bud & Jackie Anderson



This email has been checked for viruses by Avast antivirus software.
www.avast.com



BEFORE THE PLANNING COMMISSION, CITY OF ANACORTES

In re the Application for a P.U.D. by

Nº PUD-2016-0001

ALLEN FAMILY INVESTMENTS, LLC

COMMENTS ON PROPOSED
PLANNED UNIT DEVELOPMENT,
SUBMITTED BY PATRICK O'HEARN
AND CAROL O'HEARN

Applicant

ORIGINAL

COME NOW Patrick O'Hearn and Carol O'Hearn, through their attorney of record, and submit the following comments concerning the Planned Unit Development Application submitted by Allen Family Investments LLC, for a proposed 13 unit subdivision located on Haddon Road, Anacortes.

Mr. & Ms. O'Hearn reside at 11039 Post Drive, Anacortes. Their property borders the proposed development to the Southeast. They offer the following comments concerning the proposed project.

Density

First, it appears that the density of the proposed project is excessive. The zoning for the project is R1. R1 zoning is governed by AMC 17.38.070, which provides as follows:

Density for the project applied for shall not exceed two dwelling units per gross acre. (Ord. 2592 Att. A § 3 (part), 2002; Ord. 2528 Att. A § 10, 2000; Ord. 2316 (part), 1994) *If a planned unit development is applied for which requests a higher*

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O'HEARN COMMENTS

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1 *density in a portion of the R1 zone, the density of that portion shall not exceed*
2 *four units per gross acre, and all development standards of the R2 zone shall*
3 *apply, including street and utility improvements. (Ord. 2794, § 1(Att. A), 12-15-*
4 *2008).*

5 (Emphasis added)

6 The proposed project covers 5.17 acres. Of that area, only about 2.2 acres is able to be
7 developed due to the critical slope, the wetlands, and the wetland buffer. Assuming that 4 lots per
8 acre are allowed in the "developable" portion, the maximum number of lots allowed would be 8,
9 not 13 as the developer seeks.

10 **Roads**

11 Next, the project seeks to utilize the R1 standards for road width, curbs, gutters, and
12 stormwater conveyance, despite the requirement in AMC 17.38.070 such that the R2 standards
13 are to be used in the developed portion of the project. The R2 standards include 32 foot wide
14 roadways (not 28 feet as proposed) (*see* ACC 16.32.010).

15 **Setbacks & Lot Configuration**

16 As stated, the R2 standards are to be utilized for the developed portion of the project.
17 AMC 17.36.060 sets forth the minimum setback requirements, as follows:
18

19 A. Front yard, minimum depth twenty feet from property line;
20 B. Interior side. A minimum of five feet on one side and no less than fifteen feet on both
21 sides combined, except that in no instance shall a setback adjacent to a street be less than
22 ten feet.

23 D. Rear yard, twenty feet minimum.

24 Lots #2, 3, 6, and 7 only have 2 twenty foot setbacks if one setback runs north/south and
25 the other runs east/west. The words front and rear imply that the yards are opposite one another
26 rather than adjacent. Additionally, allowing the two side yards to split 15 feet between them
27 would seem to require that they are opposite to each other rather than adjacent. Additionally,
28 AMC 17.06.925 defines a "side yard" as "an open space between the principal building(s) and
29 side property lines extending from the front yard to the rear yard." "Required side yard" means
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1 “an open space extending along each side of the lot, the required depth of which shall be
2 measured horizontally and at right angles from the side property line to a line parallel thereto on
3 the lot.” The side yard extends from the front yard to the rear yard. For this definition to work,
4 the side yards must be in opposition rather than adjacent.

5 As to front and rear yards, the “front yard” is defined in AMC 17.06.915 as “the open
6 space between the building(s) and the front property line.” “Required front yard” means an open
7 space extending across the full width of the lot, the required depth of which shall be measured
8 horizontally and at right angles from the front lot line to a line parallel thereto on the lot.” Again,
9 if by some tortured definition “front” and “rear” yards may be adjacent to one another, the front
10 yards of the above lots do not have the required 20 foot setback “extending across the full width
11 of the lot” as measured by a right angle line to a “line parallel thereto on the lot.” If in fact the
12 front yard runs east or west, the full width of the lot includes the flag portion, which is only 12
13 feet wide. Therefore, the front yard is at most 12 feet wide, a violation of the setback
14 requirements.

15 With respect to the lot width requirements, AMC 17.06.480 states “that the width of a lot
16 “shall be considered to be the distance between straight lines connecting front and rear lot lines at
17 each side of the lot. The measurement shall be along a line at equal angles to the side lot lines.
18 On irregularly shaped lots, the zoning administrator shall determine how to measure the width.”
19 By this definition, front and rear are opposite and it would follow that rear yards are opposite
20 front yards. Also, if the developer is considering the 20 foot front yard setback as extending 20
21 feet up the driveway from Haddon Road, that means these lots’ front yards are only 12 ft wide
22 and do not extend across the full width of the lot.

23 Finally, per AMC 16.20.040 (e), no lot shall have an average depth greater than five times
24 its average width. Lots #9, 10, and 11 mathematically fail this test.

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30 **CRAIG D. SJOSTROM**

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Slope/ Critical Areas Issues

The Applicant would like to consider the subject parcel as three separate, unconnected pieces, first, the westernmost half (which is relatively flat and currently covered with forest, native vegetation, and blackberry canes); second, the geocritical >36% slope; , and, finally, the class III wetlands and its associated buffer. This is an inappropriate way to consider the property. The eastern end abuts a steep slope perched above Highway 20 which is shown in the Coastal Zone Atlas as "Unstable". When considered as a whole, the upper, forested area infiltrates rainwater into the underlying Keystone Loamy sand which then transports the water down the slope onto the wetlands. Once in the wetlands, the water does not stop but rather continues down hill onto the FEMA delineated unstable area. The real concern is how fast, and how much of the water is transported down the hill.

The original geotechnical report lists the slope below the steep portion as being 10%. That is incorrect. Using the 2 foot contour map provided by the developer, the entire slope below the crest is over 15%. This becomes important because the applicant is using a slope of > 36% as the only critical area. AMC 17.06.740 regulates slopes having an average of fifteen percent or greater over a vertical interval of ten feet. Under this section, the entire slope below the crest is actually a regulated slope. Moreover, AMC 17.70.190 defines "geocritical areas" as areas with all three of the following characteristics:

- a. Slopes steeper than fifteen percent,
- b. Hillsides intersecting geologic contacts with a relatively permeable sediment overlying a relatively impermeable sediment or bedrock, and
- c. Springs or groundwater seepage.

Here, the slope exceeds 15%; Keystone loamy sand is very permeable and there is a geologic contact with a compact clay; and there are seeps in the wetlands and the unstable area abutting Highway 20. Therefore, the entire area below the crest of the steep portion of the hill should be treated as a geocritical area.

The Applicant proposes to clearcut the entire western half of the property and replace it with 13 houses, 5 of which will have their foundations on top of a 30 foot reduced top of critical

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1 slope setback line. In addition to the hardscaping the houses represent, there will be even more
2 hardscape created by the associated driveways, since over half of the lots are "flag" lots with long
3 paved driveways. Additionally, the roadway will be widened, a major cul-de-sac expansion will
4 be installed, and a paved path added. All of this leads to major changes in the infiltration pattern
5 above the critical slope. Two of the houses will have patios within 15 feet of the crest. The
6 developer defends these as being part of the landscaping and thus permissible.

7 Critical Slope setbacks are defined in AMC 17.70.260 as the height of the slope or 50
8 feet, whichever is greater. The piecemeal consideration of only the steepest portion of the slope
9 leads to a 50 foot setback which is reduced to the 30 foot building setback based on the incorrect
10 geotechnical report. If the entire slope is taken as a unit, the required setback becomes 110 feet.
11 Reducing a 110 foot setback to 30 feet is very different from reducing a 50 foot setback to 30
12 feet.

13 The Applicant presented a critical areas report in connection with his previously-denied
14 subdivision application. Under AMC 17.70.230 (d), where a valid critical areas report has been
15 prepared within the last five years for a specific site, and where the proposed land use activity
16 and surrounding site conditions are unchanged, the old report may be utilized rather than drafting
17 a new one. The applicant is, nevertheless, required to submit a hazards assessment detailing any
18 changed environmental conditions associated with the site. Here, the City Design Review Group
19 asked for new geotechnical, wetlands, drainage, and tree reports. To date, the Applicant has
20 submitted a new tree report and the Applicant's engineer has produced a new Preliminary
21 Drainage Report. Applicant also submitted a one page addendum to the wetland report and states
22 that the new project will have no impact on the wetlands or its associated buffer. Applicant also
23 submitted a geotech addendum. Because of the significant differences between the new proposal
24 and the one for which the original critical areas report was prepared, the old report is obsolete
25 and a new, complete, report should be required.

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1 drainage problems for other properties along Haddon Road, not least by severely impacting Mrs.
2 Jeaneen Brogan's property, through the placement of a roadway and a asphalt path immediately
3 outside her front door. Additionally, the expanded cul-de-sac changes the roadway and the
4 drainage adjacent to the O'Hearn property. Neither of these impacts are addressed in the SEPA
5 documents.

6 7 **Open Space Requirements**

8 Planned Unit Developments are required to incorporate an open space or other public area
9 for the use of the residents of the subdivision. AMC 16.20.100; AMC 16.40.102. The instant
10 proposal completely fails to comply with this requirement. It is true that one lot (#13) is intended
11 to remain largely vacant; but that does not, by itself, comply with the PUD requirements.

12 13 **Miscellaneous**

14 Prior to the submission of this application, the City requested that the Applicant address
15 all concerns and comments expressed in the previously-held neighborhood meeting. Applicant
16 has not done so. The summary of the meeting provided by the Applicant only summarizes the
17 questions raised. The Applicant's responses to those questions were not included, and have not
18 been provided as requested.

19 Furthermore, Applicant states that no homeowners' association, or no covenants,
20 conditions, or restrictions are proposed. How then does one insure that the critical slope,
21 wetlands, and L.I.D. fixtures will be protected by future homeowners?

22 The City Water Department requires a usable access road down the waterline to the
23 pressure reduction valve (PRV). Applicant added a 12 foot gravel access road adjacent to Lot
24 13; however, it is on adjacent property (owned by the Gillmans) and in the county. This appears
25 to have been done to protect the infiltration trench at the end of the cul-de-sac, and also in an
26 attempt to maintain the side yard setback for Lot 13. However, there is no indication that an
27 easement has been obtained from the Gilmans, or that Skagit County will go along. Additionally,
28 the Gilmans have filed a preliminary subdivision application with Skagit County that could affect
29

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Drainage

The Preliminary Drainage Report (PDR) submitted with the application appears to be a mishmash of the PDR submitted with the prior rejected short plat application, with some new wording to make it appear to be a new report. The report is rife with inaccuracies. A few examples follow.

First, with respect to Section 1. A (Drainage Information Summary Form), the summary table states there to be 14 proposed lots (there are only 13 but that is another matter). The rest of the table was copied directly from the May 12, 2015 9 lot short plat PDR. The idea that the on site impervious surface would not change from .685 acres with the addition of 4 more houses is ridiculous.

Second, the Large Parcel Stormwater Plan LPSPR No 1 (c) lists protection for properties to the west and north but does not address any properties to the south. Expansion of the cul-de-sac will affect properties to the south (such as the O'Hearn property), and there is no stated provision for protection of those parcels.

LPSPR No 10 addresses maintenance of individual dry wells and lot owner responsibility. The project proposes to use roadside swale infiltration. There is no provision for future maintenance of these swales, nor is there any identification of any responsible party to be held accountable for them. L.I.D. best management practices require assignment of responsibility for such structures.

Section 4 (Stormwater System Design) states: "The proposed improvements rely on roadside ditches/swales (as allowed in the R1 zone under AMC 16.20.070)". As this is a PUD application and is controlled by 17.38.070 which states "all development standards of the R2 zone shall apply, including street and utility improvements." AMC 16.20.070 does not allow roadside ditches in an R2 Zone; this invalidates the Applicant's design.

The Applicant only proposes to deal with stormwater along the road in front of the subdivision. This ignores the fact that, absent the subdivision, there would be no change to Haddon Road as it currently exists. By building the subdivision, the developer is creating

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1 the proposed access road.

2
3 **Conclusion**

4 As can be seen, there are a number of serious issues with this application that render it
5 inappropriate as a PUD, at least as currently configured. The Planning Commission should
6 recommend rejection of the application as currently proposed.

7
8 DATED: 3/16/16

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10 
11 CRAIG SJOSTROM WSBA #21149
12 Attorney for O'Hearn
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03-17-16 A01:09 RCVD

BEFORE THE PLANNING COMMISSION, CITY OF ANACORTES

In re the Application for a P.U.D. by

Nº PUD-2016-0001

NOTICE OF APPEARANCE

ALLEN FAMILY INVESTMENTS, LLC

Applicant

ORIGINAL

TO: APPLICANT AND OTHER INTERESTED PARTIES

AND TO: THE CITY OF ANACORTES

PLEASE TAKE NOTICE that Craig Sjostrom, attorney at law, hereby enters his appearance on behalf of Patrick O'Hearn and Carol O'Hearn in this matter, and gives notice that service of all further documents in this matter may be had upon the undersigned attorney at his office address, to wit 1204 Cleveland Ave., Mount Vernon, WA 98273.

DATED this 16th day of March, 2016.



CRAIG SJOSTROM #21149

CRAIG D. SJOSTROM

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NOTICE OF APPEARANCE

C:\S.L.O\clients\O'Hearn, Pat\pleadings\appearance.wpd

Measamer, Don

From: David Lervik, PE <Dave@LervikEngineering.com>
Sent: Tuesday, March 29, 2016 2:23 PM
To: Measamer, Don
Cc: John Ravnik; allencollectables@yahoo.com
Subject: Haddon Road - Engineer of Record

Good afternoon, Don.

This email serves to inform you that Lervik Engineering is no longer serving as the Engineer of Record to Allen Family Investments, LLC, effective March 28, 2016. These duties are now being undertaken by Ravnik & Associates. Copies of relevant drawings and documents have been provided to John Ravnik for reference purposes.

Please don't hesitate to contact me if you have any questions.

Very truly yours,

David A. Lervik, P.E.
L E R V I K E N G I N E E R I N G
CIVIL DESIGN | PLANNING | PROJECT MANAGEMENT
PO Box 684
Anacortes, WA 98221
P: 360.588.1592

Cricchio, Kevin

From: Del Chasteen <eggguy@sbcglobal.net>
Sent: Monday, April 18, 2016 2:11 PM
To: Cricchio, Kevin
Subject: address

4309 Blue Heron Cr. #102 / phone 817-239-3011
DEL CHASTEEN

Nelson, Kaitlynn

From: Deborah Martin <rimlily@hotmail.com>
Sent: Thursday, March 31, 2016 2:04 PM
To: Cricchio, Kevin
Subject: Haddon Rd. PUD Proposal

Follow Up Flag: Follow up
Flag Status: Flagged

To Kevin Cricchio and the Anacortes Planning Commission,

I wish to be a party of record regarding the proposed PUD by Allen Family Investments, LLC located on the north side of Haddon Road east of Whistle Lake Road.

I strongly oppose the proposal. It would create a very inappropriate density causing a seriously significant negative impact on all neighbors, area traffic, inter-connected environmental conditions and on the multitude of all-city recreational users of this area.

I state that a decision for development of the usable portion of this R1 zone property it is a very important one to be made by the City of Anacortes and the Anacortes Planning Commission.

This city limit location borders a rare next-to-town small county rural pocket. This is a rare area with significant value to the balance desired in city planning. It should not be "thrown under the bus", conditions impossible to restore if such a PUD is permitted. What are the proposed code modifications asked for by the developer?

The large trees and understory plants living on the property are integral to the wetland and steep slope conditions.

There are studies to prove removal of trees here is not sound science just as the developer has a study saying it won't cause problems. Living systems are not just diagrams on paper like the overlay of this PUD. They are critical to the life support we require. Removing almost all of the trees and understory will open the neighborhood to heavy highway noise and north and southeast wind conditions. It will alter the biological terrain irrevocably.

A developer with consideration for the whole would choose to build 4 - 5 houses here and find an excellent return for the investment. Market analysis supports larger lots in a semi-rural setting as highly desirable and more valuable. This would be in keeping with existing neighborhood conditions. There are serious social and environmental consequences that prove the need for the choice of allowing less development.

Planning absolutely by law could beg the question, "Is greatest developer personal profit the point of our planning?".

The geological topography at both ends of Haddon and Whistle Lake Roads DOES NOT support an additional 123 vehicles trips/day that would occur on this roadway(s) with a PUD as per the developers traffic study. There are two ways in/out of this neighborhood to reach or receive services. Note the severe sharp turn at the northeast end of the cemetery using Whistle Lake road as an exit/entry. At the other exit/entrance, there is a steep hill and sharp blind turn at the northwest end of Haddon. Both are even more seriously perilous in inclement weather.

Heavy foot traffic in the area also makes the need for lower density imperative. Many, many citizens of Anacortes use this area daily to walk as it remains a quiet rural roadway route. These two roads are the route

to the Whistle Lake recreational area. Summer traffic is very heavy here already. Extra police are needed to monitor conditions during the summer. Imagine adding 123 vehicle trips to this area. It would be a grave mistake.

An acknowledgement of the non- changeable topographical conditions affecting these roadways was made by Skagit County and the City of Anacortes and set a precedent when a prior development proposal on the other corner of Whistle Lake and Haddon Roads several years back was scaled down to keep the area traffic functional.

I look forward to more citizen input and validated environmental concerns at the Open-Record Public Hearing. There is serious concern all over town in regards to this PUD proposal.

Thank you for the work you do.

Sincerely,
Deborah Martin
6407 Dow Lane
Anacortes, Washington 98221
360-293-7987

Cricchio, Kevin

From: eggguy <eggguy@sbcglobal.net>
Sent: Monday, April 18, 2016 11:11 AM
To: Cricchio, Kevin; fishbro@msn.com
Subject: PUD # 20160001

Mr .Cricchio my name is Del Chasteen I am the President of the HOA of View Ridge Villias Condos . We are a community of 30 owners just north west of the subject PUD . We are privately owned. (not a apartment complex) . Our members stand in opposition to the PUD as written . I would like to be as a party of record on this issue . The 30 owners of the complex feel that the density of this project would be detrimental to our property and our life style in general not withstanding the damage done to the environment by clear cutting a forest area.

Sent from Samsung tablet

Cricchio, Kevin

From: Measamer, Don
Sent: Tuesday, March 15, 2016 2:51 PM
To: 'Gene Derig'; Laumbatus, Marty; Cricchio, Kevin; Grage, Libby; Swetnam, Darcy
Cc: Adam Farnsworth Farnsworth; Pollard, Grace; Oppel, Curt; Moffitt, Amber; McNett, Jeremy; Cleland-McGrath, Christine; Stewart, Joann
Subject: RE: Comments re: the upcoming Haddon Road PUD proposal

Hello Ms. Derig,
Thank you for your comments. Your comments will be included in the packet for the Planning Commission, re; Haddon Road PUD.

Best regards,
Don Measamer
City of Anacortes
Department of Planning, Community & Economic Development
P.O. Box 547
Anacortes, WA 98221
Ph. 360.299.1942
Fax. 360.293.1938
don@cityofanacortes.org

2016 Comprehensive Plan Update Info



Get involved.... It's your city!

CONFIDENTIALITY STATEMENT

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Please consider the environment before deciding to print this e-mail.

From: Gene Derig [mailto:gderig@me.com]
Sent: Tuesday, March 15, 2016 2:41 PM
To: Laumbatus, Marty
Cc: Adam Farnsworth Farnsworth ; Pollard, Grace ; Oppel, Curt ; Moffitt, Amber ; McNett, Jeremy ; Cleland-McGrath, Christine ; Measamer, Don ; Stewart, Joann
Subject: Comments re: the upcoming Haddon Road PUD proposal
Dear Chairman Laumbattus and Planning Commission Members:
Please include my comments below in the packet for the upcoming hearing of the proposed Haddon Road PUD.
Thank you,
Gene Derig
1302 K Avenue
Anacortes, WA 98221
360-293-3928
gderig@me.com

March 14, 2016

Anacortes City Planning Commission

Anacortes City Hall

6th and Q Avenue

Anacortes, WA 98221

Dear Chairman Laumbattus and Planning Commissioners:

My comments re: the proposed Haddon Road PUD:

From Chapter 17.38—Residential District (1).

A major concern re this proposal lies in the codes under 17.38.070—Maximum Density

"Density for the project applied for shall not exceed two dwelling units per gross acre. (Ord. 2592 Att. A § 3 (part), 2002: Ord. 2528 Att. A § 10, 2000: Ord. 2316 (part), 1994) If a planned unit development is applied for which requests a higher density in a portion of the R1 zone, the density of that portion shall not exceed four units per gross acre, and all development standards of the R2 zone shall apply, including street and utility improvements.

(Ord. 2794, § 1(Att. A), 12-15-2008)"

Therefore, in the R-1 Zone, a PUD must adhere to code 17.38.070 which states a density of two houses per gross acre is allowed overall, while it allows up to four houses per acre in the developed portion of the PUD. The mathematics of the formula for density in R-1 does not allow the developer's conclusion that he could develop up to 20 houses or that 13 houses could be allowed. If a little more than 2 acres comprise the area that can be built on, because of slopes and wetlands, then that means no more than 10 houses could be built (5 acres X 2 houses/acre density in R-1= 10).

Because the City's overall density ratio requirement for R-1 (2 houses per gross acre) is not met under the developer's proposal, this project should not be allowed.

Thanks for your time.

Gene Derig

1302 K. Avenue

Anacortes, WA 98221

360-293-3928

March 14, 2016

Anacortes Planning Commission
Anacortes, Washington

Dear Mr. Kevin Cricchio and the Planning Commission,

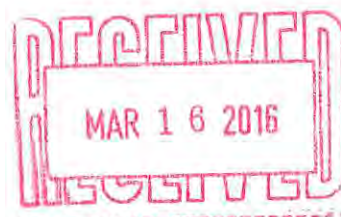
I am writing in response to the Planning Department decision about the development on Haddon Road in Anacortes. The proposed Haddon Road PUD wants to widen Haddon Road on the north side to 24 feet along the front of my property. Additionally, it would put a 6 foot wide walkway to the north of the road which would be separated from the road by 2 feet. In all, this would put Haddon and its walkway 15 feet closer to my home. It would take away all of my quest parking and place the sidewalk immediately adjacent to my garage access. This would change the water runoff and flood my below grade garage and basement in any rain event. The developer makes no plans for dealing with the increased storm water runoff to my property and house that this would cause. He also has made no provision for me to cross the asphalt sidewalk to get to what is left of my driveway. I would have to drive across a 2 foot wide strip of grass, and a 6 foot asphalt path; to get in and out of my house according to his plan. I would also have to drive across the same grass and asphalt to access the drive gate to my back yard.

None of these road changes would occur except for his subdivision. The developer should be required to mitigate all the damages to my property that will be caused by the road widening. My house and it's current layout were built before Haddon Road existed as anything but a private farm road. The developers actions will damage my property value and will cause flooding to my property and he should have to take steps to prevent those damages.

I have several other concerns about this development on Haddon road. With 13 new houses we are talking about 120 or more car trips a day that is a lot for either Haddon or Whistle Lake road. Also with 13 houses we could have 26 or more children walking to Whistle lake road to catch the bus for school. The density of 13 house does not fit with our community, our houses have space around them. There are several large trees on this property and I would hope that most of them would be left standing as they give places for the birds and wildlife to be. Increased traffic will effect everyone living on Haddon road making it dangerous for walkers, horseback riders, bikes, etc.

Please consider permitting only 4-5 houses, as zoned, on this piece of property so that it will fit with the rest of the neighborhood.

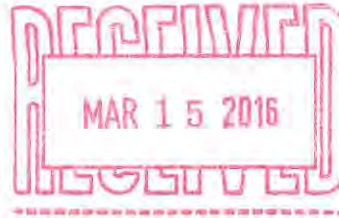
Jeaneen Brogan
304 Haddon Road, Anacortes, Wa



March 15, 2016

To: City of Anacortes PCED

From: Mary Vickers
219 Haddon Rd.
Anacortes, WA. 98221



Concerning the Application Proposal on Haddon Road Anacortes, WA. Section 30; Township 35 North; Range 02 East; Willamette Meridian (Parcel #; P33048).

I was very concerned about 9 homes being built across the street from me, but now the new plan is 13. The South side of Haddon Rd. is County and we all have close to an acre lots. 13 homes are not going to fit in with the neighborhood. If they have to build, why not 5 homes?

Whistle Lake Road and Haddon Road is not very wide. How can it support all the extra traffic? There are many people walking and jogging on these country roads and there are no shoulders for them to do it safely. Even if they widen Haddon where the project is the rest of the area is not able to have all the extra cars daily coming and going.

Who is going to maintain the road? City? or County?

What about fire or law enforcement? Is that going to be county or city?

If they are going to clear cut the trees down what is going to happen to the hill side below to the east. Who is responsible for making sure the hillside isn't going to suffer. A lot of water runoff from the hill down to the highway now. What is going to happen when there are fewer trees?

I am concerned about water problems we have south of the water tank on Whistle Lake Road. The pressure is terrible and that needs to be fixed, what happens if the water line cannot handle the pressure. Who is going to be responsible for that? What happens if the line on my property cannot handle the new pressure if they increase it? Adding 13 homes is only going to make the pressure worse if they are going to use the existing method we get water now. In past meetings the city and contractor said this would be fixed but I want to make sure it is known as a concern with the new proposal of more homes.

Sincerely
Mary Vickers

Cricchio, Kevin

From: Cricchio, Kevin
Sent: Thursday, March 03, 2016 8:27 AM
To: 'Joe Richards'
Subject: RE: Haddon Road PUD
Attachments: Notice for NOA & NOH.pdf; PLANS - Haddon PUD 20160208.pdf; Haddon PUD Tree Retention 20160105.pdf

3-3-16

Joe,

Thanks for the email. Attached is a copy of the plat /PUD map, tree preservation plan, and notice of application and hearing per your request. Thanks.

Kevin Cricchio, AICP
Associate Planner
Department of Planning, Community, & Economic Development
City of Anacortes
(360) 299-1969

From: Joe Richards [mailto:joepicchu@gmail.com]
Sent: Wednesday, March 02, 2016 5:03 PM
To: Cricchio, Kevin
Subject: Haddon Road PUD

Hi Kevin,

Please send me the electronic version of the plat map and tree preservation plan.

Please also send the notice of application and hearing.

Thanks very much.

Joe Richards

LAW OFFICES OF
NICOL LAW, PLLC
PO Box 93
MOUNT VERNON, WASHINGTON 98273
(360) 336-5270
fax (360) 336-5278

April 15, 2016



Don Measamer
Kevin Cricchio
City of Anacortes
PO Box 547
Anacortes, WA 98221

Re: PUD 2016-0001

Dear Mr. Measamer and Mr. Cricchio,

Our firm has been asked to appear on behalf of Allen Family Investments, LLC in the above-referenced PUD application process. I have enclosed a notice of appearance for your records.

It is my understanding that the current timeframe for the application and hearing process includes submission of all materials and responses to Don Measamer and staff by April 27, 2016, the first planning commission public hearing on May 25, 2016, and the first city council meeting on June 20, 2016. If all matters are not cleared up in the first hearing, there may be subsequent hearings. It is my understanding that the interested parties will present their positions and responses at the May 25, 2016, public hearing. Based upon my review of the information to date, I would anticipate needing approximately 30 minutes to both present our position and respond to the positions as presented by Mr. Sjostrom, Mr. O'Hearn and the other interested parties.

If you have any questions or concerns, please feel free to contact our office at your convenience.

Sincerely,

NICOL LAW, PLLC

By, 
Stephen E. Nicol

Enclosures

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6
7 **BEFORE THE PLANNING COMMISSION, CITY OF ANACORTES**

8
9 In re the Application for a P.U.D. by
10 ALLEN FAMILY INVESTMENTS, LLC
11
12 Applicant.

No. PUD-2016-0001

NOTICE OF APPEARANCE

13
14
15 TO: THE CITY OF ANACORTES
16 AND TO: OTHER INTERESTED PARTIES

17
18 **PLEASE TAKE NOTICE** that Nicol Law, PLLC, by Stephen E. Nicol, enters his
19 appearance on behalf of the Applicant, ALLEN FAMILY INVESTMENTS, LLC, and without
20 waiver of any claims, defenses or objections, informs the parties to this action that all further
21 pleadings and/or papers, except process, should be served upon said attorneys at their address
22 stated below

23 Dated this 30th day of March, 2016.

24
25 NICOL LAW, PLLC

26
27 By, 
28 STEPHEN E. NICOL, WSBA #30427
29 Attorney for Applicant
30

ORIGINAL

1
2
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4
5
6
7 **BEFORE THE PLANNING COMMISSION, CITY OF ANACORTES**
8

9
10 In re the Application for a P.U.D. by

No. PUD-2016-0001

11 ALLEN FAMILY INVESTMENTS, LLC

COMMENTS ON PROPOSED PLANNED
UNIT DEVELOPMENT ("PUD") BY
ALLEN FAMILY INVESTMENTS, LLC

12 Applicant.
13
14
15

16 **COMES NOW** Allen Family Investments, LLC, ("Allen") by and through their attorney
17 of record, Nicol Law, PLLC, by Stephen E. Nicol, and in response to comments made by
18 opponents of the Allen Planned Unit Development and in support of the development of the
19 PUD submit their position as follows:
20

21 **INTRODUCTION**
22

23 The Anacortes Municipal Code ("AMC"), sections 17.44.010 and 16.40.010 give a
24 general outline the purpose of a Planned Unit Development (PUD). (See **Exhibits "A" and**
25 **"B"**). The purpose is broad and allows, in fact encourages, the development of property as a
26 PUD by property owners. The law tells us that the purpose of a PUD is:
27

28 A. To permit greater flexibility and consequently more creative and imaginative design for the
29 development of residential and business uses than generally is possible under conventional zoning
30 regulations;

1 B. To promote more economical and efficient use of the land while providing a harmonious variety
2 of housing choices, a higher level of city attractiveness and quality, and preservation of scenic open
space;

3 C. To correlate the intentions of this title and other ordinances of the city to encourage
4 developments which will provide a desirable and stable environment in harmony with that of the
surrounding area. (Ord. 2316 (part), 1994). *AMC 17.44.010*

5 One paragraph in *AMC 16.40.010* states:

6 A PUD shall be particularly encouraged where steep terrain, natural
7 features, or patterns of existing development make a standard subdivision
8 difficult, and where creative planning could result in a better development. *AMC*
9 *16.40.010*.

10 *AMC 16.40.010* is especially relevant in that many of the opponents of this PUD base
11 their objections on the features of the land to be developed. It is clear that the AMC encourages
12 the development of land that may otherwise be difficult to develop without the use of a PUD. In
13 addition, both statutory law and Washington case law tell us that development of land through
14 the operation of a PUD is a privilege held by every landowner; but it is also a right that cannot be
15 denied without good cause, specific reasons for denial and a right to cure. RCW 58.17.110;
16 *Kenart v Skagit County*, 37 Wn. App. 295, 680 P.2d 439 (1984).
17

18 Allen has submitted an application for a PUD in good faith, has endeavored to determine
19 and meet or exceed every requirement of the city and the state, and has on several occasions
20 attempted to meet and work with the local community. At this time, it would appear to the
21 undersigned that every requirement of the Comprehensive Plan and the AMC needed to develop
22 this particular PUD has been met. However, several members of the community still have
23 questions or objections. What follows is an attempt to address those concerns.
24

25 DENSITY

26 The opposition cite R1 zoning discussed in *AMC 17.38.070* as the law for the PUD
27 development proposed by Allen. (See **Exhibit "C"**). *AMC 17.38.070* states:
28
29
30

1 Density for the project applied for shall not exceed two dwelling units *per gross*
2 *acre*. (Ord. 2592 Att. A § 3 (part), 2002: Ord. 2528 Att. A § 10, 2000: Ord. 2316 (part), 1994)
3 If a *planned unit development* is applied for which requests a higher density in a portion of
4 the R1 zone, the density of that portion shall not exceed four units *per gross acre*, and all
5 development standards of the R2 zone shall apply, including street and utility improvements.
6 AMC 17.38.070 (Bold & Italics mine)

7 The opposition tells us that only 2.2 acres can be developed because of wetlands and
8 slopes, so the project is limited to 8 houses. However, the opposition's analysis of AMC
9 17.38.070 is incorrect. The term "Gross Acre" used in AMC 17.38.070 is defined in AMC
10 17.06.045 as:

11 *Acreage* plus one-half the width of abutting rights-of-way of streets and
12 alleys. (Ord. 2316 (part), 1994)." (Italics and Bold mine), (See **Exhibit "D"**).

13 It is important to note that nowhere in AMC 17.38.070 or AMC 17.36.070 (defining
14 density in R2--see **Exhibit E**) does it state that the density requirement applies to each,
15 individual acre or only to "developable" acreage, but rather "per gross acre;" or in other words,
16 the entire acreage of land which would include wetlands, slopes, etc. AMC 17.38.070 further
17 states "density for the project applied for." The project applied for is 5.17 gross acres; not 2.2
18 acres. The Allen proposal is for 13 houses creating an overall density of 2.5 houses per gross
19 acre; well under the R2 zone allowance discussed both in AMC 17.38.070 and AMC 17.36.070.

20 Under AMC 17.38.070 and AMC 17.36.070, the density requirement has not only been
21 met, but is well under the 20 houses that the statute would allow.

22 ROADS

23 We are dealing with two different standards on the width of the roads in this project. The
24 city standard is 32 feet and the county standard is 24 feet. Over half the road is in the county so
25 there is a question as to which standard should apply. However, Allen is not objecting to which
26 standard the city wishes to adopt to approve the PUD. There is sufficient room for either the 32
27
28
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1 foot or the 24 foot. It was our understanding that the city desired the 24-foot width to maintain
2 the rural setting of the neighborhood. But Allen would develop either width at the city's request.

3 4 SETBACK AND LOT CONFIGURATION

5 AMC 17.36.060 sets forth the minimum setback requirements for R2 (see **Exhibit "F"**).

6 The relevant language is:

7 **Minimum setback requirements in an R2 district shall be as follows:**

8 A. Front yard, minimum depth twenty feet from property line;

9 B. Interior side. A minimum of five feet on one side and no less than fifteen feet on both
10 sides combined, except that in no instance shall a setback adjacent to a street be less than
11 ten feet.

12 C. Side yard on a flanking street, ten feet from property line. If street is a designated
arterial, twenty feet;

13 D. Rear yard, twenty feet minimum.

14 AMC 17.36.060 is supplemented and clarified by several other statutes defining "lot
15 types" (AMC 17.06.490); "Lots" (AMC 16.20.040); "Lot Measurements, width" (AMC
16 17.06.480); "Yard" (AMC 17.06.910, 915, 920 and 925); and "Lot Terms" (AMC 17.67.030).

18 The opposition states that lots 2, 3, 6 and 7 "only have 2 twenty foot setbacks if one
19 setback runs north/south and the other runs east/west." I do not understand this argument. Lots
20 2, 3, 6 and 7 all have 20-foot setbacks on the north side, or rear of each house, and a 20-foot
21 setback on the south side, or front of each house through the operation of the "flag."

22
23 AMC 17.06.490 defines a "Flag lot" as:

24
25 A parcel of land, the body of which is separated from a public street by one or
26 more lots, connected to a public street by a narrow portion (flag) of the parcel with a
width not less than the required street frontage. Where a minimum street frontage is not
27 required by this Code, the minimum width of the "flag" shall be not less than that
required by the fire chief and or designee for fire apparatus access. (See **Exhibit "G"**)

28 In other words, the access area running between lots 2 and 3 and lots 6 and 7 is
29 the flag, and through the operation of the code the flag acts as the frontage along Haddon
30

1 Road. The setback and frontage is achieved through the width and depth of the flag. The
2 frontage as shown on the plans is 30 feet along Haddon Road and the setback is 20 feet
3 back down the flag.

4 The measurement of the frontage is justified by AMC 17.06.472 (see **Exhibit**
5 **"H"**) which states that the "frontage of a lot shall be construed to be the portion of the
6 property line which abuts a street right-of-way;" in this case the flag. In addition, the
7 "flag lot" configuration creates an irregular lot configuration that would subject the
8 measurement of the lot to the zoning administrator pursuant to AMC 17.06.480. (See
9 **Exhibit "I"**).

12 The opposition argues the definition of side, front and rear yard in a manner that
13 is inconsistent with both the manner in which the AMC is written and the statute's past
14 use in the city. The document attached hereto as **Exhibit "J"** is a random i-map printout
15 from the city of Anacortes with two property descriptions. Lot P79587 is a flag lot,
16 P575526 is an irregular shaped lot and Lot P79588 is an irregular shaped lot. Each of
17 these lots would violate the AMC if examined within the guidelines of the definition of
18 required "front," "rear" and "side" lots as presented by the opposition. They simply don't
19 meet the "strict" reading of the code in the portion that follows "Required." Looking
20 throughout the i-map and various building plans, it is apparent that most developments
21 have "odd" shaped lots that don't meet the opposition's definition and use of "required"
22 front, rear and side lots.

27 Looking at the definition of "front," "side" and "rear" yard (AMC 17.06.915, 920,
28 925—see **Exhibit "K"**), each yard is defined in two parts. In the first sentence of each
29 definition, the term "front," "rear" and "side" yard is defined. The second sentence
30

1 consists of a definition of "required" "front," "rear" and "side" yard. This begs the
2 question: "Why are there two different definitions, and to what does each apply?" The
3 answer is found through a search of the AMC.

4
5 Other than the definition of "Required" attached to each yard, there are 4 places
6 where the term "required" "front," "rear" and "side" yard is used, and they all address
7 either sign, wall, hedge or fence placement. (See **Exhibit "L"**). Based upon the
8 language of AMC 17.06.915, 920, 925 as presented by the opposition, the only way you
9 could fully implement the definition of "Required" "front," "rear" and "side" yard is by
10 having nothing but square lots in the city. The only reasonable reading of AMC
11 17.06.915, 920, 925 is to read "front," "side" and "rear" yards" in general development
12 decisions as:
13
14

15 "Front Yard" means the open space between the building(s) and the front property line.
16 "Rear Yard" means the open space between the building(s) and the rear property line.
17 "Side Yard" means the open space between the principle building(s) and the side
property lines extending from the front yard to the rear yard.

18 The portion of the code that uses "Required" "front," "side" and "rear" yards"
19 would only apply to those parts of the AMC that specifically use that term. (See **Exhibit**
20 **"L"**).
21

22 A reading of the AMC in the manner explained above allows the city to approve
23 buildings and lots with multiple configurations such as those represented on the attached
24 **Exhibit "J."** A "flag" lot could technically have three side yards, a rear yard and a front
25 yard; although the "third" side yard would be nothing more than one side yard that turns
26 around a corner. This fits the code since a side yard under the reading above does not
27 need to be straight as it would in the "Required" yard definition. Side yards could be
28
29
30

1 adjacent or opposite or extended and still meet the definition. The setback of a flag lot
2 could be measured across the flag rather than the entire width of the front yard.

3 In addition, the opposition argues that width is at issue with lots 2, 3, 6 and 7
4 because of the flag. However, lots 2, 3, 6 and 7 are by definition “irregularly” shaped
5 lots and subject to determination by the zoning administrator. Lots 9, 10, and 11 are also
6 flag lots and the same arguments and rules apply. In addition, Lots 9, 10, and 11 would
7 be measured from the eastern-most point of the lot inward to the western-most point of
8 the lot for width, and depth for Haddon Road to the rear of the lot in proportion to the
9 flag. Using these measurements easily meets the 5 to 1 ratio required AMC 16.20.040.
10 (See Exhibit “M”).

11 **SLOPE/CRITICAL AREA/ DRAINAGE** 12 **ISSUES**

13 It is unclear how the objections by the opposition are relevant to the Allen PUD
14 application. The argument of the opposition appears to be based upon the designation of the
15 slope abutting the development as a “Landslide Hazard Area” or a “geocritical area” so there
16 should be a 50-foot setback. However, Allen hired a qualified geotechnical engineering firm,
17 Materials Testing & Consulting, Inc., (“MTC”), who performed an in-depth analysis of the
18 feasibility and impact of both the original 9 lot development and the 13 lot PUD. As the projects
19 moved forward, MTC provided a total of 5 reports and amended reports covering the
20 development for both slope and drainage. The analysis by MTC was subject to peer review by a
21 third-party firm. The overall consensus was that the project was feasible as proposed and the
22 opposition has provided nothing in the way of a professional analysis in rebuttal.

23 The analysis provided by the opposition rests primarily on the position that there is a
24 steep slope abutting four of the lots, the “loamy” nature of the soil, seepage/drainage issues

1 related to the land and the road placement. However, these issues have been addressed by the
2 combination of the setback and restricted zones near the slope and the redirection of drainage to
3 the city storm drains and away from the site/slope. The redirection of drainage was added as a
4 precaution in that there has been no evidence presented that there are issues with "springs or
5 groundwater seepage" as required to designate a slope a geocritical area or a "landslide area."
6 (AMC 17.70.190). (See **Exhibit "N"**)
7

8 The opposition states that the "buffer zone" should be 50 feet rather than 30 feet between
9 the development and the top of the slope. However, again, this designation requires that the
10 slope be designated a geocritical area as addressed above. But even if the slope is considered
11 geocritical, the 50-foot buffer "may be reduced to a minimum of 10 feet when a qualified
12 professional demonstrates to the planning director's satisfaction that the reduction will
13 adequately protect the proposed development, adjacent developments, and uses and the subject
14 critical area." (AMC 17.70.260(A)(b)). (See **Exhibit "O"**). It would appear that the multiple
15 MTC reports and addendums make it clear that the development and slope is feasible and well
16 protected with the buffer as presented in the plan.
17

18 The opposition objects to road placement and width in the project because the increase in
19 size of the roads may create drainage issues, yet in the same argument, objects to the smaller
20 roads proposed which might alleviate some of the drainage issues. Again, the engineering
21 reports and addendums address the concerns presented by the opposition at length and, as always
22 if the city has specific objections to any particular aspect of the plan, Allen stands ready to
23 address or correct the issues presented.
24
25
26
27
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29
30

OPEN SPACE REQUIREMENTS

The sum of the area of lots 1 through 13 is 120,258 square feet. The open space requirement is 10% of the sum of the lots, or 12,925 square feet. AMC 17.06.595 (see **Exhibit "P"**) defines "Open Space" as that part of a property which is unobstructed by structures from the ground upward. Taking into account all the "open area" parts of the 13 lots that are consistent with the definition of an Open Space gives us a total of 32,379 square feet of Open Space—or 26.92% of the sum of lots 1 through 13. This more than doubles the requirement for Open Space in the PUD.

CONCLUSION

The proposed PUD would be an attractive addition to the community of Anacortes. The development would provide affordable housing in a rural setting while maintaining the character of the location. Allen has met or exceeded all of the requirements of the AMC for the placement and development of a PUD consisting of 13 houses at the proposed location. While the opposition has a right to object, the objections themselves cannot be the basis for the city to refuse the application. If there are questions or concerns that the city has surrounding the proposed development, Allen will continue to attempt to meet or exceed all the statutory requirements for this development and will alter or amend the plan and proposals to meet the code requirements of the City.

Dated this 27th day of April, 2016.

NICOL LAW, PLLC

By, 

STEPHEN E. NICOL, WSBA #30427

Attorney for Applicant

17.44.010 - Purpose.

The zone map adopted as part of this title establishes zone boundaries, and this title establishes the permitted use of land in the various zones. The conditions and requirements set forth in this title are general and designed to apply to individual lots and minimum area of parcels. A planned unit development (PUD), as the term is used in this title, has the following purposes:

- A. To permit greater flexibility and consequently more creative and imaginative design for the development of residential and business uses than generally is possible under conventional zoning regulations;
- B. To promote more economical and efficient use of the land while providing a harmonious variety of housing choices, a higher level of city attractiveness and quality, and preservation of scenic open space;
- C. To correlate the intentions of this title and other ordinances of the city to encourage developments which will provide a desirable and stable environment in harmony with that of the surrounding area. (Ord. 2316 (part), 1994)

(Ord. 2794, § 1(Att. A), 12-15-2008)

EXHIBIT A

16.40.010 - Introduction.

The purpose of the planning unit development (PUD) regulations is to maintain consistent standards for the health, safety, and welfare of all citizens throughout the city, while allowing flexibility in how those standards are met. While all citizens deserve equal access to services and public amenities, there are a variety of ways to provide that equivalency.

Where a PUD proponent requests exceptions to zoning and subdivision standards, the plan submittal shall show clearly what standards are proposed to be changed, and what alternate means are proposed to achieve equivalency. For example, a submittal might propose to eliminate the sidewalk on one side of the street, while providing a trail through nearby public open space as an alternative for pedestrian circulation. The proposed alternatives would be considered when evaluating the proposal as a whole.

A PUD also permits approval of the general concept for a phased development, while allowing approvals of detailed preliminary plats for each phase, consistent with the approved concept, as a later date.

A PUD shall be particularly encouraged where steep terrain, natural features, or patterns of existing development make a standard subdivision difficult, and where creative planning could result in a better development.

Planned unit development projects may be initiated by:

- A. The owner or owners of all the property involved, if under one ownership; or
- B. A person having an interest in the property to be included in the planned unit development. The PUD applications shall be in the name or names of the recorded owner or owners of property included in the development. However, the applications may be filed by holder(s) of an equitable interest in or option on such property. However, the applicant must evidence a full ownership interest in the land (either legal title or the execution of a binding sales agreement) before approval of the applicant's final development plan. (Amended during 6-07 supplement)

17.38.070 - Maximum density.

Density for the project applied for shall not exceed two dwelling units per gross acre. (Ord. 2592 Att. A § 3 (part), 2002; Ord. 2528 Att. A § 10, 2000; Ord. 2316 (part), 1994) If a planned unit development is applied for which requests a higher density in a portion of the R1 zone, the density of that portion shall not exceed four units per gross acre, and all development standards of the R2 zone shall apply, including street and utility improvements.

(Ord. 2794, § 1(Att. A), 12-15-2008)

EXHIBIT C

17.06.045 - Acre, gross.

"Gross acre" means acreage plus one-half the width of abutting rights-of-way of streets and alleys.
(Ord. 2316 (part), 1994)

(Ord. 2794, § 1(Att. A), 12-15-2008)

EXHIBIT D

17.36.070 - Maximum density.

Density for the project applied for shall not exceed four dwelling units per gross acre. (Ord. 2592 Att. A § 3 (part): Ord. 2316 (part), 1994)

(Ord. 2794, § 1(Att. A), 12-15-2008)

17.38.070 - Maximum density.

Density for the project applied for shall not exceed two dwelling units per gross acre. (Ord. 2592 Att. A § 3 (part), 2002: Ord. 2528 Att. A § 10, 2000: Ord. 2316 (part), 1994) If a planned unit development is applied for which requests a higher density in a portion of the R1 zone, the density of that portion shall not exceed four units per gross acre, and all development standards of the R2 zone shall apply, including street and utility improvements.

(Ord. 2794, § 1(Att. A), 12-15-2008)

EXHIBIT E

17.36.060 - Minimum setback requirements.

Minimum setback requirements in an R2 district shall be as follows:

- A. Front yard, minimum depth twenty feet from property line;
- B. Interior side. A minimum of five feet on one side and no less than fifteen feet on both sides combined, except that in no instance shall a setback adjacent to a street be less than ten feet.
- C. Side yard on a flanking street, ten feet from property line. If street is a designated arterial, twenty feet;
- D. Rear yard, twenty feet minimum.
 1. Where the rear yard does not abut a platted alley, no portion of the primary structure shall extend into the setback area, regardless of the use of that primary structure. A detached accessory structure no larger than one hundred forty-four square feet and twelve feet in height may be placed in a rear yard, or in the rear twenty-five feet of an interior side yard, provided that it is set back a minimum of five feet from the rear property line, and three feet from any side property line.
 2. Where the rear yard abuts a platted alley, a detached accessory structure, or that portion of the primary structure used as an accessory structure, may be built in a rear yard up to the alley property line, provided that it is set back a minimum of three feet from any side property line, and is no larger than one thousand square feet and no more than sixteen feet in height. If the accessory structure is a garage, built so that vehicles enter the garage from the alley in a direction substantially perpendicular to the alley, the garage doors shall be set back a minimum of ten feet from the alley property line to allow adequate turning distance for vehicles.
 3. One detached accessory structure not exceeding one hundred forty-four square feet shall be permitted without counting as part of the lot coverage. The lot coverage of additional accessory structures, or of any accessory structure exceeding one hundred forty-four square feet shall count as part of the percentage of lot coverage permitted in this zone. (Ord. 2614 Att. A (part), 2003; Ord. 2482 Att. A § 13, 1999; Ord. 2316 (part), 1994)
 4. The setbacks for Skyline #6 PUD shall be one-half the underlying zone for front and side setbacks with a minimum of five feet. The rear setback shall be one-half the underlying zone except that for measurement purposes the width of community-owned property directly to the rear of each lot may be used for distance to property line measurement. This use of community owned property shall not reduce the rear yard setback from property line to less than five feet. (Ord. 1490, 1969)

(Ord. 2794, § 1(Att. A), 12-15-2008)

EXHIBIT F

17.06.490 - Lot types.

The diagram set-out in Section 17.67.020 illustrates terminology used in this title with reference to corner lots, interior lots, reversed frontage lot and through lots.

- A. "Corner lot" means a lot located at the intersection of two or more streets. A lot abutting a curved street or streets shall be considered a corner lot if straight lines drawn from the foremost points of the side lot lines to the foremost point of the lot meet at an interior angle of less than one hundred thirty-five degrees. See lots marked A-1 in the diagram.
- B. "Interior lot" means a lot other than a corner lot with only one frontage on a street.
- C. "Through lot" means a lot other than a corner lot with frontage on more than one street. Through lots abutting two streets may be referred to as double frontage lots.
- D. "Reversed frontage lot" means a lot on which the frontage is at right angles or approximately right angles (interior angle less than one hundred thirty-five degrees) to the general pattern of lot development in the area. A reversed frontage lot may also be a corner lot (A-D in the diagram), an interior lot (B-D), or a through lot (C-D).
- E. "Flag lot" means a parcel of land, the body of which is separated from a public street by one or more lots, connected to a public street by a narrow portion (flag) of the parcel with a width not less than the required street frontage. Where a minimum street frontage is not required by this Code, the minimum width of the "flag" shall be not less than that required by the fire chief and or designee for fire apparatus access. (Ord. 2316 (part), 1994)

(Ord. 2794, § 1(Att. A), 12-15-2008)

EXHIBIT G

17.06.472 - Lot coverage.

"Lot coverage" means the area of a lot which is covered by buildings and structures. The area covered shall be measured from the outside of external walls of enclosed spaces, from the outer edge of the floor of open decks and porches and from the supporting members of structures such as a carport which are not enclosed by walls. The roof overhang shall not be included in the lot coverage unless it exceeds three feet, in which case the portion of the roof overhang extending beyond three feet shall count as part of the lot coverage. Open beams and lattice work without a roof are not considered part of the lot coverage. Minor appurtenances such as bay windows, chimneys and trim not extending more than two feet from the primary wall, and not extending the enclosed floor area shall not count in lot coverage. Decks or patios on grade within an average of eighteen inches above grade shall not count in lot coverage. For unusual structures, for example, communication towers, the building official shall determine the extent of lot coverage. Note that the building area for purposes of computing lot coverage is measured differently from the way setback requirements from the lot lines are measured. (Ord. 2592 § 9, 2002)

(Ord. 2794, § 1(Att. A), 12-15-2008)

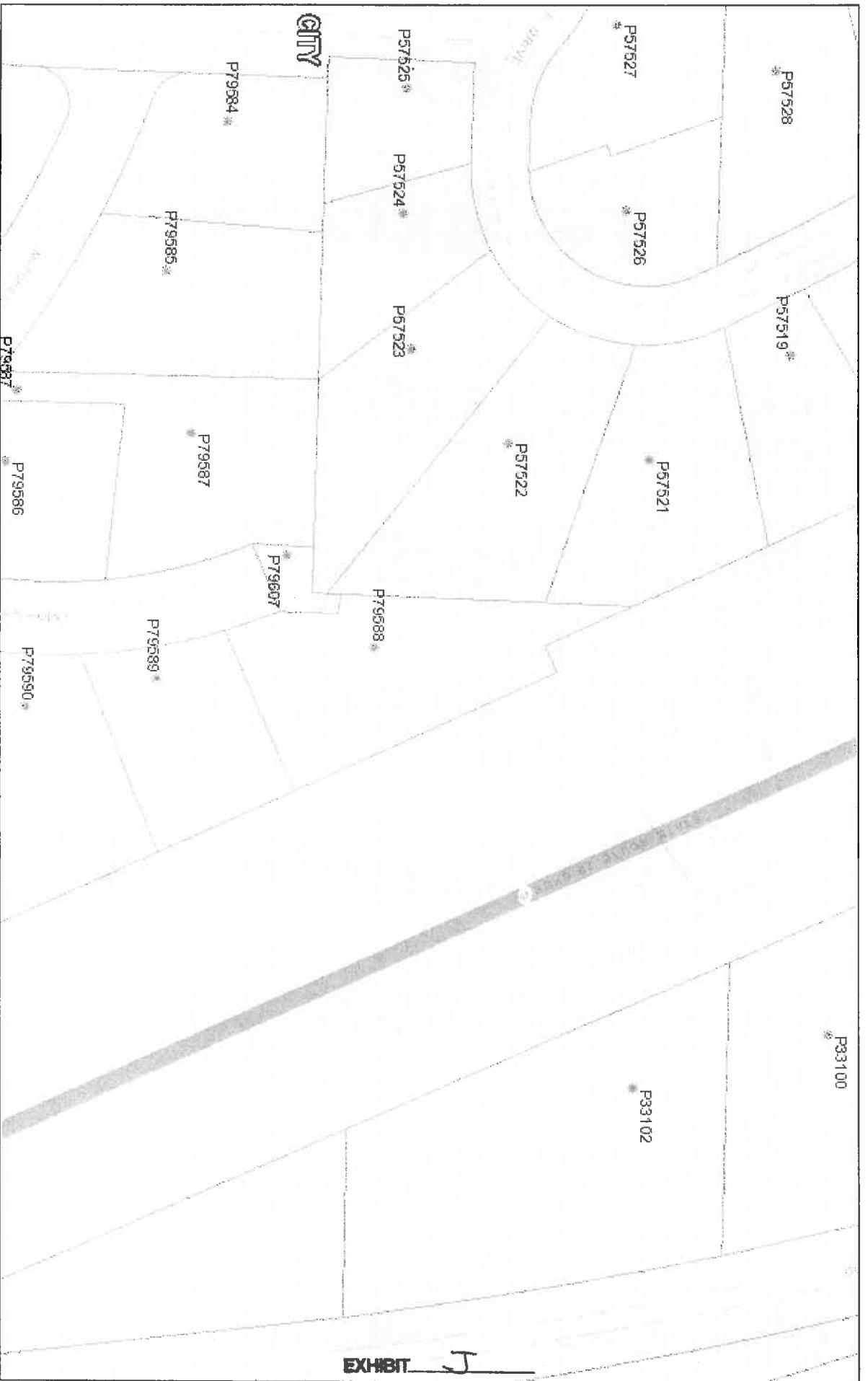
EXHIBIT H

17.06.480 - Lot measurements, width.

Width of a lot shall be considered to be the distance between straight lines connecting front and rear lot lines at each side of the lot. The measurement shall be along a line at equal angles to the side lot lines. On irregularly shaped lots, the zoning administrator shall determine how to measure the width. (Ord. 2482 Att. A § 3 (part), 1999: Ord. 2316 (part), 1994)

(Ord. 2794, § 1(Att. A), 12-15-2008)

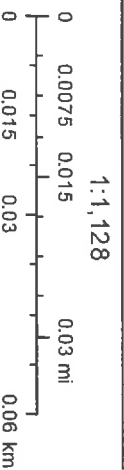
EXHIBIT I



April 26, 2016

Legend

- County Boundary
- Incorporated Areas
- Airport Environs Overlay (AEO)
- UGA Areas
- Water
- Tax Parcel Numbers
- Dirt Accounts
- Senior Citizen Accounts
- Mobile Home Only Accounts
- Building Only Accounts
- Mineral Resource Overlay (MRO)
- Tax Parcels



Data Accuracy Warning: All GIS data was created from available public records and existing map sources. Map features have been adjusted to achieve a best-fit registration. While great care was taken in this process, maps from different sources rarely agree as to the precise location of geographic features. Map discrepancies can be as great as 300 feet.

EXHIBIT J

Details for Parcel: P79588



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

Zoning Designation:

[Recorded Documents](#)

Documents scanned and recorded by the Auditor's office

Parcel Number	XrefID	Quarter	Section	Township	Range
P79588	4343-000-005-0003	04	30	35	02
Owner Information		Site Address(es)		Map Links	
JOHNSON ELTON L & JOHNSON DAPHNE E		3911 MALLARD PT		Open in iMap	
3911 MALLARD PT		Anacortes, WA (<i>Jurisdiction, State</i>)		Assessor's Parcel Map:	
ANACORTES, WA 98221		Zip Code Lookup | Site Address Information		PDF | DWF	
2015 Values for 2016 Taxes*		Sale Information		2016 Property Tax Summary	
Building Market Value	\$295,800.00	Deed Type	WARRANTY DEED	2016 Taxable Value	\$414,400.00
Land Market Value	+\$118,600.00	Sale Date	1996-04-24	General Taxes	\$4,104.44
Total Market Value	\$414,400.00	Sale Price	\$240,000.00	Special Assessments/Fees	
Assessed Value	\$414,400.00			Total Taxes	\$4,104.44
Taxable Value	\$414,400.00				

* Effective date of value is January 1 of the assessment year (2015)

Legal Description [Definitions](#)
(0.4200 ac) STITTWOOD NBR. 1 LT 5

*Land Use	(111) HOUSEHOLD, SFR, INSIDE CITY		WAC 458-53-030	
Neighborhood	(21A)VIEW) ANACORTES VIEW RESIDENTIAL			
Levy Code	0900	Fire District		
School District	SD103	Exemptions		
Utilities	PWR-U,WTR-P,SEW	Acres	0.42	
Improvement 1 Attributes Summary				
Building Style	1 STRY UNDEV BSMT			
Year Built	1982	Foundation	HILLSIDE - MODERATE	
Above Grade Living Area	2,180 Square Feet	Exterior Walls	SIDING	
Finished Basement	1977 Square Feet	Roof Covering	WOOD SHINGLE	
*Total Living Area	4,157 Square Feet	Heat/Air Conditioning	FORCED AIR	
Unfinished Basement	5 Square Feet	Fireplace	DOUBLE 2 STORY	
*Total Garage Area	576 Square Feet	Bedrooms	3	
Bathrooms	1 FULL BATH, 3/4 BATH			
For additional information on individual segments see Improvements tab				

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

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

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

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

Details for Parcel: P79587



Jurisdiction: ANACORTES
Please 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

P79587

XrefID

4343-000-004-0004

Quarter Section Township Range

04 30 35 02

Owner Information

MACY JAMES W & MACY LINDA S
3918 MALLARD POINT DR
ANACORTES, WA 98221

Site Address(es)

3918 MALLARD PT

Anacortes, WA (Jurisdiction, State)

[Zip Code Lookup](#) | [Site Address Information](#)

Map Links

[Open in iMap](#)

Assessor's Parcel Map:

[PDF](#) | [DWF](#)

2015 Values for 2016 Taxes*

Building Market Value \$386,700.00
Land Market Value +\$153,500.00
Total Market Value \$540,200.00
Assessed Value \$540,200.00
Taxable Value \$540,200.00

Sale Information

Deed Type WARRANTY DEED
Sale Date 2003-11-24
Sale Price \$398,000.00

2016 Property Tax Summary

2016 Taxable Value \$540,200.00
General Taxes \$5,350.43
Special Assessments/Fees
Total Taxes \$5,350.43

* Effective date of value is January 1 of the assessment year (2015)

Legal Description [Definitions](#)

STITTWOOD DIVISION NO. 1 LOT 4 TOGETHER WITH THE WEST 20 FEET OF LOT 3

*Land Use	(111) HOUSEHOLD, SFR, INSIDE CITY		WAC 458-53-030	
Neighborhood	(21A)VIEW) ANACORTES VIEW RESIDENTIAL			
Levy Code	0900	Fire District		
School District	SD103	Exemptions		
Utilities	PWR-U,WTR-P,SEW	Acres	0.39	
Improvement 1 Attributes Summary				
Building Style	1 STRY FIN BSMT			
Year Built	1982	Foundation	HILLSIDE - MODERATE	
Above Grade Living Area	2,395 Square Feet	Exterior Walls	SIDING	
Finished Basement	2390 Square Feet	Roof Covering	COMP	
*Total Living Area	4,785 Square Feet	Heat/Air Conditioning	FORCED AIR	
Unfinished Basement	649 Square Feet	Fireplace	SINGLE 1 STORY	
*Total Garage Area	1350 Square Feet	Bedrooms	3	
Bathrooms	2 FULL BATHS, HALF BATH			
For additional information on individual segments see Improvements tab				

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

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

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

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

17.06.915 - Yard, front.

"Front yard" means the open space between the building(s) and the front property line. "Required front yard" means an open space extending across the full width of the lot, the required depth of which shall be measured horizontally and at right angles from the front lot line to a line parallel thereto on the lot. (Ord. 2316 (part), 1994)

(Ord. 2794, § 1(Att. A) 12-15-2008)

17.06.920 - Yard, rear.

"Rear yard" means the open space between the building(s) and the rear property line. "Required rear yard" means an open space extending across the full width of the lot, the required depth of which shall be measured horizontally and at right angles from the rear property line to a line parallel thereto on the lot. (Ord. 2316 (part), 1994)

(Ord. 2794, § 1(Att. A), 12-15-2008)

17.06.925 - Yard, side.

"Side yard" means an open space between the principal building(s) and side property lines extending from the front yard to the rear yard. "Required side yard" means an open space extending along each side of the lot, the required depth of which shall be measured horizontally and at right angles from the side property line to a line parallel thereto on the lot. (Ord. 2316 (part), 1994)

(Ord. 2794, § 1(Att. A), 12-15-2008)

EXHIBIT K

17.06.395 - Home occupation.

"Home occupation" means an occupation conducted in a dwelling unit, provided that:

- A. No person other than members of the family residing the premises shall be engaged in such occupation;
- B. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than twenty-five percent of the floor area of the dwelling unit shall be used in the conduct of the home occupation;
- C. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation other than one sign, not exceeding two square feet in area, non-illuminated, and mounted flat against the wall of the principal building;
- D. No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall be met off the street and other than in a required front yard;
- E. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, hazardous waste, odors, or electrical interference detectable to normal senses off the lot, if the occupation is conducted in a single-family residence. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any normally-shielded radio or television receivers off the premises, or causes fluctuations in line voltage off the premises. (Ord. 2316 (part), 1994)

(Ord. 2794, § 1(Att. A), 12-15-2008)

17.40.110 - Sign setback requirements.

Except as provided in this title, signs and outdoor advertising structures where permitted shall be set back from the established right-of-way line of any street or highway at least as far as the required front yard depth for a principal use in such district except for the modifications in Sections 17.40.120 through 17.40.150. (Ord. 2316 (part), 1994)

(Ord. 2794, § 1(Att. A), 12-15-2008)

17.52.010 - General requirements.

Regardless of other provisions of this chapter, fences, walls, and hedges may be permitted in any yard or along the edge of any yard. In residential zones, no solid fence, wall, or hedge within or along the sides or front edge of any front yard, to the required depth of that yard, shall be over two feet six inches in height. Non-sight obscuring fences, walls or hedges in this required front yard setback area shall not exceed four feet six inches in height. Fences, walls or hedges in side and rear yards shall not exceed seven feet in height. In the nonresidential zones fences, walls or hedges in any yard shall not exceed seven feet in height. (Ord. 2557 (part), 2001; Ord. 2528 Att. A § 14, 2000; Ord. 2482 Att. A § 16 (part), 1999; Ord. 2316 (part), 1994)

EXHIBIT L

(Ord. 2794, § 1(Att. A), 12-15-2008)

17.52.050 - Retaining walls.

- A. **Building Permit.** A building permit is required for retaining walls or rockeries not exempted from permit by Section 105.2 of the International Building Code or the International Residential Code, Chapter 15.04 AMC.
- B. **Engineer.** Any rockery requiring a building permit shall be designed and inspected by a licensed engineer.
- C. **Drainage Control.** Drainage control shall be provided for the area behind the rockery.
- D. **Maximum Height in Required Yard—Cut Slopes.** No retaining walls or rockeries, or any combination of retaining walls or rockeries, to the extent used to protect a cut or cuts into existing grade within any required yard, shall exceed a total of twelve feet in height. All retaining walls and/or rockeries within a required yard shall be included in calculating the maximum height of twelve feet. Such retaining walls or rockeries, or combination of retaining walls or rockeries within a required side or rear yard, may be topped by a fence up to six feet in height or, if within any required front yard, by a fence up to four feet six inches in height per Section 17.52.010.
- E. **Maximum Height in Required Yard—Fill Slopes.** No retaining walls or rockeries, or any combination of retaining walls or rockeries, to the extent used to raise grade and protect a fill slope, shall exceed a total of seven feet in height within any required side or rear yard. All retaining walls and/or rockeries within any required side or rear yard shall be included in calculating the maximum height of seven feet. A fence or guardrail may be placed on top of such retaining wall or rockery, but in no event shall the height of the fence exceed four feet above the finished grade behind the retaining wall or rockery; provided, rockeries, retaining walls, fences, or any combination thereof in all residential zones, are limited to a maximum height of four feet six inches when within any required front yard.
- F. In the commercial district, central business district, and all residential districts, retaining walls are prohibited from being constructed of "ecology blocks," "Jersey barriers," and similar large-scale manufactured blocks generally used for highway and industrial construction. (Ord. 2528 Att. A, § 15, 2000)

(Ord. 2794, § 1(Att. A), 12-15-2008)

16.20.040 - Lots.

Each lot shall contain a building site which conforms to zoning regulations and regulations contained herein:

- A. No single lot shall be divided by a city or county boundary line;
- B. No single lot shall be divided by a public or private road right-of-way;
- C. Each lot shall abut a public or private road. Lot frontage on said roads shall not be less than thirty feet;
- D. Corner lots shall be of sufficient area to provide acceptable visibility for traffic safety;
- E. No lot shall have an average depth greater than five times its average width;
- F. Through lots are prohibited, except where essential, to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography or orientation.

(Ord. 2315 § 1 (part), 1994)

EXHIBIT M

17.70.190 - Designation of specific hazard areas.

- A. Erosion Hazard Areas. Erosion hazard areas are at least those areas identified by the U.S. Department of Agriculture's Natural Resources Conservation Service as having a "moderate to severe," "severe," or "very severe" rill and inter-rill erosion hazard. See WAC 365-190-080(4)(c).
- B. Landslide Hazard Areas. Landslide hazard areas are areas potentially subject to landslides based on a combination of geologic, topographic, and hydrologic factors. They include areas susceptible because of any combination of bedrock, soil, slope (gradient), slope aspect, structure, hydrology, or other factors. Example of these may include, but are not limited to the following:
1. Areas of historic failures, such as: See WAC 365-190-080(4)(d)(i).
 - a. Those areas delineated by the U.S. Department of Agriculture's Natural Resources Conservation Service as having a "severe" limitation for building site development,
 - b. Those areas mapped by the Washington Department of Ecology (Coastal Zone Atlas) or the Washington State Department of Natural Resources (slope stability mapping) as unstable (U or class 3), unstable old slides (UOS or class 4), or unstable recent slides (URS or class 5), or
 - c. Areas designated as quaternary slumps, earthflows, mudflows, lahars, or landslides on maps published by the U.S. Geological Survey or Washington State Department of Natural Resources;
 2. Areas with all three of the following characteristics: See WAC 365-190-080(4)(d)(ii).
 - a. Slopes steeper than fifteen percent,
 - b. Hillsides intersecting geologic contacts with a relatively permeable sediment overlying a relatively impermeable sediment or bedrock, and
 - c. Springs or groundwater seepage;
 3. Areas that have shown movement during the Holocene epoch (from ten thousand years ago to the present) or that are underlain or covered by mass wastage debris of that epoch; See WAC 365-190-080(4)(d)(iii).
 4. Slopes that are parallel to planes of weakness (such as bedding planes, joint systems, and fault planes) in subsurface materials; See WAC 365-190-080(4)(d)(iv).
 5. Slopes having gradients steeper than eighty percent subject to rock fall during seismic shaking; See WAC 365-190-080(4)(d)(v).
 6. Areas potentially unstable because of rapid stream inclusion, stream bank erosion, and undercutting by wave action; See WAC 365-190-080(4)(d)(vi).
 7. Areas that show evidence of, or are at risk from snow avalanches; See WAC 365-190-080(4)(d)(vii).
 8. Areas located in a canyon or on an active alluvial fan, presently or potentially subject to inundation by debris flows or catastrophic flooding; See WAC 365-190-080(4)(d)(viii).
 9. Any area with a slope of forty percent or steeper and with a vertical relief of ten or more feet except areas composed of consolidated rock. A slope is delineated by establishing its toe and top and is measured by averaging the inclination over at least ten feet of vertical relief. See WAC 365-190-080(4)(d)(ix).
- C. Seismic Hazard Areas. Seismic hazard areas are areas subject to severe risk of damage as a result of earthquake induced ground shaking, slope failure, settlement, soil liquefaction, lateral spreading, or surface faulting. One indicator of potential for future earthquake damage is a record of earthquake damage in the past. Ground shaking is the primarily affected by: See WAC 365-190-080(4)(e).
1. The magnitude of an earthquake;
 2. The distance from the source of an earthquake;
 3. The type of thickness of geologic structure.

Settlement and soil liquefaction conditions occur in areas underlain by cohesionless, loose, or soft-saturated soils of low density, typically in association with a shallow groundwater table.

EXHIBIT N

- D. Mine Hazard Areas. Mine hazard areas are those areas underlain by or affected by mine workings such as adits, gangways, tunnels, drifts, or airshafts, and those areas of probable sink holes, gas releases, or subsidence due to mine workings. Factors that should be considered include: proximity to development, depth from ground surface to the mine working, and geologic material. See WAC 365-190-080(4)(f)(ii).
 - E. Volcanic Hazard Areas. Volcanic hazard areas are areas subject to pyroclastic flows, lava flows, debris avalanche, and inundation by debris flows, lahars, mudflows, or related flooding resulting from volcanic activity. See WAC 365-190-080(4)(f)(i).
 - F. Tsunami Hazard Areas. Tsunami hazard areas are coastal areas and large lake shoreline areas susceptible to flooding and inundation as the result of excessive wave action derived from seismic or other geologic events. See WAC 365-190-080(3)(d).
 - G. Other Hazard Areas. Geologically hazardous areas shall also include areas determined by the [director] to be susceptible to other geological events including mass wasting, debris flows, rock falls, and differential settlement. (Ord. 2702 § 3 (part), 2005)
- (Ord. 2794, § 1(Att. A), 12-15-2008)

17.70.260 - Performance standards—Specific hazards.

- A. Erosion and Landslide Hazard Areas. Activities on sites containing erosion or landslide hazards shall meet the standards of performance standards—general requirements [Section 17.70.250] and the specific following requirements:
1. Buffer Requirement. A buffer shall be established from all edges of landslide hazard areas. The size of the buffer shall be determined by the planning director to eliminate or minimize the risk of property damage, death, or injury resulting from landslides caused in whole or part by the development, based upon review of and concurrence with a critical area report prepared by a qualified professional;
 - a. Minimum Buffer. The minimum buffer shall be equal to the height of the slope or fifty feet, whichever is greater,
 - b. Buffer Reduction. The buffer may be reduced to a minimum of ten feet when a qualified professional demonstrates to the planning director's satisfaction that the reduction will adequately protect the proposed development, adjacent developments, and uses and the subject critical area,
 - c. Increased Buffer. The buffer may be increased where the planning director determines a larger buffer is necessary to prevent risk of damage to proposed and existing development;
 2. Alterations. Alterations of an erosion or landslide hazard area and/or buffer may only occur for activities for which a hazards analysis is submitted and certifies that:
 - a. The development will not increase surface water discharge or sedimentation to adjacent properties beyond predevelopment conditions,
 - b. The development will not decrease slope stability on adjacent properties,
 - c. Such alterations will not adversely impact other critical areas;
 3. Design Standards. Development and land clearing within an erosion or landslide hazard area and/or buffer shall be designed to meet the following basic requirements unless it can be demonstrated that an alternative design that deviates from one or more of these standards provides greater long-term slope stability while meeting all other provisions of this title. The requirement for long-term slope stability shall exclude designs that require regular and periodic maintenance to maintain their level of function. The basic development design standards are:
 - a. The proposed development shall not decrease the factor of safety for landslide occurrences below the limits of 1.5 for static conditions and 1.2 for dynamic conditions. Analysis of dynamic conditions shall be based on a minimum horizontal acceleration as established by the current version of the Uniform Building Code,
 - b. Structures and improvements shall be clustered to avoid geologically hazardous areas and other critical areas,
 - c. Structures and improvements shall minimize alterations to the natural contour of the slope, and foundations shall be tiered where possible to conform to existing topography,
 - d. Structures and improvements shall be located to preserve the most critical portion of the site and its natural landforms and vegetation,
 - e. The proposed development shall not result in greater risk or a need for increased buffers on neighboring properties,
 - f. The use of retaining walls that allow the maintenance of existing natural slope area is preferred over graded artificial slopes, and
 - g. Development shall be designed to minimize impervious lot coverage;
 4. Vegetation Retention. Unless otherwise provided or as part of an approved alteration, removal of vegetation from an erosion or landslide hazard area or related buffer shall be prohibited;
 - 5.

Seasonal Restriction. Clearing shall be allowed only from May 1st to October 1st of each year provided that the city may extend or shorten the dry season on a case-by-case basis depending on actual weather conditions;

6. Utility Lines and Pipes. Utility lines and pipes shall be permitted in erosion and landslide hazard areas only when the applicant demonstrates that no other practical alternative is available. The line or pipe shall be located aboveground and properly anchored and/or designed so that it will continue to function in the event of an underlying slide. Stormwater conveyance shall be allowed only through a high-density polyethylene pipe with fuse-welded joints, or similar product that is technically equal or superior;
7. Point Discharges. Point discharges from surface water facilities and roof drains onto or upstream from an erosion or landslide hazard area shall be prohibited except as follows:
 - a. Conveyed via continuous storm pipe downslope to a point where there are no erosion hazards areas downstream from the discharge,
 - b. Discharged at flow durations matching predeveloped conditions, with adequate energy dissipation, into existing channels that previously conveyed stormwater runoff in the predeveloped state,
 - c. Dispersed discharge upslope of the steep slope onto a low-gradient undisturbed buffer demonstrated to be adequate to infiltrate all surface and stormwater runoff, and where it can be demonstrated that such discharge will not increase the saturation of the slope;
8. Subdivisions. The division of land in landslide hazard areas and associated buffers is subject to the following:
 - a. Land that is located wholly within a landslide hazard area or its buffer may not be subdivided. Land that is located partially within a landslide hazard area or its buffer may be divided provided that each resulting lot has sufficient buildable area outside of, and will not affect, the landslide hazard or its buffer,
 - b. Access roads and utilities may be permitted within the landslide hazard area and associated buffers if the city determines that no other feasible alternative exists.
9. Prohibited Development. On-site sewage disposal systems, including drain fields, shall be prohibited within erosion and landslide hazard areas and related buffers.
- B. Seismic Hazard Areas. Activities proposed to be located in seismic hazard areas shall meet the standards of performance standards—general requirements [Section 17.70.250].
- C. Mine Hazard Areas. Activities proposed to be located in mine hazard area shall meet the standards of performance standards—general requirements [Section 17.70.250] and the specific following requirements:
 1. Alterations. Alterations of a mine hazard area and/or buffer are allowed, as follows:
 - a. All alterations are permitted within a mine hazard area with a low potential for subsidence,
 - b. Within a mine hazard area with a moderate potential for subsidence and at coal mine by-product stockpiles, all alterations are permitted subject to a mitigation plan to minimize risk of structural damage using appropriate criteria to evaluate the proposed use, as recommended in the hazard analysis, and
 - c. Within a mine hazard area with a severe potential for subsidence only those activities allowed in accordance with Section 17.70.220 of this chapter will be allowed.
 2. Subdivisions. The division of land in mine hazard areas and associated buffers is subject to the following:
 - a. Land that is located within two hundred feet of a mine hazard area with a severe potential for subsidence may not be subdivided. Land that is located partially within a mine hazard area may be divided provided that each resulting lot has sufficient buildable area that is two hundred feet away from the mine hazard area with a severe potential for subsidence. Land that is located within a mine hazard area with a low or moderate potential for subsidence may be subdivided,
 - b. Access roads and utilities may be permitted within two hundred feet of a mine hazard area with a moderate or severe potential for subsidence if the city determines that no other feasible alternative exists.

3. Reclamation Activities. For all reclamation activities, including grading, filling, and stockpile removal, as-built drawings shall be submitted to the city in a format specified by the planning director.
- D. Volcanic and Tsunami Hazard Areas. Activities on sites containing areas susceptible to inundation due to volcanic or tsunamis hazards shall require an evacuation and emergency management plan. The city may use the performance standards for coastal high hazard areas (see Article II, Frequently flooded areas) as guidance in reviewing new structures proposed in volcanic and tsunami hazard areas.
- E. Other Hazard Areas. Activities on sites containing or adjacent to volcanic, tsunamis, or other geologically hazardous areas, shall meet the standards of performance standards—general requirements [Section 17.70.250]. (Ord. 2702 § 3 (part), 2005)
- (Ord. 2794, § 1(Att. A), 12-15-2008)

17.06.595 - Open space.

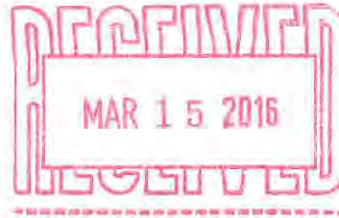
"Open space" means that part of a property which is unobstructed by structures from the ground upward. (Ord. 2316 (part), 1994)

(Ord. 2794, § 1(Att. A), 12-15-2008)

March 15, 2016

To: City of Anacortes PCED

From: Mary Vickers
219 Haddon Rd.
Anacortes, WA. 98221



Concerning the Application Proposal on Haddon Road Anacortes, WA. Section 30; Township 35 North; Range 02 East; Willamette Meridian (Parcel #; P33048).

I was very concerned about 9 homes being built across the street from me, but now the new plan is 13. The South side of Haddon Rd. is County and we all have close to an acre lots. 13 homes are not going to fit in with the neighborhood. If they have to build, why not 5 homes?

Whistle Lake Road and Haddon Road is not very wide. How can it support all the extra traffic? There are many people walking and jogging on these country roads and there are no shoulders for them to do it safely. Even if they widen Haddon where the project is the rest of the area is not able to have all the extra cars daily coming and going.

Who is going to maintain the road? City? or County?

What about fire or law enforcement? Is that going to be county or city?

If they are going to clear cut the trees down what is going to happen to the hill side below to the east. Who is responsible for making sure the hillside isn't going to suffer. A lot of water runoff from the hill down to the highway now. What is going to happen when there are fewer trees?

I am concerned about water problems we have south of the water tank on Whistle Lake Road. The pressure is terrible and that needs to be fixed, what happens if the water line cannot handle the pressure. Who is going to be responsible for that? What happens if the line on my property cannot handle the new pressure if they increase it? Adding 13 homes is only going to make the pressure worse if they are going to use the existing method we get water now. In past meetings the city and contractor said this would be fixed but I want to make sure it is known as a concern with the new proposal of more homes.

Sincerely
Mary Vickers

ATT. Don Measamer

I wish to become a Party of Record on File Number: **PUD-2016-0001** (Haddon Road).

In the November, 2015 edition of “Fidalgo Living” a resident of Haddon Road, is quoted as saying:

When we went house hunting we wanted to feel like we lived in the Northwest. We were so lucky to find the perfect place on an acre, surrounded by other houses on an acre and bordering a ten-acre piece of a wooded mountain. We feel like we are in the country with horses in pastures across the street and the woods in front of us but we are a mile from the center of town – a perfect combination.

She has succinctly expressed the pleasure the inhabitants of this R1 zone find in their pastoral setting. Currently this rural zone has minimum lot sizes of 15,000 square feet. However, if a developer creates a PUD (Planned Unit Development), for some absolutely unfathomable and ludicrous reason, he is allowed to carve out lots half this size! I can think of no coherent argument in favor of corrupting established zoning regulations in a rural area. This is indeed a nightmarish “gotcha” for the people who have moved to Haddon Road explicitly to avoid the density and traffic issues of the more urban zones.

There is an abundance of residential building lots throughout Anacortes. Many large lots in R2 and R3 are suitable for infill and division. Nevertheless there has been an alarming trend in the numbers of PUDs and Short Plats filed in 2015 and 2016 including West 10th, 48 North, 12th & D, and Haddon Road.

After their first convoluted PUD for nine houses was rejected in 2015 based on many areas of non-compliance, the Haddon Road applicants have come back with a vengeance and are now demanding a total of thirteen lots! “Allen Family Investments” is doing no favors for the city of Anacortes. This is not affordable housing as they claimed in their first public hearing. In their quest to maximize

profits, their PUD will have a long lasting negative impact on this tranquil neighborhood.

The residents of Anacortes deserve better. Diversity in our residential zones should be maintained! Zoning Regulations should be upheld as they are a home owners only defense against the voracious appetite of builders who hold themselves as privileged “entrepreneurs.” In reality they are opportunists who profit at the expense of others - in this case, the residents of Haddon Road, an R1 Zone.

Please reject the application by Allen Family Investments: PUD -2016-0001.

Respectfully submitted,

Patricia Young pcyoungretired@yahoo.com 360 333 2612

2219 32nd Street Anacortes, WA 98221

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Cricchio, Kevin

From: Phyllis & Ivar Dolph <pidolph@frontier.com>
Sent: Tuesday, March 15, 2016 3:00 PM
To: Measamer, Don; Cricchio, Kevin
Subject: Haddon Road PUD and its Trees

Phyllis Dolph March 14, 2016
2320 26th St
Anacortes, WA
98221

RE: Haddon Road PUD Project and its Trees:

First, I would refer you to the Anacortes Municipal Code on the Tree Preservation Ordinance.
"16.50.010 - Purpose.

A.

Promote the preservation and growth of healthy, vigorous trees in the city of Anacortes. The known benefits associated with trees and tree cover include, but are not limited to: the filtration of groundwater; the reduction of surface water runoff; flood control; the provision of fish and wildlife habitat; the maintenance of water quality; the cleansing of the air; the abatement of noise; and the conservation of energy.

B.

Recognize that healthy older trees provide substantially more canopy and benefits than newly planted trees."

I cannot understand how this building project can be approved. To put 13 homes "cheek to cheek", on only the extreme west end of a 5 acre site seems out of place where, in that same general area, there are large acreages with horse barns. I doubt neighbors will welcome this tight housing development. Furthermore, and most importantly, with its Steep Geologically Hazardous Critical Slope and a Wetland, I think too many trees and the wetland itself, are endangered because of the too many homes planned for this site.

Trees are important for the healthy maintenance of the wetland. They provide shade, nesting, foods, and protective cover for birds and small animals which also use the wetland. The Wetland must be protected, as well as the Critical Slope. See AMC Code 16.50.060, A 10. Trees have roots which maintain the soil and the fungi which sustain them. Trees drink up the water in the soil and maintain soil health. Their limbs provide the sustenance for those roots. These things are important. I am particularly concerned about the mature trees on the critical slope which is identified as a geologically hazardous zone. Note in the AMC code 16.50.060; C4: "Encircle trees to be saved with an orange fence with signs "to be saved ". The roots of these well established trees will absorb water, preventing erosion down the hill to the area which abuts Highway 20 and the Stittwood subdivision. These trees should remain whole and complete, e.g. that they not be either removed or topped. AMC Tree Preservation Code: 15.030 on Topping: "'Topping" means a pruning cut to the main stem of a mature tree. Such cuts can result in serious decay and/or forcing out growth of weakly attached upright sprouts below the cut. Topping also results in permanent alteration of tree architecture. For the purposes of this chapter, topping shall be treated the same as tree removal." A window for a view, cut by a certified arborist, might be o.k., but nothing more. Furthermore, the arborist (see AMC Tree Preservation Code:16.50.030: Arborist) should be required to assess whether even cutting a window would harm the trees in any way at all, especially on that hazardous slope. This is important. There also should be firm rules or laws which prevent home owners from removing, topping, or pruning trees on the critical slope at any time, now or into the future.

I recommend that the number of homes built be reduced and that the large, mature trees on the north border be saved and their root zones be protected from heavy construction vehicles driving over them. See AMC: "A root protection plan is required; see Section 16.50.130." There are at least 12 to 14 trees which should be saved there. I recommend that other trees between the houses be saved as well, so that instead of the whole area being clear cut, remaining trees will not be subjected to tree failure by wind-throw. Although it is more difficult for the builder, the project will be more beautiful and the wetland and critical slope, more healthy, and provides Backyard Wildlife Habitat. Also, perhaps if Haddon Road is NOT widened, this could be made even more possible, and I dare say that the neighbors might prefer it to be not widened.

I think it is important for the City to assess what the neighbors on Haddon Road want as well as the surrounding area where there are horses. After all, is our city trying to please one developer or the many people who actually live there? Are we a city which says, "who cares about residents?" and "we only care about buttering the developers' bread", or are we a city which will protect nature's habitat, its beauty, and the happiness of residents who already live here? Does a tight development such as this one is reported to be, belong where there are wide lots nearby, some with horses?

respectfully yours,

Phyllis Dolph
2320 26th St
Anacortes, WA
98221

March 15, 2015

Mr. Kevin Cricchio, AICP, Associate Planner; City of Anacortes
P.O. Box 547
Anacortes WA 98221

City of Anacortes Planning Commission

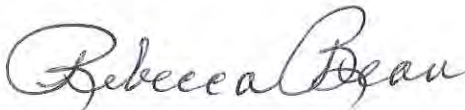
To all concerned;

Please accept this letter of comment regarding the proposed Haddon Road P.U.D. into the record.

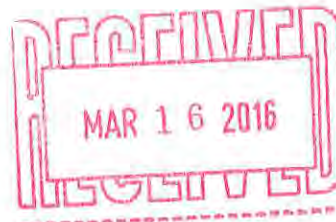
After reviewing all the application materials for the proposed P.U.D. and the A.M.C.s relating to a P.U.D. I believe there are both perversions and violations to those codes which should result in denial of the application.

Additionally, I assert that a high density P.U.D. Is inarguably inappropriate for this semi-rural, low density neighborhood and there is no convincing justification for allowing it. I would recommend the development of the subject property be restricted to the 4 or 5 houses that could be built on the usable portion of the property and are allowable in this R1 zone. This is a resolution that supports the owners right to develop and profit from their investment while having the minimum negative impact of the entire area.

Respectfully,



Rebecca Bean
4315 Whistle Lk. Rd.
Anacortes, WA 98221



COMMENT

REQUEST FOR PRELIMINARY PLAT

PLANNED UNIT DEVELOPMENT

SEPA ENVIRONMENTAL REVIEW

HADDON ROAD, PARCEL NO. P33048

PUD-2016-001

ANACORTES RESIDENTS ARE NOT BEING WELL SERVED WITH
RESPECT TO THE ADMINISTRATION OF LAND USE REGULATIONS

The “purpose” of land use regulation is to: protect the general public health, safety, and welfare; encourage the most appropriate and compatible uses of land; provide efficient and safe traffic flow and sufficient parking spaces for all users; provide adequate light, air, access and privacy; provide for safety from fire and other dangers; allocation of sufficient land for all uses within the community; conserve the city’s natural resources and attractions.

https://www.municode.com/library/wa/anacortes/codes/code_of_ordinances?nodeId=TIT17ZO_CH17.04GEPR_17.04.020TIPU

The provisions of the code and all the proceedings there under are to be construed with a view to affect their object and promote justice.

https://www.municode.com/library/wa/anacortes/codes/code_of_ordinances?nodeId=TIT1GEPR_CH1.04GEPR_1.04.080CO

No use or structure shall be established, substituted, expanded, constructed, altered, moved, maintained, or otherwise changed except in conformity with the code. All land uses and development authorized by Title 17 shall comply with all other regulations and or requirements of the Title as well as any other applicable local, state or federal law. Where a difference exists between the Title and other applicable regulations, the most restrictive requirements shall apply.

https://www.municode.com/library/wa/anacortes/codes/code_of_ordinances?nodeId=TIT17ZO_CH17.04GEPR_17.04.050COTIRE

These provisions date back decades, in some cases many decades. Past legislators are to be credited with the foresight and wisdom to have created, albeit

in some cases confusing and difficult, a system of laws designed to protect “the public’s health, safety and welfare. That thread, that theme, runs throughout the Anacortes Municipal Code. The role of the administrative side of government is to enforce the law-to make the foresight and wisdom of the public’s legislative representatives real.

We do not seem to have administrative staff, who fundamentally understand that their role is to enforce the law set forth by the elected legislative branch of City government or for that matter the staff with the capacity to know, or find, the applicable law and apply that law in an even handed manner consistent with the public purpose of our land use regulations. We do not seem to have administrative staff who are willing to avoid the presumption that every development application is a good project and must be approved.

It is not unreasonable to expect staff to memorize the details of the code. There was a time when ordinary grocery store clerks were expected to know the price of every item in the inventory. Auto parts store employees were expected to know multi-digit part numbers and prices for hundreds of items. Warehouse employees come to instinctively know the locations of every storage item. Actors memorize pages of dialogue. Staff within the planning department should know at least the structure of the entire AMC and be so well versed in relevant titles that they know immediately what issues are involved in any given application and know precisely what sections govern. Where there is ambiguity, they should know what sections answer that ambiguity.

Furthermore we don’t seem to have staff with the intellectual discipline to understand their duty to the public and know how that duty must control their relationships with applicants. The proof is the totally inadequate and perfunctory narrative the applicant submitted to satisfy AMC 16.40.060. Apparently, applicants have come to learn that they need not take the code seriously.

This application does not meet the minimum requirements for approval, and does not conform to the intent of the chapter governing PUD applications or Title 17 governing development in R1 zone or Title 16 governing subdivision plats. The application should have been rejected administratively pursuant to AMC 16.04.060(B)

https://www.municode.com/library/wa/anacortes/codes/code_of_ordinances?nodeId=TIT16SU_CH16.40PLUNDE_16.40.060PRPUDEPL

I. If a PUD is applied for in the R1 zone, the density of that portion, the PUD, shall not exceed four units per gross acre and all development standards of the R2 zone shall apply including street and utility improvements.

https://www.municode.com/library/wa/anacortes/codes/code_of_ordinances?nodeId=TIT17ZO_CH17.38REDIR1_17.38.070MADE

The applicant picks and chooses among the requirements for the R1 zone, R2 zone and PUD provisions to maximize his economic advantage. But that is not what our legislators envisioned. The applicant must meet minimum standards for a PUD and all of the standards for the R2 zone including street and utility improvements and applicable provisions of Title 16. And where the standards conflict then the more restrictive standard applies. Thus:

A. The applicant provides for no “open spaces” as required for a PUD. Per AMC 16.40.102 open space requirements “shall” be equivalent to that set out in AMC 16.020.100(B) and land totally unsuited for building because of topography may not be included. Nor do street right of ways or parking areas qualify as open spaces. One- tenth of the combined area of lots one acre or less in size shall be dedicated to the public for parks, open spaces or playgrounds.

https://www.municode.com/library/wa/anacortes/codes/code_of_ordinances?nodeId=TIT16SU_CH16.20DEIMST

https://www.municode.com/library/wa/anacortes/codes/code_of_ordinances?nodeId=TIT16SU_CH16.40PLUNDE_16.40.102COOPSP

B. The application fails to meet R2 street standards on Haddon Road. The AMC “mandates” by the use of the word “shall” R2 street standards. The right of way must be at least 50’ wide, pavement width must be 32’ with curbs and gutters and sidewalks. It is not for staff to come up with some accommodation in the face of the word “shall.” There are procedures for a variance. But absent such procedure it is not for staff to just make something up especially in the name of “rural” development where the development represents 13 homes concentrated on such a small geographic area.

http://www.cityofanacortes.org/docs/Engineering/2011EDSStandards/Chapters/Chapter_3__Streets.pdf

C. The proposed lots fail to meet the required “frontage” requirements specified for the R2 zone and the use of an “easement” to satisfy the requirement requires a conditional use permit. The applicant has chosen to ignore the requirement. AMC 17.36.110 is a mandatory R2 standard.

https://www.municode.com/library/wa/anacortes/codes/code_of_ordinances?nodeId=TIT17ZO_CH17.36REDIR2_17.36.110STIM

The applicant states in the narrative that “all lots” provide a minimum of 30’ of frontage. Not so. Lots 9-12 are sickle shaped lots with one end connected to the cul-de-sac by a 30’ frontage. But Lots 10-12 all have “easements onto adjacent lots in order to access the cul-de-sac. Lots 2, 3, 6 and 7 are flag lots with only 12’ of land adjacent to Haddon Rd. The plan describes these “poles” of the flag lots as “access easements.” But use of these “access easements” requires a CUP.

The standards for a CUP are set forth in AMC 17.10.100.

https://www.municode.com/library/wa/anacortes/codes/code_of_ordinances?nodeId=TIT17ZO_CH17.10BOADPLCOCOUS_ARTIPLCO_17.10.100COUSPEEXBEBRES

No fair minded reviewer could possibly apply CUP standards and conclude that access easements could substitute for true “frontage” in this portion of the R1 zone.

D. The application violates the R2 setback requirements. Per 17.36.060, front setback is a minimum of 20’, rear setback is a minimum of 20’, and the minimum side yard setback is 5’ on one side with a combined minimum of 15’.

https://www.municode.com/library/wa/anacortes/codes/code_of_ordinances?nodeId=TIT17ZO_CH17.36REDIR2_17.36.060MISERE

On lots 2, 3, 6 and 7 the applicant treats the east and west sides of the lot as the side yards with at total of 15’ of setback. One of the other two sides is only 10’ rather than 20’ violating the setback requirements of the R2 zone. Lot 9 violates the setback rule in that the north side rear yard setback of 20’ but the opposite front yard setback is only 5’ rather than the required 20’.

E. The application violates *16.20.040.e*- “No lot shall have an average depth greater than five times its average width.” Lots #9, 10 and 11 mathematically fail this test. Are we to quibble over what is width and depth? No. Remember AMC 1. 04.080. Provisions are to be construed to affect their purpose.

https://www.municode.com/library/wa/anacortes/codes/code_of_ordinances?nodeId=TIT16SU_CH16.20DEIMST_16.20.040LO

CONCLUSION

This application should have been rejected without the necessity of scheduling public comment and quasi-judicial hearings. Likewise the earlier Haddon Rd. application that subdivided wetlands should have been simply rejected. The public should not be required to serve as the policeman. We rely upon public employees to serve that role. Trying to put high density housing in the R1 zone is simply a mistake. Trying to create a PUD on the limited buildable acreage requiring modifications to density and lot size as well as a super majority vote of the City Council is also a mistake. The problem is that applicants have evidently come to expect cursory reviews. That simply must change.

Vernon Lauridsen 2219 32nd Street, Anacortes.

EXHIBIT #7:

AGENCY & DEPARTMENT COMMENTS RECEIVED



SKAGIT COUNTY PUBLIC WORKS DEPARTMENT

1800 Continental Place, Mount Vernon, WA 98273-5625
(360) 416-1400 FAX (360) 336-9478

MEMORANDUM

TO: Kevin Cricchio, Anacortes Planning, Community & Economic Development
FROM: Shane Whitney, Engineering Technician
RE: Proposed PUD by Tom Allen off Haddon Road
DATE: May 27, 2016

Skagit County Public Works has reviewed the above referenced development application and offers the following comments:

1. The 2 new shared access roads will need to obtain commercial access permits prior to construction. Access aprons shall be constructed to County standards.
2. Electronic record drawings will be required for all the roadway improvements made to the County road and within the right-of-way.
3. The lots that do not share access will need to get an access permit from Skagit County when they submit for a building permit for the residence. This item does not need to be completed prior to plat approval and is an informational comment.
4. Haddon road will need to be widened to a 24 foot wide driving surface. A 28 foot wide hard surface will be required for the frontage of the property. The cul-de-sac will need to be improved to a 45 foot radius. A separated pedestrian path will need to be constructed per City of Anacortes requirements.
5. A right-of-way permit will be required. Construction plans for the improvements shall be prepared by a civil engineer currently licensed in the State of Washington.
6. The construction in the right-of-way will require certification by the engineer that all items have been built in concordance with the approved construction plans. See section 12 of the Skagit County Road Standards.

If you have any questions please feel free to contact Shane Whitney at 360-416-1428 or e-mail shaneww@co.skagit.wa.us.

Cricchio, Kevin

From: Hoxie, Robert
Sent: Tuesday, May 24, 2016 2:22 PM
To: Cricchio, Kevin
Subject: RE: addresses

Haddon Road Plat for Allen

LOT#	ADDRESS
1	220 Haddon Road
2	218 Haddon Road
3	216 Haddon Road
4	212 Haddon Road
5	210 Haddon Road
6	208 Haddon Road
7	206 Haddon Road
8	204 Haddon Road
9	120 Haddon Road
10	118 Haddon Road
11	116 Haddon Road
12	114 Haddon Road
13	112 Haddon Road

From: Cricchio, Kevin
Sent: Tuesday, May 24, 2016 2:19 PM
To: Hoxie, Robert
Subject: RE: addresses

Missing lot 13

Kevin Cricchio, AICP
Associate Planner
Department of Planning, Community, & Economic Development
City of Anacortes
(360) 630-6270

From: Hoxie, Robert
Sent: Tuesday, May 24, 2016 2:16 PM
To: Cricchio, Kevin <kevinc@cityofanacortes.org>
Subject: RE: addresses

Haddon Road Plat for Allen

LOT#	ADDRESS
1	220 Haddon Road
2	218 Haddon Road

3	216	Haddon Road
4	212	Haddon Road
5	210	Haddon Road
6	208	Haddon Road
7	206	Haddon Road
8	204	Haddon Road
9	120	Haddon Road
10	118	Haddon Road
11	116	Haddon Road
12	114	Haddon Road

From: Cricchio, Kevin
Sent: Tuesday, May 24, 2016 1:30 PM
To: Hoxie, Robert <robh@cityofanacortes.org>
Subject: addresses

Rob,

Addresses please for a 13 lot PUD proposed off of Haddon Road. Parcel #: P33048

Thanks

Kevin Cricchio, AICP
Associate Planner
Department of Planning, Community, & Economic Development
City of Anacortes
(360) 630-6270

Cricchio, Kevin

From: Kim.Carpenter@skagitpud.org
Sent: Wednesday, May 11, 2016 12:54 PM
To: Cricchio, Kevin
Subject: Re: PUD-2016-1001, Haddon Road 13 Lot Plat & PUD

Mr. Cricchio

The District is in receipt of your email dated 05/11 regarding the above referenced subject.

Your email has been forwarded to our Engineering Department for response.

Should you require additional assistance, please contact us.

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"
To: "Shane W. Whitney", "SEPAUNIT@ECY.WA.GOV", "stormer@wsdot.wa.gov", "Clark, Dennis (DNR)", "Doug.Thompson@dfw.wa.gov", "Bob.Fritzen@ecy.wa.gov", "TeamMillCreek@dfw.wa.gov", "Kaehler, Gretchen (DAHP)", "Jackie Ferry", "brandonb@co.skagit.wa.us", "dalep@co.skagit.wa.us", "ddigges@skagittransit.org", "Miller, Mark", "Ronald.j.wilcox@usace.army.mil", "lcampbell@swinomish.nsn.us", "thyatt@skagitcoop.org", "Todd Woodard", "sschuyler@UPPERSKAGIT.com", "Jenkins Dossen", "masmundson@nwcleanair.org", "PUD@skagitpud.org", "vwellington@asd103.org", "elizabeth.bartlett@pse.com", "jane.major@pse.com", "McCamant, Ted", "bobh@mountvernonwa.gov"
Cc: Development Review Group, "Fox, Rebecca", "Franz, John", "Buckenmeyer, Fred"
Date: 05/11/2016 12:36 PM
Subject: PUD-2016-1001, Haddon Road 13 Lot Plat & PUD

5-11-16

RE: PUD-2016-1001, Haddon Road 13 Lot Plat & PUD

Good afternoon everyone. Attached hereto is a comment form, revised notice of application and hearing, project narrative, permit application, SEPA checklist, wetland report, cultural resource survey /report, drainage report, tree preservation plan, traffic impact analysis /report, updated geotechnical report, open space plan, landscape plan, & plat map. The applicant recently revised a previous submittal to permit a 13 lot plat & PUD off of Haddon Road located in Anacortes, WA. Additionally, several code modification(s) are also proposed. The subject parcel # is P33048.

Please provide any conditions or requirements to me no later than 5:00 PM on May 25, 2016. If you have any questions, please let me know. Thank you.

Kevin Cricchio, AICP

Associate Planner

Department of Planning, Community, & Economic Development

City of Anacortes

(360) 630-6270

[attachment "PUD-2016-1001, Haddon Road Plat & PUD Combined 5-10-16 Submittal -R.pdf" deleted by Kim Carpenter/Skagitpud]

Back to Planning
5/14/16



Development Review Group (DRG)

Name of Applicant: Tom Allen

Brief Description: Haddon Road 13 Lot Preliminary Plat & PUD, PUD-2016-1001

Please initial if approved and/or include your comments:

Street Department: B.L.

Comments:

We are concerned about the 10" storm line. We have had two overflow problems already. Should this be upgraded?

Water Department: JN

Comments:

OK

Solid Waste: M.K.

Comments:

OK

Sandi Andersen: SA

Comments:



ANACORTES PUBLIC WORKS DEPARTMENT

Steven Lange, Project Manager

P.O. BOX 547, ANACORTES, WA 98221

E-MAIL: stevel@cityofanacortes.org

PH(360) 293-1920

FAX(360) 293-1938

Memo

Date: November 18, 2015

To: Shane Whitney, Skagit County Public Works Department

From: Steven Lange

Subject: Haddon Road Design – Proposed Haddon Road 13-Lot Planned Unit Development

cc: Don Measamer, Libby Grage, Kevin Cricchio, Eric Shjarback, Fred Buckenmeyer

This memo is a follow up to our meeting regarding the improvement requirements for Haddon Road, east of Whistle Lake Road.

- At the east end of Haddon Road, there will be a full sized Cul-de-Sac, designed to City of Anacortes Standards.
- Haddon Road, east from Whistle Lake Road, will be widened to a width of 24-feet, per Skagit County Public Works Road Standard for "Rural Local Access Roadway Section ADT Under 251 Figure B-2".
- It may be necessary to narrow a portion of the roadway to avoid topographic constraints, such as large transmission power poles.

In an effort to retain the rural streetscape of Haddon Road, the City of Anacortes will require additional improvements.

- A 28-foot wide paved road across the frontage of the proposed Planned Unit Development, with a minimum 25-foot road length transition to the west, and;
- A 6-foot minimum paved pedestrian path across the frontage of the proposed Planned Unit Development along the north side. Located 6-feet from the edge of the asphalt of Haddon Road, and;
- An offset 6-foot wide paved pedestrian path from the westerly edge of the proposed Planned Unit Development to the intersection of Whistle Lake Road, and;
- If the pedestrian path is placed adjacent to the roadway, then an 8-foot wide pedestrian path is recommended.

Thanks,

Steven Lange
Project Manager



• Water • Wastewater • Streets • Storm Drainage • Engineering • Solid Waste
• Transportation • Equipment • Capital Projects • Development Services



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

March 15, 2016

Mr. Kevin Cricchio
Associate Planner
City of Anacortes
PO Box 547
Anacortes, WA98221

In future correspondence please refer to:

Project Tracking Code: 2016-03-01738

Property: Haddon Road 13 Lot Preliminary Plat & PUD-2016-0001

Re: Archaeology - Survey Requested

Dear Mr. Cricchio:

Thank you for your correspondence and supporting documentation to the Department of Archaeology and Historic Preservation (DAHP). The project area has a high potential for containing archaeological resources. Please be aware that archaeological sites are protected from knowing disturbance on both public and private lands in Washington States. Both RCW 27.44 and RCW 27.53.060 require that a person obtain a permit from our Department before excavating, removing, or altering Native American human remains or archaeological resources in Washington. Failure to obtain a permit is punishable by civil fines and other penalties under RCW 27.53.095, and by criminal prosecution under RCW 27.53.090.

Chapter 27.53.095 RCW allows the Department of Archaeology and Historic Preservation to issue civil penalties for the violation of this statute in an amount up to five thousand dollars, in addition to site restoration costs and investigative costs. Also, these remedies do not prevent concerned tribes from undertaking civil action in state or federal court, or law enforcement agencies from undertaking criminal investigation or prosecution. Chapter 27.44.050 RCW allows the affected Indian Tribe to undertake civil action apart from any criminal prosecution if burials are disturbed.

Identification of archaeological resources during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. We request a professional archaeological survey of the project area be conducted prior to ground disturbing activities. The completed survey should be submitted to DAHP and the interested Tribes for review prior permitting the project. We also recommend consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.



Thank you for the opportunity to comment on this project and we look forward to receiving the survey report. Should you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gretchen Kaehler", with a long horizontal flourish extending to the right.

Gretchen Kaehler
Assistant State Archaeologist, Local Governments
(360) 586-3088
gretchen.kaehler@dahp.wa.gov

cc. Jackie Ferry, THPO, Samish Tribe
Scott Schuyler, Cultural Resources, Upper Skagit Tribe
Kerry Lyste, Cultural Resources, Stillaguamish Tribe
Tara Duff, Cultural Resources Director, Stillaguamish Tribe
Josephine Peters, Cultural Resources, Swinomish Tribe

PW Conditions PW#16-017-DEV:

Paperwork:

1. A clearing and grading plan consistent with City requirements shall be submitted by the applicant for review and approval by the City of Anacortes Planning\Building and Public Works Departments prior to any construction activities taking place on or off-site.
2. A 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. Construction activities may require an NPDES Construction Storm Water Discharge Permit issued by the Department of Ecology prior to any construction activities taking place on or off-site.
4. Clearing activities may require a logging permit issued by the Department of Natural Resources prior to construction activities taking place on or off-site.
5. This project is required to obtain proper permits from Skagit County Public Works Department for all work on Haddon Road, east of Whistle Lake Road.
6. All Public Easements shall be 20-feet in width as identified in the Anacortes Municipal Code Section 16.20.090 – Easements. Any future encroachments into the easements by the adjacent properties shall be required to apply for an encroachment agreement (AMC – 12.30) from the City of Anacortes Public Works Department.
7. All Public structures shall have vehicular access, including but not limited to: 1) A 12-foot minimum width access road (STR-12) with an approved all-weather surface asphalt road, or other approved Low Impact Development Best Management Practice design, 2) Meeting the minimum structural requirements (STR-15.2) for Access Road approved by the City of Anacortes.
8. 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.
9. Street lighting is be required (AMC 16.20.060). Street lighting shall be LED and shall limit glare and/or emission of light downward to the street and front yard areas. Street lighting will be installed per PSE Schedule 53, Option “B”. Lighting fixtures and design shall be approved by the Public Works Director. Shields may be necessary to reduce impacts to adjacent properties.

10. Mailbox locations shall be reviewed and approved by the City of Anacortes Public Works Department and the U.S. Postal Service.
11. Sanitation, recycling and compost collection will be at curb side of each parcel serviced.
12. Utilities, as identified in Anacortes Municipal Code 16.20.080 are required to be extended and to serve the development.
13. Engineering and Inspection fees in the amount of \$500.00, plus 2% of the total estimated construction cost shall be due upon civil plan approval. No construction activity is allowed until the construction plans are approved, all fees have been paid and a preconstruction conference held.
14. Prior to the final plat approval, all infrastructure improvements shall be completed as required by the City of Anacortes Public Works Director and a 2-year Maintenance Bond in place. The 2-year Maintenance Bond is 10% of the actual construction cost.

Water:

15. Fire Hydrants are to be located as approved by the City of Anacortes Fire Chief. Fire flows shall be addressed in a manner acceptable to the Fire Chief and the City of Anacortes Public Works Department.
16. This project is required to construct waterline improvements to provide for higher water pressure to the development. This includes, but is not limited to, the following:
 - Designed to allow for future extension to the west and south of the intersection of Haddon Road and Whistle Lake Road.
 - A PRV station is required and shall be designed and installed at a location that is approved by the City of Anacortes Public Works Department.
 - If the water pressure increase to or above 80 PSI, the developer shall install all private pressure reducing valves on existing residential services.

Storm Drainage:

17. Storm water conveyance both on-site and off-site shall comply with City Storm drainage requirements.
18. The developer shall provide suitable drainage facilities for any surface run-off affecting the subdivision, per Anacortes Municipal Code 16.20.070.

Site-Frontage:

19. Haddon Road Improvements shall be per the Memo dated, November 18, 2016 to Shane Whitney of the Skagit County Public Works Department. Insert portion of the memo below:

This memo is a follow up to our meeting regarding the improvement requirements for Haddon Road, east of Whistle Lake Road.

- At the east end of Haddon Road, there will be a full sized Cul-de-Sac, designed to City of Anacortes Standards.
- Haddon Road, east from Whistle Lake Road, will be widened to a width of 24-feet, per Skagit County Public Works Road Standard for "Rural Local Access Roadway Section ADT Under 251 Figure B-2".
- It may be necessary to narrow a portion of the roadway to avoid topographic constraints, such as large transmission power poles.

In an effort to retain the rural streetscape of Haddon Road, the City of Anacortes will require additional improvements.

- A 28-foot wide paved road across the frontage of the proposed Planned Unit Development, with a minimum 25-foot road length transition to the west, and;
- A 6-foot minimum paved pedestrian path across the frontage of the proposed Planned Unit Development along the north side. Located 6-feet from the edge of the asphalt of Haddon Road, and;
- An offset 6-foot wide paved pedestrian path from the westerly edge of the proposed Planned Unit Development to the intersection of Whistle Lake Road, and;

If the pedestrian path is placed adjacent to the roadway, then an 8-foot wide pedestrian path is recommended.

20. Pedestrian Safety improvements along Whistle Lake Road, shall consist of the following:

- Construct an offset 6-foot wide paved pedestrian path from the intersection of Haddon Road along the east side of Whistle Lake Road to the northerly property line extent of the City of Anacortes property where the existing water tank is located.
- If the pedestrian path is placed adjacent to the roadway, then an 8-foot wide pedestrian path is recommended.

Cricchio, Kevin

From: Jackie Ferry <jferry@samishtribe.nsn.us>
Sent: Tuesday, March 08, 2016 2:19 PM
To: Cricchio, Kevin
Subject: RE: Haddon Road 13 Lot Preliminary Plat & PUD; PUD-2016-0001

Hi Kevin,

The project area has no recorded sites but also no surveys, so cultural resources in this area are unknown. DAHP's predictive model shows the project in an area of very high risk of encountering cultural resources with survey very highly advised.

Thanks,

Jackie

Jackie Ferry | Cultural Director and Tribal Historic Preservation Officer - Samish Indian Nation

2918 Commercial Ave | Anacortes, WA 98221-2738 | Monday - Thursday

Office: 360.293.6404 ext. 126 | Fax: 360.299.0790 | E-mail: jferry@samishtribe.nsn.us

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

Sent: Friday, February 26, 2016 10:31 AM

To: Storme, Roland; 'Glasow, Robert F.'; Treadwell, Brenda (DNR); 'Clark, Dennis (DNR)'; 'Corey.Saxon@dnr.wa.gov'; 'Doug.Thompson@dfw.wa.gov'; 'TeamMillCreek@dfw.wa.gov'; Kaehler, Gretchen (DAHP); 'sepa@dahp.wa.gov'; 'brandonb@co.skagit.wa.us'; 'dalep@co.skagit.wa.us'; 'ddigges@skagittransit.org'; 'Colleen_Stinson@fws.gov'; 'Miller, Mark'; 'ronald.j.wilcox@usace.army.mil'; 'lcampbell@swinomish.nsn.us'; 'thyatt@skagitcoop.org'; Todd Woodard; Jackie Ferry; 'sschuyler@UPPERSKAGIT.com'; 'masmundson@nwcleanair.org'; 'vwellington@asd103.org'; 'McCammant, Ted'; 'elizabeth.bartlett@pse.com'; 'Major, Jane'; 'Shane W. Whitney'; Development Review Group; Fox, Rebecca; Franz, John

Subject: Haddon Road 13 Lot Preliminary Plat & PUD; PUD-2016-0001

2/26/16

RE: Haddon Road 13 Lot Preliminary Plat & PUD; PUD-2016-0001

Hello everyone. Attached hereto is a notice of application/hearing using optional SEPA DNS, application material, a SEPA checklist, and plans associated with a 13 lot preliminary plat & PUD. Please provide any comments &/or requirements to me by 5:00 PM on March 16, 2016. Thanks.

Kevin Cricchio, AICP
Associate Planner
Department of Planning, Community, & Economic Development
City of Anacortes
(360) 299-1969

Cricchio, Kevin

From: Nemeth, Terry
Sent: Thursday, January 28, 2016 2:26 PM
To: Cricchio, Kevin
Subject: Haddon Rd

Kevin,
Here are some issues with this project

1. On the 8" water line extension from the northeast corner of 4320 Whistle Lake Rd you need to place an 8x8 tee w/ 8" valve and blind facing west at the northwest corner of Haddon Rd intersection. Then continuing south to the southwest corner of the same intersection place an 8x8x8 tee w/ an 8" valve facing east for the existing main and an 8" valve facing south for a future extension. These sections of pipe and fitting shall be fully mechanically restrained using Mega lug and field lock gaskets.
2. There shall be no public water main or service in private property as shown for the hydrant and services of lot 9 & 10 (move back to ROW)
3. The PRV station shall be sized & installed at a location approved by the City of Anacortes water department.
4. The project must have provisions to maintain a usable access road down the water line easement at the end of the cul-de-sac (check infiltration trench).
5. If the new water pressure will increase to at or above 80psi the contractor shall install all private pressure reducing valves on existing services.

I think that about covers it.

Thanks



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

*Bellingham Field Office • 1440 10th Street, Suite 102 • Bellingham, Washington 98225
(360) 715-5200 • FAX (360) 715-5225*

March 2, 2016

Kevin Cricchio
Anacortes Planning, Community & Economic Development Dept.
PO Box 547
Anacortes, WA 98221

RE: **LA File#** PUD-2016-0001
 DOE file# 201600984
 Applicant **David Lervik, Representing Allen Family Investments, LLC**

Dear Mr. Cricchio:

Thank you for the opportunity to provide comments on the above referenced Determination. Based on review of the State Environmental Policy Act (SEPA) checklist associated with this Determination we offer the following comments:

Stormwater runoff can have a significant impact on water quality, introducing sediment and other pollutants into waters of the state. Such pollutants can impair or eliminate aquatic habitat and prevent such waters from having multiple beneficial uses (e.g., fishing, swimming, drinking, etc).

From the SEPA register, it appears that this project may be subject to one of Ecology's National Pollutant Discharge Elimination System (NPDES) General Permits for Stormwater Discharges.

NPDES Construction Stormwater General Permit

Information regarding the NPDES Construction Stormwater General Permit can be found at:

<http://www.ecy.wa.gov/programs/wq/stormwater/construction/>

NPDES Industrial Stormwater General Permit

Permit Coverage is necessary if the industrial activity at the proposed facility meets the following criteria:

- Industrial activities that:
 1. Are listed in 40 CFR Subpart 122.26(b) (14)

2. Discharge stormwater from the site into state surface waters or into storm drainage systems which discharge to state surface waters. (Surface waters may include wetlands, ditches, rivers, unnamed creeks, lakes, estuaries, marine waters).

Information regarding the NPDES Industrial Stormwater General Permit can be found at:

<http://www.ecy.wa.gov/programs/wq/stormwater/industrial/index.html>

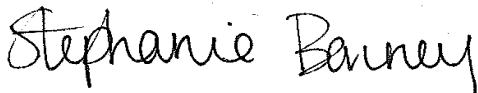
If you have questions about determining the need for NPDES coverage or you need information regarding applying for and implementing an NPDES please contact us.

Thank you for considering these comments from the Department of Ecology. If you have questions please call Kurt Baumgarten at 715-5210 or Stephanie Barney at 715-5233.

Sincerely,



Kurt Baumgarten, Water Quality Specialist



Stephanie Barney, Stormwater Inspector

kb:mr

cc: David Lervik, Representative of Allen Family Investments, LLC
BFO SEPA File

Measamer, Don

From: J. Gordon <jgordon@geoengineers.com>
Sent: Wednesday, March 16, 2016 8:54 AM
To: Measamer, Don
Cc: Tisha L. Nash
Subject: RE: Automatic reply: Haddon Road PUD, PUD-2016-0001
Attachments: City of Anacortes Haddon Road PUD Peer Review Report.pdf

Hi Don –

I thought I would send this out draft. I can't send it final until we have our on-call agreement signed (sorry, company policy that I can't fight ☹).

There are two things that I highlighted in the letter that you will want to look at and see if you agree:

- Both the sanitary and storm drains are located within the 30-foot setback zone for the eastern lots. MTC only discusses the sanitary in their new letter. Their conclusion is that the sanitary doesn't impact, and I agree. I am not sure it is worth having MTC address them both.... That is pretty nit picky, but I don't know how much scrutiny this will come under.
 - However, it is not clear to me on the drawing that I have if the sanitary sewer is actually outside of the 15-foot non-disturb zone. Maybe you have a more clear or a bigger drawing? It almost seems to cross the line on lots 9-11?
- There seems to be a discrepancy in the GT report and the drawings:
 - On second page of MTC report (no page numbers on the MTC report), middle of the first bullet: "Roadway runoff at the end of the cul-de-sac will utilize a storm drain catch basin."
 - I think this implies that there is a CB and not an infiltration system.
 - On third page of MTC report, they have a header called: Addendum 3 Follow-up: Mounding Analysis. They conclude that this isn't necessary because there is no infiltration trench in the vicinity of the critical slope area.
 - The way I read the plans, there is "Infiltration Trench with SDCB and 8" PVC" east of the cul-de-sac and close to the top of the steep slope, similar to before. So in my mind, that is in disagreement with the MTC report?
 - Addendum #3 did address slope stability with the infiltration trench east of the cul-de-sac, did a mounding analysis. The new infiltration design is not all that different to be honest, but it may be appropriate to cross the 'T's and dot the 'i's and have MTC look at the drawing, do any additional analysis if they feel appropriate, submit a short follow-up to the City that says there is a trench, they reviewed the new infiltration design with the trench, and it is fine?

Knowing the sensitivity of this project, I thought I would sent this for your feedback.

Thanks

J. Gordon, PE
Principal | GeoEngineers, Inc.
Telephone: 360.922.5100
Mobile: 360.319.4389
Email: jgordon@geoengineers.com

From: Measamer, Don [mailto:don@cityofanacortes.org]
Sent: Friday, March 4, 2016 10:37 AM
To: J. Gordon <jgordon@geoengineers.com>; Cricchio, Kevin <kevinc@cityofanacortes.org>
Subject: RE: Automatic reply: Haddon Road PUD, PUD-2016-0001

Thank you J

Don Measamer
City of Anacortes
Department of Planning, Community & Economic Development
P.O. Box 547
Anacortes, WA 98221

Ph. 360.299.1942
Fax. 360.293.1938
don@cityofanacortes.org

2016 Comprehensive Plan Update Info



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Please consider the environment before deciding to print this e-mail.

From: J. Gordon [<mailto:jgordon@geoengineers.com>]
Sent: Friday, March 04, 2016 10:10 AM
To: Cricchio, Kevin <kevinc@cityofanacortes.org>
Cc: Measamer, Don <don@cityofanacortes.org>
Subject: Re: Automatic reply: Haddon Road PUD, PUD-2016-0001

We haven't put a contract together yet. If you send a package I can look to see the level of effort while contract is finished.

Thanks

J. Gordon
GeoEngineers
Sent from my iPhone

On Mar 4, 2016, at 9:37 AM, Cricchio, Kevin <kevinc@cityofanacortes.org> wrote:

Jay,

Good morning. Can you please confirm that you have started 3rd party review of the geotechnical report associated with the proposed 13 lot Haddon Road PUD? Thank you.

Kevin Cricchio, AICP
Associate Planner
Department of Planning, Community, & Economic Development

City of Anacortes
(360) 630-6270

From: J. Gordon [<mailto:jgordon@geoengineers.com>]
Sent: Monday, February 22, 2016 10:49 AM
To: Cricchio, Kevin <kevinc@cityofanacortes.org>
Subject: Automatic reply: Haddon Road PUD, PUD-2016-0001

I will out of the office with limited connectivity through Monday February 22nd. If you need immediate assistance, please call 360-647-1510 and speak with the receptionist.
Thanks,

J. Gordon / GeoEngineers

Confidentiality: This message is confidential and intended solely for use of the individual or entity to whom it is addressed. If you are not the person for whom this message is intended, please delete it and notify me immediately, and please do not copy or send this message to anyone else.

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EXHIBIT #8:

WETLAND REPORT & ADDENDUM



Graham-Bunting Associates

Environmental & Land Use Services

3643 Legg Road, Bow, WA 98232

Ph.360.766.4441 Fx. 360.766.4443

December 11, 2015

Mr. Tom Allen
Allen Construction Company
419 Q Ave.
Anacortes, WA 98221

Addendum to Wetland Site Assessment (Parcel-33048)

At the request of Mr. Tom Allen, Graham-Bunting Associates (GBA) have prepared the following addendum to our original wetland site assessment, dated November 25, 2014. The addendum is prepared in conjunction with modifications of the proposed subdivision of the parcel. While the original site assessment was based on a short subdivision of nine lots, the proposal has been modified and is currently conceived as a thirteen lot planned unit development (PUD). The scope of the addendum is limited to an assessment of the adequacy of the wetland buffer width relative to the proposed modifications. The addendum incorporates the findings and recommendations of our original site assessment and should be reviewed along with the November 25, 2014 assessment. The addendum includes consideration of the following elements:

- Review of GBA's initial site assessment in light of modifications proposed under the attached PUD site plan
- Review of slope features depicted on the attached PUD site plan and their associated effect on the adequacy of wetland protection.
- GBA's professional opinion relative to compliance with the City's wetland protection standards contained in AMC 17.70.

The site plan included in GBA's original assessment identifies six data collection points, the Category III Wetland boundary and the standard 110 foot wetland buffer. The attached PUD site plan depicts the current number and configuration of lots and reflects the wetland boundary and buffer consistent with the site plan included in the original assessment.

The PUD site plan incorporates the findings of the Geotechnical Investigation/Critical Area Assessment prepared by Materials Testing and Consulting, Inc. (October 2, 2014). Because the building sites associated with proposed residential development will occur west of the top of slope at a distance ranging from 300 to 350 feet from the wetland buffer a significant degree of additional protection will be afforded to the Category III Wetland.

Application of the standard 110 foot wetland buffer is considered the preferred method of mitigating wetland impacts. The standard buffer satisfies the avoidance standard of the mitigation sequence (AMC 17.70.350 A. 1.-5.) by avoiding project actions within the wetland and buffer. Both the 0.489 acre wetland and 0.604 acre buffer will be identified and designated as a Native Growth Protection Easement (NGPE).

GBA reviewed a copy of the PUD site plan (Lervick, October 2015) in the preparation of this addendum, a reduced copy of which is attached. Although the number and configuration of lots has changed since the

initial nine lot short plat, modifications to the subdivision do not materially affect the Category III Wetland or buffer. In our opinion, application of the standard buffer combined with the location of the proposed residential building sites exceeds the protection standards of the City's Critical Area Regulations.

GBA utilized currently accepted standards, methods and protocols in assessing the subject property including guidance provided by the City of Anacortes Critical Area Regulations. The professional opinions rendered in this addendum should, however, be reviewed along with our original assessment by the City for concurrence prior to initiating land use actions or construction activities. Please call either Oscar Graham or myself with any questions relating to this report. We are available to confer with agency representatives relative to our findings and conclusions at your request.



Patricia Bunting, PWS



Oscar Graham, Principal Ecologist

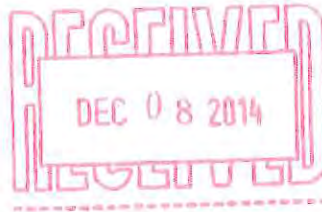
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Materials Testing & Consulting, Inc. Geotechnical Investigation and Critical Area Assessment (Proposed Short Plat Haddon Road, Anacortes WA, October 2, 2014.

Wetland Site Assessment (Parcel 22048)



Prepared for:

Mr. Tom Allen
Allen Construction Company
419 Q Avenue
Anacortes, WA 98221



Prepared by:



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3643 Legg Road, Bow, WA 98232
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November 25, 2014

Table of Contents

Section -----	page
Summary -----	ii
1. Introduction -----	1
2. Existing Conditions -----	1
3. Existing Information Sources -----	2
3.1 National Wetland Inventory -----	2
3.2 Soil Survey of Skagit County Area, WA -----	2
4. Project Description -----	3
5. Site Investigation -----	3
5.1 Methodology -----	3
5.1.1 Wetland Hydrology -----	4
5.1.2 Hydric Soils -----	4
5.1.3 Hydrophytic Vegetation -----	4
6. Data Collection -----	5
7. Wetland Ratings and Functions -----	7
8. Mitigation -----	8
9. Closure -----	9
10. References -----	10
Tables	
Data Summary Table -----	5
Wetland Rating Summary Table -----	7
Attachments	
Wetland Determination Data Forms -----	A.
Wetland Delineation Site Plan -----	B.
Wetland Rating Data Form(s) -----	C.

Summary

<u>Applicant:</u>	Mr. Tom Allen Allen Construction Company 419 Q Ave. Anacortes, WA 98221
<u>Site:</u>	5 acre site located along the southern boundary of the Anacortes municipal boundary within the Southeast ¼ of Section 30, Township 35 North, Range 2 East, W.M., Anacortes WA.
<u>Areas Assessed:</u>	A single Category III wetland approximately 21,945 square feet in size was identified on site. The wetland extends from the open area dominated by emergent vegetation near the municipal water line in the southeast, then transitions to woody vines dominated by Himalayan blackberry and finally to a mixed canopy and scrub shrub plant community over the remainder of the site. The wetland edge was marked on site with survey tape and wire flags 1 through 6 running from south to north. The wetland was subsequently surveyed and is depicted on the Wetland Delineation Site Plan (Attachment B).
<u>Project:</u>	The subject proposal is to subdivide the 5 acre parcel into nine lots through the short subdivision process. Lots 1 through 8 will be approximately 0.35 acres in size and will occupy the relatively flat area north of Haddon Road east to the existing cul-de-sac. Lot 9 will be approximately 2.176 acres in size and will occupy the steep hillside which predominates the eastern two thirds of the site.
<u>Critical Area Impact:</u>	Wetland impacts are <u>avoided</u> through application of the standard 110 foot buffer required for Category III wetlands with a habitat score between 20-28 points.
<u>Mitigation:</u>	1. The Category III wetland and its associated 110 foot buffer should be depicted on the face of the short subdivision map in substantial conformance with the Wetland Delineation Site Plan included in this report as Attachment B. 2. Best management practices should be employed during construction including development of a temporary erosion and sedimentation control (TESC) plan. The TESC plan should be implemented prior to groundbreaking and maintained throughout the construction phase. 3. Portions of the hillside outside of the Category III wetland buffer are currently being utilized as a transient camp. Care should be taken during removal of the camp to dispose of all material at an approved upland site. 4. It is recommended that the wetland itself be identified with signage and/or a non-obtrusive fence and that the buffer be considered for potential passive recreation associated with lots created through the short subdivision.



November 25, 2014

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Wetland Site Assessment (Parcel-33048)

1. Introduction

At the request of Mr. Tom Allen, Graham-Bunting Associates (GBA) have conducted a wetland site assessment and prepared the following report associated with the above referenced parcel. The report is prepared in conjunction with proposed subdivision of the parcel through the short subdivision process. The report includes a characterization of existing site conditions, review of existing information sources, a summary of our investigative procedures and findings and mitigation recommendations consistent with the City's critical area regulations (AMC 17.70).

2. Existing Conditions

The subject property is located along the southern boundary of the Anacortes municipal boundary within the Southeast $\frac{1}{4}$ of Section 30, Township 35 North, Range 2 East, W.M., Anacortes, WA.



USGS: Anacortes, North, WA (1980)



Skagit County GIS: i-Map (2013)

The subject property is a rectangular parcel of approximately 5-acres. The parcel measures approximately 1,000 feet in length (east/west) and approximately 230 feet in depth (north/south). The parcel is bordered by residential development to the north and west, Haddon Road and a waterline easement to the south and right of way associated with SR-20 to the east. The parcel is relatively flat in the west (< 6% slope) and very steep in the east (> 20% slope).

The parcel is vegetated with a mixed canopy of conifers and hardwoods dominated by Western red cedar (*Thuja plicata*), Douglas fir (*Pseudotsuga menziesii*), red alder (*Alnus rubra*), and big leaf maple (*Acer macrophyllum*). The understory includes Indian plum (*Oemleria cerasiformis*), elderberry (*Sambucus racemosa*), trailing blackberry (*Rubus ursinus*), salmonberry (*Rubus spectabilis*) and stinging nettle (*Urtica dioica*). English ivy (*Hedera helix*) is colonizing the

western portion of the site. Skunk cabbage (*Lysichiton americanum*), reed canarygrass (*Phalaris arundinacea*) and soft rush (*Juncus effuses*) is present in seepage areas adjacent to the eastern property boundary.



Photo 1 – View of English ivy colonizing Douglas fir on western portion of site.



Photo 2 – View of skunk cabbage on slope in depression adjacent to eastern property boundary.

3. Existing Information Review

The subject property has been addressed under a number of existing studies. These information sources have been reviewed and synthesized to assist GBA in characterizing the subject property. The sources are summarized as follow:

3.1 National Wetland Inventory

The National Wetland Inventory (NWI) is compiled by the U.S. Department of Interior's Fish and Wildlife Service. NWI relies upon visual aerial photo interpretation of wetland indicators including hydrologic, vegetation and topographic signatures. Wetland areas identified under NWI are also classified in accordance with the Cowardin classification system. NWI does not identify wetlands within the project area. It is possible, however, that the forest canopy which dominates most of the site may obscure the wetland indicators upon which NWI is based. GBA utilize NWI only as a generalized map indication of the possible presence and extent of wetlands. Wetland delineations are always based on site-specific analysis.

3.2 Soil Survey of Skagit County Area, Washington

The Soil Survey is compiled by the Natural Resource Conservation Service and includes mapped soil units registered to detailed descriptions of soil characteristics. The survey maps two soil units within the property boundaries:

#78-Keystone loamy sand (0-8 percent slopes) & #79-Keystone loamy sand (8-30 percent slopes) are the mapped soil units over the entire site. The Keystone soil is a very deep, excessively drained soil found on kames, moraines and outwash plains. Permeability of the Keystone soil is rapid and available water capacity is high. Runoff is slow and the hazard of water erosion is slight. The Keystone soils are differentiated based on slope and neither unit is included on the local hydric soil list. Bow soils may be found as inclusions within the Keystone unit and are listed as hydric under criteria 2. a.

2. – Soils in Aquic suborders, great groups, or subgroups, Albolls suborder, Aquisalids, Pachic subgroups, or Cumulic subgroups that are:

- a) Somewhat poorly drained with a water table equal to 0.0 feet from the surface during the growing season.



NW1: Anacortes South, WA (1987)



Skagit Soil Survey: Sheet 29 (1989)

4. Project Description

The subject proposal is to subdivide the 5 acre parcel into nine lots through the short subdivision process. Lots 1 through 8 will be approximately 0.35 acres in size and will occupy the relatively flat area north of Haddon Road east to the existing cul-de-sac. Lots 1 through 8 will include a narrow strip of land along the northern property boundary connected to the eastern portion of the site adjacent to the eastern property boundary. Lot 9 will be approximately 2.176 acres in size and will occupy the steep hillside which predominates the eastern two thirds of the site.

5. Site Investigation

GBA conducted a field investigation on October 17 and November 7, 2014. The purpose of the investigation was to collect and assess wetland data, identify the presence of wetlands and delineate wetland boundaries. In addition GBA collected data necessary to characterize wetland functions and provide a qualitative wetland rating. The following discussion documents the procedures and methods utilized in our wetland investigation and summarizes our findings relative to wetlands.

5.1 Methodology

GBA utilized the 1987 Corps of Engineers Wetland Delineation Manual (Technical Report Y-87-1) in the preparation of this report. The Corps Manual and Western Mountains, Valley's and Coast Region Interim Regional Supplement represent the accepted standard for identifying and delineating wetlands for jurisdictional purposes under the Clean Water Act and the City of Anacortes for use in conjunction with the Growth Management Act mandated Critical Areas Ordinance. While the City's critical area regulations stipulate utilization of the Washington State Department of Ecology, Wetlands Identification and Delineation Manual, the State manual has been supplanted by the Federal methodology and is generally accepted by federal, State and local jurisdictions. The manual incorporates the Clean Water Act Definition of Wetlands as follows:

“Those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support and that under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas.”

The definition requires that three interrelated defining elements or parameters be established when identifying wetlands. These parameters are wetland hydrology, hydric soils and hydrophytic vegetation.

5.1.1 Wetland Hydrology - Water is the driving force, which creates and sustains wetlands. The 1987 Manual and subsequent Corps guidance identifies wetlands as areas where soils are inundated or continuously saturated for a minimum of 12.5% of the growing season. When direct observation of the water table cannot be made, wetland hydrology is determined by relying upon hydrologic indicators such as hydric soil characteristics, water marks, drift lines, sediment deposits, drainage patterns and aerial photo interpretation.

GBA's initial reconnaissance (October 17, 2014) was conducted immediately following the first extended period of autumn rainfall. While the water table was not observed at four data collection points, soil characteristics and secondary hydrology indicators such as geomorphic position and aerial photo interpretation were considered to determine if the hydrology parameter was satisfied. On the second day of our investigation (November 7, 2014) hydrology indicators were observed adjacent to the southeastern property boundary and wetlands were identified and delineated.

5.1.2 Hydric Soils - Wetlands exhibit hydric soils. These are soils which are saturated, flooded or ponded long enough during the growing season to develop anaerobic conditions. These are conditions where no free oxygen is present in the upper soil horizons. Typical field indicators of hydric soils are the presence of a thick organic layer, or in predominantly mineral soils such as found on this site, a low chroma matrix (gray color) and/or distinct mottling. Soil chromas are determined by comparing soil samples with color chips in the Munsell Color Charts.

Soil profiles were observed to be consistent with the description of the map units described in the Soil Survey under #78 and #79 Keystone loamy sand. Assessment of test pits and profiles revealed deep well draining soils on all but the very lowest portion of the site adjacent to the eastern property boundary. Depressions along the eastern boundary exhibited a character similar to the hydric Bow inclusions described in the survey and were saturated to the soil surface consistent with hydric criteria 2. a.

5.1.3 Hydrophytic Vegetation - The U.S. Fish and Wildlife Service has classified wetland vegetation according to its frequency of occurrence in wetlands:

Obligate wetland species (OBL) occur in wetlands greater than 99% of the time.

Facultative wetland species (FACW) occur in wetlands greater than 67% of the time.

Facultative species (FAC) occur in wetlands 34%-66% of the time.

Facultative upland species (FACU) occur in wetlands less than 34% of the time.

Upland species (UPL) occur in wetlands less than 1% of the time.

Generally the hydrophytic vegetation parameter is satisfied when greater than 50% of the species present at an observation point have an indicator status of OBL, FACW and/or FAC; when two or more dominant species have observed morphological or known physiological adaptations for occurrence in wetlands; or when other indicators of hydrophytic vegetation are present.

Vegetation throughout all but the eastern most portion of the site, was dominated by facultative species generally found in both upland and wetland environments. By contrast portions of the eastern and lowest portion of the site was observed to be dominated by FACW and OBL plant species.

6. Data Collection

GBA established a single transect from east to west and collected wetland data at representative locations throughout the site. During the initial reconnaissance data was collected at four locations (Data Points 1-4). Because surface saturation and obligate vegetation were observed adjacent to the eastern property boundary, a return visit to the site was scheduled following a survey of the eastern property boundary. The return visit was conducted to identify wetlands and delineate wetland boundaries relative to parcel boundaries. Two additional data points were established (Data Points 5-6). Soil test pits were excavated to a depth of 21 inches. Hydrology, soil and vegetation were assessed at each data collection point. Data was recorded in field notes for transfer to wetland determination data forms and photographs. Data collected is summarized on the following table. (Attachment A: Wetland Determination Data Forms)

Data Summary Table

DP	Hydrology	Soil	Dominant Vegetation	Status
1	No indicators	Sandy silt loam – 10YR 3/6 – No redox	<i>Acer macrophyllum</i> FACU (80%) <i>Sambucus racemosa</i> FACU (5%) <i>Oemlaria cerasiformis</i> FACU (5%) <i>Hedera helix</i> NOL (60%) <i>Rubus ursinus</i> FACU (20%)	Up
2	No indicators	Silt loam – 7.5YR 3/3 – No redox	<i>Acer macrophyllum</i> FACU (80%) <i>Rubus ursinus</i> FACU (5%) <i>Dicentra Formosa</i> FACU (5%)	Up
3	No Indicators	Silt loam – 10YR 3/4 - No redox	<i>Alnus rubra</i> FAC (50%) <i>Psuedotsuga menziesii</i> FACU (50%) <i>Oemlaria cerasiformis</i> FACU (20%) <i>Rubus spectabilis</i> FAC (5%) <i>Rubus ursinus</i> FACU (20%) <i>Tellima grandiflora</i> FAC (10%)	Up
4	No indicators	Silt loam – 10YR 3/3 – No redox	<i>Alnus rubra</i> FAC (50%) <i>Sambucus racemosa</i> FACU (70%) <i>Oemlaria cerasiformis</i> FACU (20%) <i>Rubus ursinus</i> FACU (1%) <i>Tellima grandiflora</i> FAC (1%)	Up
5	*Saturation to soil surface – Oxidized rhizospheres	*Clay loam – 10YR 4/1 – Redox 20% 10YR 6/6	* <i>Rubus armeniacus</i> FACU (20) <i>Phalaris arundinacea</i> FACW (40%) <i>Holcus lanatus</i> FAC (30%) <i>Juncus effusus</i> FACW (20%)	Wet
6	No indicators	Sandy silt loam – 2.5Y 3/3 – No redox	<i>Psuedotsuga menziesii</i> FACU (40%) <i>Rubus armeniacus</i> FACU (50) <i>Agrostis tenuis</i> FAC (60%) <i>Holcus lanatus</i> FAC (20%)	Up

*Wetland parameter satisfied

Overall, the site is distinctly upland in character. Data collection points 1, 2, 3, 4, and 6 failed to satisfy any of the three wetland parameters. Assessment of data collection point 5 resulted in

identification of a single wetland located adjacent to the eastern property line. Upland data points exhibited no indication of wetland hydrology. Surface soil was generally found to be a silt loam underlain by sandy material consistent with the mapped unit (Keystone loamy sand) identified in the soil survey. Vegetation was found to be dominated by facultative upland species which occur in wetland less than 34% of the time. The single wetland data point exhibited saturation to the soil surface. Soil displayed a very dark grey matrix chroma accompanied by concentrations of contrasting redoximorphic features within the soil matrix. Vegetation was dominated by facultative wetland species which occur in wetlands greater than 67% of the time. Data point 5 was assessed near the southeastern property boundary. The wetland edge extends north over the eastern portion of the property and was identified based on surface saturation and obligate vegetation which occurs in wetlands 99% of the time.



Photo 3 – View of soil profile at wetland data point 5. Note dark grey soil matrix accompanied by contrasting (orange) redoximorphic features.



Photo 4 – View of soil profile at upland data point 6 showing lighter brown matrix and absence of redoximorphic features.

The wetland identified in conjunction with data points 5 and 6 is classified as a sloped, palustrine, emergent, scrub shrub, forested, saturated (PEM/SS/FO/B) wetland in accordance with the Hydrogeomorphic and Cowardin classification systems respectively. The wetland extends from the open area dominated by emergent vegetation near the municipal water line in the southeast, then transitions to woody vines dominated by Himalayan blackberry and finally to a mixed canopy and scrub shrub plant community over the remainder of the site. The wetland edge was marked on site with survey tape and wire flags 1 through 6 running from south to north. The wetland was subsequently surveyed by Parrish Land Surveying, Inc. for depiction on the attached site plan. The onsite wetland is estimated to be approximately 21,945 square feet in size. Uplands may exist in the context of a wetland/upland mosaic within the onsite wetland boundaries. GBA did not obtain right of entry to adjoining parcels, however observations of vegetation gathered from the subject property and review of aerial photographs suggest that the wetland may extend offsite to the south and east. The overall size of the wetland is estimated at 40,000 square feet. (Attachment B: Wetland Delineation Site Plan)

The wetland appears to receive water from a system of seeps that emerge from the slope near the eastern property boundary. Saturation to the soil surface was documented during our initial site reconnaissance and confirmed in our subsequent delineation. Based, in part, on soil character and the presence of obligate vegetation, GBA have determined that surface hydrology is likely present in the wetland on a year round basis. Soil within the wetland was observed to be very dark grey accompanied by contrasting redoximorphic features in the southern emergent area and very dark brown/black within the sloped scrub shrub and forested community over the eastern interior of

the site extending to the northern property boundary. Vegetation within the wetland is dominated by FAC and FACW species in the south and a mix of FAC, FACW and OBL over the remainder of the site. In summary the hillside seeps provide a source of hydrology which is sufficient to support vegetation communities adapted for life in saturated soil conditions. The sloped wetland is separate and distinct from the remainder of the site which is distinctly upland in character.



Photo 5 – View to northwest along southern property boundary showing wetland data point 5 in foreground, upland data point 6 in background and approximate wetland edge at dotted line.



Photo 6 – View to north showing transition from facultative trees and shrubs to obligate skunk cabbage. Approximate wetland edge is shown along dotted line.

7. Wetland Rating and Functions

The wetlands were rated using the Washington State Wetland Rating System for Western Washington (Revised 2004/Updated October 2008). The rating system is designed to differentiate between wetlands based on their sensitivity to disturbance, rarity, the functions they provide and whether they can be replaced or not. The rating system divides wetlands into six different hydrogeomorphic (HGM) classes. These classes sort wetlands into groups that function in similar ways. The rating system then rates the wetlands based on specific functional attributes relating to water quality, hydrologic and habitat functions. The following table summarizes the assessment detailed in the ratings attached to the report. (Attachment C: Wetland Rating Forms)

Wetland Rating Summary Table

Wetland	HGM	Cowardin	Water Quality	Hydrologic	Habitat	Total	Category
A	Sloped	PEM/SS/FO/B	10	12	20	42	III

PEM/SS/FO/B = Palustrine emergent, scrub shrub, forested, saturated

The rating system defines Category III wetlands as follows.

“Category III wetlands are wetlands with a moderate level of functions (scores between 30 and 50 points). They generally have been disturbed in some ways, and are often less diverse or more isolated from other natural resources in the landscape than Category II wetlands.

Water Quality – Because the sloped wetland exhibits a slope greater than 5% and is dominated by dense woody vegetation over at least ½ of the wetland area it has limited potential to provide water quality functions. However, because of its location within the Anacortes municipal boundary and close proximity to urban density residential development it does have an opportunity to deliver water quality benefits at a low to moderate level of function.

Hydrologic – Because the sloped wetland exhibits greater than 90% coverage of dense, uncut, rigid vegetation it has the potential to provide a high level of hydrologic function. However because there is no known source of flooding and few deep depressions capable of holding surface water to a depth of 6 to 10 inches, its opportunity to actually provide hydrologic function is moderate.

Habitat – Because the sloped wetland includes emergent, scrub/shrub and forest vegetation structure, a moderate level of plant species richness, high interspersions of vegetation classes and special habitat features including downed woody debris and standing snags, it has the potential to function at a moderate level for habitat. Woodland hawks, passerine species and native amphibians would be expected to utilize the wetland and upland buffer.

8. Mitigation

Table 17.70.340(1) of the municipal code establishes the standard buffer width for Category III wetlands with a habitat score of between 20 – 28 points (established through the Washington State Wetland Rating System) at 110 feet. The standard buffer width presumes a relatively intact vegetation community in the buffer zone adequate to protect the functions and values at the time of the proposed activity. Buffers are measured horizontally from the wetland edge and are required to be maintained in a natural condition. Only specified uses are allowed. Such uses include, but are not limited, to:

- Conservation and restoration activities
- Passive recreation
- Stormwater management facilities

Uses proposed for buffers should be reviewed and authorized by the City in advance of initiating activities associated with the use. Temporary and permanent construction markers, signs and fencing may be required to prevent construction and post construction activities from disturbing the buffer.

Application of the standard buffer is considered the preferred method of “avoiding” project generated impacts under the mitigation sequence adopted pursuant to the State Environmental Policy Act (SEPA) under WAC 14.10.490. The mitigation sequence is also referenced under the AMC (17.70.350 A. 1.-5.) The mitigation sequence provides the foundation for development of mitigation plans based on a preference for avoidance. Avoidance is defined as:

Avoid impacts altogether by not taking a certain action or parts of an action

The subject proposal is to avoid project impacts by limiting residential lots to the area west of the cul-de-sac associated with Haddon Road and maintaining the eastern hillside including the required 110 foot Category III wetland in native vegetation. GBA have determined that existing native buffer vegetation consisting of a three strata plant community (herbaceous, shrub and canopy) is adequate to protect the functions and values of the sloped wetland.

In addition to the discussion above, the municipal code establishes the following applicable requirements for subject short subdivision under 17.70.360-Performance Standards-Subdivisions as follows:

Land that is located partially within a wetland or its buffer may be subdivided provided that an accessible and contiguous portion of each new lot is:

1. Located outside of the wetland and its buffer
2. Meets the minimum lot size of the city

The subject proposal has been designed to avoid impacts to the sloped wetland by applying the standard Category III wetland buffer for wetlands with a habitat score of between 20-28 points. The following recommendations are considered sufficient to avoid project generated wetland impacts:

1. The Category III wetland and its associated 110 foot buffer should be depicted on the face of the short subdivision map in substantial conformance with the Wetland Delineation Site Plan included in this report as Attachment B.
2. Best management practices should be employed during the construction including development of a temporary erosion and sedimentation control (TESC) plan. The TESC plan should be implemented prior to groundbreaking and maintained throughout the construction phase.
3. Portions of the hillside outside of the category III wetland buffer are currently being utilized as a transient camp. Care should be taken during removal of the camp to dispose of all material at an approved upland site.
4. It is recommended that the wetland itself be identified with signage and/or a non-obtrusive fence and that the buffer be considered for potential passive recreation associated with lots created through the short subdivision.

9. Closure

GBA utilized currently accepted standards, methods and protocols in assessing the subject property including the guidance provided by City of Anacortes Critical Area Regulations. The professional opinions rendered in this report should, however, be reviewed by the City for concurrence prior to initiating land use actions or construction activities. Please call either Oscar Graham or myself with any questions relating to this report. We are available to confer with agency representatives relative to our findings and conclusions.



Patricia Bunting, PWS



Oscar Graham, Principal Ecologist

10. References

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- Vepraskas, M.J. 1999. Redoximorphic features for identifying aquatic conditions. Technical Bulletin 301. Raleigh, NC. North Carolina Agricultural Research Service, North Carolina State University.
- Washington State Wetland Rating System, Western Washington; Washington State Department of Ecology August 2004 (Updated 2008).
- Washington State Department of Fish and Wildlife, August 2014, Priority Habitats and Species List.
- Washington State Department of Natural Resources, Natural Heritage Program, Accessed on WWW 10/17/14.

Attachment A: Wetland Determination Data Forms

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Haddon Rd. Short Plat City/County: Anacortes/Skagit County Sampling Date: 10/17/14

Applicant/Owner: Allen Family State: WA Sampling Point: DP-1

Investigator(s): Pat/Oscar, Graham-Bunting Associates Section, Township, Range: S30, Twn 35N, 2E

Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): none Slope (%): 5

Subregion (LRR): A, NW Forests and Coast Lat: 48 29' 04.44" N Long: 122 36' 01.44" W Datum: _____

Soil Map Unit Name: #79 Keystone loamy sand NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☐ No ☒	Is the Sampled Area within a Wetland?	Yes ☐ No ☒
Hydric Soil Present?	Yes ☐ No ☒		
Wetland Hydrology Present?	Yes ☐ No ☒		
Remarks: test site on lowest shelf approx. 20 ft west of surface saturated soils			

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 25')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>5</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A/B)
1. <u>Acer macrophyllum</u>	<u>80</u>	<u>Y</u>	<u>FACU</u>	
2. <u>Psuedotsuga menziesii</u>	<u>5</u>	<u>N</u>	<u>FACU</u>	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
		<u>85</u>	= Total Cover	Prevalence Index worksheet: Total % Cover of: _____ Multiply by: OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
Sapling/Shrub Stratum (Plot size: 10') 1. <u>Sambucus racemosa</u> <u>5</u> <u>Y</u> <u>FACU</u> 2. <u>Oemlaria cerasiformis</u> <u>5</u> <u>Y</u> <u>FACU</u> 3. _____ 4. _____ 5. _____ _____ = Total Cover				
Herb Stratum (Plot size: 5') 1. <u>Hedera helix</u> <u>60</u> <u>Y</u> <u>NOL</u> 2. <u>Rubus ursinus</u> <u>20</u> <u>Y</u> <u>FACU</u> 3. <u>Dicentra formosa</u> <u>10</u> <u>N</u> <u>FACU</u> 4. <u>Ranunculus repens</u> <u>5</u> <u>N</u> <u>FAC</u> 5. <u>Urtica dioica</u> <u>1</u> <u>N</u> <u>FAC</u> 6. _____ 7. _____ 8. _____ 9. _____ 10. _____ 11. _____ _____ = Total Cover				Hydrophytic Vegetation Indicators: ☐ Rapid Test for Hydrophytic Vegetation ☐ Dominance Test is >50% ☐ Prevalence Index is ≤3.0 ¹ ☐ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ☐ Wetland Non-Vascular Plants ¹ ☐ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
Woody Vine Stratum (Plot size: 10') 1. _____ 2. _____ _____ = Total Cover				
% Bare Ground in Herb Stratum <u>Duff 5%</u> _____ = Total Cover				Hydrophytic Vegetation Present? Yes ☐ No ☒
Remarks: Hydrophytic vegetation indicators are not met. Dominance test is 0%.				

SOIL

Sampling Point: DP-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features			Loc ²	Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹			
0-8	10 YR2/1	100					silt loam	
8+	10YR3/6	100					sandy sl	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.) ☐ Histosol (A1) ☐ Histic Epipedon (A2) ☐ Black Histic (A3) ☐ Hydrogen Sulfide (A4) ☐ Depleted Below Dark Surface (A11) ☐ Thick Dark Surface (A12) ☐ Sandy Mucky Mineral (S1) ☐ Sandy Gleyed Matrix (S4)	☐ Sandy Redox (S5) ☐ Stripped Matrix (S6) ☐ Loamy Mucky Mineral (F1) (except MLRA 1) ☐ Loamy Gleyed Matrix (F2) ☐ Depleted Matrix (F3) ☐ Redox Dark Surface (F6) ☐ Depleted Dark Surface (F7) ☐ Redox Depressions (F8)	Indicators for Problematic Hydric Soils³: ☐ 2 cm Muck (A10) ☐ Red Parent Material (TF2) ☐ Very Shallow Dark Surface (TF12) ☐ Other (Explain in Remarks)
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³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes ☐ No ☒
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Remarks: Hydric soil indicators are not met. Soil chroma is not dark, redox features are not present.

HYDROLOGY

Wetland Hydrology Indicators: Primary Indicators (minimum of one required; check all that apply)			Secondary Indicators (2 or more required)		
☐ Surface Water (A1) ☐ High Water Table (A2) ☐ Saturation (A3) ☐ Water Marks (B1) ☐ Sediment Deposits (B2) ☐ Drift Deposits (B3) ☐ Algal Mat or Crust (B4) ☐ Iron Deposits (B5) ☐ Surface Soil Cracks (B6) ☐ Inundation Visible on Aerial Imagery (B7) ☐ Sparsely Vegetated Concave Surface (B8)	☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) ☐ Salt Crust (B11) ☐ Aquatic Invertebrates (B13) ☐ Hydrogen Sulfide Odor (C1) ☐ Oxidized Rhizospheres along Living Roots (C3) ☐ Presence of Reduced Iron (C4) ☐ Recent Iron Reduction in Tilled Soils (C6) ☐ Stunted or Stressed Plants (D1) (LRR A) ☐ Other (Explain in Remarks)	☐ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) ☐ Drainage Patterns (B10) ☐ Dry-Season Water Table (C2) ☐ Saturation Visible on Aerial Imagery (C9) ☐ Geomorphic Position (D2) ☐ Shallow Aquitard (D3) ☐ FAC-Neutral Test (D5) ☐ Raised Ant Mounds (D6) (LRR A) ☐ Frost-Heave Hummocks (D7)			

Field Observations: Surface Water Present? Yes ☐ No ☒ Depth (inches): _____ Water Table Present? Yes ☐ No ☒ Depth (inches): _____ Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches): _____	Wetland Hydrology Present? Yes ☐ No ☒
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: aerals

Remarks: Wetland hydrology indicators are not met. Water table or saturation was not visible at 21", roots zones were not oxidized.

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Haddon Rd. Short Plat City/County: Anacortes/Skagit County Sampling Date: 10/17/14

Applicant/Owner: Allen Family State: WA Sampling Point: DP-2

Investigator(s): Pat/Oscar, Graham-Bunting Associates Section, Township, Range: S30, Twn 35N, 2E

Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): toe of steep slope Slope (%): 5

Subregion (LRR): A, NW Forests and Coast Lat: 48 29' 04.44"N Long: 122 36' 01.44" W Datum: _____

Soil Map Unit Name: #79 Keystone loamy sand NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☐ No ☒	Is the Sampled Area within a Wetland? Yes ☐ No ☒
Hydric Soil Present? Yes ☐ No ☒	
Wetland Hydrology Present? Yes ☐ No ☒	
Remarks: test site at the toe of a steep portion of the slope	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 25')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. <u>Acer macrophyllum</u>	<u>80</u>	<u>Y</u>	<u>FACU</u>		Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)
2. <u>Thuja plicata</u>	<u>10</u>	<u>N</u>	<u>FAC</u>	Total Number of Dominant Species Across All Strata: <u>3</u> (B)
3. <u>Tsuga heterophylla</u>	<u>2</u>	<u>N</u>	<u>FACU</u>	Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A/B)
4. <u>Alnus rubra</u>	<u><1</u>	<u>N</u>	<u>FAC</u>	
	<u>92 +</u>	= Total Cover		
Sapling/Shrub Stratum (Plot size: 10')				
1. _____	_____	_____	_____	Prevalence Index worksheet: Total % Cover of: _____ Multiply by: OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
	= Total Cover			
Herb Stratum (Plot size: 5')				
1. <u>Rubus ursinus</u>	<u>5</u>	<u>Y</u>	<u>FACU</u>	Hydrophytic Vegetation Indicators: ☐ Rapid Test for Hydrophytic Vegetation ☐ Dominance Test is >50% ☐ Prevalence Index is ≤3.0 ¹ ☐ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ☐ Wetland Non-Vascular Plants ¹ ☐ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
2. <u>Dicentra formosa</u>	<u>5</u>	<u>Y</u>	<u>FACU</u>	
3. <u>Urtica dioica</u>	<u>1</u>	<u>N</u>	<u>FAC</u>	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
	<u>11</u>	= Total Cover		
Woody Vine Stratum (Plot size: 10')				
1. _____	_____	_____	_____	Hydrophytic Vegetation Present? Yes ☐ No ☒
2. _____	_____	_____	_____	
	= Total Cover			
% Bare Ground in Herb Stratum <u>Duff 90%</u>				
Remarks: Hydrophytic vegetation indicators are not met. Dominance test is 0%.				

SOIL

Sampling Point: DP-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features			Loc ²	Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹			
0-7	10 YR2/1	100					sl	
7-10	7.5YR3/3	100					sl	
10+	10YR 3/4	100					sl	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)	Indicators for Problematic Hydric Soils ³ :
☐ Histosol (A1) ☐ Histic Epipedon (A2) ☐ Black Histic (A3) ☐ Hydrogen Sulfide (A4) ☐ Depleted Below Dark Surface (A11) ☐ Thick Dark Surface (A12) ☐ Sandy Mucky Mineral (S1) ☐ Sandy Gleyed Matrix (S4)	☐ Sandy Redox (S5) ☐ Stripped Matrix (S6) ☐ Loamy Mucky Mineral (F1) (except MLRA 1) ☐ Loamy Gleyed Matrix (F2) ☐ Depleted Matrix (F3) ☐ Redox Dark Surface (F6) ☐ Depleted Dark Surface (F7) ☐ Redox Depressions (F8)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes ☐ No ☒
--	--

Remarks: Hydric soil indicators are not met. Soil chroma is not dark below 7", redox features are not present.

HYDROLOGY

Wetland Hydrology Indicators:	
Primary Indicators (minimum of one required; check all that apply) ☐ Surface Water (A1) ☐ High Water Table (A2) ☐ Saturation (A3) ☐ Water Marks (B1) ☐ Sediment Deposits (B2) ☐ Drift Deposits (B3) ☐ Algal Mat or Crust (B4) ☐ Iron Deposits (B5) ☐ Surface Soil Cracks (B6) ☐ Inundation Visible on Aerial Imagery (B7) ☐ Sparsely Vegetated Concave Surface (B8)	☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) ☐ Salt Crust (B11) ☐ Aquatic Invertebrates (B13) ☐ Hydrogen Sulfide Odor (C1) ☐ Oxidized Rhizospheres along Living Roots (C3) ☐ Presence of Reduced Iron (C4) ☐ Recent Iron Reduction in Tilled Soils (C6) ☐ Stunted or Stressed Plants (D1) (LRR A) ☐ Other (Explain in Remarks)
Secondary Indicators (2 or more required) ☐ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) ☐ Drainage Patterns (B10) ☐ Dry-Season Water Table (C2) ☐ Saturation Visible on Aerial Imagery (C9) ☐ Geomorphic Position (D2) ☐ Shallow Aquitard (D3) ☐ FAC-Neutral Test (D5) ☐ Raised Ant Mounds (D6) (LRR A) ☐ Frost-Heave Hummocks (D7)	
Field Observations: Surface Water Present? Yes ☐ No ☒ Depth (inches): _____ Water Table Present? Yes ☐ No ☒ Depth (inches): _____ Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches): _____	Wetland Hydrology Present? Yes ☐ No ☒
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: aerals	
Remarks: Wetland hydrology indicators are not met. Water table or saturation was not present, roots zones were not oxidized.	

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Haddon Rd. Short Plat City/County: Anacortes/Skagit County Sampling Date: 10/17/14
 Applicant/Owner: Allen Family State: WA Sampling Point: DP-3
 Investigator(s): Pat/Oscar, Graham-Bunting Associates Section, Township, Range: S30, Twn 35N, 2E
 Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): sloped Slope (%): >5
 Subregion (LRR): A, NW Forests and Coast Lat: 48 29' 04.44" N Long: 122 36' 01.44" W Datum: _____
 Soil Map Unit Name: #79 Keystone loamy sand NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☐ No ☒	Is the Sampled Area within a Wetland? Yes ☐ No ☒
Hydric Soil Present? Yes ☐ No ☒	
Wetland Hydrology Present? Yes ☐ No ☒	
Remarks: near geo-tech test site by crest of hill, west of DP2	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 25')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A) Total Number of Dominant Species Across All Strata: <u>6</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>50</u> (A/B)
1. <u>Alnus rubra</u>	<u>50</u>	<u>Y</u>	<u>FAC</u>	
2. <u>Pseudotsuga menziesii</u>	<u>50</u>	<u>Y</u>	<u>FACU</u>	
3. <u>Acer macrophyllum</u>	<u>10</u>	<u>N</u>	<u>FACU</u>	
4. _____	_____	_____	_____	
	<u>110</u>	= Total Cover		
Sapling/Shrub Stratum (Plot size: 10')				
1. <u>Oemleria cerasiformis</u>	<u>20</u>	<u>Y</u>	<u>FACU</u>	Prevalence Index worksheet: Total % Cover of: _____ Multiply by: OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
2. <u>Rubus spectabilis</u>	<u>5</u>	<u>Y</u>	<u>FAC</u>	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
	<u>25</u>	= Total Cover		
Herb Stratum (Plot size: 5')				
1. <u>Rubus ursinus</u>	<u>20</u>	<u>Y</u>	<u>FACU</u>	Hydrophytic Vegetation Indicators: ☐ Rapid Test for Hydrophytic Vegetation ☐ Dominance Test is >50% ☐ Prevalence Index is ≤3.0 ¹ ☐ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ☐ Wetland Non-Vascular Plants ¹ ☐ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
2. <u>Tellima grandiflora</u>	<u>10</u>	<u>Y</u>	<u>FAC</u>	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
	<u>30</u>	= Total Cover		
Woody Vine Stratum (Plot size: 10')				
1. _____	_____	_____	_____	Hydrophytic Vegetation Present? Yes ☐ No ☒
2. _____	_____	_____	_____	
	_____	= Total Cover		
% Bare Ground in Herb Stratum Duff 70%				
Remarks: Hydrophytic vegetation indicators are not met. Dominance test is 50%.				

SOIL

Sampling Point: DP-3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features		Type ¹	Loc ²	Texture	Remarks
	Color (moist)	%	Color (moist)	%				
0-1	0/duff	100					duff	
1-10	10YR3/4	100					sl	
10+	10YR 4/4	100					sl	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

☐ Histosol (A1)	☐ Sandy Redox (S5)	Indicators for Problematic Hydric Soils³:
☐ Histic Epipedon (A2)	☐ Stripped Matrix (S6)	
☐ Black Histic (A3)	☐ Loamy Mucky Mineral (F1) (except MLRA 1)	
☐ Hydrogen Sulfide (A4)	☐ Loamy Gleyed Matrix (F2)	
☐ Depleted Below Dark Surface (A11)	☐ Depleted Matrix (F3)	
☐ Thick Dark Surface (A12)	☐ Redox Dark Surface (F6)	
☐ Sandy Mucky Mineral (S1)	☐ Depleted Dark Surface (F7)	
☐ Sandy Gleyed Matrix (S4)	☐ Redox Depressions (F8)	

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (If present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ☐ No ☒

Remarks: Hydric soil indicators are not met. Soil chroma is not dark, redox features are not present.

HYDROLOGY

Wetland Hydrology Indicators:		
Primary Indicators (minimum of one required; check all that apply)		Secondary Indicators (2 or more required)
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	☐ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
☐ High Water Table (A2)	☐ Salt Crust (B11)	☐ Drainage Patterns (B10)
☐ Saturation (A3)	☐ Aquatic Invertebrates (B13)	☐ Dry-Season Water Table (C2)
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☐ Saturation Visible on Aerial Imagery (C9)
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres along Living Roots (C3)	☐ Geomorphic Position (D2)
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Shallow Aquitard (D3)
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☐ FAC-Neutral Test (D5)
☐ Iron Deposits (B5)	☐ Stunted or Stressed Plants (D1) (LRR A)	☐ Raised Ant Mounds (D6) (LRR A)
☐ Surface Soil Cracks (B6)	☐ Other (Explain in Remarks)	☐ Frost-Heave Hummocks (D7)
☐ Inundation Visible on Aerial Imagery (B7)		
☐ Sparsely Vegetated Concave Surface (B8)		
Field Observations:		
Surface Water Present? Yes ☐ No ☒	Depth (inches): _____	Wetland Hydrology Present? Yes ☐ No ☒
Water Table Present? Yes ☐ No ☒	Depth (inches): _____	
Saturation Present? Yes ☐ No ☒	Depth (inches): _____	
(includes capillary fringe)		
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: aerals		
Remarks: Wetland hydrology indicators are not met. Water table or saturation was not present, roots zones were not oxidized.		

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Haddon Rd. Short Plat City/County: Anacortes/Skagit County Sampling Date: 10/17/14
 Applicant/Owner: Allen Family State: WA Sampling Point: DP-4
 Investigator(s): Pat/Oscar, Graham-Bunting Associates Section, Township, Range: S30, Twn 35N, 2E
 Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): none Slope (%): 5
 Subregion (LRR): A, NW Forests and Coast Lat: 48 29' 04.44" N Long: 122 36' 01.44" W Datum: _____
 Soil Map Unit Name: #79 Keystone loamy sand NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☐ No ☒	Is the Sampled Area within a Wetland? Yes ☐ No ☒
Hydric Soil Present? Yes ☐ No ☒	
Wetland Hydrology Present? Yes ☐ No ☒	
Remarks: near geo-tech test site , west of Dp-3	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 25')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>5</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>40</u> (A/B)
1. <u>Alnus rubra</u>	<u>60</u>	<u>Y</u>	<u>FAC</u>	
2. _____	_____	_____	_____	Prevalence Index worksheet: Total % Cover of: _____ Multiply by: OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
_____	<u>60</u>	= Total Cover		
Sapling/Shrub Stratum (Plot size: 10')				Hydrophytic Vegetation Indicators: ☐ Rapid Test for Hydrophytic Vegetation ☐ Dominance Test is >50% ☐ Prevalence Index is ≤3.0 ¹ ☐ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ☐ Wetland Non-Vascular Plants ¹ ☐ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Sambucus racemosa</u>	<u>70</u>	<u>Y</u>	<u>FACU</u>	
2. <u>Oemleria cerasiformis</u>	<u>20</u>	<u>Y</u>	<u>FACU</u>	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
_____	<u>90</u>	= Total Cover		
Herb Stratum (Plot size: 5')				
1. <u>Rubus ursinus</u>	<u>1</u>	<u>Y</u>	<u>FACU</u>	
2. <u>Tellima grandiflora</u>	<u>1</u>	<u>Y</u>	<u>FAC</u>	
3. _____	_____	_____	_____	Hydrophytic Vegetation Present? Yes ☐ No ☒
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
_____	<u>2</u>	= Total Cover		
Woody Vine Stratum (Plot size: 10')				
1. _____	_____	_____	_____	Hydrophytic Vegetation Present? Yes ☐ No ☒
2. _____	_____	_____	_____	
_____ = Total Cover				
% Bare Ground in Herb Stratum <u>Duff 98%</u>				
Remarks: Hydrophytic vegetation indicators are not met. Dominance test is 40%.				

SOIL

Sampling Point: DP-4

[illegible]

HYDROLOGY

Wetland Hydrology Indicators:		Secondary Indicators (2 or more required)	
Primary Indicators (minimum of one required; check all that apply)			
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	☐ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)	
☐ High Water Table (A2)	☐ Salt Crust (B11)	☐ Drainage Patterns (B10)	
☐ Saturation (A3)	☐ Aquatic Invertebrates (B13)	☐ Dry-Season Water Table (C2)	
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☐ Saturation Visible on Aerial Imagery (C9)	
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres along Living Roots (C3)	☐ Geomorphic Position (D2)	
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Shallow Aquitard (D3)	
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☐ FAC-Neutral Test (D5)	
☐ Iron Deposits (B5)	☐ Stunted or Stressed Plants (D1) (LRR A)	☐ Raised Ant Mounds (D6) (LRR A)	
☐ Surface Soil Cracks (B6)	☐ Other (Explain in Remarks)	☐ Frost-Heave Hummocks (D7)	
☐ Inundation Visible on Aerial Imagery (B7)			
☐ Sparsely Vegetated Concave Surface (B8)			
Field Observations:			
Surface Water Present?	Yes ☐ No ☒	Depth (inches):	_____
Water Table Present?	Yes ☐ No ☒	Depth (inches):	_____
Saturation Present?	Yes ☐ No ☒	Depth (inches):	_____
(includes capillary fringe)		Wetland Hydrology Present? Yes ☐ No ☒	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: aerials			
Remarks: Wetland hydrology indicators are not met. Water table or saturation was not present, roots zones were not oxidized.			

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Haddon Rd. Short Plat City/County: Anacortes/Skagit County Sampling Date: 11/7/14

Applicant/Owner: Allen Family State: WA Sampling Point: DP-5

Investigator(s): Pat/Oscar, Graham-Bunting Associates Section, Township, Range: S30, Twn 35N, 2E

Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): none Slope (%): 5-10

Subregion (LRR): A, NW Forests and Coast Lat: 48 29' 04.44" N Long: 122 36' 01.44" W Datum: _____

Soil Map Unit Name: #79 Keystone loamy sand NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☒ No ☐	Is the Sampled Area within a Wetland? Yes ☒ No ☐
Hydric Soil Present? Yes ☒ No ☐	
Wetland Hydrology Present? Yes ☒ No ☐	
Remarks: near southeast property corner stake and waterline area	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 25')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A) Total Number of Dominant Species Across All Strata: <u>5</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>60</u> (A/B)
1. <u>Pseudotsuga menziesii</u>	<u>5</u>	<u>Y</u>	<u>FACU</u>	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
<u>5</u> = Total Cover				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
Sapling/Shrub Stratum (Plot size: 10')				
1. <u>Rubus armeniacus</u>	<u>20</u>	<u>Y</u>	<u>FACU</u>	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
<u>20</u> = Total Cover				
Herb Stratum (Plot size: 5')				Hydrophytic Vegetation Indicators: ☐ Rapid Test for Hydrophytic Vegetation ☒ Dominance Test is >50% ☐ Prevalence Index is ≤3.0 ¹ ☐ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ☐ Wetland Non-Vascular Plants ¹ ☐ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Phalaris arundinacea</u>	<u>40</u>	<u>Y</u>	<u>FACW</u>	
2. <u>Holcus lanatus</u>	<u>30</u>	<u>Y</u>	<u>FAC</u>	
3. <u>Juncus effusus</u>	<u>20</u>	<u>Y</u>	<u>FACW</u>	
4. <u>Agrostis tenuis</u>	<u>10</u>	<u>N</u>	<u>FAC</u>	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
<u>100</u> = Total Cover				
Woody Vine Stratum (Plot size: 10')				Hydrophytic Vegetation Present? Yes ☒ No ☐
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
% Bare Ground in Herb Stratum _____ = Total Cover				
Remarks: Hydrophytic vegetation indicators are met. Dominance test is 60%.				

SOIL

Sampling Point: DP-5

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features			Loc ²	Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹			
0-2	10YR3/2	100					sl	
2-8	10YR4/1	80	10YR5/6	20	C	M	clay loam	
8+	10YR3/2	<80	10YR5/8	>20%	C	M	grav. sd. cllm	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

☐ Histic Sol (A1)	☐ Sandy Redox (S5)	Indicators for Problematic Hydric Soils³:
☐ Histic Epipedon (A2)	☐ Stripped Matrix (S6)	
☐ Black Histic (A3)	☐ Loamy Mucky Mineral (F1) (except MLRA 1)	
☐ Hydrogen Sulfide (A4)	☐ Loamy Gleyed Matrix (F2)	
☒ Depleted Below Dark Surface (A11)	☐ Depleted Matrix (F3)	
☐ Thick Dark Surface (A12)	☐ Redox Dark Surface (F6)	
☐ Sandy Mucky Mineral (S1)	☐ Depleted Dark Surface (F7)	
☐ Sandy Gleyed Matrix (S4)	☐ Redox Depressions (F8)	

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ☒ No ☐

Remarks: Hydric soil indicators are met. Soil chroma is dark (1 & 2), and redox features are present.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)		Secondary Indicators (2 or more required)
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	☐ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
☐ High Water Table (A2)	☐ Salt Crust (B11)	☐ Drainage Patterns (B10)
☒ Saturation (A3)	☐ Aquatic Invertebrates (B13)	☐ Dry-Season Water Table (C2)
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☐ Saturation Visible on Aerial Imagery (C9)
☐ Sediment Deposits (B2)	☒ Oxidized Rhizospheres along Living Roots (C3)	☐ Geomorphic Position (D2)
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Shallow Aquitard (D3)
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☐ FAC-Neutral Test (D5)
☐ Iron Deposits (B5)	☐ Stunted or Stressed Plants (D1) (LRR A)	☐ Raised Ant Mounds (D6) (LRR A)
☐ Surface Soil Cracks (B6)	☐ Other (Explain in Remarks)	☐ Frost-Heave Hummocks (D7)
☐ Inundation Visible on Aerial Imagery (B7)		
☐ Sparsely Vegetated Concave Surface (B8)		

Field Observations:

Surface Water Present?	Yes ☐ No ☒	Depth (inches): _____	Wetland Hydrology Present? Yes ☒ No ☐
Water Table Present?	Yes ☐ No ☒	Depth (inches): _____	
Saturation Present?	Yes ☒ No ☐	Depth (inches): _____	
(includes capillary fringe)			

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: aerals

Remarks: Wetland hydrology indicators are met. Saturation was present, oxidized rhizospheres were present.

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Haddon Rd. Short Plat City/County: Anacortes/Skagit County Sampling Date: 11/7/14
 Applicant/Owner: Allen Family State: WA Sampling Point: DP-6
 Investigator(s): Pat/Oscar, Graham-Bunting Associates Section, Township, Range: S30, Twn 35N, 2E
 Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): sloped Slope (%): >5
 Subregion (LRR): A, NW Forests and Coast Lat: 48 29' 04.44" N Long: 122 36' 01.44" W Datum: _____
 Soil Map Unit Name: #79 Keystone loamy sand NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☐ No ☒	Is the Sampled Area within a Wetland? Yes ☐ No ☒
Hydric Soil Present? Yes ☐ No ☒	
Wetland Hydrology Present? Yes ☐ No ☒	
Remarks: near southeast property corner stake and waterline area, 7 ft uphill from Dp5	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 25')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>4</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>50</u> (A/B)
1. <u>Pseudotsuga menziesii</u>	<u>40</u>	<u>Y</u>	<u>FACU</u>	
2. _____	_____	_____	_____	Prevalence Index worksheet: Total % Cover of: _____ Multiply by: OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
_____	<u>40</u>	= Total Cover		
Sapling/Shrub Stratum (Plot size: 10')				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
1. <u>Rubus armeniacus</u>	<u>50</u>	<u>Y</u>	<u>FACU</u>	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	Prevalence Index worksheet: Total % Cover of: _____ Multiply by: OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
5. _____	_____	_____	_____	
_____	<u>50</u>	= Total Cover		
Herb Stratum (Plot size: 5')				
1. <u>Agrostis tenuis</u>	<u>80</u>	<u>Y</u>	<u>FAC</u>	Prevalence Index worksheet: Total % Cover of: _____ Multiply by: OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
2. <u>Holcus lanatus</u>	<u>20</u>	<u>Y</u>	<u>FAC</u>	
3. <u>Juncus effusus</u>	<u>2</u>	<u>N</u>	<u>FACW</u>	
4. <u>Equisetum arvense</u>	<u>5</u>	<u>N</u>	<u>FAC</u>	
5. _____	_____	_____	_____	Prevalence Index worksheet: Total % Cover of: _____ Multiply by: OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	Prevalence Index worksheet: Total % Cover of: _____ Multiply by: OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
_____	<u>107</u>	= Total Cover		
Woody Vine Stratum (Plot size: 10')				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
_____	_____	_____	_____	
% Bare Ground in Herb Stratum _____ = Total Cover				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
Remarks: Hydrophytic vegetation indicators are not met. Dominance test is 50%.				

SOIL

Sampling Point: DP-6

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (Inches)	Matrix		Redox Features			Loc ²	Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹			
0-3	10YR3/3	100					sandy sl	
3-11	2.5Y3/3	100					sandy sl	
11+	2.5Y3/4	>98	10YR6/6	<2%	C	M	sandy sl	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

☐ Histosol (A1)	☐ Sandy Redox (S5)	Indicators for Problematic Hydric Soils³:
☐ Histic Epipedon (A2)	☐ Stripped Matrix (S6)	
☐ Black Histic (A3)	☐ Loamy Mucky Mineral (F1) (except MLRA 1)	
☐ Hydrogen Sulfide (A4)	☐ Loamy Gleyed Matrix (F2)	
☐ Depleted Below Dark Surface (A11)	☐ Depleted Matrix (F3)	
☐ Thick Dark Surface (A12)	☐ Redox Dark Surface (F6)	
☐ Sandy Mucky Mineral (S1)	☐ Depleted Dark Surface (F7)	
☐ Sandy Gleyed Matrix (S4)	☐ Redox Depressions (F8)	

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ☐ No ☒

Remarks: Hydric soil indicators are not met. Soil chroma is not dark (3 and 4), redox features are present (<2%)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

☐ Surface Water (A1)	☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)
☐ High Water Table (A2)	☐ Salt Crust (B11)
☐ Saturation (A3)	☐ Aquatic Invertebrates (B13)
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres along Living Roots (C3)
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)
☐ Iron Deposits (B5)	☐ Stunted or Stressed Plants (D1) (LRR A)
☐ Surface Soil Cracks (B6)	☐ Other (Explain in Remarks)
☐ Inundation Visible on Aerial Imagery (B7)	
☐ Sparsely Vegetated Concave Surface (B8)	

Secondary Indicators (2 or more required)

☐ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
☐ Drainage Patterns (B10)
☐ Dry-Season Water Table (C2)
☐ Saturation Visible on Aerial Imagery (C9)
☐ Geomorphic Position (D2)
☐ Shallow Aquitard (D3)
☐ FAC-Neutral Test (D5)
☐ Raised Ant Mounds (D6) (LRR A)
☐ Frost-Heave Hummocks (D7)

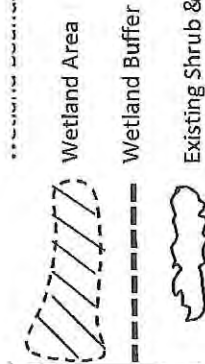
Field Observations:

Surface Water Present?	Yes ☐ No ☒	Depth (inches): _____	Wetland Hydrology Present? Yes ☐ No ☒
Water Table Present?	Yes ☐ No ☒	Depth (inches): _____	
Saturation Present?	Yes ☐ No ☒	Depth (inches): _____	
(includes capillary fringe)			

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: aerals

Remarks: Wetland hydrology indicators not met. Water table or saturation was not present, oxidized rhizospheres were not present.

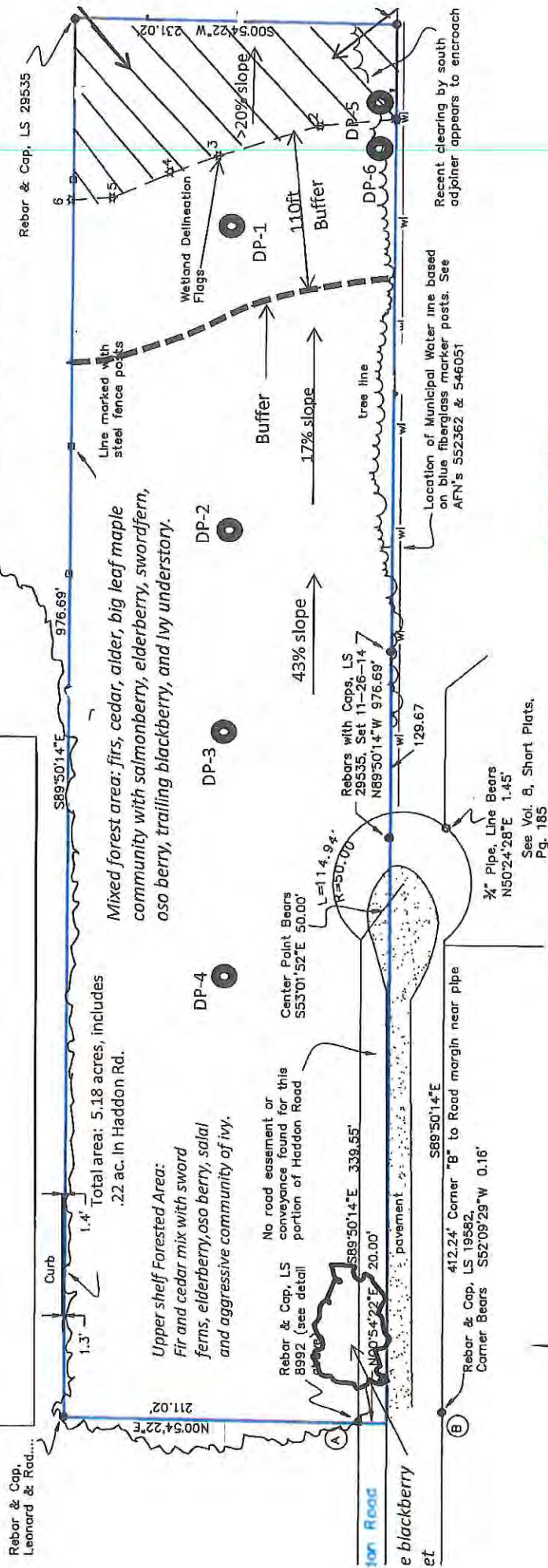
SECTION 1



*PFOB/PSSB/PEMB = Palustrine forested, scrub-shrub, emergent, saturated

Property Description

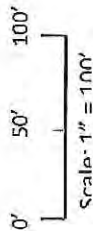
The south 14 rods (231 feet) of the East 60 rods (990 feet) of Government Lot 6, Range 2 East, W.M., Skagit County, Washington, EXCEPT that portion conveyed to the State of Washington for highway purposes by d 30, 1957, under Auditor's File Number 547018, ALSO EXCEPT that portion, if any, lying within the West 20 rods (330 feet) of said (



Survey Notes

This survey has been prepared from a closed random traverse electronic instrument measuring angles to 3 seconds of arc rounded to hundredths of feet.

The purpose of this survey has been to locate, describe and or to find and confirm the location of existing monuments, the existing lines and corners of the above described proper



Prepared by:

Prepared for:

Attachment C: Wetland Rating Forms

Wetland name or number _____

WETLAND RATING FORM – WESTERN WASHINGTON

Version 2 - Updated July 2006 to increase accuracy and reproducibility among users
Updated Oct 2008 with the new WDFW definitions for priority habitats

Name of wetland (if known): Allen Family P33048 Date of site visit: 10-17-2014
Rated by Pat Canting, Graham Canting Trained by Ecology? Yes X No Date of training May 06
SEC 30 TWSHP: 35 RNGE: 8E Is S/T/R in Appendix D? Yes No X

Map of wetland unit: Figure B Estimated size .91 acre
100 x 100 = 40,000 sf

SUMMARY OF RATING

Category based on FUNCTIONS provided by wetland

I II III X IV

Category I = Score ≥ 70
Category II = Score 51-69
Category III = Score 30-50 ✓
Category IV = Score < 30

Score for Water Quality Functions

10

Score for Hydrologic Functions

12

Score for Habitat Functions

20

TOTAL score for Functions

42

Category based on SPECIAL CHARACTERISTICS of wetland

I II Does not Apply X

Final Category (choose the "highest" category from above)

III

Summary of basic information about the wetland unit

Wetland Unit has Special Characteristics	Wetland HGM Class used for Rating
Estuarine	Depressional
Natural Heritage Wetland	Riverine
Bog	Lake-fringe
Mature Forest	Slope <u>X</u>
Old Growth Forest	Flats
Coastal Lagoon	Freshwater Tidal
Interdunal	
None of the above	Check if unit has multiple HGM classes present <u> </u>

Wetland name or number _____

Does the wetland unit being rated meet any of the criteria below?

If you answer YES to any of the questions below you will need to protect the wetland according to the regulations regarding the special characteristics found in the wetland.

Check List for Wetlands That May Need Additional Protection (in addition to the protection recommended for its category)	YES	NO
SP1. <i>Has the wetland unit been documented as a habitat for any Federally listed Threatened or Endangered animal or plant species (T/E species)?</i> For the purposes of this rating system, "documented" means the wetland is on the appropriate state or federal database.		X
SP2. <i>Has the wetland unit been documented as habitat for any State listed Threatened or Endangered animal species?</i> For the purposes of this rating system, "documented" means the wetland is on the appropriate state database. Note: Wetlands with State listed plant species are categorized as Category I Natural Heritage Wetlands (see p. 19 of data form).		X
SP3. <i>Does the wetland unit contain individuals of Priority species listed by the WDFW for the state?</i>		X
SP4. <i>Does the wetland unit have a local significance in addition to its functions?</i> For example, the wetland has been identified in the Shoreline Master Program, the Critical Areas Ordinance, or in a local management plan as having special significance.		X

To complete the next part of the data sheet you will need to determine the
Hydrogeomorphic Class of the wetland being rated.

The hydrogeomorphic classification groups wetlands into those that function in similar ways. This simplifies the questions needed to answer how well the wetland functions. The Hydrogeomorphic Class of a wetland can be determined using the key below. See p. 24 for more detailed instructions on classifying wetlands.

Classification of Wetland Units in Western Washington

If the hydrologic criteria listed in each question do not apply to the entire unit being rated, you probably have a unit with multiple HGM classes. In this case, identify which hydrologic criteria in questions 1-7 apply, and go to Question 8.

1. Are the water levels in the entire unit usually controlled by tides (i.e. except during floods)?
☒ NO – go to 2 YES – the wetland class is **Tidal Fringe**

If yes, is the salinity of the water during periods of annual low flow below 0.5 ppt (parts per thousand)? YES – **Freshwater Tidal Fringe** NO – **Saltwater Tidal Fringe (Estuarine)**

*If your wetland can be classified as a Freshwater Tidal Fringe use the forms for **Riverine** wetlands. If it is Saltwater Tidal Fringe it is rated as an **Estuarine** wetland. Wetlands that were called estuarine in the first and second editions of the rating system are called Salt Water Tidal Fringe in the Hydrogeomorphic Classification. Estuarine wetlands were categorized separately in the earlier editions, and this separation is being kept in this revision. To maintain consistency between editions, the term "Estuarine" wetland is kept. Please note, however, that the characteristics that define Category I and II estuarine wetlands have changed (see p.).*

2. The entire wetland unit is flat and precipitation is the only source (>90%) of water to it. Groundwater and surface water runoff are NOT sources of water to the unit.
☒ NO – go to 3 YES – The wetland class is **Flats**

If your wetland can be classified as a "Flats" wetland, use the form for **Depressional** wetlands.

3. Does the entire wetland unit **meet both** of the following criteria?
____ The vegetated part of the wetland is on the shores of a body of permanent open water (without any vegetation on the surface) at least 20 acres (8 ha) in size;
____ At least 30% of the open water area is deeper than 6.6 ft (2 m)?
☒ NO – go to 4 YES – The wetland class is **Lake-fringe (Lacustrine Fringe)**

4. Does the entire wetland unit **meet all** of the following criteria?
☒ The wetland is on a slope (*slope can be very gradual*),
☒ The water flows through the wetland in one direction (unidirectional) and usually comes from seeps. It may flow subsurface, as sheetflow, or in a swale without distinct banks.
☒ The water leaves the wetland **without being impounded**?
NOTE: *Surface water does not pond in these type of wetlands except occasionally in very small and shallow depressions or behind hummocks (depressions are usually <3ft diameter and less than 1 foot deep).*
NO - go to 5 YES – The wetland class is **Slope**

Wetland name or number _____

5. Does the entire wetland unit **meet all** of the following criteria?

_____ The unit is in a valley, or stream channel, where it gets inundated by overbank flooding from that stream or river

_____ The overbank flooding occurs at least once every two years.

NOTE: The riverine unit can contain depressions that are filled with water when the river is not flooding.

NO - go to 6 YES - The wetland class is **Riverine**

6. Is the entire wetland unit in a topographic depression in which water ponds, or is saturated to the surface, at some time during the year. *This means that any outlet, if present, is higher than the interior of the wetland.*

NO - go to 7 YES - The wetland class is **Depressional**

7. Is the entire wetland unit located in a very flat area with no obvious depression and no overbank flooding. The unit does not pond surface water more than a few inches. The unit seems to be maintained by high groundwater in the area. The wetland may be ditched, but has no obvious natural outlet.

NO - go to 8 YES - The wetland class is **Depressional**

8. Your wetland unit seems to be difficult to classify and probably contains several different HGM classes. For example, seeps at the base of a slope may grade into a riverine floodplain, or a small stream within a depressional wetland has a zone of flooding along its sides. **GO BACK AND IDENTIFY WHICH OF THE HYDROLOGIC REGIMES DESCRIBED IN QUESTIONS 1-7 APPLY TO DIFFERENT AREAS IN THE UNIT** (make a rough sketch to help you decide). Use the following table to identify the appropriate class to use for the rating system if you have several HGM classes present within your wetland. **NOTE:** Use this table only if the class that is recommended in the second column represents 10% or more of the total area of the wetland unit being rated. If the area of the class listed in column 2 is less than 10% of the unit, classify the wetland using the class that represents more than 90% of the total area.

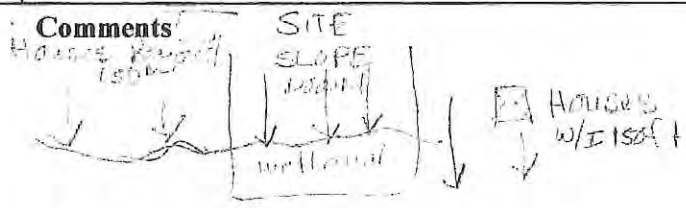
<i>HGM Classes within the wetland unit being rated</i>	<i>HGM Class to Use in Rating</i>
Slope + Riverine	Riverine
Slope + Depressional	Depressional
Slope + Lake-fringe	Lake-fringe
Depressional + Riverine along stream within boundary	Depressional
Depressional + Lake-fringe	Depressional
Salt Water Tidal Fringe and any other class of freshwater wetland	Treat as ESTUARINE under wetlands with special characteristics

If you are unable still to determine which of the above criteria apply to your wetland, or if you have more than 2 HGM classes within a wetland boundary, classify the wetland as **Depressional** for the rating.

Wetland name or number _____

EMERGENCY
REEDING
Cleaning - Juncus

S	Slope Wetlands WATER QUALITY FUNCTIONS - Indicators that the wetland unit functions to improve water quality	Points (only 1 score per box)
S	S 1. Does the wetland unit have the <u>potential</u> to improve water quality?	(see p.64)
S	S 1.1 Characteristics of average slope of unit: Slope is 1% or less (a 1% slope has a 1 foot vertical drop in elevation for every 100 ft horizontal distance) points = 3 Slope is 1% - 2% points = 2 Slope is 2% - 5% points = 1 Slope is greater than 5% ✓ points = 0 ✓	0
S	S 1.2 The soil 2 inches below the surface (or duff layer) is clay or organic (use NRCS definitions). <i>some patches of soil are mostly mineral, not 100% org.</i> YES = 3 points ✓ NO = 0 points	3
S	S 1.3 Characteristics of the vegetation in the wetland that trap sediments and pollutants: <i>Choose the points appropriate for the description that best fits the vegetation in the wetland. Dense vegetation means you have trouble seeing the soil surface (>75% cover), and uncut means not grazed or mowed and plants are higher than 6 inches.</i> Dense, uncut, herbaceous vegetation > 90% of the wetland area points = 6 Dense, uncut, herbaceous vegetation > 1/2 of area points = 3 Dense, woody, vegetation > 1/2 of area points = 2 ✓ Dense, uncut, herbaceous vegetation > 1/4 of area points = 1 Does not meet any of the criteria above for vegetation points = 0 Aerial photo or map with vegetation polygons	Figure B 2
S	Total for S 1 Add the points in the boxes above	5
S	S 2. Does the wetland unit have the <u>opportunity</u> to improve water quality? Answer YES if you know or believe there are pollutants in groundwater or surface water coming into the wetland that would otherwise reduce water quality in streams, lakes or groundwater downgradient from the wetland. <i>Note which of the following conditions provide the sources of pollutants. A unit may have pollutants coming from several sources, but any single source would qualify as opportunity.</i> — Grazing in the wetland or within 150ft — Untreated stormwater discharges to wetland — Tilled fields, logging, or orchards within 150 feet of wetland ✓ — Residential, urban areas, or golf courses are within 150 ft upslope of wetland — Other _____ ✓ YES multiplier is 2 NO multiplier is 1	(see p.67) multiplier 2
S	TOTAL - Water Quality Functions Multiply the score from S1 by S2 Add score to table on p. 1	10



Wetland name or number _____

S Slope Wetlands		Points (only 1 score per box)
HYDROLOGIC FUNCTIONS - Indicators that the wetland unit functions to reduce flooding and stream erosion		
	S 3. Does the wetland unit have the <u>potential</u> to reduce flooding and stream erosion?	(see p.68)
S	S 3.1 Characteristics of vegetation that reduce the velocity of surface flows during storms. Choose the points appropriate for the description that best fit conditions in the wetland. (stems of plants should be thick enough (usually > 1/8in), or dense enough, to remain erect during surface flows) Dense, uncut, rigid vegetation covers > 90% of the area of the wetland. ✓ points = 6 ✓ Dense, uncut, rigid vegetation > 1/2 area of wetland points = 3 Dense, uncut, rigid vegetation > 1/4 area points = 1 More than 1/4 of area is grazed, mowed, tilled or vegetation is not rigid points = 0	6
S	S 3.2 Characteristics of slope wetland that holds back small amounts of flood flows: The slope wetland has small surface depressions that can retain water over at least 10% of its area. (cut x 6-10" deep) YES points = 2 NO ✓ points = 0	0
S	Add the points in the boxes above	6
S	S 4. Does the wetland have the <u>opportunity</u> to reduce flooding and erosion? Is the wetland in a landscape position where the reduction in water velocity it provides helps protect downstream property and aquatic resources from flooding or excessive and/or erosive flows? Note which of the following conditions apply. — Wetland has surface runoff that drains to a river or stream that has flooding problems ✗ Other <u>cut top & make a dam across stream</u> (Answer NO if the major source of water is controlled by a reservoir (e.g. wetland is a seep that is on the downstream side of a dam)) YES multiplier is 2 ✓ NO multiplier is 1	(see p. 70)
S	TOTAL - Hydrologic Functions Multiply the score from S 3 by S 4 Add score to table on p. 1	12

Comments

Wetland name or number _____

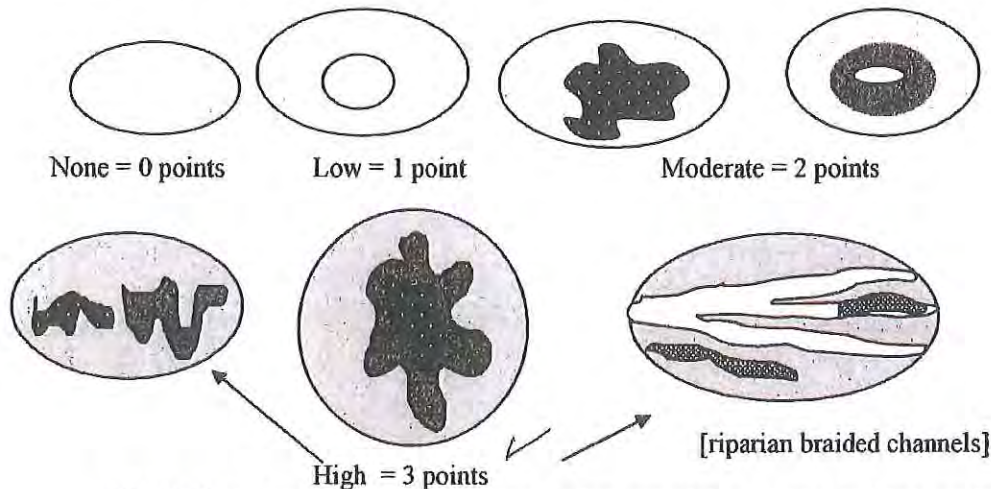
<i>These questions apply to wetlands of all HGM classes.</i> HABITAT FUNCTIONS - Indicators that unit functions to provide important habitat		Points (only 1 score per box)
H 1. Does the wetland unit have the <u>potential</u> to provide habitat for many species?		
H 1.1. <u>Vegetation structure</u> (see p. 72) Check the types of vegetation classes present (as defined by Cowardin)- Size threshold for each class is ¼ acre or more than 10% of the area if unit is smaller than 2.5 acres. ☐ Aquatic bed ☒ Emergent plants ☒ Scrub/shrub (areas where shrubs have >30% cover) ☒ Forested (areas where trees have >30% cover). If the unit has a forested class check if: ☐ The forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/ground-cover) that each cover 20% within the forested polygon Add the number of vegetation structures that qualify. If you have: 4 structures or more points = 4 3 structures ✓ points = 2 ✓ 2 structures points = 1 1 structure points = 0 Map of Cowardin vegetation classes		Figure <u>2</u>
H 1.2. <u>Hydroperiods</u> (see p. 73) Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland or ¼ acre to count. (see text for descriptions of hydroperiods) ☐ Permanently flooded or inundated ☐ Seasonally flooded or inundated ☐ Occasionally flooded or inundated ☒ Saturated only ☐ Permanently flowing stream or river in, or adjacent to, the wetland ☐ Seasonally flowing stream in, or adjacent to, the wetland ☐ Lake-fringe wetland = 2 points ☐ Freshwater tidal wetland = 2 points 4 or more types present points = 3 3 types present points = 2 2 types present point = 1 1 type present points = 0 ✓ Map of hydroperiods		Figure <u>0</u>
H 1.3. <u>Richness of Plant Species</u> (see p. 75) Count the number of plant species in the wetland that cover at least 10 ft². (different patches of the same species can be combined to meet the size threshold) You do not have to name the species. Do not include Eurasian Milfoil, reed canarygrass, purple loosestrife, Canadian Thistle If you counted: > 19 species points = 2 5 - 19 species ✓ points = 1 ✓ < 5 species points = 0 List species below if you want to:		Figure <u>1</u>

Total for page 3

Wetland name or number _____

H 1.4. Interspersion of habitats (see p. 76)

Decide from the diagrams below whether interspersion between Cowardin vegetation classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, medium, low, or none.



NOTE: If you have four or more classes or three vegetation classes and open water the rating is always "high". Use map of Cowardin vegetation classes

Figure _____

3

H 1.5. Special Habitat Features: (see p. 77)

Check the habitat features that are present in the wetland. The number of checks is the number of points you put into the next column.

- ☒ Large, downed, woody debris within the wetland (>4in. diameter and 6 ft long).
- ☒ Standing snags (diameter at the bottom > 4 inches) in the wetland
- ☐ Undercut banks are present for at least 6.6 ft (2m) and/or overhanging vegetation extends at least 3.3 ft (1m) over a stream (or ditch) in, or contiguous with the unit, for at least 33 ft (10m)
- ☐ Stable steep banks of fine material that might be used by beaver or muskrat for denning (>30degree slope) OR signs of recent beaver activity are present (cut shrubs or trees that have not yet turned grey/brown)
- ☐ At least ¼ acre of thin-stemmed persistent vegetation or woody branches are present in areas that are permanently or seasonally inundated. (structures for egg-laying by amphibians)
- ☐ Invasive plants cover less than 25% of the wetland area in each stratum of plants

NOTE: The 20% stated in early printings of the manual on page 78 is an error.

2

H 1. TOTAL Score - potential for providing habitat
Add the scores from H1.1, H1.2, H1.3, H1.4, H1.5

8

Comments

H 2. Does the wetland unit have the opportunity to provide habitat for many species?	
H 2.1 Buffers (see p. 80) Choose the description that best represents condition of buffer of wetland unit. The highest scoring criterion that applies to the wetland is to be used in the rating. See text for definition of "undisturbed." — 100 m (330ft) of relatively undisturbed vegetated areas, rocky areas, or open water >95% of circumference. No structures are within the undisturbed part of buffer. (relatively undisturbed also means no-grazing, no landscaping, no daily human use) Points = 5 — 100 m (330 ft) of relatively undisturbed vegetated areas, rocky areas, or open water > 50% circumference. Points = 4 ✓ — 50 m (170ft) of relatively undisturbed vegetated areas, rocky areas, or open water >95% circumference. Points = 4 — 100 m (330ft) of relatively undisturbed vegetated areas, rocky areas, or open water > 25% circumference. Points = 3 — 50 m (170ft) of relatively undisturbed vegetated areas, rocky areas, or open water for > 50% circumference. Points = 3 If buffer does not meet any of the criteria above — No paved areas (except paved trails) or buildings within 25 m (80ft) of wetland > 95% circumference. Light to moderate grazing, or lawns are OK. Points = 2 — No paved areas or buildings within 50m of wetland for >50% circumference. Light to moderate grazing, or lawns are OK. Points = 2 — Heavy grazing in buffer. Points = 1 — Vegetated buffers are <2m wide (6.6ft) for more than 95% of the circumference (e.g. tilled fields, paving, basalt bedrock extend to edge of wetland) Points = 0. — Buffer does not meet any of the criteria above. Points = 1 Aerial photo showing buffers	Figure <u>4</u>
H 2.2 Corridors and Connections (see p. 81) H 2.2.1 Is the wetland part of a relatively undisturbed and unbroken vegetated corridor (either riparian or upland) that is at least 150 ft wide, has at least 30% cover of shrubs, forest or native undisturbed prairie, that connects to estuaries, other wetlands or undisturbed uplands that are at least 250 acres in size? (dams in riparian corridors, heavily used gravel roads, paved roads, are considered breaks in the corridor). YES = 4 points (go to H 2.3) NO = go to H 2.2.2 ✓ H 2.2.2 Is the wetland part of a relatively undisturbed and unbroken vegetated corridor (either riparian or upland) that is at least 50ft wide, has at least 30% cover of shrubs or forest, and connects to estuaries, other wetlands or undisturbed uplands that are at least 25 acres in size? OR a Lake-fringe wetland, if it does not have an undisturbed corridor as in the question above? YES = 2 points (go to H 2.3) NO = H 2.2.3 H 2.2.3 Is the wetland: within 5 mi (8km) of a brackish or salt water estuary OR ✓ within 3 mi of a large field or pasture (>40 acres) OR within 1 mi of a lake greater than 20 acres? YES = 1 point ✓ NO = 0 points	<u>1</u>

Total for page 5

Wetland name or number _____

H 2.3 Near or adjacent to other priority habitats listed by WDFW (see new and complete descriptions of WDFW priority habitats, and the counties in which they can be found, in the PHS report <http://wdfw.wa.gov/hab/phslist.htm>)

Which of the following priority habitats are within 330ft (100m) of the wetland unit? NOTE: the connections do not have to be relatively undisturbed.

☐ **Aspen Stands:** Pure or mixed stands of aspen greater than 0.4 ha (1 acre).

☒ **Biodiversity Areas and Corridors:** Areas of habitat that are relatively important to various species of native fish and wildlife (full descriptions in WDFW PHS report p. 152).

☐ **Herbaceous Balds:** Variable size patches of grass and forbs on shallow soils over bedrock.

☒ **Old-growth/Mature forests:** (~~Old-growth west of Cascade crest~~) Stands of at least 2 tree species, forming a multi-layered canopy with occasional small openings; with at least 20 trees/ha (8 trees/acre) > 81 cm (32 in) dbh or > 200 years of age. (Mature forests) Stands with average diameters exceeding 53 cm (21 in) dbh; crown cover may be less than 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80 - 200 years old west of the Cascade crest.

☐ **Oregon white Oak:** Woodlands Stands of pure oak or oak/conifer associations where canopy coverage of the oak component is important (full descriptions in WDFW PHS report p. 158).

☐ **Riparian:** The area adjacent to aquatic systems with flowing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other.

☐ **Westside Prairies:** Herbaceous, non-forested plant communities that can either take the form of a dry prairie or a wet prairie (full descriptions in WDFW PHS report p. 161).

☐ **Instream:** The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for instream fish and wildlife resources.

☐ **Nearshore:** Relatively undisturbed nearshore habitats. These include Coastal Nearshore, Open Coast Nearshore, and Puget Sound Nearshore. (full descriptions of habitats and the definition of relatively undisturbed are in WDFW report: pp. 167-169 and glossary in Appendix A).

☐ **Caves:** A naturally occurring cavity, recess, void, or system of interconnected passages under the earth in soils, rock, ice, or other geological formations and is large enough to contain a human.

☒ **Cliffs:** Greater than 7.6 m (25 ft) high and occurring below 5000 ft.

☐ **Talus:** Homogenous areas of rock rubble ranging in average size 0.15 - 2.0 m (0.5 - 6.5 ft), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs.

☐ **Snags and Logs:** Trees are considered snags if they are dead or dying and exhibit sufficient decay characteristics to enable cavity excavation/use by wildlife. Priority snags have a diameter at breast height of > 51 cm (20 in) in western Washington and are > 2 m (6.5 ft) in height. Priority logs are > 30 cm (12 in) in diameter at the largest end, and > 6 m (20 ft) long.

If wetland has 3 or more priority habitats = 4 points ✓

If wetland has 2 priority habitats = 3 points

If wetland has 1 priority habitat = 1 point

No habitats = 0 points

Note: All vegetated wetlands are by definition a priority habitat but are not included in this list. Nearby wetlands are addressed in question H 2.4)

4

Wetland name or number _____

H 2.4 Wetland Landscape (choose the <i>one</i> description of the landscape around the wetland that best fits) (see p. 84) There are at least 3 other wetlands within ½ mile, and the connections between them are relatively undisturbed (light grazing between wetlands OK, as is lake shore with some boating, but connections should NOT be bisected by paved roads, fill, fields, or other development. points = 5 The wetland is Lake-fringe on a lake with little disturbance and there are 3 other lake-fringe wetlands within ½ mile points = 5 There are at least 3 other wetlands within ½ mile, BUT the connections between them are disturbed points = 3 ✓ The wetland is Lake-fringe on a lake with disturbance and there are 3 other lake-fringe wetland within ½ mile points = 3 There is at least 1 wetland within ½ mile. points = 2 There are no wetlands within ½ mile. points = 0	3
H 2. TOTAL Score - opportunity for providing habitat Add the scores from H2.1, H2.2, H2.3, H2.4	12
TOTAL for H 1 from page 14	8
Total Score for Habitat Functions – add the points for H 1, H 2 and record the result on p. 1	20

Wetland name or number _____

CATEGORIZATION BASED ON SPECIAL CHARACTERISTICS

Please determine if the wetland meets the attributes described below and circle the appropriate answers and Category.

Wetland Type <i>Check off any criteria that apply to the wetland. Circle the Category when the appropriate criteria are met.</i>	Category
SC 1.0 Estuarine wetlands (see p. 86) Does the wetland unit meet the following criteria for Estuarine wetlands? — The dominant water regime is tidal, — Vegetated, and — With a salinity greater than 0.5 ppt. YES = Go to SC 1.1 NO <u>X</u>	
SC 1.1 Is the wetland unit within a National Wildlife Refuge, National Park, National Estuary Reserve, Natural Area Preserve, State Park or Educational, Environmental, or Scientific Reserve designated under WAC 332-30-151? YES = Category I NO go to SC 1.2	Cat. I
SC 1.2 Is the wetland unit at least 1 acre in size and meets at least two of the following three conditions? YES = Category I NO = Category II — The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing, and has less than 10% cover of non-native plant species. If the non-native <i>Spartina</i> spp. are the only species that cover more than 10% of the wetland, then the wetland should be given a dual rating (I/II). The area of <i>Spartina</i> would be rated a Category II while the relatively undisturbed upper marsh with native species would be a Category I. Do not, however, exclude the area of <i>Spartina</i> in determining the size threshold of 1 acre. — At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or un-mowed grassland. — The wetland has at least 2 of the following features: tidal channels, depressions with open water, or contiguous freshwater wetlands.	Cat. I Cat. II Dual rating I/II

Wetland name or number _____

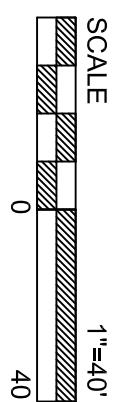
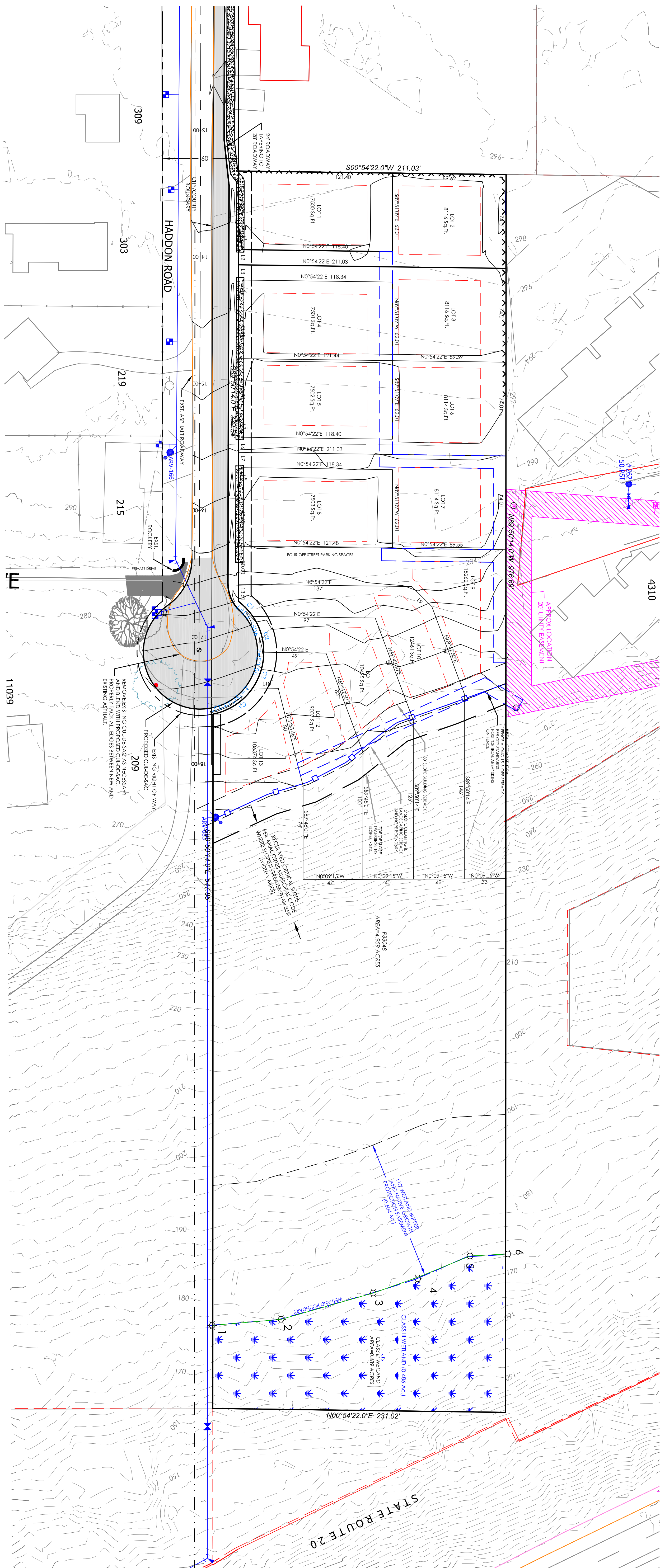
SC 2.0 Natural Heritage Wetlands (see p. 87) Natural Heritage wetlands have been identified by the Washington Natural Heritage Program/DNR as either high quality undisturbed wetlands or wetlands that support state Threatened, Endangered, or Sensitive plant species. SC 2.1 Is the wetland unit being rated in a Section/Township/Range that contains a Natural Heritage wetland? <i>(this question is used to screen out most sites before you need to contact WNHP/DNR)</i> S/T/R information from Appendix D ____ or accessed from WNHP/DNR web site ☒ YES ____ – contact WNHP/DNR (see p. 79) and go to SC 2.2 NO ☒ SC 2.2 Has DNR identified the wetland as a high quality undisturbed wetland or as or as a site with state threatened or endangered plant species? YES = Category I NO ☒ not a Heritage Wetland	Cat. I
SC 3.0 Bogs (see p. 87) Does the wetland unit (or any part of the unit) meet both the criteria for soils and vegetation in bogs? <i>Use the key below to identify if the wetland is a bog. If you answer yes you will still need to rate the wetland based on its functions.</i> 1. Does the unit have organic soil horizons (i.e. layers of organic soil), either peats or mucks, that compose 16 inches or more of the first 32 inches of the soil profile? (See Appendix B for a field key to identify organic soils)? <u>Yes - go to Q. 3</u> <i>Extruded both etc.</i> No - go to Q. 2 2. Does the unit have organic soils, either peats or mucks that are less than 16 inches deep over bedrock, or an impermeable hardpan such as clay or volcanic ash, or that are floating on a lake or pond? Yes - go to Q. 3 No - Is not a bog for purpose of rating 3. Does the unit have more than 70% cover of mosses at ground level, AND other plants, if present, consist of the "bog" species listed in Table 3 as a significant component of the vegetation (more than 30% of the total shrub and herbaceous cover consists of species in Table 3)? Yes - Is a bog for purpose of rating <u>No</u> - go to Q. 4 NOTE: If you are uncertain about the extent of mosses in the understory you may substitute that criterion by measuring the pH of the water that seeps into a hole dug at least 16" deep. If the pH is less than 5.0 and the "bog" plant species in Table 3 are present, the wetland is a bog. 1. Is the unit forested (> 30% cover) with sitka spruce, subalpine fir, western red cedar, western hemlock, lodgepole pine, quaking aspen, Englemann's spruce, or western white pine, WITH any of the species (or combination of species) on the bog species plant list in Table 3 as a significant component of the ground cover (> 30% coverage of the total shrub/herbaceous cover)? 2. YES = Category I No ☒ Is not a bog for purpose of rating	Cat. I

SC 4.0 Forested Wetlands (see p. 90) Does the wetland unit have at least 1 acre of forest that meet one of these criteria for the Department of Fish and Wildlife's forests as priority habitats? If you answer yes you will still need to rate the wetland based on its functions. — Old-growth forests: (west of Cascade crest) Stands of at least two tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/acre (20 trees/hectare) that are at least 200 years of age OR have a diameter at breast height (dbh) of 32 inches (81 cm) or more. NOTE: The criterion for dbh is based on measurements for upland forests. Two-hundred year old trees in wetlands will often have a smaller dbh because their growth rates are often slower. The DFW criterion is and "OR" so old-growth forests do not necessarily have to have trees of this diameter. — Mature forests: (west of the Cascade Crest) Stands where the largest trees are 80 – 200 years old OR have average diameters (dbh) exceeding 21 inches (53cm); crown cover may be less than 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth. YES = Category I NO ☒ not a forested wetland with special characteristics	Cat. I
SC 5.0 Wetlands in Coastal Lagoons (see p. 91) Does the wetland meet all of the following criteria of a wetland in a coastal lagoon? — The wetland lies in a depression adjacent to marine waters that is wholly or partially separated from marine waters by sandbanks, gravel banks, shingle, or, less frequently, rocks — The lagoon in which the wetland is located contains surface water that is saline or brackish (> 0.5 ppt) during most of the year in at least a portion of the lagoon (<i>needs to be measured near the bottom</i>) YES = Go to SC 5.1 NO ☒ not a wetland in a coastal lagoon SC 5.1 Does the wetland meets all of the following three conditions? — The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing), and has less than 20% cover of invasive plant species (see list of invasive species on p. 74). — At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or un-mowed grassland. — The wetland is larger than 1/10 acre (4350 square feet) YES = Category I NO = Category II	Cat. I Cat. II

Wetland name or number _____

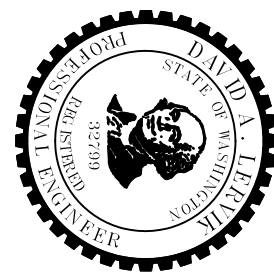
SC 6.0 Interdunal Wetlands (see p. 93) Is the wetland unit west of the 1889 line (also called the Western Boundary of Upland Ownership or WBUO)? YES - go to SC 6.1 NO ☒ not an interdunal wetland for rating <i>If you answer yes you will still need to rate the wetland based on its functions.</i> In practical terms that means the following geographic areas: • Long Beach Peninsula- lands west of SR 103 • Grayland-Westport- lands west of SR 105 • Ocean Shores-Copalis- lands west of SR 115 and SR 109 SC 6.1 Is the wetland one acre or larger, or is it in a mosaic of wetlands that is once acre or larger? YES = Category II NO – go to SC 6.2 SC 6.2 Is the unit between 0.1 and 1 acre, or is it in a mosaic of wetlands that is between 0.1 and 1 acre? YES = Category III	Cat. II Cat. III
Category of wetland based on Special Characteristics <i>Choose the "highest" rating if wetland falls into several categories, and record on p. 1.</i> If you answered NO for all types enter "Not Applicable" on p.1	NA

A PORTION OF THE SW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M.



SW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M.

Designer	D.LERVIK
Drafter	D.LERVIK
Checked by	D.LERVIK
Date	OCT 2015
Revision No.	1:
	2:
	3:
	4:
	5:



LERVIK ENGINEERING
CIVIL DESIGN AND DEVELOPMENT CONSULTING
PO BOX 684 ANACORTES, WA 98221 360.588.1592

EXHIBIT #9:

TREE ASSESSMENT & PRESERVATION PLAN



Urban Forestry Services, Inc.

Arboricultural Consulting | Wholesale Tree Nursery

Title: **Hadden Road PUD Project
Tree Retention Assessment
310 Hadden Rd, Anacortes, WA**

Prepared For: Mr. Tom Allen
P.O. Box 817
Anacortes, WA 98221

Prepared By: Urban Forestry Services, Inc.
Mr. Paul H. Thompson
Registered Consulting Arborist #509
ISA Certified Arborist #PN-1838A
ISA Tree Risk Assessment Qualified

Date: December 14, 2015

CONTENTS: Summary
Introduction
Findings and Recommendations
Method of Assessment
Site Plan
Tree Retention Assessment Matrix
Critical Root Zone Explanation
Tree Credit Assessment Report – Executive Summary
Tree Credit Assessment Matrix
Assumptions and Limitations

Summary

Of twenty-five trees evaluated for potential to retain on a PUD development project at 310 Haddon Road, Anacortes, Washington, 12 trees are recommended for removal due to significant impact to their critical root zone. Nine trees are to be removed because they are within building footprints and 4 trees are recommended for removal to eliminate the risk from these trees to property located north of this project.

Although not required by City code, the developer proposes to mitigate for tree removal through additional tree planting.

Introduction

Mr. Tom Allen plans to develop multiple lots at 310 Hadden Rd, Anacortes, Washington, while also conserving a forested area in the east of the development site, thereby complying with the City of Anacortes code on tree preservation. The code standards that apply to this development are contained in chapter 16.50 Tree Protection and its 16.50.070 Tree Conservation Standards, D. Tree Density Requirements, code items 2 and 3 - Tree Unit Credits. For further information please see our Executive Summary report, attached.

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The purpose of this report is to provide information on the potential for retaining additional trees in an area along the north property line of this PUD project, within an area of approximately 14,320 square feet. See the enclosed site plan (Plan 1.) An inventory and assessment of 25 trees within this area was completed on November 30, 2015 to determine the potential for tree retention. Additional trees shall be removed outside this assessment area as a part of the development of this site.

Findings and Recommendations

Enclosed is a Matrix with detailed information on each of the assessed trees and a site plan (Plan 1) that locates them in the assessment area along the north property line.

Four species of tree were assessed, including Douglas fir, *Pseudotsuga menziesii*, bigleaf maple, *Acer macrophyllum*, Pacific madrone, *Arbutus menziesii* and western hemlock, *Tsuga heterophylla*. Diameters range is from 9 to 36 inches, measured at 4.5 feet height.

- **Remove 12 trees with significantly impacted critical root zone.** Tree #'s 1, 4, 6, 7, 9, 13, 15, 18, 20, 21, 22 and 25. Please review the enclosed *Critical Root Zone Explanation* for more information.
- **Remove 9 trees within the footprint of planned buildings.** Tree #'s 2, 5, 8, 10, 11, 12, 16, 19 and 23.
- **Remove 1 tree due to high risk because of trunk failure.** Tree # 3 has a vertical crack in the lower trunk.
- **Remove 3 trees to eliminate risk to property located north of this area because of the high risk of blowdown or trunk failure.** Tree #'s 14, 17 and 24.
- **No trees in the assessment area should be retained following clearing and grading. This is because they would present a high risk to property located north of this site. An increased exposure to strong prevailing southerly winds creates a high level of risk from tree blowdown and trunk failure. There is already evidence of these types of failure within the same area. Clearing would dramatically increase the risk from these types of tree failure.**

Mr. Allen is not required to mitigate for the removal of the trees noted above, however Mr. Allen proposes to replant trees within each lot.

Method of Assessment

The methodology to evaluate these trees follows the criteria provided in the Tree Risk Assessment Qualification (TRAQ) training. TRAQ was developed, and is administered, by the International Society of Arboriculture (ISA) and follows the ISA's *Best Management Practices - Tree Risk Assessment publication*, and American National Standards Institute (ANSI) A300 (Part 9), *Tree, Shrub, and Other Woody Plant Management - Standard Practices (Tree Risk Assessment a. Tree Structure Assessment.)*

An ESRI ArcMap based application, called TreeWorks, is used to collect and analyze data, and to produce a Matrix report. Scaled site plans are produced using ArcMap.

The Level 2 Basic Tree Assessment is a detailed visual inspection of a tree and its surrounding site, and a synthesis of the information collected. It requires that a tree risk assessor walk completely around the tree, looking at the site, buttress roots, trunk, and branches. This basic assessment may include the use of simple tools to gain additional information about the tree or defects. Defects found in a level 2 Basic Tree Assessment may require a Level 3 assessment for further testing and analysis.

Tree condition is determined based on visual inspection of the above-ground portions of the trees. Of particular concern is trunk soundness, tree structure, bud fullness and color, twig length, crown ratio, density of leaves, evidence of disease-causing bacteria, fungi or virus, deadwood, and dead or broken hanging limbs.

While no one can predict with absolute certainty which trees will fail and which trees will remain healthy, by methodical process we can predict those most likely to fail by the conditions observed and take appropriate action to reduce or eliminate the potential hazard.

Each tree in this report is assigned a reference number. The reference numbers are shown on the enclosed site plan and correspond to the information in the enclosed Matrix.

Let us know if you have any questions regarding this Tree Retention Assessment.

Literature Cited

ISA Tree Risk Assessment Manual, Dunster, J., Smiley, T., Matheny, N., and Lilly, S. 2013
International Society of Arboriculture.

ISA Best Management Practice, Tree Risk Assessment, Smiley, T., Matheny, N., and Lilly, S. 2011
International Society of Arboriculture.

Tree Risk Assessment in Urban Areas and the Urban/Rural Interface, Dunster, J. 2009. Pacific
Northwest Chapter, International Society of Arboriculture

Chapter 16.50 Tree Preservation, City of Anacortes Code.

Haddon Road PUD Project - Tree Assessment Site Plan 1

Date: December 2015
Prepared for: Mr. Allen, Tom,
Project: Haddon Road PUD Project



Urban Forestry Services, Inc.
15119 McLean Rd
Mt. Vernon, WA 98273

Key

Tree Health

Condition

- Dead
- Dead - Poor
- Poor - Fair
- Good
- Excellent

Tree Sites

Site Type

- Planting site
- Removal site
- Stump
- Tree

Tree Size

Diameter

- 1 - 12 inches
- 13 - 24 inches
- 25 + inches

Critical Root Zone (ft)



60 30 0 60 Feet

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Inspector: P. Thompson
 Certified Arborist
 ISA Tree Risk Assessment Qualified

TREE ASSESSMENT MATRIX
ALLEN. TOM, / HADDON RD PUD PROJECT

Date: 12/13/2015
 Field Work Completed: 11/30

Tree ID No.	Species	Dia. (inches)	Critical Root Zone (ft)	Est. Height (ft)	Crown Radius (ft)	Vigor	Structure	Risk Rating	Defects and Notes	Recommendations	Preservation Value
1	Douglas fir, <i>Pseudotsuga menziesii</i>	16	16	60	12	Fair	Poor-fair	Moderate	This tree has a poor rate of taper, at risk of failure if exposed to prevailing winds. The crown of this tree contains deadwood. I noticed epicormic branch growth from the mid to upper trunk.	Remove tree, critical root zone significantly impacted.	Low
2	Douglas fir, <i>Pseudotsuga menziesii</i>	15	15	55	13	Fair	Poor	Moderate	The upper trunk and crown of this tree have failed, the tree is now missing its top. The remaining branches and upper crown is susceptible to further failure.	Remove tree, within building footprint.	Low
3	Douglas fir, <i>Pseudotsuga menziesii</i>	22	22	75	12	Fair	Poor	High	this is a partial trunk failure which now has a high risk of failure. The target for this failure is property located to the north.	Remove tree, high priority.	Low
4	Douglas fir, <i>Pseudotsuga menziesii</i>	21	21	55	12	Poor-fair	Poor	Moderate	The upper trunk and crown of this tree have failed, the tree is now missing its top. The remaining branches and upper crown is susceptible to further failure.	Remove tree, critical root zone significantly impacted.	Low
5	Douglas fir, <i>Pseudotsuga menziesii</i>	25	25	70	12	Fair	fair	Moderate	covered by wood growth, that may have resulted from previous forest harvesting operations or adjacent forested land clearing for development. Branch failure is likely and will target the property located to	Remove tree, within building footprint.	Moderate
6	Douglas fir, <i>Pseudotsuga menziesii</i>	27	27	75	14	Fair	fair	Moderate	Branch failure is likely and will target property located to the north.	Remove tree, critical root zone significantly impacted.	Moderate
7	Douglas fir, <i>Pseudotsuga menziesii</i>	18	18	60	11	Fair	Poor-fair	Moderate	This tree has a poor rate of taper, at risk of failure if exposed to prevailing winds. The crown of this tree contains deadwood. I noticed epicormic branch growth from the mid to upper trunk.	Remove tree, critical root zone significantly impacted.	Low
8	Douglas fir, <i>Pseudotsuga menziesii</i>	15	15	55	11	Fair	Poor	High	The upper trunk and crown of this tree have failed, the tree is now missing its top. The remaining branches and upper crown is susceptible to further failure.	Remove tree, within building footprint.	Low
9	Douglas fir, <i>Pseudotsuga menziesii</i>	28	28	80	12	Fair	fair	Moderate	Branch failure is likely and will target property located to the north.	Remove tree, critical root zone significantly impacted.	Low

Inspector: P. Thompson
 Certified Arborist
 ISA Tree Risk Assessment Qualified

TREE ASSESSMENT MATRIX
ALLEN. TOM, / HADDON RD PUD PROJECT

Date: 12/13/2015
 Field Work Completed: 11/30

Tree ID No.	Species	Dia. (inches)	Critical Root Zone (ft)	Est. Height (ft)	Crown Radius (ft)	Vigor	Structure	Risk Rating	Defects and Notes	Recommendations	Preservation Value
10	Bigleaf maple, <i>Acer macrophyllum</i>	9	9	25	15	Fair	Poor-fair	Moderate	This tree leans.	Remove tree, within building footprint.	Moderate
11	Douglas fir, <i>Pseudotsuga menziesii</i>	21	21	45	12	Fair	Poor	High	The upper trunk and crown of this tree have failed, the tree is now missing its top. The remaining branches and upper crown is susceptible to further failure.	Remove tree, within building footprint.	Low
12	Douglas fir, <i>Pseudotsuga menziesii</i>	11	11	60	10	Fair	Poor	Moderate	This tree has a poor rate of taper, at risk of failure if exposed to prevailing winds. The crown of this tree contains deadwood. I noticed epicormic branch growth from the mid to upper trunk.	Remove tree, within building footprint.	Low
13	Pacific madrone, <i>Arbutus menziesii</i>	15	15	40	18	Good	Poor-fair	Low	This tree leans and the base of the tree has a significant cavity that contains decay. Longterm this tree will require removal.	Remove tree, critical root zone significantly impacted.	Low
14	Douglas fir, <i>Pseudotsuga menziesii</i>	27	27	80	12	Fair	Fair	Moderate	Branch failure is likely, including significant deadwood, targeting the property located to the north. Epicormic branch growth has developed on the mid section of the trunk as a result of previous branch failures.	Remove tree	Low
15	Douglas fir, <i>Pseudotsuga menziesii</i>	34	34	85	12	Fair	Fair	Moderate	Branch failure is likely, including significant deadwood, targeting the property located to the north. Epicormic branch growth has developed on the mid section of the trunk as a result of previous branch failures.	Remove tree, critical root zone significantly impacted.	Low
16	Douglas fir, <i>Pseudotsuga menziesii</i>	23	23	70	13	Fair	Poor-fair	Moderate	This tree has a poor rate of taper, at risk of failure if exposed to prevailing winds. The crown of this tree contains deadwood. I noticed epicormic branch growth from the mid to upper trunk.	Remove tree, within building footprint.	Low

Inspector: P. Thompson
 Certified Arborist
 ISA Tree Risk Assessment Qualified

TREE ASSESSMENT MATRIX
ALLEN. TOM, / HADDON RD PUD PROJECT

Date: 12/13/2015
 Field Work Completed: 11/30

Tree ID No.	Species	Dia. (inches)	Critical Root Zone (ft)	Est., Height (ft)	Crown Radius (ft)	Vigor	Structure	Risk Rating	Defects and Notes	Recommendations	Preservation Value
17	Bigleaf maple, <i>Acer macrophyllum</i>	17	17	30	14	Fair	Poor	Low	This tree has a poor trunk structure with a significant cavity at the trunk base. This tree is not suitable for retention if exposed to prevailing winds.	Remove tree	Low
18	Bigleaf maple, <i>Acer macrophyllum</i>	35	35	65	22	Fair	fair	Moderate	The crown of this tree contains deadwood. I noticed epicormic branch growth from the mid to upper trunk. Branch failure is likely and will target property located to the north.	Remove tree, critical root zone significantly impacted.	Moderate
19	Western hemlock, <i>Tsuga heterophylla</i>	12	12	60	16	Fair	Poor-fair	Moderate	This tree has a poor rate of taper, at risk of failure if exposed to prevailing winds. The crown of this tree contains deadwood. I noticed epicormic branch growth from the mid to upper trunk.	Remove tree, within building footprint.	Low
20	Bigleaf maple, <i>Acer macrophyllum</i>	36	36	60	16	Poor-fair	Poor-fair	Moderate	The crown of this tree contains deadwood. I noticed epicormic branch growth from the mid to upper trunk.	Remove tree, critical root zone significantly impacted.	Low
21	Douglas fir, <i>Pseudotsuga menziesii</i>	34	34	75	14	Poor-fair	Poor-fair	Moderate	This tree has a poor rate of taper, at risk of failure if exposed to prevailing winds. The crown of this tree contains deadwood. I noticed epicormic branch growth from the mid to upper trunk.	Remove tree, critical root zone significantly impacted.	Low
22	Douglas fir, <i>Pseudotsuga menziesii</i>	35	35	80	14	Fair	fair	Moderate	Branch failure is likely and will target property located to the north.	Remove tree, critical root zone significantly impacted.	Low
23	Bigleaf maple, <i>Acer macrophyllum</i>	23	23	50	18	Fair	Poor-fair	Moderate	This tree has a poor rate of taper, at risk of failure if exposed to prevailing winds. The crown of this tree contains deadwood. I noticed epicormic branch growth from the mid to upper trunk.	Remove tree, within building footprint.	Low

Inspector: P. Thompson
 Certified Arborist
 ISA Tree Risk Assessment Qualified

TREE ASSESSMENT MATRIX
ALLEN. TOM, / HADDON RD PUD PROJECT

Date: 12/13/2015
 Field Work Completed: 11/30

Tree ID No.	Species	Dia. (inches)	Critical Root Zone (ft)	Est., Height (ft)	Crown Radius (ft)	Vigor	Structure	Risk Rating	Defects and Notes	Recommendations	Preservation Value
24	Douglas fir, <i>Pseudotsuga menziesii</i>	26	26	75	15	Fair	fair	Moderate	Branch failure is likely and will target property located to the north.	Remove tree	Low
25	Douglas fir, <i>Pseudotsuga menziesii</i>	13	13	45	14	Poor	Poor	Moderate	The upper trunk and crown of this tree have failed, the tree is now missing its top. The remaining branches and upper crown is susceptible to further failure. This tree also leans.	Remove tree, critical root zone significantly impacted.	Low

DEFINITIONS AND NOTES

TREE ASSESSMENT:

d.b.h. = Diameter at breast height, measured 4.5 ft. above surface grade.

Critical Root Zone (CRZ) = A circular area with a radius of 12 inches for every inch d.b.h. which generally provides optimum protection from construction impacts.

Vigor = Health based on size and color of leaf or needle and length of annual shoot growth.

Good = Shoot growth, leaf size and leaf color are typical of the tree age and species.

Fair = Shoot growth, leaf size, and leaf color are below average for the tree age and species. Some deadwood is evident in the crown. Treatment may be required to foster improved future growth.

Poor = Shoot growth, leaf size, and leaf color are highly stunted, and there is a significant amount of dead twigs and branches in the crown.

Structure = Trunk and branch development and its estimated susceptibility to failure.

Good = No significant defects evident in the trunk, scaffold limbs, and root flare area.

Fair = Minor defects evident.

Poor = Significant defects that could lead to future failure of main branches or the entire tree.

Defects and Comments Explanation:

Codominant trunks = Vertical stems of equal diameter, often with included bark and a weak point of attachment to the main trunk.

Decline = Loss of vigor of the entire tree that is typically not reversible.

End weight = Accumulation of dense growth at the end of a branch which can lead to structural weakness of the limb.

Epicormic shoots = Stem growth originating from dormant buds beneath the bark, commonly in response to injury, stress, or pruning cuts.

Included bark = Junction just below two branches where bark ridge is curled inward towards center of tree creating high probability of failure.

Live crown ratio = The ratio of the foliage canopy height to the total height of the tree.

Trunk taper = Natural broadening in diameter at the base of the main trunk and large scaffold limbs associated with strong structure.

Tree Risk Assessment:

Level 1 Limited Visual Assessment = Includes a broad overview of an individual tree or group of trees near specified targets conducted to identify obvious defects or other conditions of concern. A limited visual assessment typically focuses on identifying trees with imminent and/or probable likelihood of failure. Level 1 assessments do not always meet the criteria for a "risk assessment" if they do not include analysis and evaluation of individual trees. Defects found in a level 1 assessment may require a Level 2 or Level 3 assessment.

Level 2 Basic Assessment = A detailed visual inspection of a tree and its surrounding site, and a synthesis of the information collected. It requires that a tree risk assessor walk completely around the tree-looking at the site, buttress roots, trunk, and branches. A basic assessment may include the use of simple tools to gain additional information about the tree or defects. Defects found in a level 2 assessment may require a Level 3 assessment be completed for further testing and analysis.

Level 3 Advanced Assessment = Advanced assessments are performed to provide more highly detailed information about specific tree components, defects, targets or site conditions. An advanced assessment is performed in conjunction with or after a Level 2 Basic Assessment if the assessor determines the need for (requires) additional information.

DEFINITIONS FOR TREE ASSESSMENT MATRIX

Risk Rating

Extreme	The extreme-risk category applies in situations in which failure is <i>imminent</i> with a <i>high</i> likelihood of impacting the target, and the consequences of the failure are <i>severe</i> . The tree risk assessor should recommend that mitigation measures be taken as soon as possible. In some cases, this may mean immediate restriction of access to the target zone area to avoid injury to people.
High	High-risk situations are those for which consequences are <i>significant</i> and likelihood is <i>very likely</i> or <i>likely</i> , or consequences are <i>severe</i> and likelihood is <i>likely</i> . This combination of likelihood and consequences indicates that the tree risk assessor should recommend mitigation measures be taken. The decision for mitigation and timing of treatment depends on the risk tolerance of the tree owner or risk manager. In populations of trees, the priority of high-risk trees is second only to extreme-risk trees.
Moderate	Moderate-risk situations are those for which consequences are <i>minor</i> and likelihood is <i>very likely</i> or <i>likely</i> , or likelihood is <i>somewhat likely</i> and consequences are <i>significant</i> or <i>severe</i> . The tree risk assessor may recommend mitigation and/or retaining and monitoring. The decision for mitigation and timing of treatment depends upon the risk tolerance of the tree owner or manager. In populations of trees, moderate-risk trees represent a lower priority than high- or extreme-risk trees.
Low	The low-risk category applies when consequences are negligible, when likelihood is unlikely, or consequences are minor and likelihood is somewhat likely. Mitigation or maintenance measures may be appropriate for some trees, but the priority for action is low. Tree risk assessors may recommend retaining and monitoring these trees, as well as mitigation that does not include removal of the tree. Mitigation treatments may reduce risk or future risk, but the categorized risk rating is already at the lowest level.

Preservation Value Explanation

HAZARD = Hazard tree, remove.

LOW = Poor specimen

MODERATE = Common species with minimal character.

HIGH = Good character tree, save if possible.

SPECIAL = Unique species, save if possible.

Maintenance Recommendations Explanation

Cable and/or Brace = Cabling and/or Bracing would decrease the potential risk of failure, but not eliminate the possibility.

Create Wildlife Snag = Cut danger trees to a lower stable height to serve as wildlife snags, providing perching, nesting, and a source of food for birds and other wildlife.

Crown Clean = Selective removal of one or more of the following items: dead, dying, diseased, weak branches, and/or dead branches, epicormic shoots from a tree's crown.

Crown Raise = Selective removal of lower branches of the tree in order to provide vertical clearance.

Crown Reduction = Reduction in size or height of tree by pruning away height or width. Arborist must be knowledgeable of the ability of the species to sustain this type of pruning.

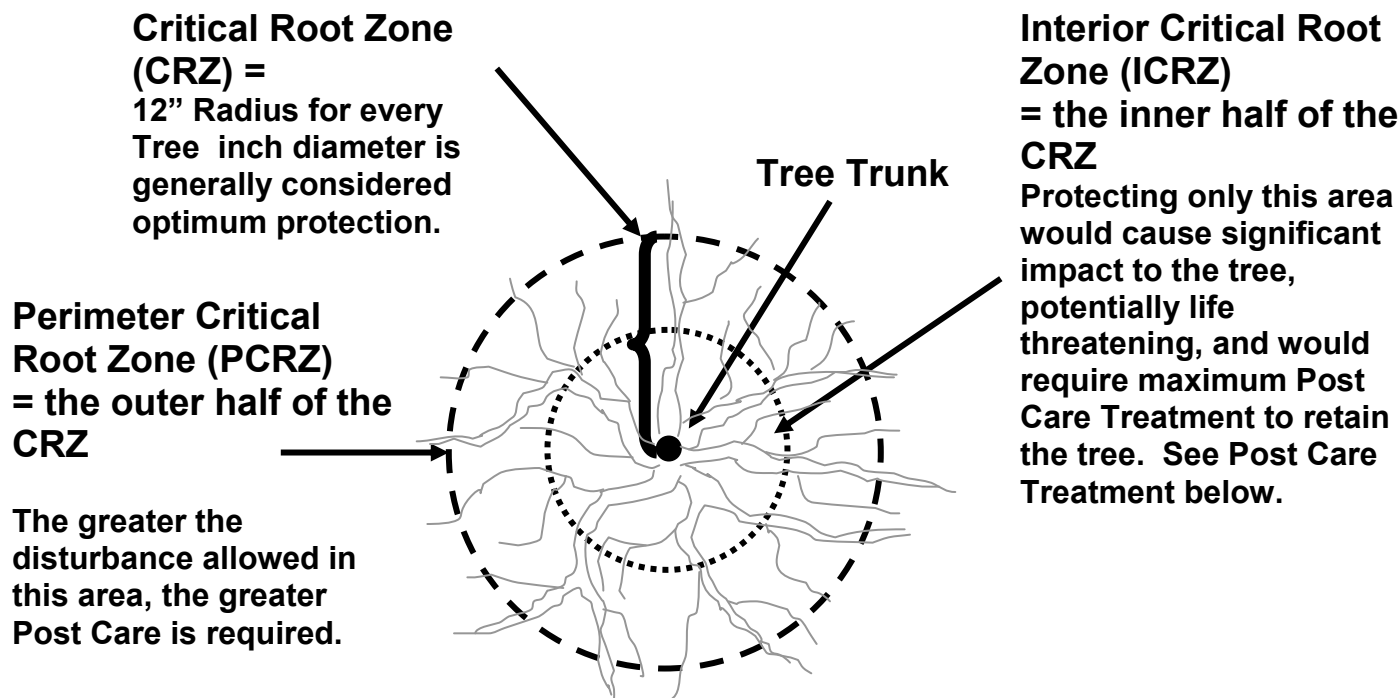
Crown Restoration = Pruning to improve the structure, form, and appearance of trees that have been severely headed, vandalized, or storm damaged.

Crown Thin = Selective removal of branches to increase light penetration, air movement, and reduce end weight in branching.

Monitor = These are trees of a particular species or condition that may be prone to more rapid decline than other trees. These trees should be inspected at least annually for changing conditions.

Remove = The high to extreme risk warrants that the tree shall be removed immediately.

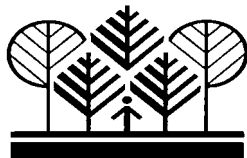
PRUNING NOTE: Pruning shall be performed by an ISA Certified Arborist with proven knowledge and ability, using ANSI A300 Pruning Specifications. The actual work should be bid by companies qualified to do the work.



The Critical Root Zone (CRZ) of a tree is established on the basis of the trunk diameter. The CRZ is a circular area which has a radius of 12 inches to every inch diameter of trunk measured at 4.5 feet above grade. Root systems will vary both in depth and spread depending on size of tree, soils, water table, species and other factors. However, this CRZ description is generally accepted in the tree industry. Protecting this entire area should result in no adverse impact to the tree.

The above CRZ drawing has been further differentiated into the 'Perimeter' (PCRZ) and 'Interior' (ICRZ) to help define potential impact and required Post Care. Generally, the full PCRZ is considered the optimum amount of root protection for a tree. As one encroaches into the "Perimeter CRZ, but not into the "Interior CRZ" the greater Post Care the tree would require to remain alive and stable. The 'Interior CRZ is half the radius of the full PCRZ. Disturbance into the ICRZ could destabilize or cause the tree to decline.

The absolute maximum disturbance allowed should leave the 'Interior' CRZ undisturbed if the tree is to have any chance of survival. This 'Interior' CRZ would approximately equal the size of a rootball needed to transplant this tree which in turn would require extensive Post Care and possibly guying. Post Care Treatment includes but may not be limited to; regular irrigation, misting, root treatment with special root hormones, mulching, guying and monitoring for several years.



Urban Forestry Services, Inc.
15119 McLean Rd.
Mount Vernon, WA 98273

Title: Explanation of Critical Root Zone (CRZ)
Source: Urban Forestry Services, Inc
Jim Barborinas, ISA Certified Arborist PN-0135
ASCA Registered Consulting Arborist #356,
ISA Tree Risk Assessment Qualified

Date: 2013-14

Not to Scale



Urban Forestry Services, Inc.

Arboricultural Consulting | Wholesale Tree Nursery

Title: Allen Project - Allen Family Investment Short Plat
Tree Credit Assessment
310 Hadden Rd, Anacortes, WA

Prepared For: Mr. Tom Allen
P.O. Box 817
Anacortes, WA 98221

Prepared By: Urban Forestry Services, Inc.
Mr. Paul H. Thompson
Registered Consulting Arborist #509
ISA Certified Arborist #PN-1838A
ISA Tree Risk Assessment Qualified

Date: February 2, 2015

CONTENTS: Executive Summary
Site Plan
Tree Credit Assessment Matrix
Assumptions and Limitations

Executive Summary

Mr. Tom Allen plans to develop multiple lots at 310 Hadden Rd, Anacortes, Washington, while also conserving a forested area in approximately the east half of the site. The purpose of this report is to provide information on this projects' compliance with the City of Anacortes code, chapter 16.50 Tree Protection and its 16.50.070 Tree Conservation Standards, D. Tree Density Requirements, code items 2 and 3 - Tree Unit Credits.

As requested by Mr. Allen on January 20, 2015, I completed an inventory of the trees to be retained in the 4.96 acre forested area onsite. All trees planned for retention were tagged with a numerical tag, diameters measured at 4.5 feet height and the trees mapped. Enclosed is a Matrix with the Tree Credit Unit calculated and a map that locates each tree in the forested area.

Based on this inventory, I calculated that the current plan has 815 Tree Unit Credits and retains a total of 147 trees, with diameters ranging from 4 to 79 inches measured at 4.5 feet height. The forested area has seven species of tree, including western red cedar, *Thuja plicata*, bigleaf maple, *Acer macrophyllum* and red alder, *Alnus rubra*.

Let us know if you have any questions regarding this Tree Credit Assessment.

15119 McLean Road
Mount Vernon, WA 98273

Office (360) 428-5810
Fax (360) 428-1822
Cell (360) 770-9921

ASSUMPTIONS AND LIMITING CONDITIONS

**Urban Forestry Services, Inc.
15119 McLean Rd.
Mount Vernon, Washington 98273**

1. Limitations of this Assessment

This Assessment is based on the circumstances and observations as they existed at the time of the site inspection of the Client's Property and the trees inspected by Urban Forestry Services, Inc. and upon information provided by the Client to Urban Forestry Services, Inc. The opinions in this Assessment are given based on observations made and using generally accepted professional judgment, however, because trees and plants are living organisms and subject to change, damage, and disease, the results, observations, recommendations, and analysis took place and no guarantee, warranty, representation, or opinion is offered or made by Urban Forestry Services, Inc. as to the length of the validity of the results, observations, recommendations, and analysis contained within this Assessment. As a result, the Client shall not rely upon this Assessment, save and except for representing the circumstances and observations, analysis, and recommendations that were made as at the date of such inspections. It is recommended that the trees discussed in this Assessment should be re-assessed periodically.

Urban Forestry Services, Inc. shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in our fee schedule and contract of engagement.

Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.

2. Reaction of Assessment

The Assessment carried out was restricted to the Property. No assessment of any other trees or plants has been undertaken by Urban Forestry Services, Inc. Urban Forestry Services, Inc. is not legally liable for any other trees or plants on the Property except those expressly discussed herein. The conclusions of this Assessment do not apply to any areas, trees, plants, or any other property not covered or referenced in this Assessment.

3. Professional Responsibility

In carrying out this Assessment, Urban Forestry Services, Inc. and any Assessor appointed for and on behalf of Urban Forestry Services, Inc. to perform and carry out the Assessment has exercised a reasonable standard of care, skill, and diligence as would be customarily and normally provided in carrying out this Assessment. The Assessment has been made using accepted arboricultural techniques. These include a visual examination of each tree for structural defects, scars, external indications of decay such as fungal fruiting bodies, evidence of insect attack, discolored foliage, the condition of any visible root structures, the degree and direction of lean (if any), the general condition of the tree(s) and the surrounding site, and the current or planned proximity of property and people. Except where specifically noted in the Assessment, none of the trees examined on the property were dissected, cored, probed, or climbed and detailed root crown examinations involving excavation were not undertaken.

While reasonable efforts have been made to ensure that the trees recommended for retention are healthy, no guarantees are offered, or implied, that these trees, or all parts of them will remain standing. It is professionally impossible to predict with absolute certainty the behavior of any single tree or group of trees, or all their component parts, in all given circumstances. Inevitably, a standing tree will always pose some risk. Most trees have the potential to fall, lean, or otherwise pose a danger to property and persons in the event of adverse weather conditions, and this risk can only be eliminated if the tree is removed.

Without limiting the foregoing, no liability is assumed by Urban Forestry Services, Inc. or its directors, officers, employers, contractors, agents, or Assessors for:

- any legal description provided with respect to the Property;
- issues of title and or ownership respect to the Property;
- the accuracy of the Property line locations or boundaries with respect to the Property; and
- the accuracy of any other information provided to Urban Forestry Services, Inc. by the Client or third parties;
- any consequential loss, injury, or damages suffered by the Client or any third parties, including but not limited to replacement costs, loss of use, earnings, and business interruption; and
- the unauthorized distribution of the Assessment.

The total monetary amount of all claims or causes of action the Client may have as against Urban Forestry Services, Inc. including but not limited to claims for negligence, negligent misrepresentation, and breach of contract, shall be strictly limited to solely to the total amount of fees paid by the Client to Urban Forestry Services, Inc. pursuant to the Contract for Services as dated for which this Assessment was carried out. Further, under no circumstance may any claims be initiated or commenced by the Client against Urban Forestry Services, Inc. or any of its directors, officers, employees, contractors, agents, or Assessors, in contract or in tort, more than 12 months after the date of this Assessment.

4. Third Party Liability

This Assessment was prepared by Urban Forestry Services, Inc. exclusively for the Client. The contents reflect Urban Forestry Services, Inc. best assessment of the trees and plants on the Property in light of the information available to it at the time of preparation of this Assessment. Any use which a third party makes of this Assessment, or any reliance on or decisions made based upon this Assessment, are made a the sole risk of any such third parties. Urban Forestry Services, Inc. accepts no responsibility for any damages or loss suffered by any third party or by the Client as a result of decisions made or actions based upon the use of reliance of this Assessment by any such party.

5. General

Any plans and/or illustrations in this Assessment are included only to help the Client visualize the issues in this Assessment and shall not be relied upon for any other purpose.

This report and any values expressed herein represent the opinion of Urban Forestry Services, Inc. Our fee is in no way contingent upon any specified value, a result or occurrence of a subsequent event, nor upon any finding reported.

The Assessment report shall be considered as a whole, no sections are severable, and the Assessment shall be considered incomplete if any pages are missing. The right is reserved to adjust tree valuations, if additional relevant information is made available. This Assessment is for the exclusive use of the Client.

SOURCE: Google Maps, Accessed 1-22-15

KEY

□ = Tree Credit Assessment Area



Urban Forestry Services, Inc.
15119 McLean Rd
Mount Vernon, WA 98273

Title: Allen Family Investment Short Plat Property -
Tree Credit Assessment, 310 Hadden Rd,
Anacortes, WA – Plan 2

Prepared for: Mr. & Mrs. Tom and Pam Allen
P.O. Box 817
Anacortes, WA 98221

Approximate Location of Tree Credit Assessment Area

Date: January, 2015

Not To Scale



Not To Scale
Location of Trees is Approximate
Only

Tree Number	Species (Common name, <i>Botanical name</i>)	DBH (inches) Measured at 4.5 ft height [Combined diameter]	Tree Unit Credits, Per 16.50.070 (D)3	NOTES
101	Western red cedar, <i>Thuja plicata</i>	31	8	
102	Western red cedar, <i>Thuja plicata</i>	33	8	
103	Western red cedar, <i>Thuja plicata</i>	26	8	
104	Bigleaf maple, <i>Acer macrophyllum</i>	13.5	5	
105	Red alder, <i>Alnus rubra</i>	12	5	
106	Red alder, <i>Alnus rubra</i>	16.5	5	
107	Red alder, <i>Alnus rubra</i>	9	2	
108	Red alder, <i>Alnus rubra</i>	13	5	
109	Red alder, <i>Alnus rubra</i>	11	5	
110	Bigleaf maple, <i>Acer macrophyllum</i>	26, 26 [52]	8	Multi-trunked tree
111	Red alder, <i>Alnus rubra</i>	29.5	8	
112	Red alder, <i>Alnus rubra</i>	14.8	5	
113	Red alder, <i>Alnus rubra</i>	14.5, 11 [25.5]	8	Multi-trunked tree
114	Red alder, <i>Alnus rubra</i>	14.5	5	
115	Red alder, <i>Alnus rubra</i>	12.5	5	
116	Western red cedar, <i>Thuja plicata</i>	16.5	5	
117	Western red cedar, <i>Thuja plicata</i>	9	2	
118	Douglas fir, <i>Pseudotsuga menziesii</i>	32	8	
119	Western hemlock, <i>Tsuga heterophylla</i>	12	5	
120	Bigleaf maple, <i>Acer macrophyllum</i>	41.5	8	
121	Western hemlock, <i>Tsuga heterophylla</i>	26.5	8	
122	Western red cedar, <i>Thuja plicata</i>	13.5	5	
123	Western red cedar, <i>Thuja plicata</i>	33	8	
124	Western red cedar, <i>Thuja plicata</i>	41	8	
125	Western red cedar, <i>Thuja plicata</i>	43	8	
126	Bigleaf maple, <i>Acer macrophyllum</i>	16, 9 [25]	7	Multi-trunked tree
127	Bigleaf maple, <i>Acer macrophyllum</i>	6	2	
128	Western hemlock, <i>Tsuga heterophylla</i>	25	5	
129	Western red cedar, <i>Thuja plicata</i>	24.5	5	

Tree Number	Species (Common name, <i>Botanical name</i>)	DBH (inches) Measured at 4.5 ft height [Combined diameter]	Tree Unit Credits, Per 16.50.070 (D)3	NOTES
130	Western red cedar, <i>Thuja plicata</i>	22.5	5	
131	Douglas fir, <i>Pseudotsuga menziesii</i>	21.5	5	
132	Red alder, <i>Alnus rubra</i>	12.5	5	
133	Red alder, <i>Alnus rubra</i>	16, 11.5 [27.5]	8	Multi-trunked tree
134	Western red cedar, <i>Thuja plicata</i>	6.5	2	
135	Western red cedar, <i>Thuja plicata</i>	8.5	2	
136	Western red cedar, <i>Thuja plicata</i>	32	8	
137	Bigleaf maple, <i>Acer macrophyllum</i>	43	8	
138	Western red cedar, <i>Thuja plicata</i>	37	8	
139	Western red cedar, <i>Thuja plicata</i>	30	8	
140	Red alder, <i>Alnus rubra</i>	12, 14 [26]	8	Multi-trunked tree
141	Western hemlock, <i>Tsuga heterophylla</i>	24.5	5	
142	Western red cedar, <i>Thuja plicata</i>	23	5	
143	Bigleaf maple, <i>Acer macrophyllum</i>	42	8	
144	Western hemlock, <i>Tsuga heterophylla</i>	19	5	
145	Bigleaf maple, <i>Acer macrophyllum</i>	4	1	
146	Red alder, <i>Alnus rubra</i>	11	5	
147	Red alder, <i>Alnus rubra</i>	4	1	
148	Red alder, <i>Alnus rubra</i>	10, 13.5 [23.5]	5	Multi-trunked tree
149	Red alder, <i>Alnus rubra</i>	13.5, 9 [22.5]	5	Multi-trunked tree
150	Bigleaf maple, <i>Acer macrophyllum</i>	7.5	2	
151	Western red cedar, <i>Thuja plicata</i>	29.5	8	
152	Western red cedar, <i>Thuja plicata</i>	8.5	2	
153	Douglas fir, <i>Pseudotsuga menziesii</i>	22	5	
154	Western red cedar, <i>Thuja plicata</i>	5	1	
155	Western red cedar, <i>Thuja plicata</i>	9	2	
156	Western red cedar, <i>Thuja plicata</i>	17.5	5	
157	Western red cedar, <i>Thuja plicata</i>	5.5	2	
158	Western hemlock, <i>Tsuga heterophylla</i>	25	5	

Tree Number	Species (Common name, <i>Botanical name</i>)	DBH (inches) Measured at 4.5 ft height [Combined diameter]	Tree Unit Credits, Per 16.50.070 (D)3	NOTES
159	Bigleaf maple, <i>Acer macrophyllum</i>	5.5	2	
160	Bigleaf maple, <i>Acer macrophyllum</i>	5.5	2	
161	Red alder, <i>Alnus rubra</i>	16	5	
162	Red alder, <i>Alnus rubra</i>	9	2	
163	Red alder, <i>Alnus rubra</i>	17	5	
164	Western red cedar, <i>Thuja plicata</i>	8	2	
165	Red alder, <i>Alnus rubra</i>	25	5	
166	Western hemlock, <i>Tsuga heterophylla</i>	18	5	
167	Douglas fir, <i>Pseudotsuga menziesii</i>	33	8	
168	Bigleaf maple, <i>Acer macrophyllum</i>	18	5	
169	Red alder, <i>Alnus rubra</i>	11	5	
170	Red alder, <i>Alnus rubra</i>	8	2	
171	Western red cedar, <i>Thuja plicata</i>	36	8	
172	Western red cedar, <i>Thuja plicata</i>	27	8	
173	Western red cedar, <i>Thuja plicata</i>	29	8	
174	Western red cedar, <i>Thuja plicata</i>	27	8	
175	Western red cedar, <i>Thuja plicata</i>	8	2	
176	Bigleaf maple, <i>Acer macrophyllum</i>	8, 13, 8, 8, 9, 9 [55]	15	Multi-trunked tree
177	Bigleaf maple, <i>Acer macrophyllum</i>	7, 14, 12, 6, 6, 6, 5, 3 [59]	20	Multi-trunked tree
178	Western red cedar, <i>Thuja plicata</i>	24	5	
179	Bigleaf maple, <i>Acer macrophyllum</i>	31	8	
180	Western red cedar, <i>Thuja plicata</i>	18	5	
181	Bigleaf maple, <i>Acer macrophyllum</i>	32, 13 [45]	8	Multi-trunked tree
182	Western red cedar, <i>Thuja plicata</i>	18	5	
183	Western red cedar, <i>Thuja plicata</i>	38	8	
184	Douglas fir, <i>Pseudotsuga menziesii</i>	18	5	
185	Western hemlock, <i>Tsuga heterophylla</i>	22	5	
186	Western red cedar, <i>Thuja plicata</i>	29.5	8	

Tree Number	Species (Common name, <i>Botanical name</i>)	DBH (inches) Measured at 4.5 ft height [Combined diameter]	Tree Unit Credits, Per 16.50.070 (D)3	NOTES
187	Western red cedar, <i>Thuja plicata</i>	15	5	
188	Western red cedar, <i>Thuja plicata</i>	10	2	
189	Western red cedar, <i>Thuja plicata</i>	13	5	
190	Red alder, <i>Alnus rubra</i>	9.5	2	
191	Red alder, <i>Alnus rubra</i>	11	5	
192	Red alder, <i>Alnus rubra</i>	10	2	
193	Red alder, <i>Alnus rubra</i>	9.5	2	
194	Western red cedar, <i>Thuja plicata</i>	7.5	2	
195	Western red cedar, <i>Thuja plicata</i>	10.5	5	
196	Bigleaf maple, <i>Acer macrophyllum</i>	44	8	
197	Western hemlock, <i>Tsuga heterophylla</i>	14	5	
198	Bigleaf maple, <i>Acer macrophyllum</i>	19, 25 [44]	8	Multi-trunked tree
199	Bigleaf maple, <i>Acer macrophyllum</i>	23, 21 [44]	8	Multi-trunked tree
200	Bigleaf maple, <i>Acer macrophyllum</i>	12, 30, 16, 21 [79]	8	Multi-trunked tree
201	Bigleaf maple, <i>Acer macrophyllum</i>	31, 14 [45]	8	Multi-trunked tree
202	Bigleaf maple, <i>Acer macrophyllum</i>	6	2	
203	Bigleaf maple, <i>Acer macrophyllum</i>	78	8	
204	Bigleaf maple, <i>Acer macrophyllum</i>	49	8	
205	Bigleaf maple, <i>Acer macrophyllum</i>	50	8	
206	Bigleaf maple, <i>Acer macrophyllum</i>	52	8	
207	Western hemlock, <i>Tsuga heterophylla</i>	10.5	5	
208	Western hemlock, <i>Tsuga heterophylla</i>	16	5	
209	Bigleaf maple, <i>Acer macrophyllum</i>	11, 7 [18]	5	Multi-trunked tree
210	Western red cedar, <i>Thuja plicata</i>	7, 5, 5, 6 [23]	5	Multi-trunked tree
211	Western hemlock, <i>Tsuga heterophylla</i>	9	2	
212	Western hemlock, <i>Tsuga heterophylla</i>	17	5	
213	Red alder, <i>Alnus rubra</i>	14.5	5	
214	Western hemlock, <i>Tsuga heterophylla</i>	17	5	
215	Western hemlock, <i>Tsuga heterophylla</i>	29	8	

Tree Number	Species (Common name, <i>Botanical name</i>)	DBH (inches) Measured at 4.5 ft height [Combined diameter]	Tree Unit Credits, Per 16.50.070 (D)3	NOTES
216	Western hemlock, <i>Tsuga heterophylla</i>	23	5	
217	Red alder, <i>Alnus rubra</i>	14.5	5	
218	Bigleaf maple, <i>Acer macrophyllum</i>	70	8	
219	Bigleaf maple, <i>Acer macrophyllum</i>	12	5	
220	Bigleaf maple, <i>Acer macrophyllum</i>	15.5	5	
221	Western hemlock, <i>Tsuga heterophylla</i>	23	5	
222	Red alder, <i>Alnus rubra</i>	27	8	
223	Bigleaf maple, <i>Acer macrophyllum</i>	23	5	
224	Sitka spruce, <i>Picea sitchensis</i>	21.5	5	
225	Western hemlock, <i>Tsuga heterophylla</i>	12	5	
226	Western red cedar, <i>Thuja plicata</i>	32	8	
227	Bigleaf maple, <i>Acer macrophyllum</i>	22	5	
228	Western red cedar, <i>Thuja plicata</i>	34	8	
229	Western red cedar, <i>Thuja plicata</i>	14	5	
230	Sitka spruce, <i>Picea sitchensis</i>	36	8	
231	Western hemlock, <i>Tsuga heterophylla</i>	17, 20 [37]	8	Multi-trunked tree
232	Bigleaf maple, <i>Acer macrophyllum</i>	19	5	Multi-trunked tree
233	Bigleaf maple, <i>Acer macrophyllum</i>	12, 18, 30 [60]	8	Multi-trunked tree
234	Red alder, <i>Alnus rubra</i>	20	5	
235	Red alder, <i>Alnus rubra</i>	8.5	2	
236	Red alder, <i>Alnus rubra</i>	9, 17 [26]	8	Multi-trunked tree
237	Red alder, <i>Alnus rubra</i>	5	1	
238	Red alder, <i>Alnus rubra</i>	18	5	
239	Scouler's willow, <i>Salix scouleriana</i>	10.5	5	
240	Red alder, <i>Alnus rubra</i>	19	5	
241	Red alder, <i>Alnus rubra</i>	10	2	
242	Red alder, <i>Alnus rubra</i>	6	2	
243	Bigleaf maple, <i>Acer macrophyllum</i>	19, 10 [29]	8	Multi-trunked tree
244	Bigleaf maple, <i>Acer macrophyllum</i>	17.5	5	

URBAN FORESTRY SERVICES, INC
Inspector: Paul Hans Thompson
Certified Arborist #PN-1838A
Date: 2/2/2015

ALLEN FAMILY INV. SHORT PLAT
310 Hadden Rd, Anacortes, WA

MATRIX, TREE CREDIT CALCULATION

Tree Number	Species (Common name, <i>Botanical name</i>)	DBH (inches) Measured at 4.5 ft height [Combined diameter]	Tree Unit Credits, Per 16.50.070 (D)3	NOTES
245	Red alder, <i>Alnus rubra</i>	16, 12 [28]	8	Multi-trunked tree
246	Red alder, <i>Alnus rubra</i>	12	5	
247	Red alder, <i>Alnus rubra</i>	6	2	
TOTAL TREE CREDITS:			815	

Urban Forestry Services, Inc.
15119 McLean Road,
Mount Vernon, WA 98273
(360) 428-5810

ASSUMPTIONS AND LIMITING CONDITIONS

**Urban Forestry Services, Inc.
15119 McLean Rd.
Mount Vernon, Washington 98273**

1. Limitations of this Assessment

This Assessment is based on the circumstances and observations as they existed at the time of the site inspection of the Client's Property and the trees inspected by Urban Forestry Services, Inc. and upon information provided by the Client to Urban Forestry Services, Inc. The opinions in this Assessment are given based on observations made and using generally accepted professional judgment, however, because trees and plants are living organisms and subject to change, damage, and disease, the results, observations, recommendations, and analysis took place and no guarantee, warranty, representation, or opinion is offered or made by Urban Forestry Services, Inc. as to the length of the validity of the results, observations, recommendations, and analysis contained within this Assessment. As a result, the Client shall not rely upon this Assessment, save and except for representing the circumstances and observations, analysis, and recommendations that were made as at the date of such inspections. It is recommended that the trees discussed in this Assessment should be re-assessed periodically.

Urban Forestry Services, Inc. shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in our fee schedule and contract of engagement.

Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.

2. Reaction of Assessment

The Assessment carried out was restricted to the Property. No assessment of any other trees or plants has been undertaken by Urban Forestry Services, Inc. Urban Forestry Services, Inc. is not legally liable for any other trees or plants on the Property except those expressly discussed herein. The conclusions of this Assessment do not apply to any areas, trees, plants, or any other property not covered or referenced in this Assessment.

3. Professional Responsibility

In carrying out this Assessment, Urban Forestry Services, Inc. and any Assessor appointed for and on behalf of Urban Forestry Services, Inc. to perform and carry out the Assessment has exercised a reasonable standard of care, skill, and diligence as would be customarily and normally provided in carrying out this Assessment. The Assessment has been made using accepted arboricultural techniques. These include a visual examination of each tree for structural defects, scars, external indications of decay such as fungal fruiting bodies, evidence of insect attack, discolored foliage, the condition of any visible root structures, the degree and direction of lean (if any), the general condition of the tree(s) and the surrounding site, and the current or planned proximity of property and people. Except where specifically noted in the Assessment, none of the trees examined on the property were dissected, cored, probed, or climbed and detailed root crown examinations involving excavation were not undertaken.

While reasonable efforts have been made to ensure that the trees recommended for retention are healthy, no guarantees are offered, or implied, that these trees, or all parts of them will remain standing. It is professionally impossible to predict with absolute certainty the behavior of any single tree or group of trees, or all their component parts, in all given circumstances. Inevitably, a standing tree will always pose some risk. Most trees have the potential to fall, lean, or otherwise pose a danger to property and persons in the event of adverse weather conditions, and this risk can only be eliminated if the tree is removed.

Without limiting the foregoing, no liability is assumed by Urban Forestry Services, Inc. or its directors, officers, employers, contractors, agents, or Assessors for:

- any legal description provided with respect to the Property;
- issues of title and or ownership respect to the Property;
- the accuracy of the Property line locations or boundaries with respect to the Property; and
- the accuracy of any other information provided to Urban Forestry Services, Inc. by the Client or third parties;
- any consequential loss, injury, or damages suffered by the Client or any third parties, including but not limited to replacement costs, loss of use, earnings, and business interruption; and
- the unauthorized distribution of the Assessment.

The total monetary amount of all claims or causes of action the Client may have as against Urban Forestry Services, Inc. including but not limited to claims for negligence, negligent misrepresentation, and breach of contract, shall be strictly limited to solely to the total amount of fees paid by the Client to Urban Forestry Services, Inc. pursuant to the Contract for Services as dated for which this Assessment was carried out. Further, under no circumstance may any claims be initiated or commenced by the Client against Urban Forestry Services, Inc. or any of its directors, officers, employees, contractors, agents, or Assessors, in contract or in tort, more than 12 months after the date of this Assessment.

4. Third Party Liability

This Assessment was prepared by Urban Forestry Services, Inc. exclusively for the Client. The contents reflect Urban Forestry Services, Inc. best assessment of the trees and plants on the Property in light of the information available to it at the time of preparation of this Assessment. Any use which a third party makes of this Assessment, or any reliance on or decisions made based upon this Assessment, are made a the sole risk of any such third parties. Urban Forestry Services, Inc. accepts no responsibility for any damages or loss suffered by any third party or by the Client as a result of decisions made or actions based upon the use of reliance of this Assessment by any such party.

5. General

Any plans and/or illustrations in this Assessment are included only to help the Client visualize the issues in this Assessment and shall not be relied upon for any other purpose.

This report and any values expressed herein represent the opinion of Urban Forestry Services, Inc. Our fee is in no way contingent upon any specified value, a result or occurrence of a subsequent event, nor upon any finding reported.

The Assessment report shall be considered as a whole, no sections are severable, and the Assessment shall be considered incomplete if any pages are missing. The right is reserved to adjust tree valuations, if additional relevant information is made available. This Assessment is for the exclusive use of the Client.

EXHIBIT #10:

GEOLOGICALLY HAZARDOUS AREA REPORT

Materials Testing & Consulting, Inc.

Geotechnical Engineering • Materials Testing • Special Inspection • Environmental Consulting



December 2, 2015

Mr. Tom Allen
Allen Construction Company
419 Q Avenue
Anacortes, Washington 98221
(360) 293-7754
Via email: allencollectables@yahoo.com

Subject: Geotechnical Report – Review and Update
Haddon Road 13-Lot Planned Unit Development (PUD)
Haddon Road, Anacortes, WA

MTC Project No.: **14B133-06**

Dear Mr. Allen:

At your request, Materials Testing & Consulting, Inc. (MTC) has completed a review and update to the *Geotechnical Investigation and Critical Area Assessment* produced by MTC on October 2, 2014 as well as all related addenda. The client initially intended to develop the parcel into a 9-lot short plat. MTC produced the 2014 report, herein referred to as the Geotech Report. This report documented site-wide subsurface conditions, observed adjacent slopes for signs of instability, and provided recommendations for general foundation design and site preparations, as well as assess the potential geohazard associated with the adjacent slope. Subsequent addenda to the Geotech Report were produced at the request of the client to address various aspects and concerns to the site development.

MTC understands that the 9-lot short plat option was rejected by the Anacortes City Council. Therefore, the client has altered the subdivision development plans from a 9-lot short plat to a 13-lot PUD. This limited scope geotechnical update is intended to address changes to the site development plan with respect to geotechnical considerations. This update will also provide a brief summary of previous reports produced by MTC concerning the subject site.

Changes to Development Plans:

Previous site development plans included a 9-lot short plat with eight rectangular lots organized across the west end of the plat and a single lot immediately adjacent to the critical area slope on the east side of the parcel. MTC's Geotech Report provided site recommendations and critical area assessment based on

this plan. The new 13-lot PUD configuration has a similar orientation with eight rectangular lots to the west. However, the lot access has been changed to include two small shared drives for groups of four lots. Instead of a single lot to the east, the 13-lot PUD configuration has five lots adjacent to the critical area slope, each with associated access from the Haddon Road Cul-de-sac. Per the original Geotech Report Addendum dated January 16, 2015, all structures will maintain the recommended 30-foot structural setback. Non-structural entities, including patios and decks, will maintain the 15-foot non-disturbance setback. The alteration to the lot configuration should have no additional impact on the global stability of the critical area slope.

Other changes to site plans include:

- Lots adjacent to the critical area slope will utilize existing city stormwater drains for stormwater disposal. The four westernmost lots will use infiltration trenches for stormwater disposal. Roadway runoff at the end of the cul-de-sac will utilize a storm drain catch basin. Other road and driveways will utilize infiltration trenches for stormwater management. These alterations will likely reduce the risk of slope instability caused by site activities.
- Five feet deep utility trenches for sanitary sewer will service the lots and tie into existing lines to the north of the parcel. The sanitary sewer trench for lines servicing lots adjacent to the critical area slope will run through the 30-foot building setback zone from the critical slope. The proposed trench is configured to not encroach on the 15-foot non-disturbance zone. This alteration should have no additional impact on the global stability of the critical area slope.

Applicability of Previous Reports:

In addition to the Geotech Report, MTC has issued three addenda and one addenda follow-up report. As described above, MTC has determined that current changes to the lot configurations of the parcel do create additional impact on the global stability of the critical slope. Furthermore, MTC's recommendations for foundation design remain appropriate to the current configuration. Below, we address the recommendations provided in each addenda and their applicability to current lot configuration.

Addendum 1: Slope Crest Criteria and Infiltration Rates

Addendum 1 defined the criteria to determine the crest of the slope and provided long term infiltration rates (LTIRs) for site soils. Addenda 1 defines the slope crest as the slope transitions to slopes of less

than 20' (36%) and establishes a recommended minimum setback for buildings of 30 feet and a non-disturbance zone of 15 feet from the slope crest. The new lot configuration does not including any buildings encroaching on the 30-foot setback limit. We conclude that setback recommendations and slope crest criteria continue to apply to the current lot configuration and require no modifications.

Lots adjacent to the critical area slope will tie into existing storm drains and not use infiltration to dispose of stormwater. The four lots on the west end of the lot will dispose of stormwater in infiltration trenches. MTC's LTIR recommendations do not apply to lots using existing stormwater drains. LTIR recommendations continue to apply to the lots disposing of stormwater in drywells.

Addendum 2: Clarification of Non-Disturbance Zone

Addendum 2 provided detailed recommendations for tree and brush removal in the non-disturbance zone. Recommendations provided in Addendum 2 continue to apply to the current lot configuration.

Addendum 3: SPT Boring and Addressment of Peer Review

MTC performed limited subsurface investigation by the advancement of one split spoon auger boring (SPT) to address comments provided during peer review. Analysis of subsurface conditions, as observed during borings, was used to determine the effects of infiltration across the site. The new lot configuration will no longer dispose of stormwater by infiltration for lots adjacent to the critical area slope, but rather by tie-ins to existing city stormwater drains. Infiltration considerations for lots in the vicinity of the critical area slope no longer apply to the current lot configuration. Other comments provided in Addendum 3, in response to peer review, continue to apply to the current lot configuration.

Addendum 3 Follow-up: Mounding Analysis

The Addendum 3 Follow-up provided infiltration mounding analysis to assess the effects of an infiltration trench on the site. An infiltration trench in the vicinity of the critical area slope is not included in the current lot configuration. Mounding analysis provided in the Addendum 3 Follow-up does not apply to the current lot configuration.

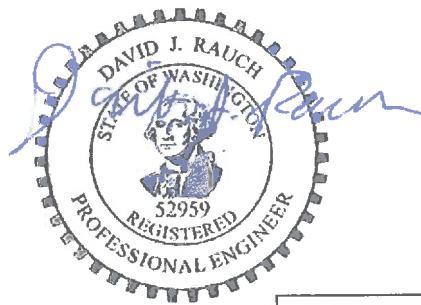
Closing Remarks:

Based on the findings of this review, MTC recommends that the previous reports and the details provided in the addenda above may be used, as applicable, for continued site development. MTC may be contacted for additional consultation on the feasibility of potential construction methods or if specific

instances or discrepancies are encountered based on the discussion and results presented herein. In addition, MTC recommends that we be contacted if further modifications are made to the lot configuration.

Mr. Allen, we trust this report presents the information you require. If you have questions, please do not hesitate to call.

Respectfully Submitted;



12-02-2015

Dave Rauch, P.E.
Engineering Division Manager

Aaron A. Fitts, G.I.T.
Project Geologist

Attached: Limitations and Use of this Report

Limitations and Use of This Report

Recommendations contained in this report are based on our understanding of the proposed development and construction activities, our field observations and exploration and our laboratory test results. It is possible that soil and groundwater conditions could vary and differ between or beyond the points explored. If soil or groundwater conditions are encountered during construction that vary or differ from those described herein, MTC shall be notified immediately in order that a review may be made and supplemental recommendations provided. If the scope of the proposed construction, including the proposed loads or structural locations, changes from that described in this report, our recommendations shall also be reviewed.

We have prepared this report in substantial accordance with the generally accepted geotechnical engineering practice as it exists in the site area at the time of our study. No warranty, expressed or implied, is made. The recommendations provided in this report are based on the assumption that an adequate program of tests and observations will be conducted by MTC during the construction phase in order to evaluate compliance with our recommendations. Other standards or documents referenced in any given standard cited in this report, or otherwise relied upon by the author of this report, are only mentioned in the given standard; they are not incorporated into it or “included by reference”, as that latter term is used relative to contracts or other matters of law.

This report may be used only by Mr. Tom Allen and his design consultants and only for the purposes stated within a reasonable time from its issuance, but in no event later than 18 months from the date of the report. Note that if another firm assumes Geotechnical Engineer of Record responsibilities they need to review this report and either concur with the findings, conclusions, and recommendations or provide alternate findings, conclusions and recommendation under the guidance of a professional engineer registered in the State of Washington. The recommendations of this report are based on the assumption that the Geotechnical Engineer of Record has reviewed and agrees with the findings, conclusion and recommendations of this report.

Land or facility use, on- and off-site conditions, regulations, or other factors may change over time, and additional work may be required with the passage of time. Based on the intended use of the report, MTC may recommend that additional work be performed and that an updated report be issued. Non-compliance with any of these requirements by Mr. Allen or anyone else will release MTC from any liability resulting from the use of this report by any unauthorized party and Mr. Allen agrees to defend, indemnify, and hold MTC harmless from any claim or liability associated with such unauthorized use or non-compliance. We recommend that MTC be given the opportunity to review the final project plans and specifications to evaluate if our recommendations have been properly interpreted. We assume no responsibility for misinterpretation of our recommendations.

The scope of work for this subsurface exploration and geotechnical report did not include environmental assessments or evaluations regarding the presence or absence of wetlands or hazardous substances in the soil, surface water, or groundwater at this site.

Materials Testing & Consulting, Inc.



June 30, 2015

Mr. Tom Allen
Allen Construction Company
419 Q Avenue
Anacortes, Washington 98221
(360) 293-7754
Via Email: allencollectables@yahoo.com

Subject: Geotechnical Addendum 3 Follow-up to Peer Review Comments
Proposed Short Plat, Haddon Road, Anacortes, Washington

MTC Project No.: 14B133-05

Dear Mr. Allen:

This letter transmits our Geotechnical Engineering Addendum 3 second follow-up to comments made. Our returned answer to the peer reviewed comments was submitted to the City of Anacortes for the above-referenced project previously. We submit this follow-up for the purpose of clarifying and solidifying our previous response. Materials Testing & Consulting, Inc. (MTC) performed this addendum to our previous geotechnical engineering studies in accordance with the comments of April 7, 2015 and our Proposal for Services, authorized May 7, 2015 and extended at the request of the client.

We appreciate the opportunity to provide geotechnical engineering services to you for this project. If you have any questions regarding this letter, or if we can provide assistance with other aspects of the project, please contact me at (360) 755-1990.

Respectfully Submitted,
MATERIALS TESTING & CONSULTING, INC.

Louis Coletta, P.E.
Senior Civil Engineer

Attachment: Geotechnical Addendum 3 Follow-up Comments

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Prepared for:
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Via Email: allencollectables@yahoo.com

Geotechnical Addendum 3 Follow-up to Peer Review Comments
Proposed Allen Short Plat
Haddon Road, Anacortes, Washington

Prepared by:



EXPIRES 03/03/2016

6-30-2015

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June 29, 2015
MTC Project Number: 14B133-05

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Table of Contents

1.0	INTRODUCTION	4
1.1	GENERAL	4
1.2	PROJECT BACKGROUND.....	4
2.0	UPDATED INFORMATION.....	6
2.1	UPDATED BORE HOLE LOG.....	6
3.0	MTC COMMENT RESPONSES	7
3.1	SLOPE STABILITY	7
3.2	INFILTRATION TRENCH DRAINAGE DATA	7
3.3	MOUNDING ASSUMPTIONS AND ANALYSIS METHODS	7
3.3.1	Mounding Calculations	9
3.3.2	Closing Remarks:	10
4.0	LIMITATIONS.....	11
	<i>Appendix A. SITE LOCATION AND VICINITY</i>	<i>12</i>
	<i>Appendix B. EXPLORATION LOGS</i>	<i>13</i>

1.0 INTRODUCTION

1.1 GENERAL

This letter presents further information to the geotechnical position rendered as a professional opinion by Materials Testing & Consulting, Inc. (MTC) on May 27, 2015 and responses to the comments by GeoEngineers through the Planning Department of the City of Anacortes. The previous letter will be referred to as Return of Comments to Addendum 3 (RCA3). MTC submitted those findings, recommendations, and responses to the peer review comments for the design and construction of the proposed 9-lot Allen short plat on Haddon Rd. The proposed project is located at the currently vacant site north and northeast of the east end of Haddon Road in the city of Anacortes, Washington. The location and proposed layout of the project site is shown in Figures 1 and 2 of Appendix A.

1.2 PROJECT BACKGROUND

It is our understanding that the project consists of developing a 9-lot short plat sub-division with the construction of individual single family homes. According to the City of Anacortes, the current parcel contains a slope determined to be a potential geohazard per City of Anacortes (COA) Code of Ordinances 17.70.190. According to the Anacortes Code of Ordinances (ACOO), sections 17.54.070, 17.70.250, 17.70.260, and 18.12.050 prescribe directions and conditions that a land owner may use to mitigate dangers, damage, and necessary steps to remove, reduce, and avoid such conditions.

In response to ACOO 17.06.740 & 17.54.070, MTC conducted a geologic critical area investigation as requested to meet City of Anacortes critical area requirements for the slope geohazard on the proposed development site. The report was titled, "Geotechnical Investigation and Critical Area Assessment, Proposed Short Plat, Haddon Road, Anacortes, Washington," prepared by Materials Testing & Consulting, Inc. (MTC), File No. 14B133-02, dated October 2, 2014. Additionally, the report included an assessment of the overall site suitability for the proposed development. MTC assumed all "buildings will employ shallow foundation elements in support of wood-frame construction, if site conditions allow." This will be referenced, in this report, as MTC GI&CAA.

In response to a request about the "Minimum Buffer" from existing conditions as defined by ACOO 17.54.070 and 17.70.260, MTC conducted a geologic investigation and critical area assessment addendum as requested to meet COA requirements for the slope geohazard on the proposed development site. The report was titled, "Geotechnical Investigation and Critical Area Assessment Addendum, Proposed Short Plat, Haddon Road, Anacortes, Washington," prepared by MTC., File No. 14B133-03, dated January 16, 2015." This will be referenced, in this report, as MTC GI&CAAA.

In response to a request to improve the existing conditions as defined by ACOO 17.54.060 and 17.70.260, MTC conducted a slope assessment and submitted an addendum as requested to meet COA

requirements for the slope geohazard on the proposed development site. The report was titled, "Slope Assessment Addendum, Proposed Short Plat, Haddon Road, Anacortes, Washington," and prepared by MTC, File No. 14B133-04, on March 4, 2015. This will be referenced, in this report, as MTC SAA.

2.0 UPDATED INFORMATION

2.1 UPDATED BORE HOLE LOG

Our previously submitted bore log for B-1 was short of some critical information and some redundant information. The location of the drill site for our subsurface exploration was provided in MTC's RCA3. Our corrected exploration log for the test boring, B-1, can be found in Appendix B.

3.0 MTC COMMENT RESPONSES

3.1 SLOPE STABILITY

... “the proposed development uses a reduced buffer and is required to show that the reduced buffer maintains stability...”¹

MTC understands that response to applied mitigation principals followed by the designer and project team, and which were established DOE criteria, are questioned. It is the opinion of MTC that by showing mounding analysis results, this question of stormwater management in the vicinity of the critical area slope will be resolved. This addendum does not provide recommendations for design of the facility already approved but is intended to verify the conclusions in question.

3.2 INFILTRATION TRENCH DRAINAGE DATA

Trench Type: Trench at Toe of Embankment

Trench Length (ft) : 25.00
Trench Width (ft) : 6.00
Trench Depth (ft) : 4.00
Trench Bottom Elev (ft) : 271.50
Trench Rockfill Porosity (%) : 30.00
Hydraulic Conductivity (in/hr) : 1.20

Flood Frequency Data (cfs)

(Recurrence Interval Computed Using Gringorten Plotting Position)

Tr (yrs)	Flood Peak (cfs)
=====	
2-Year	3.081E-02
5-Year	4.272E-02
10-Year	4.689E-02
25-Year	5.422E-02
50-Year	6.241E-02
100-Year	8.138E-02

3.3 MOUNDING ASSUMPTIONS AND ANALYSIS METHODS

The “Long Term Infiltration Rate” (LTIR) of 1.20 inches/hour was recommended by MTC in the GI&CAAA, corresponding to USDA/ASTM textural analysis of the primary sand unit present at and below the proposed infiltration depth for stormwater management (per 2005 DOE SMMWW rate determination methods). This rate was used by the designer to determine the infiltration trench specifications as defined in Section 3.2 of this response from available laboratory data for the soils in question. MTC confirmed with the stormwater facilities designer that the gravel bed has been designed to access suitably sandy soils. For the mounding analysis below, MTC assumes soil conductivity values, derived from available laboratory analyses, are also broadly applicable to actual soil conditions that will

¹ From, “City of Anacortes Review Comments,” April 2015

be present beneath and laterally extending from the level infiltration bed as designed. Determination of the applicability of the design to the site conditions shall ultimately be the responsibility of the designing firm.

MTC performed the following mounding calculations using the simplified solutions for a recharged strip mounding derived by K. Zomorodi². The purpose of a mounding analysis is typically to verify the trench width needed for a minimum vertical separation to ensure no seasonal groundwater inundation will occur in designed infiltration facilities³. No groundwater was encountered in this study during advancement of Bore Hole 1 to a termination depth of roughly 40 feet. The intent of this calculation will be to show the lateral extent of infiltrated stormwater from this method. From this lateral extent, it can be determined whether the nearby proposed road, slopes, or buildings could be undermined as a result of this saturation from the infiltration trench along Haddon Rd.

Preparing for the calculations requires determining saturated hydraulic conductivities (Ksat) for representative soil conditions. Laboratory results from the provided study can be found in Appendix D of MTC's RCA3. These results were applied to the Massmann⁴ (2003) equation (1) to calculate Ksat values as shown in Table 1 below.

$$(1) \quad \log_{10}(K_{sat}) = -1.57 + 1.90 \cdot D_{10} + 0.015 \cdot D_{60} - 0.013 \cdot D_{90} - 2.08 \cdot f_f$$

Table 1. Soil hydraulic conductivities based on Massmann (2003) Analysis

#	Depth (BPG)	USCS	D10	D60	D90	Ff (%)	Ksat (ft/day)	FS = 2 Ksat (ft/day)
B-1	10	SP-SM	0.09	0.424	0.782	8	76.44	38.22
B-1	15	SP-SM	0.139	0.34	0.514	5.4	107.8	53.91
B-1	25	SM	0.34	0.143	2.74	22	30.77	15.38
B-1	40	SP	0.136	0.317	0.57	4.7	109.77	54.89

Discrepancies, in the above values sampled, tested, and reported from similar soil strata throughout the study area, are interpreted to represent natural variation in soil gradation.

² Zomorodi, K, AWRA 2005, Simplified Solutions For Groundwater Mounding Under Stormwater Infiltration Facilities, Seattle, WA,

³ Page 3-89, Step 10; Vol III – Hydrologic Analysis and Flow Control BMPs; Stormwater Management Manual for Western Washington; Aug 2012

⁴ Page 3-79, Equation (1); Vol III – Hydrologic Analysis and Flow Control BMPs; Stormwater Management Manual for Western Washington; Aug 2012

3.3.1 Mounding Calculations

In the simplified steady state inflow case, the final central mound (H_c) of mounding potential for infiltrating water above a water table or restrictive horizon (h) is a direct function of the recharge rate (i), horizontal Ksat (k), and recharge facility width (w) per equation (2):

$$(2) \quad H_c - h = (0.86 * i * w) / (k - i) \text{ where: } w \leq h \text{ \& } k < i$$

From the determination of the central mounding, it can also be found what the lateral extent of the mounding will reach using Equation (3)⁵:

$$(3) \quad L_{\max} = (1.72 * k * w) / (k - i) - (w / 4k)$$

The width of the facility, w , is given as 6 feet, the length, L , as 25 feet and the depth, D , as 4 feet as per the designer; see Section 3.2 of this report. Trench width, w , must be less than one fourth of the trench length, L . This criteria, by Zomorodi⁶, is satisfied ($6' * 4 = 24' < 25'$). To address a maximum input scenario, the recharge rate (i) was set by using the USDA recharge rate of 2.0 inches/hour (4.0 ft/day) which is greater than the design infiltration rates for each soil stratum analyzed. This satisfies the needed “steady-state” uniform recharge rate requirement⁷. Conductivity (k) was applied using the assigned Ksat values above including a factor of safety (FS) = 2. Mounding inputs and results are tabulated in Table 2:

TABLE 2. Summary of Mounding Analysis Results

Facility BPG Elevation	FS=2 Conductivity (Ksat = k)	Maximum Mound Central Height (H_c)	Lateral Extent from Center of Mound ($L_{\max}$)
10'	38.22	0.60	10.85
15'	53.91	0.41	10.69
25'	15.38	1.81	11.77
40'	54.89	0.41	10.68

NOTE: All dimensions in feet. All rates in feet/day.

According to this analysis, mounding will occur to some extent in the facility while stormwater infiltrates vertically and laterally. Calculated mound heights for the specified design parameters show mound heights less than the storage in the infiltration trench, given in Section 3.2 of this report. The current infiltration trench design allows for at least 4.0 feet of storage and there exists no seasonal high groundwater.

⁵ Zomorodi, K, AWRA 2005, Simplified Solutions For Groundwater Mounding Under Stormwater Infiltration Facilities, Seattle, WA,

⁶ Ibid

⁷ ibid

Undulations of moisture from 11.3 feet to 20.8 feet BPG, as reported, are consistent with the findings of this study. It suggests that there exists an adequate amount of stormwater storage in the upper 21 feet BPG below this infiltration trench and above the restricting layer at 25 feet BPG to allow slower filtering in the lower stratum. This study also shows that this amount of water is capable of filtering through the soil matrix and not creating any significant hydrostatic pressure on slopes nearly 165 feet away; the maximum lateral extent of moisture is completely diminished beyond 9 feet from any trench edge.

The input parameters, representing peak conditions for a conservative approach of analysis, have provided an indication of the maximum potential mounding. Actual mounding conditions and the associated lateral extent, in most cases, should be notably reduced from that reported above. The minimum design separation appears to be consistent with the results of mounding analysis when also taking into account the thickness of the gravel bed and the sands below. Therefore, MTC considers the current configuration as 'passing' by analysis through prescribed requirements.

3.3.2 Closing Remarks:

The mounding calculations were completed using information provided by the designer on behalf of the client. MTC has completed this mounding analysis to show slope instability is not possible with consideration of the hydrostatic effects of the infiltration trench along Haddon Rd. Since it has been reported that no standing water was detected in Bore Hole 1, it has been shown that inundation is not possible in the proposed stormwater infiltration system for the Allen Short Plat on Haddon Rd. and it can also be reasoned that no liquefiable "quick sand" condition could result from this infiltration and associated development.

It has been shown that the hydrostatic pressure from the trench is incapable of creating any reasonable fluid stress against the slope in question over 165 feet away. It has been reasoned that the conditions of infiltration and the "self-leveling" nature of water will do no undo harm to the general environment of the site or surrounding areas as a result of this infiltration trench at Haddon Rd. MTC requests approval of the geotechnical reports submitted and that these findings be accepted as final evidence of the creditable strength, water storage capacity, and sufficient stability of this site for all the activities of this planned development.

4.0 LIMITATIONS

Responses contained in this letter are based on our understanding of the proposed development, construction activities, field observations, City of Anacortes Ordinances, and our laboratory test results.

We have prepared this letter in substantial accordance with the generally accepted geotechnical engineering practice as it exists in the site area at the time of our study. No warranty, express or implied, is made. The recommendations provided in this letter are based on the assumption that an adequate program of tests and observations will be conducted by MTC during the construction phase in order to evaluate compliance with our recommendations. Other standards or documents referenced in any given standard cited in this letter, or otherwise relied upon by the author of this letter, are only mentioned in the given standard; texts are not incorporated into it or “included by referenced”, as that latter term is used relative to contracts or other matters of law.

This letter may be used only by Tom Allen and his design consultants and only for the purposes stated within a reasonable time from its issuance, but in no event later than 18 months from the date of the letter. Note that if another firm assumes Geotechnical Engineer of Record responsibilities, that firm must review this letter and either concur with the findings, conclusions, and recommendations or provide alternate findings, conclusions and recommendation under the guidance of a professional engineer registered in the State of Washington. The recommendations of this letter are based on the assumption that the Geotechnical Engineer of Record has reviewed and agrees with the findings, conclusion and recommendations of this letter.

Land or facility use, on- and off-site conditions, regulations, or other factors may change over time, and additional work may be required with the passage of time. Based on the intended use of the letter-compliance with any of these requirements by Tom Allen or anyone else will release MTC from any liability resulting from the use of this letter by any unauthorized party and Tom Allen agrees to defend, indemnify, and hold harmless MTC from any claim or liability associated with such unauthorized use or non-compliance. We recommend that MTC be given the opportunity to review the final project plans and specifications to evaluate if our recommendations have been properly interpreted. We assume no responsibility for misinterpretation of our recommendations.

The scope of work for this subsurface exploration and geotechnical letter did not include environmental assessments or evaluations regarding the presence or absence of wetlands or hazardous substances in the soil, surface water, or groundwater at this site.

Appendix A. SITE LOCATION AND VICINITY

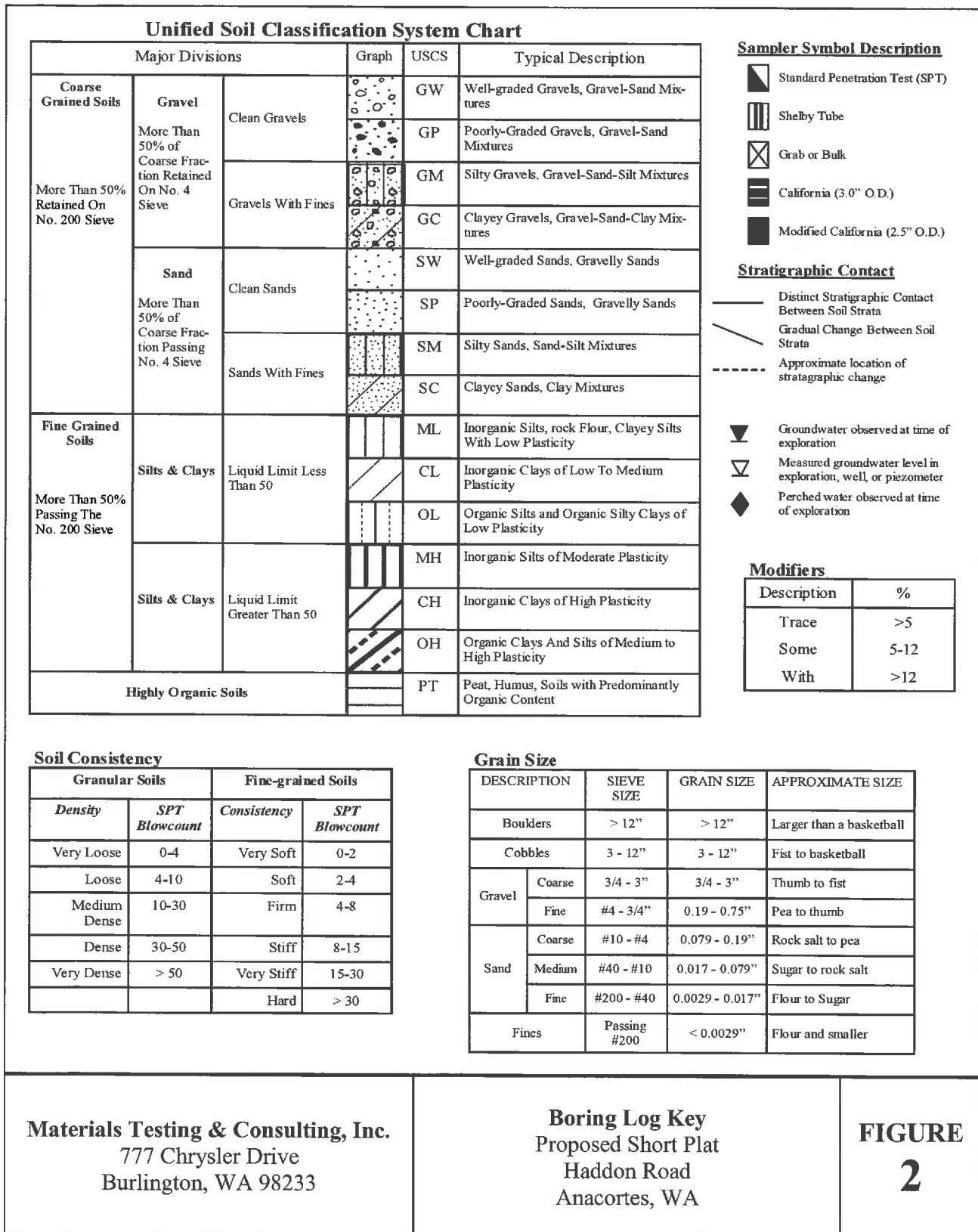


Materials Testing & Consulting, Inc.
777 Chrysler Drive
Burlington, WA 98226

Regional Site Vicinity
Proposed Short Plat
Haddon Road
Anacortes, WA

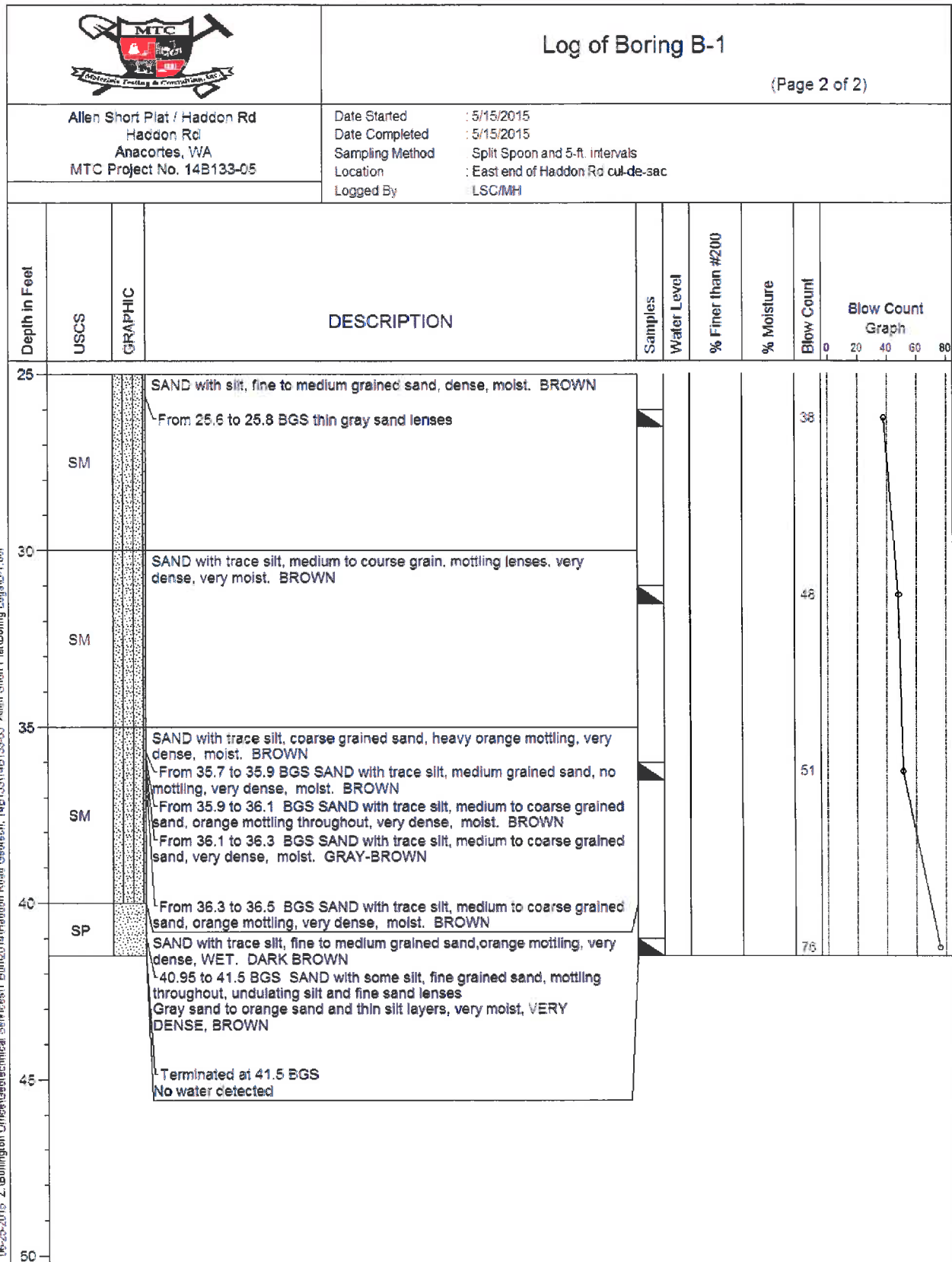
FIGURE
1

Appendix B. EXPLORATION LOGS



			Log of Boring B-1 (Page 1 of 2)						
Allen Short Plat / Haddon Rd Haddon Rd Anacortes, WA MTC Project No. 14B133-05			Date Started : 5/15/2015 Date Completed : 5/15/2015 Sampling Method : Split Spoon and 5-ft. intervals Location : East end of Haddon Rd cul-de-sac Logged By : LSC/MH						
Depth in Feet	USCS	GRAPHIC	DESCRIPTION	Samples	Water Level	% Finer than #200	% Moisture	Blow Count	Blow Count Graph
0	SM		TOPSOIL - SILTY SAND with organics and a trace gravel, loose, moist. DARK BROWN.						
0	SM		SAND with some silt and gravel, medium grained sand, medium dense, dry, BROWN						
3									
3			SAND with some silt and gravel, medium grained sand, medium dense, moist, BROWN					11	
10	SP-SM		10.0' Becoming very moist; moisture content increases to very moist with medium to coarse grained sand					20	
10			11.3' - 11.5' Orange mottling begins						
15			SAND with traces of silt, medium grained sand, orange mottling throughout, dense, very moist, BROWN					25	
15			From 15.3 to 15.7 BGS SAND with trace silt, coarse grained sand, no mottling, dense, very moist, BROWN						
20	SP-SM		From 20.0 to 21.5, BGS SAND with trace silt, medium grained sand, trace mottling, very dense, moist, BROWN					43	
20			20.8 Orange mottling decreases						
25									

06-25-2015 2:18 Burlington Office\Geotechnical Services\14B133\14B133-05 Allen Short Plat\Boring Log\B-1.bor



06-25-2015 Z:\Burlington Office\Geotechnical Services\11 Build\2014\Haddon Road Geotech, 14B133\14B133-05 Allen Short Plat Boring Log\B-1.bor

Materials Testing & Consulting, Inc.



May 27, 2015

Mr. Tom Allen
Allen Construction Company
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(360) 293-7754
Via Email: allencollectables@yahoo.com

Subject: Geotechnical Addendum 3 and City of Anacortes Peer Review Comments
Proposed Short Plat, Haddon Road, Anacortes, Washington
MTC Project No.: 14B133-05

Dear Mr. Allen:

This letter transmits our Geotechnical Engineering Addendum 3 and our returned answer to the peer reviewed comments as submitted by the City of Anacortes for the above-referenced project. Materials Testing & Consulting, Inc. (MTC) performed this addendum to our previous geotechnical engineering studies in accordance with the comments of April 7, 2015 and Proposal for Services, authorized May 7, 2015.

We would be pleased to continue our role as your geotechnical engineering consultants during the project planning and construction. We are also available to provide materials testing and special inspection during construction of this project. We will be pleased to meet with you at your convenience to discuss these services.

We appreciate the opportunity to provide geotechnical engineering services to you for this project. If you have any questions regarding this letter, or if we can provide assistance with other aspects of the project, please contact me at (360) 755-1990.

Respectfully Submitted,
MATERIALS TESTING & CONSULTING, INC.

Louis Coletta, P.E.
Senior Civil Engineer

Attachment: **Geotechnical Addendum and City of Anacortes Peer Review Comments Report**

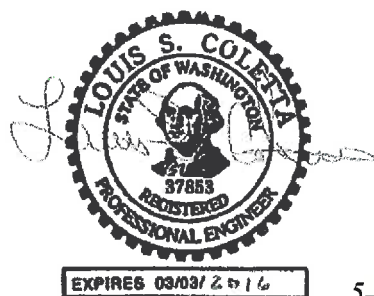
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Geotechnical Addendum and City of Anacortes Peer Review Comments Report
Proposed Allen Short Plat
Haddon Road, Anacortes, Washington

Prepared by:



5-27-2015

Louis S. Coletta, PE
Senior Civil Engineer

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May 24, 2015
MTC Project Number: 14B133-05

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Table of Contents

1.0	INTRODUCTION	4
1.1	GENERAL.....	4
1.2	PROJECT DESCRIPTION.....	4
1.3	PURPOSE AND SCOPE OF SERVICES	5
2.0	SITE EXPLORATION AND LABORATORY TESTING	5
2.1	SITE EXPLORATION	5
2.2	LABORATORY TESTING.....	5
3.0	MTC COMMENT RESPONSES	6
3.1	COMMENT ORGANIZATION & RESPONSIBILITY	6
3.2	PEER REVIEWED COMMENTS – DISCUSSIONS, CONCLUSION, AND RECCOMENDATIONS	6
3.2.1	.....	6
3.2.2	.....	7
3.2.3	.....	7
3.2.4	.....	7
3.2.5	.....	8
3.3	MTC'S RESPONSES	9
3.3.1	.....	9
3.3.2	.....	10
3.3.3	.....	10
3.3.4	.....	11
3.3.5	.....	12
3.4	MOISTURE CONDITIONS.....	12
4.0	LIMITATIONS.....	14
	<i>Appendix A. SITE LOCATION AND VICINITY</i>	<i>15</i>
	<i>Appendix B. EXPLORATION LOCATION.....</i>	<i>16</i>
	<i>Appendix C. EXPLORATION LOGS.....</i>	<i>17</i>
	<i>Appendix D. LABORATORY RESULTS</i>	<i>21</i>

1.0 INTRODUCTION

1.1 GENERAL

This letter presents a geotechnical study conducted by Materials Testing & Consulting, Inc.'s (MTC) and responses to the comments by GeoEngineers through the Planning Department of the City of Anacortes. MTC submits these findings, recommendations, and responses to the peer review comments for the design and construction of the proposed 9-lot Allen short plat. The proposed project is located at the currently vacant site north and northeast of the east end of Haddon Road in Anacortes, Washington. The location and proposed layout of the project site is shown in Figures 1 and 2 of Appendix A.

1.2 PROJECT DESCRIPTION

It is our understanding that the project consists of developing a 9-lot short plat sub-division with the construction of individual single family homes. According to the City of Anacortes, the current parcel contains a slope determined to be a potential geohazard per City of Anacortes (COA) Code of Ordinances 17.70.190. According to Anacortes' Code of Ordinances (ACOO) 17.54.070, 17.70.250, 17.70.260, and 18.12.050 prescribe directions and conditions that a land owner may use to mitigate dangers, damage, and necessary steps to remove, reduce, and avoid such conditions.

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MTC, File No. 14B133-04, dated March 4, 2015.” This will be referenced, in this report, as MTC SAA.

1.3 PURPOSE AND SCOPE OF SERVICES

The purpose of this geotechnical study was to explore subsurface conditions at the site in response to the peer reviewed comments. MTC has taken this opportunity to provide additional geotechnical engineering and recommendations for design and construction of short plat improvements. MTC responds to the City of Anacortes comments for this development based on our scope of services presented in our Proposal for Geotechnical Engineering Services, dated May 6, 2015.

2.0 SITE EXPLORATION AND LABORATORY TESTING

2.1 SITE EXPLORATION

Our site exploration activities were performed on May 15, 2015, and involved excavating one split spoon drill auger borehole. In addition, samples for gradation tests were placed in sealable plastic bags to maintain extracted site conditions from depths and locations explored. Exploration locations were selected by an MTC project geologist while on site to provide representative coverage of site areas proposed for development. The auger boring was terminated at practical refusal on hard conditions.

Location of the drill site for our subsurface exploration is provided in Appendix B. Our exploration logs for the test boring of this letter can be found in Appendix C.

2.2 LABORATORY TESTING

Laboratory tests were performed on selected soil samples in accordance with ASTM standards to determine index and engineering properties of the site soils. Tests included supplementary soil classification and grain-size distribution analysis. Laboratory test results are presented on test reports included in Appendix D.

3.0 MTC COMMENT RESPONSES

3.1 COMMENT ORGANIZATION & RESPONSIBILITY

The comments from the COA were not numbered but bulleted. For clarity, the first bullet will be numbered 3.2.1 in this response and each successive bullet to be numbered successively as well. There are five (5) bulleted comments but some have extra comments under one bullet or contain numerous subjects under one bulleted comment. Extra comments or subject under the bulleted comments will be sub-sectioned under the number of the comment in Section 3.3 of this letter.

3.2 PEER REVIEWED COMMENTS – DISCUSSIONS, CONCLUSION, AND RECCOMENDATIONS

Based on our review of the information described above and our site visit, we concur with most of the MTC observations and conclusions related to the proposed residential development. However, it is our opinion that several issues related to the City of Anacortes Geologically Hazardous Area Code (Chapter 17.70) should be further addressed by the applicant's consultants.

The proposed development has steep slopes that meet the criteria for a "landslide hazard area" in accordance with the City of Anacortes (City) Municipal Code 17.70.190(B)9. Therefore, the proposed project is subject to the other regulations in Article IV – Geologically Hazardous Areas. We provide the following relevant discussion, conclusions and recommendations:

3.2.1 The proposed 30-foot residential setback and 15-foot non-disturb setback proposed for the residential development on Lot 9 is based on defining the "break" in the slope as starting from the 36 percent break in slope, which is beyond the top break in the slope. The City Code under 17.70.260 requires a minimum buffer equal to the height of the slope or 50 feet, whichever is greater unless the qualified professional(s) can demonstrate that the proposed buffer reduction will adequately protect the proposed development. Therefore, we conclude that the proposed development uses a reduced buffer and is required to show that the reduced buffer maintains stability for the proposed development and tree removal.

- 3.2.2 *We did not observe evidence of slope instability, with the exception of a few pistol-butted trees. It is our experience that large diameter trees along slopes typically have their root zone completely contained within the weathered soil horizon in glacial soils – the dense glacial soils are too difficult for deep roots to penetrate so that they go sideways within the weathered soil horizon. The pistol-butted trees have usually experienced some slight, slow movement downslope over time. Since this site appears to have a significant depth of weathered zone for relatively deep root penetration and the slopes are flatter than 50 percent (2H:1V [Horizontal:Vertical]), we conclude that the typical pistol-butt condition observed is not indicative of impending slope or tree failure at this site. A few trees have such a curve at the base that they likely were affected by a different circumstance. The type of tree (e.g., alder) and health of the tree are typically more responsible for failure/blowdown and the geotechnical engineer and arborist typically collaborate on selective tree removal for safety and tree-health reasons.*
- 3.2.3 *The proposal includes removal of a significant number of trees along the slope including the steep section considered a landslide hazard area. The City Code under 17.70.260 does not allow vegetation removal unless provided under an approved alteration. The site may not meet the strict definition of an erosion hazard because the NRCS Soil Survey data has the steepest slope listed as 30 percent; however, the upper steep slope has been identified at 45 percent, with minimal forest duff cover and sometimes mostly devoid of vegetation cover. The MTC reports recommends that heavy equipment be kept off the steep slope. The documents reviewed do not present sufficient information (e.g., construction access, erosion control measures, equipment and procedures proposed) for GeoEngineers to comment with regard to the potential impacts of the construction and tree removal on the landslide hazard area. We conclude that if the steep slope is disturbed and/or tree removal activities expose the soil along the steep slope, the steep slope will be more susceptible to erosion. We recommend that the City consider requiring a plan detailing construction access including temporary roads and equipment, tree removal activities and management of debris, erosion and sediment control, and a detailed post construction mitigation/replanting plan.*
- 3.2.4 *It is recognized that infiltration is the most desirable and economical method to manage stormwater at the site and the “dry sand” observed appears to be well suited for infiltration. However, the geotechnical reports do not provide any discussion regarding the potential impact of infiltration on the landslide hazard area.*

- 3.2.4.1 *The City Code under 17.70.230(C) requires that the geotechnical report for the landslide hazard area address the potential impact of the proposed development on the hazard area and affected adjacent properties and 17.70.230(E) requires mitigation if the proposed activity increases the risk to the landslide hazard area.*
- 3.2.4.2 *The CZA identifies a potential geologic unit that can generate perched groundwater conditions above SR 20 and a wetland area is identified above SR 20. The well logs reviewed by MTC showed groundwater elevations 14 to 40 feet bgs. Although groundwater flow direction is not identified, these data points appear to suggest a high potential for groundwater to be flowing to the east and exiting as seepage along the slope above SR 20.*
- 3.2.4.3 *The MTC report does not evaluate the potential impact of the proposed infiltration on the sloping portion of the site to the east or the property(s) to the east. Numerous infiltration elements are proposed along the Haddon Road improvement corridor; this includes a long infiltration trench for roadway runoff that extends east of the proposed Haddon Road cul-de-sac to within about 50 feet from the top break in the slope. If stormwater infiltration raises groundwater levels significantly or creates new seepage at the steep slope face along silt lenses, this could adversely affect the slope stability of the site and/or adjacent properties. We recommend at least one deep exploration be conducted at the easternmost proposed infiltration area that extends a minimum depth equal to the lowest elevation of the steep portion of the slope to the east and/or to groundwater so that the geotechnical consultant can perform sufficient analysis evaluating potential impact of the infiltration on the slope and adjacent properties as required by City code (and mitigation if appropriate).*
- 3.2.5 *The proposed modified setbacks for the residential structure on Lot 9 will allow the structure to be constructed on the slope. The hand-augered exploration along the slope does not describe the density of the sand; the DCPTs describe the density of the sand as very loose to loose for the upper 2 to 3 feet, and then grading to medium dense as deep as 7 feet bgs. A relatively high allowable bearing pressure for single family residences of 3,500 pounds per square foot is provided in the MTC report. It is likely that a residence using the minimal slope setback will use "daylight basement" construction techniques where the west side of the residence could be in dense sand and the east side in loose material below the top break in slope. We recommend that the MTC review their foundation recommendations for this particular lot and consider whether alternative/additional foundation recommendations are appropriate considering the depth of loose soil, adjacent steep slope, and infiltration considerations.*

3.3 MTC'S RESPONSES

3.3.1 *"The proposed 30-foot residential setback and 15-foot non-disturb setback proposed for the residential development on Lot 9 is based on defining the "break" in the slope as starting from the 36 percent break in slope which is beyond the top break in the slope. The City Code under 17.70.260 requires a minimum buffer equal to the height of the slope or 50 feet, whichever is greater unless the qualified professional(s) can demonstrate that the proposed buffer reduction will adequately protect the proposed development. Therefore, we conclude that the proposed development uses a reduced buffer and is required to show that the reduced buffer maintains stability for the proposed development and tree removal.*

In the first sentence of MTC GI&CAAA, MTC links the findings of MTC GI&CAA to begin the argument to qualify buffer reduction approval by the Planning Director. From the findings of the Wildcat™ Dynamic Cone Penetration (DCP) log in MTC GI&CAA Appendix D – EXPLORATION LOGS, page 26, DCP-1, the soils at 2-1/2 feet below ground surface (BGS) demonstrate sufficient strength to support building pressures at the crest of the slope in question and that at a 30 foot building setback from this point only decreases risks of instability of that same slope subject to building pressures, as prescribed by ACOO.

To further emphasize this point, see page 28 of this same report, DCP-3. Soils, less than 6" BGS and near any proposed building pad for Lot #9, demonstrate even greater strength.

Therefore, it has been demonstrated that, in previous reports, MTC did "due diligence" to show that the 30 foot buffer and 15 foot setback reductions will not increase the risk of slope instability in compliance to ACOO 17.70.260. Deep slope stability is unaffected by these reductions. The "non-disturb" reduction to 15 feet does not adversely affect deep slope stability and is necessary to construct on Lot #9. We ask that the reduced setback and buffer, as demonstrated, be approved.

3.3.2 *We did not observe evidence of slope instability, with the exception of a few pistol-butted trees. It is our experience that large diameter trees along slopes typically have their root zone completely contained within the weathered soil horizon in glacial soils – the dense glacial soils are too difficult for deep roots to penetrate so that they go sideways within the weathered soil horizon. The pistol-butted trees have usually experienced some slight, slow movement downslope over time. Since this site appears to have a significant depth of weathered zone for relatively deep root penetration and the slopes are flatter than 50 percent (2H:1V [Horizontal:Vertical]), we conclude that the typical pistol-butt condition observed is not indicative of impending slope or tree failure at this site. A few trees have such a curve at the base that they likely were affected by a different circumstance. The type of tree (e.g., alder) and health of the tree are typically more responsible for failure/blowdown and the geotechnical engineer and arborist typically collaborate on selective tree removal for safety and tree-health reasons.*

MTC agrees completely with comment and we are willing to meet with the contracted Arborist.

3.3.3 *The proposal includes removal of a significant number of trees along the slope including the steep section considered a landslide hazard area. The City Code under 17.70.260 does not allow vegetation removal unless provided under an approved alteration. The site may not meet the strict definition of an erosion hazard because the NRCS Soil Survey data has the steepest slope listed as 30 percent; however, the upper steep slope has been identified at 45 percent, with minimal forest duff cover and sometimes mostly devoid of vegetation cover. The MTC reports recommends that heavy equipment be kept off the steep slope. The documents reviewed do not present sufficient information (e.g., construction access, erosion control measures, equipment and procedures proposed) for GeoEngineers to comment with regard to the potential impacts of the construction and tree removal on the landslide hazard area. We conclude that if the steep slope is disturbed and/or tree removal activities expose the soil along the steep slope, the steep slope will be more susceptible to erosion. We recommend that the City consider requiring a plan detailing construction access including temporary roads and equipment, tree removal activities and management of debris, erosion and sediment control, and a detailed post construction mitigation/replanting plan.*

Lervik Engineering will supply this plan for review.

3.3.4 It is recognized that infiltration is the most desirable and economical method to manage stormwater at the site and the “dry sand” observed appears to be well suited for infiltration. However, the geotechnical reports do not provide any discussion regarding the potential impact of infiltration on the landslide hazard area.

There will be no infiltration in the area of the critical area slope. This is a moot point.

3.3.4.1 The City Code under 17.70.230(C) requires that the geotechnical report for the landslide hazard area address the potential impact of the proposed development on the hazard area and affected adjacent properties and 17.70.230(E) requires mitigation if the proposed activity increases the risk to the landslide hazard area.

This subsection, 3.3.4.1, is off topic to the nature of infiltration and appears to be a repeat of the first comment. See the MTC’s response to Comment 3.2.1

3.3.4.2 The CZA identifies a potential geologic unit that can generate perched groundwater conditions above SR 20 and a wetland area is identified above SR 20. The well logs reviewed by MTC showed groundwater elevations 14 to 40 feet bgs. Although groundwater flow direction is not identified, these data points appear to suggest a high potential for groundwater to be flowing to the east and exiting as seepage along the slope above SR 20.

It is presumed that this subsection references MTC GI&CAA, since this is the only report to address well logs. There seems to be a misunderstanding with the acronym “BGS”(below ground surface) in this comment. First, BGS makes no reference to any stated elevation; it is a localized measurement. The second point about “BGS” is that any presumed elevation is moot because there was no elevation given as to where “potable” well water was drawn from and ground moisture was sampled in the DOE well logs. Historically, many geotechnical borings were turned in to the DOE as “well logs” to satisfy local jurisdictional codes confusing “sampling” from wells for potable water. Additionally, the definition of groundwater has been further defined by the DOE, counties, and local jurisdictions to mean the level of “potable” water in the water table and not the saturating stormwater moisture in the vertical soil column.

MTC’s staff geologist and senior civil engineer monitored a 40 foot deep soil boring in the area of the proposed infiltration facility on May 15, of this year. MTC took samples at 5 foot intervals. The drilling rig was equipped with a hammer for soil strength testing and sampling tubes for soil stratification recording. No water was encountered at any depth. Soils were dry to moist to very moist but no seeps or lenses, suspicious of perched water conditions, were observed which would create any “flowing” water of any nature.

The fact that “seeps” exist along the western face of the rock cuts on SR 20 is a direct result of the rock and soil excavation performed by the WSDOT to build SR 20 and not by any improvements imagined by this development. Current regulations restrict any more stormwater to be released from this development than is already being released under “existing” conditions of this development. To suggest that “more” and not even “less” stormwater would be sent in any direction from this development is an obfuscation of the reality of the current development criteria that Mr. Allen and others face daily. And to further suggest that a “high potential” exists

without completing an independent and full soils investigation to backup such “flowing” charges is a not credible.

3.3.4.3 *The MTC report does not evaluate the potential impact of the proposed infiltration on the sloping portion of the site to the east or the property(s) to the east. Numerous infiltration elements are proposed along the Haddon Road improvement corridor; this includes a long infiltration trench for roadway runoff that extends east of the proposed Haddon Road cul-de-sac to within about 50 feet from the top break in the slope. If stormwater infiltration raises groundwater levels significantly or creates new seepage at the steep slope face along silt lenses, this could adversely affect the slope stability of the site and/or adjacent properties. We recommend at least one deep exploration be conducted at the easternmost proposed infiltration area that extends a minimum depth equal to the lowest elevation of the steep portion of the slope to the east and/or to groundwater so that the geotechnical consultant can perform sufficient analysis evaluating potential impact of the infiltration on the slope and adjacent properties as required by City code (and mitigation if appropriate).*

MTC did drill the deep bore hole as requested. No seeps were found. The soil strength and porosity are ideal for infiltration. Planned infiltration should not adversely affect the deep slope, properties, appurtenants, or other real fixtures to the surrounding lots. Further mitigation would be unwarranted. See Figures 7- 10 in Appendix D.

3.3.5 *The proposed modified setbacks for the residential structure on Lot 9 will allow the structure to be constructed on the slope. The hand-auger exploration along the slope does not describe the density of the sand; the DCPTs describe the density of the sand as very loose to loose for the upper 2 to 3 feet, and then grading to medium dense as deep as 7 feet bgs. A relatively high allowable bearing pressure for single family residences of 3,500 pounds per square foot is provided in the MTC report. It is likely that a residence using the minimal slope setback will use “daylight basement” construction techniques where the west side of the residence could be in dense sand and the east side in loose material below the top break in slope. We recommend that the MTC review their foundation recommendations for this particular lot and consider whether alternative/additional foundation recommendations are appropriate considering the depth of loose soil, adjacent steep slope, and infiltration considerations.*

MTC has reviewed the reports of this project and in no reports did we emphasize, report, intimate, or shade toward the reporting on the allowable soil pressures to be anything but 2,500 pounds per square foot (lbs./ft²). MTC recommends that the allowable soil bearing pressure for design of structures in this short plat as 2,500 lbs./ft².

3.4 MOISTURE CONDITIONS

Surface water was not encountered during our site reconnaissance. Groundwater was also not encountered during our subsurface explorations. During our subsurface exploration, soils encountered

were typically dry in the upper 6 feet BGS. The soil became moist from 6 feet to 11 feet BGS. The soils from 15 feet BGS to termination became very moist. No water was detected on the hydro-probe at any level lowered to tip elevation.

4.0 LIMITATIONS

Responses contained in this letter are based on our understanding of the proposed development, construction activities, field observations, City of Anacortes Ordinances, and our laboratory test results.

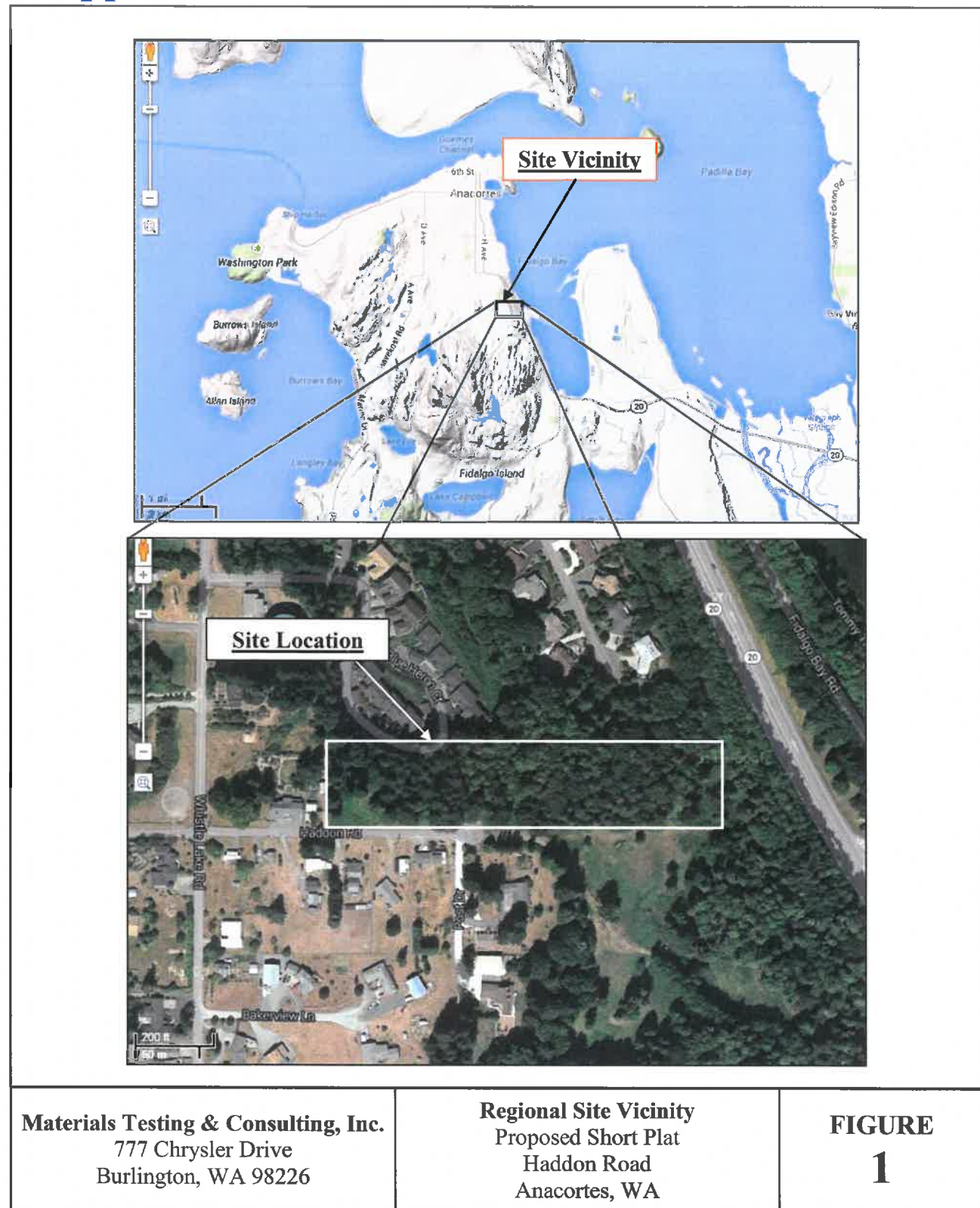
We have prepared this letter in substantial accordance with the generally accepted geotechnical engineering practice as it exists in the site area at the time of our study. No warranty, express or implied, is made. The recommendations provided in this letter are based on the assumption that an adequate program of tests and observations will be conducted by MTC during the construction phase in order to evaluate compliance with our recommendations. Other standards or documents referenced in any given standard cited in this letter, or otherwise relied upon by the author of this letter, are only mentioned in the given standard; texts are not incorporated into it or “included by referenced”, as that latter term is used relative to contracts or other matters of law.

This letter may be used only by Tom Allen and his design consultants and only for the purposes stated within a reasonable time from its issuance, but in no event later than 18 months from the date of the letter. Note that if another firm assumes Geotechnical Engineer of Record responsibilities, that firm must review this letter and either concur with the findings, conclusions, and recommendations or provide alternate findings, conclusions and recommendation under the guidance of a professional engineer registered in the State of Washington. The recommendations of this letter are based on the assumption that the Geotechnical Engineer of Record has reviewed and agrees with the findings, conclusion and recommendations of this letter.

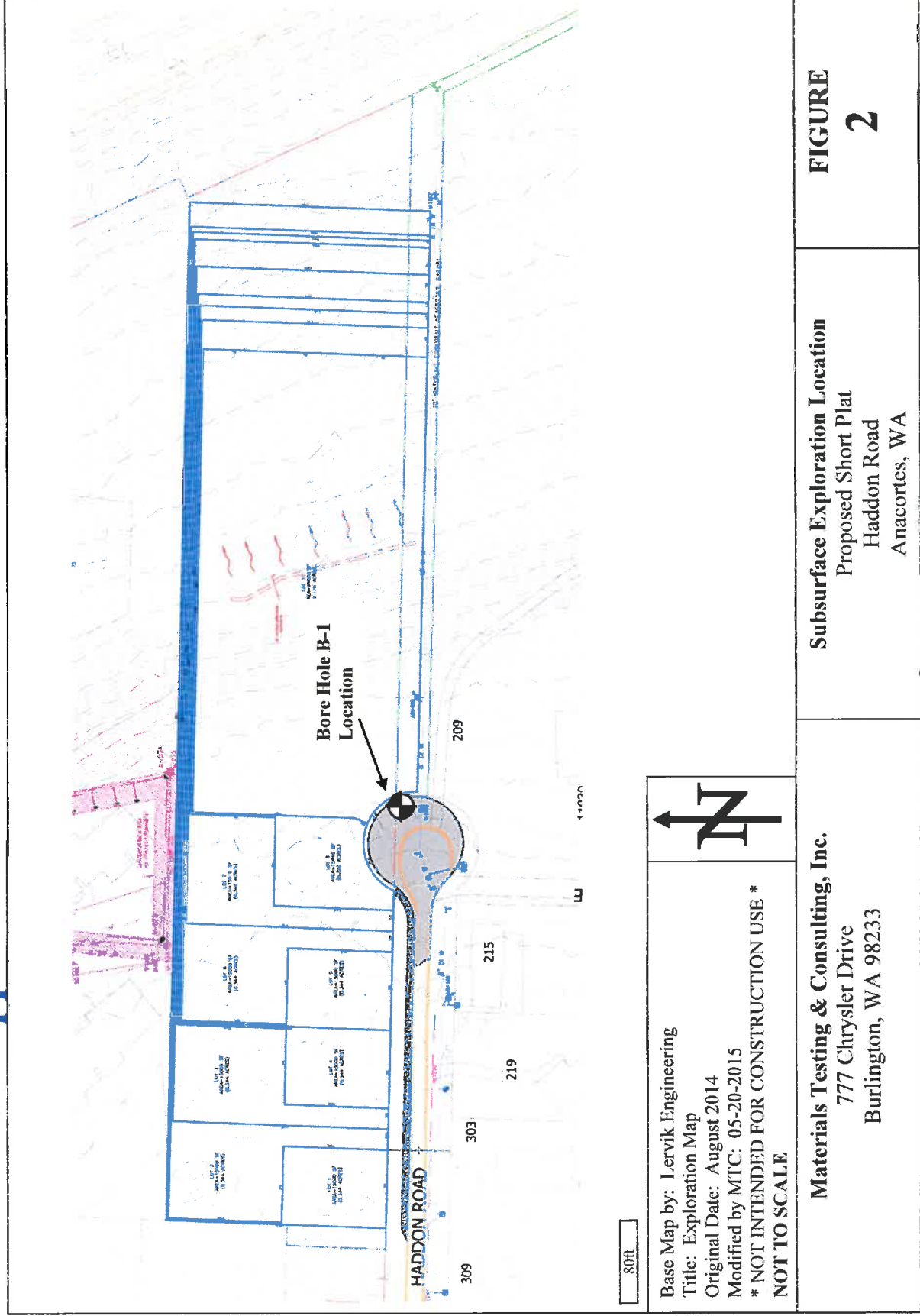
Land or facility use, on- and off-site conditions, regulations, or other factors may change over time, and additional work may be required with the passage of time. Based on the intended use of the letter-compliance with any of these requirements by Tom Allen or anyone else will release MTC from any liability resulting from the use of this letter by any unauthorized party and Tom Allen agrees to defend, indemnify, and hold harmless MTC from any claim or liability associated with such unauthorized use or non-compliance. We recommend that MTC be given the opportunity to review the final project plans and specifications to evaluate if our recommendations have been properly interpreted. We assume no responsibility for misinterpretation of our recommendations.

The scope of work for this subsurface exploration and geotechnical letter did not include environmental assessments or evaluations regarding the presence or absence of wetlands or hazardous substances in the soil, surface water, or groundwater at this site.

Appendix A. SITE LOCATION AND VICINITY



Appendix B. EXPLORATION LOCATION



Appendix C. EXPLORATION LOGS

Grab soil samples were collected from each exploration location by our field geologist during hand auger excavation. Soil samples collected during the field exploration were classified in accordance with ASTM D2487. All samples were placed in plastic bags to limit moisture loss, labeled, and returned to our laboratory for further examination and testing.

Exploration logs from hand auger borings are shown in full in Appendix C. The explorations were performed by our field geologist who examined and classified the materials encountered in accordance with the Unified Soil Classification System (USCS), obtained representative soil samples, and recorded pertinent information including soil sample depths, stratigraphy, soil engineering characteristics, and water occurrence. Upon completion boreholes were backfilled with native soil.

The stratification lines shown on the individual logs represent the approximate boundaries between soil types; actual transitions may be either more gradual or more severe. The conditions depicted are for the date and location indicated only, and it should not necessarily be expected that they are representative of conditions at other locations and times.

Penetrometer results from DCP testing are shown in Appendix C. During penetrometer advancement, blow counts were recorded in 10 centimeter increments as a thirty-five-pound weight was dropped a distance of 15 inches. Blow counts were then converted to resistance (kg/cm^2), standard penetration blow counts (N-values), and corresponding soil consistency, as displayed on the logs.

Unified Soil Classification System Chart

Major Divisions			Graph	USCS	Typical Description
Coarse Grained Soils More Than 50% Retained On No. 200 Sieve	Gravel More Than 50% of Coarse Fraction Retained On No. 4 Sieve	Clean Gravel's		GW	Well-graded Gravels, Gravel-Sand Mixtures
				GP	Poorly-Graded Gravels, Gravel-Sand Mixtures
		Gravels With Fines		GM	Silty Gravels, Gravel-Sand-Silt Mixtures
				GC	Clayey Gravels, Gravel-Sand-Clay Mixtures
	Sand More Than 50% of Coarse Fraction Passing No. 4 Sieve	Clean Sands		SW	Well-graded Sands, Gravelly Sands
				SP	Poorly-Graded Sands, Gravelly Sands
		Sands With Fines		SM	Silty Sands, Sand-Silt Mixtures
				SC	Clayey Sands, Clay Mixtures
Fine Grained Soils More Than 50% Passing The No. 200 Sieve	Silts & Clays	Liquid Limit Less Than 50		ML	Inorganic Silts, rock Flour, Clayey Silts With Low Plasticity
				CL	Inorganic Clays of Low To Medium Plasticity
				OL	Organic Silts and Organic Silty Clays of Low Plasticity
	Silts & Clays	Liquid Limit Greater Than 50		MH	Inorganic Silts of Moderate Plasticity
				CH	Inorganic Clays of High Plasticity
				OH	Organic Clays And Silts of Medium to High Plasticity
Highly Organic Soils				PT	Peat, Humus, Soils with Predominantly Organic Content

Sampler Symbol Description

	Standard Penetration Test (SPT)
	Shelby Tube
	Grab or Bulk
	California (3.0" O.D.)
	Modified California (2.5" O.D.)

Stratigraphic Contact

	Distinct Stratigraphic Contact Between Soil Strata
	Gradual Change Between Soil Strata
	Approximate location of stratigraphic change

	Groundwater observed at time of exploration
	Measured groundwater level in exploration, well, or piezometer
	Perched water observed at time of exploration

Modifiers

Description	%
Trace	>5
Some	5-12
With	>12

Soil Consistency

Granular Soils		Fine-grained Soils	
Density	SPT Blowcount	Consistency	SPT Blowcount
Very Loose	0-4	Very Soft	0-2
Loose	4-10	Soft	2-4
Medium Dense	10-30	Firm	4-8
Dense	30-50	Stiff	8-15
Very Dense	> 50	Very Stiff	15-30
		Hard	> 30

Grain Size

DESCRIPTION	SIEVE SIZE	GRAIN SIZE	APPROXIMATE SIZE
Boulders	> 12"	> 12"	Larger than a basketball
Cobbles	3 - 12"	3 - 12"	Fist to basketball
Gravel	Coarse	3/4 - 3"	Thumb to fist
	Fine	#4 - 3/4"	Pea to thumb
Sand	Coarse	#10 - #4	Rock salt to pea
	Medium	#40 - #10	Sugar to rock salt
	Fine	#200 - #40	Flour to Sugar
Fines	Passing #200	< 0.0029"	Flour and smaller

Materials Testing & Consulting, Inc.
777 Chrysler Drive
Burlington, WA 98233

Boring Log Key
Proposed Short Plat
Haddon Road
Anacortes, WA

FIGURE
4

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		Log of Boring B-1 (Page 2 of 2)									
Allen Short Plat / Haddon Rd #3 Haddon Rd Anacortes, WA MTC Project No. 14B133 MTC Project No. 15B045		Date Started : 5/15/2015 Date Completed : 5/15/2015 Sampling Method : Split Spoon 2.5 and 5-ft. intervals Location : East end of Haddon Rd cul-de-sac Logged By : LSC/MH									
Depth in Feet	USCS	GRAPHIC	DESCRIPTION	Samples	Water Level	% finer than #200	% Moisture	Blow Count	Blow Count Graph		
25	SM		SAND with trace silt, fine to medium grain, orange mottling, dense, very moist. BROWN					38			
30	SM		SAND with trace silt, medium to coarse grain, orange mottling, dense, very moist. BROWN					48			
35	SM							51			
40	SM		SAND with trace silt, medium to coarse grain, orange mottling, very dense, very moist. BROWN ~40.95' - Undulating silt and fine sand lenses Gray sand to orange sand & thin silt layers					78			
45											
50											

05-13-2015 Z:\Engineering\Geotechnical\Borings\14B133\14B133-05 Allen Short Plat Haddon Rd Boring Log 2 of 2.doc

Appendix D. LABORATORY RESULTS

Laboratory tests were conducted on several representative soil samples to better identify the soil classification of the units encountered and to evaluate the material's general physical properties and engineering characteristics. A brief description of the tests performed for this study is provided below. The results of laboratory tests performed on specific samples are provided at the appropriate sample depths on the individual boring logs. However, it is important to note that these test results may not accurately represent in situ soil conditions. All of our recommendations are based on our interpretation of these test results and their use in guiding our engineering judgment. MTC cannot be responsible for the interpretation of these data by others.

Soil samples for this project will be retained for a period of 3 months following completion of this letter, unless we are otherwise directed in writing.

SOIL CLASSIFICATION

Soil samples were visually examined in the field by our representative at the time they were obtained. They were subsequently packaged and returned to our laboratory where they were reexamined and the original description checked and verified or modified. With the help of information obtained from the other classification tests, described below, the samples were described in general accordance with ASTM Standard D2487. The resulting descriptions are provided at the appropriate locations on the individual exploration logs, located in Appendix C, and are qualitative only.

GRAIN-SIZE DISTRIBUTION

Grain-size distribution analyses were conducted in general accordance with ASTM Standard D422 on representative soil samples to determine the grain-size distribution of the on-site soil. In addition, soil liquid and plastic limits and plasticity index were determined with ASTM Standard D4318 on representative fine-grained samples. The information gained from these analyses allows us to provide a description and classification of the in-place materials. In turn, this information helps us to understand engineering properties of the soil and thus how the in-place materials will react to conditions such as heavy seepage, traffic action, loading, potential liquefaction, and so forth. The results are presented in this Appendix.

Gestechnical Engineering • Special Inspection • Materials Testing • Environmental Consulting



Project: Haddon Rd. Geo. Study and CAO Project #: 14B133-02 Client: Allen Construction Source: HA-4 @ 10.0' Sample#: B14-2074	Date Received: 22-Sep-14 Sampled By: L. Rupp & A. Fitts Date Tested: 23-Sep-14 Tested By: C. Meredith	ASTM D-2487 Unified Soils Classification System SP, Poorly graded Sand Sample Color: Brown
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ASTM D-2216, ASTM D-2419, ASTM D-4318, ASTM D-5821					
Specifications No Specs	Sample Meets Specs ? N/A	D ₁₀ = 0.100 mm D ₁₀₀ = 0.159 mm D ₁₅ = 0.189 mm D ₃₀₀ = 0.270 mm D ₅₀₀ = 0.353 mm D ₆₀₀ = 0.395 mm D ₉₀₀ = 0.763 mm	% Gravel = 0.1% % Sand = 96.6% % Silt & Clay = 3.3% Liquid Limit = n/a Plasticity Index = n/a Sand Equivalent = n/a Fracture %, 1 Face = n/a Fracture %, 2+ Faces = n/a	Coeff. of Curvature, C _c = 1.16 Coeff. of Uniformity, C _u = 2.48 Fineness Modulus = 1.79 Plastic Limit = n/a Moisture %, as sampled = 8.7% Req'd Sand Equivalent = Req'd Fracture %, 1 Face = Req'd Fracture %, 2+ Faces =	

ASTM C-136, ASTM D-6913					
Sieve Size		Actual Cumulative Percent Passing	Interpolated Cumulative Percent Passing	Specs Max	Specs Min
US	Metric				
12.00"	300.00		100%	100.0%	0.0%
10.00"	250.00		100%	100.0%	0.0%
8.00"	200.00		100%	100.0%	0.0%
6.00"	150.00		100%	100.0%	0.0%
4.00"	100.00		100%	100.0%	0.0%
3.00"	75.00		100%	100.0%	0.0%
2.50"	63.00		100%	100.0%	0.0%
2.00"	50.00		100%	100.0%	0.0%
1.75"	45.00		100%	100.0%	0.0%
1.50"	37.50		100%	100.0%	0.0%
1.25"	31.50		100%	100.0%	0.0%
1.00"	25.00		100%	100.0%	0.0%
3/4"	19.00		100%	100.0%	0.0%
5/8"	16.00		100%	100.0%	0.0%
1/2"	12.50		100%	100.0%	0.0%
3/8"	9.50		100%	100.0%	0.0%
1/4"	6.30		100%	100.0%	0.0%
#4	4.75	100%	100%	100.0%	0.0%
#8	2.36		100%	100.0%	0.0%
#10	2.00	100%	100%	100.0%	0.0%
#16	1.18		97%	100.0%	0.0%
#20	0.850	96%	96%	100.0%	0.0%
#30	0.600		79%	100.0%	0.0%
#40	0.425	57%	67%	100.0%	0.0%
#50	0.300		37%	100.0%	0.0%
#60	0.250	25%	25%	100.0%	0.0%
#80	0.180		13%	100.0%	0.0%
#100	0.150	8%	8%	100.0%	0.0%
#140	0.106		5%	100.0%	0.0%
#170	0.090		4%	100.0%	0.0%
#200	0.075	3.3%	3.3%	100.0%	0.0%

Sieve Sizes	Max Specs	Min Specs	Sieve Results
1000mm	100%	100%	100%
750mm	100%	100%	100%
600mm	100%	100%	100%
425mm	100%	100%	100%
300mm	100%	100%	100%
250mm	100%	100%	100%
200mm	100%	100%	100%
150mm	100%	100%	100%
125mm	100%	100%	100%
100mm	100%	100%	100%
75mm	100%	100%	100%
60mm	100%	100%	100%
47.5mm	100%	100%	100%
37.5mm	100%	100%	100%
30mm	100%	100%	100%
25mm	100%	100%	100%
20mm	100%	100%	100%
16mm	100%	100%	100%
12.5mm	100%	100%	100%
10mm	100%	100%	100%
7.5mm	100%	100%	100%
6mm	100%	100%	100%
4.75mm	100%	100%	100%
3.75mm	100%	100%	100%
3mm	100%	100%	100%
2.5mm	100%	100%	100%
2mm	100%	100%	100%
1.5mm	100%	100%	100%
1.18mm	100%	100%	100%
0.85mm			

All results apply only to actual locations and materials tested. As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statements, conclusions or extracts from or regarding our reports is reserved pending our written approval.

Comments:

Reviewed by:

Materials Testing & Consulting, Inc.
777 Chrysler Drive
Burlington, WA 98233

Lab Sample: HA-4 @ 10.0'
Proposed Short Plat
Haddon Road
Anacortes, WA

FIGURE
5

Materials Testing & Consulting, Inc.

Geotechnical Engineering • Special Inspection • Materials Testing • Environmental Consulting



Sieve Report

Project: Haddon Rd. Geo. Study and CAO Project #: 14B133-02 Client: Allen Construction Source: HA-6 @ 2.0' Sample#: B14-2075		Date Received: 22-Sep-14 Sampled By: L. Rupp & A. Fitts Date Tested: 23-Sep-14 Tested By: C. Meredith		ASTM D-2487 Unified Soils Classification System SW-SC, Well-graded Sand with Silty Clay and Gravel Sample Color: Brown			
ASTM D-2216, ASTM D-2419, ASTM D-4318, ASTM D-5821							
Specifications No Specs Sample Meets Specs ? N/A		D ₍₅₎ = 0.036 mm D ₍₁₀₎ = 0.071 mm D ₍₁₅₎ = 0.159 mm D ₍₃₀₎ = 0.286 mm D ₍₅₀₎ = 0.394 mm D ₍₆₀₎ = 0.544 mm D ₍₉₀₎ = 55.342 mm		% Gravel = 24.6% % Sand = 64.9% % Silt & Clay = 10.5% Liquid Limit = n/a Plasticity Index = n/a Sand Equivalent = n/a Fracture %, 1 Face = n/a Fracture %, 2+ Faces = n/a		Coeff. of Curvature, C _c = 2.11 Coeff. of Uniformity, C _u = 7.62 Fineness Modulus = 3.28 Plastic Limit = n/a Moisture %, as sampled = 3.6% Req'd Sand Equivalent = Req'd Fracture %, 1 Face = Req'd Fracture %, 2+ Faces =	
ASTM C-136, ASTM D-6913							
Sieve Size US Metric		Actual Cumulative Percent Passing	Interpolated Cumulative Percent Passing	Specs Max	Specs Min		
12.00"	300.00		100%	100.0%	0.0%		
10.00"	250.00		100%	100.0%	0.0%		
8.00"	200.00		100%	100.0%	0.0%		
6.00"	150.00		100%	100.0%	0.0%		
4.00"	100.00		100%	100.0%	0.0%		
3.00"	75.00		100%	100.0%	0.0%		
2.50"	63.00		100%	100.0%	0.0%		
2.00"	50.00	83%	83%	100.0%	0.0%		
1.75"	45.00		83%	100.0%	0.0%		
1.50"	37.50		82%	100.0%	0.0%		
1.25"	31.50		82%	100.0%	0.0%		
1.00"	25.00		81%	100.0%	0.0%		
3/4"	19.00	81%	81%	100.0%	0.0%		
5/8"	16.00		80%	100.0%	0.0%		
1/2"	12.50	79%	79%	100.0%	0.0%		
3/8"	9.50	78%	78%	100.0%	0.0%		
1/4"	6.30	75%	76%	100.0%	0.0%		
#4	4.75	75%	75%	100.0%	0.0%		
#8	2.36		74%	100.0%	0.0%		
#10	2.00	73%	73%	100.0%	0.0%		
#16	1.18		72%	100.0%	0.0%		
#20	0.850	71%	71%	100.0%	0.0%		
#30	0.600		62%	100.0%	0.0%		
#40	0.425	56%	56%	100.0%	0.0%		
#50	0.300		33%	100.0%	0.0%		
#60	0.250	23%	23%	100.0%	0.0%		
#80	0.180		17%	100.0%	0.0%		
#100	0.150	14%	14%	100.0%	0.0%		
#140	0.106		12%	100.0%	0.0%		
#170	0.090		11%	100.0%	0.0%		
#200	0.075	10.5%	10.5%	100.0%	0.0%		

Copyright: Soars Engineering & Technical Services PS, 1996-98
All results apply only to actual locations and materials tested. As a critical protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statements, conclusions or extracts from or regarding our reports is reserved pending our written approval.

Comments:

Reviewed by:

Signature

Materials Testing & Consulting, Inc.
777 Chrysler Drive
Burlington, WA 98233

Lab Sample: HA-6 @ 2.0'
Proposed Short Plat
Haddon Road
Anacortes, WA

FIGURE
6

Materials Testing & Consulting, Inc.

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Sieve Report

Project: Allen Short Plat Project #: 14B133-05 Client: Allen Construction Source: B-1 @ 10' Sample#: B15-0222		Date Received: 15-May-15 Sampled By: L. Coloma, M. Hallam Date Tested: 20-May-15 Tested By: C. Macdonald		ASTM D-2487 Unified Soils Classification System SP-2M, Poorly graded Sand with Silt Sample Color: Brown			
ASTM D-2236, ASTM D-2419, ASTM D-4318, ASTM D-5821							
Specifications No Specs Sample Meets Specs? N/A		D ₁₅ = 0.047 mm D ₃₀ = 0.090 mm D ₄₅ = 0.125 mm D ₆₀ = 0.250 mm D ₇₅ = 0.364 mm D ₉₀ = 0.424 mm D ₉₅ = 0.782 mm Dust Ratio = 2/13		% Gravel = 0.1% % Sand = 91.8% % Silt & Clay = 8.0% Liquid Limit = n/a Plasticity Index = n/a Sand Equivalent = n/a Fracture %, 1 Face = n/a Fracture %, 2+ Faces = n/a		Coeff. of Curvature, C _c = 1.54 Coeff. of Uniformity, C _u = 4.70 Fineness Modulus = 1.72 Plastic Limit = n/a Moisture %, as sampled = 10.1% Req'd Sand Equivalent = Req'd Fracture %, 1 Face = Req'd Fracture %, 2+ Faces =	
ASTM C-136, ASTM D-6913							
Sieve Size US Metric		Actual Cumulative Percent Passing	Interpolated Cumulative Percent Passing	Specs Min	Specs Max		
12.00"	300.00		100%	100.0%	0.0%		
10.00"	250.00		100%	100.0%	0.0%		
8.00"	200.00		100%	100.0%	0.0%		
6.00"	150.00		100%	100.0%	0.0%		
4.00"	100.00		100%	100.0%	0.0%		
3.00"	75.00		100%	100.0%	0.0%		
2.50"	63.00		100%	100.0%	0.0%		
2.00"	50.00		100%	100.0%	0.0%		
1.75"	45.00		100%	100.0%	0.0%		
1.50"	37.50		100%	100.0%	0.0%		
1.25"	31.50		100%	100.0%	0.0%		
1.00"	25.00		100%	100.0%	0.0%		
3/4"	19.00		100%	100.0%	0.0%		
3/8"	16.00		100%	100.0%	0.0%		
1/2"	12.50		100%	100.0%	0.0%		
3/8"	9.50		100%	100.0%	0.0%		
1/4"	6.30		100%	100.0%	0.0%		
#4	4.75	100%	100%	100.0%	0.0%		
#5	2.36		100%	100.0%	0.0%		
#10	2.00	100%	100%	100.0%	0.0%		
#16	1.18		97%	100.0%	0.0%		
#20	0.850	96%	96%	100.0%	0.0%		
#30	0.600	75%	75%	100.0%	0.0%		
#40	0.425	60%	60%	100.0%	0.0%		
#50	0.300	35%	35%	100.0%	0.0%		
#60	0.250	31%	31%	100.0%	0.0%		
#80	0.180	22%	22%	100.0%	0.0%		
#100	0.150	18%	18%	100.0%	0.0%		
#140	0.106	12%	12%	100.0%	0.0%		
#170	0.090	10%	10%	100.0%	0.0%		
#200	0.075	8.0%	8.0%	100.0%	0.0%		

Comments:

Reviewed by:

C. Macdonald

Materials Testing & Consulting, Inc.
777 Chrysler Drive
Burlington, WA 98233

Lab Sample: B-1 @ 10.0'
Proposed Short Plat
Haddon Road
Anacortes, WA

FIGURE
7

Materials Testing & Consulting, Inc.

Geotechnical Engineering • Special Inspection • Materials Testing • Environmental Consulting



Sieve Report

Project: Allen Short Plat Project #: 14B133-05 Client: Allen Construction Source: B-1 @ 15' Samples: B15-0223		Date Received: 15-May-15 Sampled By: L. Coletta, M. Hailam Date Tested: 20-May-15 Tested By: C. Meredith		ASTM D-2487 Unified Soils Classification System SP-SM, Poorly graded Sand with Silt Sample Color: Brown			
ASTM D-2216, ASTM D-2419, ASTM D-4318, ASTM D-5821							
Specifications No Specs Sample Meets Specs " N/A		D ₁₀ = 0.069 mm D ₃₀ = 0.139 mm D ₆₀ = 0.171 mm D ₇₅ = 0.250 mm D ₁₀₀ = 0.300 mm D ₁₅₀ = 0.340 mm D ₂₀₀ = 0.514 mm Dust Ratio = 5/97		% Gravel = 0.0% % Sand = 94.6% % Silt & Clay = 5.4% Liquid Limit = n/a Plasticity Index = n/a Sand Equivalent = n/a Fracture %, 1 Face = n/a Fracture %, 2+ Faces = n/a		Coeff. of Curvature, C _u = 1.27 Coeff. of Uniformity, C _u = 2.43 Fineness Modulus = 1.50 Plastic Limit = n/a Moisture %, as sampled = 14.9% Req'd Sand Equivalent = Req'd Fracture %, 1 Face = Req'd Fracture %, 2+ Faces =	
ASTM C-136, ASTM D-6913							
Sieve Size US Metric		Actual Cumulative Percent Passing	Interpolated Cumulative Percent Passing	Specs Max	Specs Min		
12.00"	300.00		100%	100.0%	0.0%		
10.00"	250.00		100%	100.0%	0.0%		
8.00"	200.00		100%	100.0%	0.0%		
6.00"	150.00		100%	100.0%	0.0%		
4.00"	100.00		100%	100.0%	0.0%		
3.00"	75.00		100%	100.0%	0.0%		
2.50"	63.00		100%	100.0%	0.0%		
2.00"	50.00		100%	100.0%	0.0%		
1.75"	45.00		100%	100.0%	0.0%		
1.50"	37.50		100%	100.0%	0.0%		
1.25"	31.50		100%	100.0%	0.0%		
1.00"	25.00		100%	100.0%	0.0%		
.84"	19.00		100%	100.0%	0.0%		
.75"	16.00		100%	100.0%	0.0%		
.60"	12.50		100%	100.0%	0.0%		
.50"	9.50		100%	100.0%	0.0%		
.425"	6.30		100%	100.0%	0.0%		
.375"	4.75		100%	100.0%	0.0%		
.300"	2.36		100%	100.0%	0.0%		
.250"	2.00	100%	100%	100.0%	0.0%		
.200"	1.18		100%	100.0%	0.0%		
.150"	0.850	100%	100%	100.0%	0.0%		
.125"	0.600		82%	100.0%	0.0%		
.106"	0.425	87%	87%	100.0%	0.0%		
.085"	0.300		47%	100.0%	0.0%		
.075"	0.250	31%	31%	100.0%	0.0%		
.060"	0.180		17%	100.0%	0.0%		
.050"	0.150	11%	11%	100.0%	0.0%		
.040"	0.106		8%	100.0%	0.0%		
.030"	0.090		6%	100.0%	0.0%		
.020"	0.075	5.4%	5.4%	100.0%	0.0%		

Comments:

Reviewed by:

C. Meredith

Materials Testing & Consulting, Inc.
777 Chrysler Drive
Burlington, WA 98233

Lab Sample: B-1 @ 15.0'
Proposed Short Plat
Haddon Road
Anacortes, WA

FIGURE
8

Materials Testing & Consulting, Inc.

Geotechnical Engineering • Special Inspection • Materials Testing • Environmental Consulting



Sieve Report

Project: Allen Short Plat Project #: 14B133-05 Client: Allen Construction Source: B-1 @ 25' @ 263" Sample: B13-0224		Date Received: 15-May-15 Sampled By: L. Coleman, M. Halloran Date Tested: 20-May-15 Tested By: C. Moreside		ASTM D-2487 Unified Soils Classification System SM, Silty Sand Sample Color: Brown																																																																																																																																																															
ASTM D-2126, ASTM D-2429, ASTM D-4318, ASTM D-5821																																																																																																																																																																			
Specifications No Specs Sample Meets Spec? N/A		D ₁₅ = 0.017 mm D ₃₀ = 0.034 mm D ₄₅ = 0.051 mm D ₆₀ = 0.069 mm D ₇₅ = 0.125 mm D ₁₀₀ = 0.143 mm D ₂₀₀ = 0.274 mm Dust Ratio = 2/9		% Gravel = 0.0% % Sand = 78.0% % Silt & Clay = 22.0% Liquid Limit = n/a Plasticity Index = n/a Sand Equivalent = n/a Shrinkage % 1 Face = n/a Fracture % 2+ Faces = n/a		Coeff. of Curvature, C _c = 1.64 Coeff. of Uniformity, C _u = 4.21 Fineness Modulus = 0.45 Plastic Limit = n/a Moisture %, as sampled = 13.8% Req'd Sand Equivalent = Req'd Fracture %, 1 Face = Req'd Fracture %, 2+ Faces =																																																																																																																																																													
ASTM C-136, ASTM D-4913																																																																																																																																																																			
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Sieve Size</th> <th>Actual Cumulative Percent Passing</th> <th>Interpolated Cumulative Percent Passing</th> <th>Specs Min</th> <th>Specs Max</th> </tr> </thead> <tbody> <tr><td>12.00"</td><td>300.00</td><td>100%</td><td>100.0%</td><td>0.0%</td></tr> <tr><td>10.00"</td><td>250.00</td><td>100%</td><td>100.0%</td><td>0.0%</td></tr> <tr><td>8.00"</td><td>200.00</td><td>100%</td><td>100.0%</td><td>0.0%</td></tr> <tr><td>6.00"</td><td>150.00</td><td>100%</td><td>100.0%</td><td>0.0%</td></tr> <tr><td>4.00"</td><td>100.00</td><td>100%</td><td>100.0%</td><td>0.0%</td></tr> <tr><td>3.00"</td><td>75.00</td><td>100%</td><td>100.0%</td><td>0.0%</td></tr> <tr><td>2.50"</td><td>63.00</td><td>100%</td><td>100.0%</td><td>0.0%</td></tr> <tr><td>2.00"</td><td>50.00</td><td>100%</td><td>100.0%</td><td>0.0%</td></tr> <tr><td>1.75"</td><td>45.00</td><td>100%</td><td>100.0%</td><td>0.0%</td></tr> <tr><td>1.50"</td><td>37.50</td><td>100%</td><td>100.0%</td><td>0.0%</td></tr> <tr><td>1.25"</td><td>31.50</td><td>100%</td><td>100.0%</td><td>0.0%</td></tr> <tr><td>1.00"</td><td>25.00</td><td>100%</td><td>100.0%</td><td>0.0%</td></tr> <tr><td>3/4"</td><td>19.00</td><td>100%</td><td>100.0%</td><td>0.0%</td></tr> <tr><td>5/8"</td><td>18.00</td><td>100%</td><td>100.0%</td><td>0.0%</td></tr> <tr><td>1/2"</td><td>12.50</td><td>100%</td><td>100.0%</td><td>0.0%</td></tr> <tr><td>3/8"</td><td>9.50</td><td>100%</td><td>100.0%</td><td>0.0%</td></tr> <tr><td>1/4"</td><td>6.30</td><td>100%</td><td>100.0%</td><td>0.0%</td></tr> <tr><td>#4</td><td>4.75</td><td>100%</td><td>100.0%</td><td>0.0%</td></tr> <tr><td>#8</td><td>2.36</td><td>100%</td><td>100.0%</td><td>0.0%</td></tr> <tr><td>#10</td><td>2.00</td><td>100%</td><td>100.0%</td><td>0.0%</td></tr> <tr><td>#16</td><td>1.18</td><td>100%</td><td>100.0%</td><td>0.0%</td></tr> <tr><td>#20</td><td>0.850</td><td>100%</td><td>100.0%</td><td>0.0%</td></tr> <tr><td>#30</td><td>0.600</td><td>99%</td><td>100.0%</td><td>0.0%</td></tr> <tr><td>#40</td><td>0.425</td><td>99%</td><td>100.0%</td><td>0.0%</td></tr> <tr><td>#50</td><td>0.300</td><td>92%</td><td>100.0%</td><td>0.0%</td></tr> <tr><td>#60</td><td>0.250</td><td>89%</td><td>100.0%</td><td>0.0%</td></tr> <tr><td>#80</td><td>0.180</td><td>71%</td><td>100.0%</td><td>0.0%</td></tr> <tr><td>#100</td><td>0.150</td><td>64%</td><td>100.0%</td><td>0.0%</td></tr> <tr><td>#140</td><td>0.106</td><td>39%</td><td>100.0%</td><td>0.0%</td></tr> <tr><td>#170</td><td>0.090</td><td>30%</td><td>100.0%</td><td>0.0%</td></tr> <tr><td>#200</td><td>0.075</td><td>22.0%</td><td>100.0%</td><td>0.0%</td></tr> </tbody> </table>		Sieve Size	Actual Cumulative Percent Passing	Interpolated Cumulative Percent Passing	Specs Min	Specs Max	12.00"	300.00	100%	100.0%	0.0%	10.00"	250.00	100%	100.0%	0.0%	8.00"	200.00	100%	100.0%	0.0%	6.00"	150.00	100%	100.0%	0.0%	4.00"	100.00	100%	100.0%	0.0%	3.00"	75.00	100%	100.0%	0.0%	2.50"	63.00	100%	100.0%	0.0%	2.00"	50.00	100%	100.0%	0.0%	1.75"	45.00	100%	100.0%	0.0%	1.50"	37.50	100%	100.0%	0.0%	1.25"	31.50	100%	100.0%	0.0%	1.00"	25.00	100%	100.0%	0.0%	3/4"	19.00	100%	100.0%	0.0%	5/8"	18.00	100%	100.0%	0.0%	1/2"	12.50	100%	100.0%	0.0%	3/8"	9.50	100%	100.0%	0.0%	1/4"	6.30	100%	100.0%	0.0%	#4	4.75	100%	100.0%	0.0%	#8	2.36	100%	100.0%	0.0%	#10	2.00	100%	100.0%	0.0%	#16	1.18	100%	100.0%	0.0%	#20	0.850	100%	100.0%	0.0%	#30	0.600	99%	100.0%	0.0%	#40	0.425	99%	100.0%	0.0%	#50	0.300	92%	100.0%	0.0%	#60	0.250	89%	100.0%	0.0%	#80	0.180	71%	100.0%	0.0%	#100	0.150	64%	100.0%	0.0%	#140	0.106	39%	100.0%	0.0%	#170	0.090	30%	100.0%	0.0%	#200	0.075	22.0%	100.0%	0.0%		
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Comments:

Reviewed by:

C. Moreside

Materials Testing & Consulting, Inc.
777 Chrysler Drive
Burlington, WA 98233

Lab Sample: B-1 @ 25.0'
Proposed Short Plat
Haddon Road
Anacortes, WA

FIGURE
9

Materials Testing & Consulting, Inc.

Geotechnical Engineering • Special Inspection • Materials Testing • Environmental Consulting



Sieve Report

Project: Allen Short Plat Project #: 14B133-05 Client: Allen Construction Source: B-1 @ 40' - 40'7" Sample#: B15-0225		Date Received: 15-May-15 Sampled By: L. Colina, M. Hallam Date Tested: 20-May-15 Tested By: C. Meredith		ASTM D-2487 Unified Soils Classification System SF, Poorly graded Sand Sample Color: Brown																																																																																																																																																																																																									
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Comments:

Reviewed by:

C. Meredith

Materials Testing & Consulting, Inc.
777 Chrysler Drive
Burlington, WA 98233

Lab Sample: B-1 @ 40'
Proposed Short Plat
Haddon Road
Anacortes, WA

FIGURE
10

ADDENDUM 2

March 4, 2015

Tom Allen
Tom Allen Construction
419 Ave 'Q'
Anacortes, Washington 98221

Subject: **Slope Assessment Addendum**
Proposed Short Plat
Haddon Road, Anacortes, Washington

MTC Project No.: **14B133-04**

Dear Mr. Allen:

This letter is a second addendum to MTC's Geotechnical Investigation and Critical Area Assessment Report dated October 2, 2014 for the proposed short plat on Haddon Road in Anacortes, Washington. MTC understands that the client would like a clarification of the vegetation criteria on the slope for designated Lot #9 only. Critical slope setback recommendations were included in MTC's original report; however, the client has requested that MTC consider a more detailed survey of the property for plantings in the clearing area.

MTC has analyzed the existing site and data in accordance with project discussions with the client, and in consideration of the City of Anacortes Code requirements for development within or adjacent to a geologically critical area and stormwater management. Relevant details on the existing site features and proposed development are addressed herein.

Slope Disturbance Criteria:

The initial site investigation identified crest slopes, in the east of the site, to be nearly 23° (~42%). MTC interpreted the observed slopes to be potential geohazard critical slopes and recommended a building setback of 40 feet. New detailed survey data of the site and slope have since been made available to MTC. Three slope transects, across the site, highlight that the slope gradually transitions from a relatively flat (<10%) slope to relatively steep (~45%) slope. MTC recommended that a 30-foot setback be observed for residential buildings and that a distance of 15 feet from the slope crest be maintained as a non-disturbance zone. The client has requested a clarification of the non-disturbance criteria with respect to tree removal, stumping, or remaining on the slope within the 15' threshold from the top of the crest and in the clearing areas of less than 10% slope on this site based on data, site visit, and related information.

According to the City of Anacortes Critical Area Ordinance (17.54.070) slopes with an average gradient of 15% or greater over a 10 vertical feet are considered a regulated slope. While much of the “clearing area” defined from the “Top of Slope,” a line used to determine building set-back limits, west to the “orange fenced” wetland/clearing limit line has been designated as a regulated slope, some areas are not. It is within those areas and only on designated Lot #9, a field reconnaissance was conducted on March 2, 2015. It was determined that in the marginally flatter sloped area, within 15’ of the building setback limit line shown in the Appendix Figure 1 as “Top of Slope,” that certain vegetation could be removed and landscaped with the planting schedule in the Appendix as Table 1. This area contained small alders, maples, and brush. There was some vegetation beyond this area, which is dangerous to wind and fire fuel that have been designated as “STUMP.” In this designated area are shrubs, alders, maples and cedars. The roots will remain and stumps will be sealed and allowed to revive. Two (2) cedars are so badly “pistol-butted” each is susceptible to blow down currently. To avoid unnecessary erosion and human loss, these will be stumped to a level of reviving. All vegetation in this lower area will either remain “as is” or be topped/stumped to shield from fire or wind-blow damage. Figure 1 in Appendix A indicates relative placement of trees to be removed in red and topped in blue. Nine (9) trees will be topped/stumped and eight (8) trees will be removed and have no market value. In the areas of removal, all areas will be landscaped as directed. The minimum of soil disturbance will be expected during this operation and slopes will remain stable.

Additional Recommendations:

- Retain a local arborist. The arborist should evaluate any damaged and diseased trees which may also need to be removed.
- Place 2” thick 4’ diameter mat of baled straw around all trees to be removed prior to removal. Remove trees immediately and use the straw and imported topsoil to fill the hole. Complete the landscaping as defined by the General Slope Construction Guidelines found in the Appendix of this report.
- Seal cut stumps completely with a pruning sealant to prevent excessive sap flow, exclude moisture penetration, and reduce the attraction of many insects to the exposed cut woods.
- Use track mounted equipment on slopes to reduce forest duff removal and movement.
- “Track-walk” equipment up or down slopes not across to reduce erosive “rilling” on a slope and avoid compaction.

- Permanent slopes should be inclined no steeper than 3H:1V and be planted with a deep-rooted, rapid-growth vegetative cover as soon as possible after completion of slope construction. Alternatively, the slope should be covered with plastic, straw, etc. until it can be landscaped.
- Avoid accelerating slope erosion and mass wasting due to human activity such as:
 - a) Adding side-cast debris to the slopes
 - b) Using heavy construction equipment on or near steep slopes
 - c) Excavating near adjacent steep slopes toe or on the slope face
 - d) Placing excavated soil near the steep slope crest

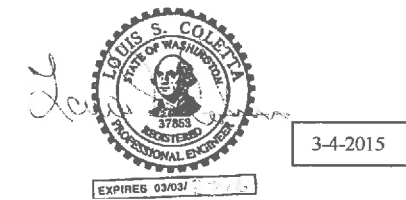
Closing Remarks:

We strongly recommend that MTC be retained for the construction of this project to provide geotechnical engineering consulting, laboratory materials testing, earthwork testing and special inspections, and other services as needed for successful completion of the project. Our knowledge of the project site and the design recommendations contained herein will be of benefit in the event that difficulties arise and either modifications or additional geotechnical engineering recommendations are required or desired. We can also, in a timely fashion observe the actual soil conditions encountered during construction, evaluate the applicability of the recommendations presented in this report to the soil conditions encountered, and recommend appropriate changes in design or construction procedures if conditions differ from those described herein.

The project location is within proximity to a designated geologically hazardous slope area. Upon acceptance and use of this report, and its interpretations and recommendations, the owner shall agree to indemnify and hold harmless MTC, including its owners and employees, from any adverse effects resulting from development in a critical area. Ultimately it is the owner's choice to develop and live in a geologically hazardous area, and therefore the future consequences, both anticipated and unknown, are solely the responsibility of the owner. The discussions and interpretations presented herein are not intended to provide a warranty or guarantee of future site conditions. By using this report for development of the subject property, the owner must accept and understand that it is not possible to fully anticipate all inherent risks of development within a geologically hazardous critical area. The recommendations provided above are intended to reduce, but not eliminate, such risks as is practically feasible from the point of view of geotechnical engineering.

Mr. Allen, we trust this report presents the information you require. If you have questions, please do not hesitate to call.

Respectfully Submitted;



Louis S. Coletta, P.E.
Senior Engineer

Aaron A. Fitts, G.I.T.
Project Geologist

Attached: Limitations and Use of this Report
 Appendix A. Site plan with slope detail
 Appendix B. Slope Construction Guidelines

Limitations and Use of This Addendum to the Report

Recommendations contained in this addendum are based on our understanding of the proposed development and construction activities, our field observation/exploration, and our laboratory test results. It is possible that soil and groundwater conditions could vary and differ between or beyond the points explored. If soil or groundwater conditions are encountered during construction that vary or differ from those described herein, MTC shall be notified immediately in order that a review may be made and supplemental recommendations provided. If the scope of the proposed construction, including the proposed loads or structural locations, changes from that described in this report, our recommendations shall also be reviewed.

We have prepared this addendum in substantial accordance with the generally accepted geotechnical engineering practice as it exists in the site area at the time of our study. No warranty, expressed or implied, is made. The recommendations provided in this report are based on the assumption that an adequate program of tests and observations will be conducted by MTC during the construction phase in order to evaluate compliance with our recommendations. Other standards or documents referenced in any given standard cited in this report, or otherwise relied upon by the author of this report, are only mentioned in the given standard; they are not incorporated into it or “included by reference”, as that latter term is used relative to contracts or other matters of law.

This addendum may be used only by Tom Allen, the current owner, and the design consultants and only for the purposes stated within a reasonable time from its issuance, but in no event later than 18 months from the date of the report. Note that if another firm assumes Geotechnical Engineer of Record responsibilities they need to review this report and either concur with the findings, conclusions, and recommendations or provide alternate findings, conclusions and recommendation under the guidance of a professional engineer registered in the State of Washington. The recommendations of this report are based on the assumption that the Geotechnical Engineer of Record has reviewed and agrees with the findings, conclusion and recommendations of this report.

Land or facility use, on- and off-site conditions, regulations, or other factors may change over time, and additional work may be required with the passage of time. Based on the intended use of the report, MTC may recommend that additional work be performed and that an updated report be issued. Non-compliance with any of these requirements by Mr. Allen or anyone else will release MTC from any liability resulting from the use of this report by any unauthorized party and Mr. Allen agrees to defend, indemnify, and hold MTC harmless from any claim or liability associated with such unauthorized use or non-compliance. We recommend that MTC be given the opportunity to review the final project plans and specifications to evaluate if our recommendations have been properly interpreted. We assume no responsibility for misinterpretation of our recommendations.

The scope of work for this addendum did not include environmental assessments or evaluations regarding the presence or absence of wetlands or hazardous substances in the soil, surface water, or groundwater at this site.

Materials Testing & Consulting, Inc. 777 Chrysler Drive Burlington, WA 98233	Slope on Lot #9 Proposed Short Plat Haddon Road Anacortes, WA	FIGURE 1
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General Slope Construction Guidelines

Erosion is one of the most common driving forces leading to slope instability. The following general recommendations should be implemented in general to reduce long-term erosion potential at the project site and maintain the present site-scale slope stability:

1. Prior to future construction, a silt fence and/or a continuous line of straw bales should be placed downslope of the construction area. Heavy construction equipment, construction materials, or native and imported soils should not be placed behind the erosion control devices. Suitable temporary erosion and sediment control measures should be implemented at the construction site during and immediately after ground disturbance occurs. Temporary areas, void of vegetation, should be protected from erosion via a blanket of straw or rolled erosion control product (RECP) during prolonged breaks in site work and prior to reseeding or landscaping.
2. At the end of the project, all disturbed vegetation should be repaired and maintained until it is established. Concentrated surface water should not be allowed to traverse the slope during or after the construction phase of the project.
3. Clearing of existing vegetation outside the proposed building area on and adjacent to the existing slopes should be avoided except as approved by a qualified professional. This provides additional stability to the loose top soil and minimizes the effects of down-slope water movement. This is excepting removal of dead or diseased trees; posing a direct hazard to sites, nearby installations or adjacent roadways.
4. According to “*Vegetation Management: A Guide for Puget Sound Bluff Property Owners*” (Manashe, 1993) the following types of vegetation provide good to excellent erosion control.

<i>Common Name</i>	<i>Botanical Name</i>	<i>Deciduous/Evergreen</i>	<i>Mature Height (ft)</i>
Vine Maple	<i>Acer cricinatum</i>	Deciduous	10+
Oceanspray	<i>Holodiscus discolor</i>	Deciduous	10+
Willow	<i>Salix</i> spp.	Deciduous	10+
Snowberry	<i>Symphoricarpos albus</i>	Deciduous	3+
Rose	<i>Rose</i> spp.	Deciduous	2-10
Salmonberry	<i>Rubus spectabilis</i>	Deciduous	To 12
Salal	<i>Gaultheria shallon</i>	Evergreen	To 4
Oregon grape	<i>Mahonia</i> spp.	Evergreen	To 6
Red huckleberry	<i>Vaccinium parvifolium</i>	Deciduous	To 12
Evergreen	<i>Vaccinium ovatum</i>	Evergreen	To 8
Serviceberry	<i>Amelanchier alnifolia</i>	Deciduous	12+
Bigleaf maple	<i>Acer macrophyllum</i>	Deciduous	60
Pacific madrone	<i>Arbutus menziesii</i>	Evergreen	70
Douglas-fir	<i>Pseudotsuga menziesii</i>	Evergreen	200+

If extensive site landscaping or replanting is considered in the future, MTC recommends slope vegetative enhancements of any substantial planting should be evaluated and approved by a qualified licensed landscaping professional. MTC recommends that we be contacted in that event to provide geotechnical consultation on proposed enhancements and review proposed enhancement plans for suitability of use in the critical area.

Materials Testing & Consulting, Inc.

Geotechnical Engineering • Materials Testing • Special Inspection • Environmental Consulting



October 2, 2014

Mr. Tom Allen
Allen Construction Company
419 Q Avenue
Anacortes, Washington 98221
(360) 293-7754
Via Email: allencollectables@yahoo.com

Subject: Geotechnical Investigation and Critical Area Assessment
Proposed Short Plat
Haddon Road, Anacortes, Washington

MTC Project No.: 14B133-02

Dear Mr. Allen:

This letter transmits our Geotechnical Engineering Report for the above-referenced project. Materials Testing & Consulting, Inc. (MTC) performed this geotechnical engineering study in accordance with our Proposal for Geotechnical Services, dated September 17, 2014.

We would be pleased to continue our role as your geotechnical engineering consultants during the project planning and construction. We also have a keen interest in providing materials testing and special inspection during construction of this project. We will be pleased to meet with you at your convenience to discuss these services.

We appreciate the opportunity to provide geotechnical engineering services to you for this project. If you have any questions regarding this report, or if we can provide assistance with other aspects of the project, please contact me at (360) 755-1990.

Respectfully Submitted,
MATERIALS TESTING & CONSULTING, INC.

Leland B. Rupp

Leland B Rupp, P.E.
Geotechnical Division Manager

Attachment: Geotechnical Engineering and Critical Area Assessment Report

Corporate • 777 Chrysler Drive • Burlington, WA 98233 • Phone 360.755.1990 • Fax 360.755.1980
SW Region • 2118 Black Lake Blvd. S.W. • Olympia, WA 98512 • Phone 360.534.9777 • Fax 360.534.9779
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Visit our website: www.mtc-inc.net

A KOW
FITS
Add #3

Prepared for:
Mr. Tom Allen
Allen Construction Company
419 Q Avenue
Anacortes, WA 98221
(360) 293-7754
Via Email: allencollectables@yahoo.com

Geotechnical Engineering and Critical Area Assessment Report
Proposed Short Plat
Haddon Road, Anacortes, Washington

Prepared by:



Leland B. Rupp, P.E.
Geotechnical Division Manager

A handwritten signature in black ink, appearing to read "A. Fitts".

Aaron Fitts
Project Geologist

MATERIALS TESTING & CONSULTING, INC. (MTC)
777 Chrysler Drive
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October 2, 2014
MTC Project Number: 14B133-02

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Table of Contents

1.0	INTRODUCTION	1
1.1	GENERAL	1
1.2	PROJECT DESCRIPTION	1
1.3	PURPOSE AND SCOPE OF SERVICES	1
2.0	SITE EXPLORATION AND LABORATORY TESTING	2
2.1	SITE EXPLORATION	2
2.2	LABORATORY TESTING	2
3.0	EXISTING SITE CONDITIONS	3
3.1	SURFACE DESCRIPTION	3
3.2	AREA GEOLOGY	3
3.3	SOIL CONDITIONS	3
3.4	GROUNDWATER CONDITIONS	4
4.0	GEOLOGIC AND CRITICAL AREA CONSIDERATIONS	5
4.1	GENERAL SLOPE CONDITIONS	5
4.2	SLOPE SOIL CONDITIONS	5
4.3	SLOPE CONSIDERATIONS	5
5.0	SITE RECOMMENDATIONS	6
5.1	SHALLOW FOUNDATION RECOMMENDATIONS	6
5.2	RECOMMENDED SLOPE SETBACK	7
6.0	CONSTRUCTION RECOMMENDATIONS	8
6.1	EARTHWORK	8
6.1.1	Excavation	8
6.1.2	Subgrade Evaluation and Preparation	8
6.1.3	Site Preparation, Erosion Control and Wet Weather Construction	8
6.2	STRUCTURAL FILL MATERIALS AND COMPACTION	9
6.2.1	Materials	9
6.2.2	Placement and Compaction	10
6.3	TEMPORARY EXCAVATIONS AND SLOPES	10
6.4	PERMANENT SLOPES	11
6.5	UTILITY TRENCHES AND EXCAVATIONS	11
7.0	ADDITIONAL RECOMMENDED SERVICES	12
8.0	LIMITATIONS	13
	<i>Appendix A. SITE LOCATION AND VICINITY</i>	<i>15</i>
	<i>Appendix B. EXPLORATION LOCATIONS</i>	<i>16</i>
	<i>Appendix C. SLOPE PROFILE</i>	<i>17</i>
	<i>Appendix D. EXPLORATION LOGS</i>	<i>18</i>
	<i>Appendix E. LABORATORY RESULTS</i>	<i>31</i>

1.0 INTRODUCTION

1.1 GENERAL

This report presents the findings and recommendations of Materials Testing & Consulting, Inc.'s (MTC) geotechnical engineering study conducted for the design and construction of the proposed 9-lot short plat. The proposed project is located at the currently vacant site north and northwest of the east end of Haddon Road in Anacortes, Washington. The location and proposed layout of the project site is shown in Figures 1 and 2 of Appendix A.

1.2 PROJECT DESCRIPTION

It is our understanding that the project consists of developing a 9-lot short plat sub-division with individual single family homes. According to the City of Anacortes, the current parcel contains a slope determined to be a potential geohazard (per City of Anacortes Municipal Code 17.70.190). MTC understands that a geologic critical area investigation is requested to meet City of Anacortes critical area requirements for slope geohazard assessment for the proposed development. In addition to geohazard assessment, the project includes assessment of the overall site suitability for the proposed development. MTC assumes the buildings will employ shallow foundation elements in support of wood-frame construction, if site conditions allow. It is anticipated that loads will be typical for the type and materials of construction and that no unusually large or vibratory loads are expected.

MTC recommends that we be allowed to review the final plans and specifications for the project to ensure that the recommendations presented herein are appropriate. Recommendations and conclusions presented by this report will need to be re-evaluated in the event that changes to the proposed construction are made.

1.3 PURPOSE AND SCOPE OF SERVICES

The purpose of our study was to explore subsurface conditions at the site and provide geotechnical engineering recommendations for design and construction of the proposed improvements and to perform assessment of the slope determined to be a potential geohazard to conform with City of Anacortes requirements for a potential geologically hazardous area. Our scope of services was consistent with that presented in our Proposal for Geotechnical Engineering Services, dated September 17, 2014.

2.0 SITE EXPLORATION AND LABORATORY TESTING

2.1 SITE EXPLORATION

Our site exploration activities were performed on September 19, 2014, and involved excavating six hand auger boreholes within proposed lots per the project proposal. In addition, five supplemental Dynamic Cone Penetrometer (DCP) tests were performed to help characterize site conditions to depths and locations inaccessible to the exploration machinery. Exploration locations were selected by an MTC project geologist while on site to provide representative coverage of site areas proposed for development. All hand auger borings and DCP tests were terminated at practical refusal on hard conditions.

Hand auger boreholes were advanced to refusal on hard conditions or the hand auger depth limit (12.5 feet). Hard conditions encountered during exploration were typically due to gravel content or very dense soil. Hand auger borehole HA-1 was advanced at about 20 feet down slope of the top of the slope crest (5 vertical feet) to a depth of 12.5 feet below ground surface (BGS). HA-2 and HA-3 were both advanced at locations within Lot 8 to depths of 2.5 and 3.0 feet respectively. HA-4 was advanced in the southeast corner of lot 7 to a depth of 12.5 feet BGS. HA-5 was advanced in Lot 3 to a depth of 2.5 feet BGS. HA-6 was advanced in northwest corner of lot 4 to a depth of 2.0 feet BGS.

Additional information on the site exploration program is provided with our exploration logs for the test borings in Appendix C of this report.

2.2 LABORATORY TESTING

Laboratory tests were performed on selected soil samples in accordance with ASTM standards to determine index and engineering properties of the site soils. Tests included supplementary soil classification and grain-size distribution analysis. Laboratory test results are presented on test reports included in Appendix D.

3.0 EXISTING SITE CONDITIONS

3.1 SURFACE DESCRIPTION

The project site consists of an approximately 5 acre rectangular parcel on the north side of the east end of Haddon Road (see Figure 1). To the north, west and southwest of the site are developed residential communities. To the south of the eastern portion of the site is undeveloped land consisting of a grassy field and wooded area. To the east of the site is SR-20 Spur and Fidalgo Bay beyond. The vicinity of the site is primarily residential, light agricultural and undeveloped land.

The subject site is presently primarily forested, though a small clearing exists in the southwest corner of the site. Trees are absent in the clearing, though the area is mostly overgrown by raspberries, blackberries, and other bushes. The western portion of the parcel is relatively flat with minor hummocks. Topography of the eastern portion of the site is dominated by an east sloping hillside. The level portion of the site at the top of the hill is about 270 feet above sea level. The hill slopes from about 270 feet above sea level down to SR-20 Spur at 90 feet above sea level over the course of about 700 feet (average slope of about 4H:1V). The slope orientation and gradient extends in a similar manner to the north and south of the subject site. No standing water was observed on the site.

3.2 AREA GEOLOGY

The Geologic Map of the Anacortes South and La Conner 7.5-minute Quadrangles, Skagit and Island Counties, Washington published by the Washington State Department of Natural Resources Division of Geology and Earth Resources (WA DNR DGER Open File Report 2000-6, Dragovich et al., 2000) indicates that the surface geology of the subject site and its local vicinity is comprised of Glaciomarine Outwash (Qgom_e). Glaciomarine outwash is of the Everson Interstade of the Fraser Glaciation. Soils of this unit are sand, sandy gravel, and gravel with minor interlayered silt and silty sand.

Shallow soils at the site are mapped by the NRCS Web Soil Survey as *Keystone Loamy Sand* (0 to 8 percent slopes and 8 to 30 percent slopes). This soil is formed from glacial outwash and consists of loamy sand becoming sand with depth. The *Keystone Loamy Sand* unit is excessively drained and classified as Hydrologic Group A, with depth to seasonal high groundwater of more than 80 inches BGS.

3.3 SOIL CONDITIONS

A general characterization of on-site soil units encountered during our exploration is presented below. The exploration logs in Appendix C present details of soils encountered at each exploration location.

The on-site soils are generally characterized as follows in stratigraphic order to depth:

- **Glaciomarine Outwash deposits - Upper (SW to SM) – Sand with Silt and Gravel:**

Sand with silt and gravel was encountered at all hand auger boreholes from the immediate surface to typically between 2.5 to 3.0 feet BGS. Horizon consists of Sand with Silt and Gravel, interpreted to be native topsoil and subsoil horizons, with color from dark to light brown. The unit is primarily sand with silt and gravel variable fine content, loose, dry, and containing some roots and small organic remnants.

- **Glaciomarine Outwash deposits - Lower (SW) – Sand:**

Sand was encountered beginning at 0.0 feet to 2.0 feet BGS at two hand auger boreholes, extending to maximum exploration depth. Horizon is poorly graded, medium brown Sand, dense to very dense and dry, and containing minor gravel. This soil horizon was only directly observed at two hand auger locations (HA-1 and HA-4), however, we interpret that this unit underlies the entire site, though was not observed at other locations due to shallow refusal of the hand auger.

Penetrometer results were typically loose to very loose for the first 0.5 to 2.5 feet BGS. Penetrometer results were consistent with a thin layer of loose top-soil overlying dense to very dense soils.

3.4 GROUNDWATER CONDITIONS

Surface water was not encountered during our site reconnaissance. Groundwater was also not encountered during our subsurface explorations. A review of available well logs from the Washington State Department of Ecology found a few of wells in site vicinity. Well logs in the vicinity of the project site recorded static water levels between 14 feet and 40 feet BGS. During our subsurface exploration, soils encountered were typically dry.

4.0 GEOLOGIC AND CRITICAL AREA CONSIDERATIONS

This section discusses considerations for geohazard critical area site assessment. MTC understands that this site meets certain criteria to represent a potential geologic slope stability hazard, according to the City of Anacortes Municipal Code (17.70.190).

4.1 GENERAL SLOPE CONDITIONS

The western portion of the site is relatively flat, though slightly undulating. The eastern portion of the site is characterized by an easterly sloping hillside. The hillside extends from the level portion of the site to the eastern edge of the lot. Beyond the lot, the hill continues to a local low at the SR-20 Spur. From toe to crest, the slope is about 700 feet horizontal and about 180 feet vertical for an average slope angle of about 14°. The slope angle, however, is not consistent for the length of the slope. Based on topographic map review, the steepest portion of the slope appears to be immediately above the SR-20 Spur, outside the project site. Within the project site, where possible, the slope was measured directly, though some variations and undulations were. From the crest, the slope angle is approximately 23° for a horizontal distance of about 100 feet. Below, the slope angle decreases to about 10° to the lot boundary (about 400 feet).

The slope is currently forested. Mature trees on the slope area spaced at about 40 to 70 feet. Other vegetation on the slope includes mature ferns and low bushes. No evidence of leaning trees or other vegetation was observed.

4.2 SLOPE SOIL CONDITIONS

MTC advanced two dynamic cone penetrometer tests at two locations on the slope. The first (DCP-1) was advanced at a location about 20 feet down slope from the crest. A second test (DCP-2) was advanced about 40 feet down slope from DCP-1. At both locations, soil conditions were very loose to loose to a depth of about 2.0 feet BSG, below which conditions became medium dense to very dense. Surface soil conditions at both locations were medium to dark brown, dry sand. A hand auger boring (HA-1) was advanced at the location of DCP-1 to determine subsurface soil conditions. Medium brown sand was encountered to a depth about 12.0 feet BSG. No evidence of slide scarps, hummocks, or other landslide features were observed on the slope or nearby.

4.3 SLOPE CONSIDERATIONS

The site does not display any evidence of present or historic instability. The slope at this project site is relatively low angle (~23° near the crest). Subsurface exploration of the slope reveals that conditions are consistent with loose near surface sand becoming dense with depth. Vegetation on the slope is complete and mature. We did not find cause to perform a slope stability analysis for this site, provided that there are no major changes to the proposed site plan.

5.0 SITE RECOMMENDATIONS

5.1 SHALLOW FOUNDATION RECOMMENDATIONS

Site explorations conducted via hand auger borings and DCP tests identified subsurface characteristics consistent with a thin layer of loose sandy soils overlying medium dense sandy soils. Native, medium dense, sandy soils encountered at proposed footing grades appear generally uniform and suitable for direct shallow support of foundations, assuming loads are typical for the type and materials of construction. Site preparation should include stripping of at least 1.5 feet of unsuitably loose and organic material.

Assuming site preparation is completed as described above, we recommend the following:

- **Allowable Soil Bearing Capacity:**

For stripping depths of 1.5 feet, an allowable bearing capacity of 2,000 pounds per square foot (psf) can be assumed for structures placed on intact native sand, or on compacted structural fill placed on native sand per the above applicable schedule and in accordance with the recommendations presented herein for *Structural Fill Materials and Compaction*. For stripping depths of greater than 2.5 feet, an allowable bearing capacity of 2,500 psf can be assumed for structures placed on intact native medium dense sand. If soil conditions differ over the area of a foundation, additional subgrade preparations or replacement with structural fill may be necessary. The allowable bearing capacity may be increased by 1/3 for transient loading due to wind and seismic events.

- **Minimum Footing Depth:**

For a shallow perimeter and spread footing system, all exterior footings shall be embedded a minimum of 18 inches and all interior footings shall be embedded a minimum of 12 inches below the lowest adjacent finished grade, but not less than the depth required by design. However, all footings must penetrate to the prescribed bearing stratum cited above, and no footing should be founded in or above organic or loose soils.

- **Minimum Footing Width:**

Footings should be proportioned to meet the stated bearing capacity and/or the IBC 2012 (or current) minimum requirements. For a shallow perimeter and spread footing system, continuous strip footings should be a minimum of 16 inches wide and interior or isolated column footings should be a minimum of 24 inches wide.

- **Estimated Settlements:**

We estimate that the maximum settlements will be on the order of 1 inch, or less, with a differential settlement of ½ inch, or less, over 50 linear feet. Settlement is anticipated to occur when the load is applied during construction.

- **Lateral Load Resistance:**

Lateral loads can be resisted by passive pressure against buried portions of the foundation elements and sliding resistance along its base. We recommend an allowable lateral pressure equal to that generated by a fluid with an equivalent unit weight of 200 pcf EFW. This value assumes footings are backfilled with structural fill and includes a factor of safety of two. The upper 18 inches of soil should be ignored unless the area is paved or covered with concrete, due to soil softening associated with freeze/thaw.

Sliding resistance between the native sandy silt subgrade and foundation base, if placed directly on subgrade, should be negated in terms of contribution to lateral resistance. Alternatively, if sliding resistance is required for foundation design, for structural fill placed beneath footings an allowable coefficient of friction of 0.35 may be applied. This value assumes concrete placed directly on the structural fill and includes a factor of safety of 1.5.

5.2 RECOMMENDED SLOPE SETBACK

Our slope investigation revealed no signs of present or historic instability. A review of available geologic literature revealed no signs of historic landslides in the area. The slope angle at the project site is a relatively low angle (~23°). Slope soils are typically loose in the upper two feet, however, they become medium dense to dense below.

For residential buildings, we recommend a minimum 40 feet setback from the slope. We recommend a non-disturbance setback of a minimum of 20 feet for all non-residential buildings and non-pervious surfaces. Landscape improvements within 20 feet of the slope should be evaluated on a case-by-case basis by a qualified geotechnical consultant or landscape architect.

6.0 CONSTRUCTION RECOMMENDATIONS

6.1 EARTHWORK

6.1.1 Excavation

Excavations can generally be performed with conventional earthmoving equipment such as bulldozers, scrapers, and excavators.

Where possible, excavations made within about one foot of finished subgrade level should be performed with smooth edged buckets to minimize subgrade disturbance and the potential for softening to the greatest extent practical.

6.1.2 Subgrade Evaluation and Preparation

After excavations have been completed to the planned subgrade elevations, but before placing fill or structural elements, the exposed subgrade soils should be evaluated under the full-time observation and guidance of an MTC representative. Where appropriate, the subgrade should be proof-rolled with a minimum of two passes with a fully loaded dump truck, water truck or scraper. In circumstances where this seems unfeasible, an MTC representative may use alternative methods for subgrade evaluation.

Any loose soil should be compacted to a firm and unyielding condition and at least to 95 percent of the modified Proctor maximum dry density per ASTM D1557. Any areas that are identified as being soft or yielding during subgrade evaluation should be over-excavated to a firm and unyielding condition or to the depth determined by the geotechnical engineer. Where over-excavation is performed below a structure, the over-excavation area should extend beyond the outside of the footing a distance equal to the depth of the over-excavation below the footing. The over-excavated areas should be backfilled with properly compacted structural fill.

6.1.3 Site Preparation, Erosion Control and Wet Weather Construction

Once the geotechnical engineer has approved a subgrade, further measures should be implemented to prevent degradation or disturbance of the subgrade. These measures could include, but are not limited to, placing a layer of crushed rock or lean concrete on the exposed subgrade, or covering the exposed subgrade with a plastic tarp and keeping construction traffic off the subgrade. Once subgrade has been approved, any disturbance because the subgrade was not protected should be repaired by the contractor at no cost to the owner.

Although the site soils are primarily coarse grained, they may be sensitive to moisture levels and could become difficult to work with in wet weather. During wet weather, the contractor should consider measures to protect the exposed subgrades and limit construction traffic during earthwork activities.

During wet weather, earthen berms or other methods should be used to prevent runoff from draining into excavations. All runoff should be collected and disposed of properly. Measures may also be required to reduce the moisture content of on-site soils in the event of wet weather. These measures can include, but are not limited to, air drying and soil amendment, etc.

6.2 STRUCTURAL FILL MATERIALS AND COMPACTION

6.2.1 *Materials*

All material placed below structures or pavement areas should be considered structural fill. Structural fill material shall be free of deleterious material, have a maximum particle size of 6 inches, and be compactable to the required compaction level.

Excavated native glacial soils and cover soils consisting primarily of sandy silt are not suitable for re-use as structural fill based on observed consistency.

Existing access road surfacing does not appear to be present to an amount suitable for planned re-use. However, if site soils are excavated and stockpiled consisting of sand with gravel, these materials may be eligible for re-use as structural fill provided the materials are confirmed prior to placement, properly moisture-conditioned and placed in accordance with the recommendations provided below for Placement and Compaction. During warm, dry weather, it will likely be necessary to add water to these soils after residing in stockpiles. The condition and suitability of stockpiled on-site materials should be verified prior to reuse as structural fill. Material properties shall meet project specifications for the intended use.

Imported material can be used as structural fill. Imported structural fill material should conform to Section 9-03.14(1), Gravel Borrow, of the most recent edition (at the time of construction) of the State of Washington Department of Transportation *Standard Specifications for Road, Bridge, and Municipal Construction (WSDOT Standard Specifications)*.

Controlled-density fill (CDF) or lean mix concrete can be used as an alternative to structural fill materials, except in areas where free-draining materials are required or specified.

Frozen soil is not suitable for use as structural fill. Fill material may not be placed on frozen soil.

The contractor should submit samples of each of the required earthwork materials to the geotechnical engineer for evaluation and approval prior to delivery to the site. The samples should be submitted at least 5 days prior to their delivery and sufficiently in advance of the work to allow the contractor to identify alternative sources if the material proves unsatisfactory.

6.2.2 Placement and Compaction

Prior to placement and compaction, structural fill should be moisture conditioned to within 3 percent of its optimum moisture content. Loose lifts of structural fill shall not exceed 12 inches in thickness; thinner lifts will be required for walk-behind or hand operated equipment.

All structural fill shall be compacted to a dense and unyielding condition and to a minimum percent compaction based on its modified Proctor maximum dry density as determined per ASTM D1557. Structural fill placed beneath each of the following shall be compacted to the indicated percent compaction:

Foundation and Floor Slab Subgrades:	95 Percent
Pavement Subgrades (upper 2 feet):	95 Percent
Pavement Subgrades (below 2 feet):	90 Percent
Utility Trenches (upper 4 feet):	95 Percent
Utility Trenches (below 4 feet):	90 Percent

We recommend that fill placed on slopes steeper than 3:1 (H:V) be 'benched' in accordance with hillside terraces entry of section 2-03.3(14) of the WSDOT Standard Specifications.

We recommend structural fill placement and compaction be observed on a full-time basis by an MTC representative. A sufficient number of tests shall be performed to verify compaction of each lift. The number of tests required will vary depending on the fill material, its moisture condition and the equipment being used. Initially, more frequent tests will be required while the contractor establishes the means and methods required to achieve proper compaction.

6.3 TEMPORARY EXCAVATIONS AND SLOPES

All excavations and slopes must comply with applicable local, state, and federal safety regulations. Construction site safety is the sole responsibility of the Contractor, who shall also be solely responsible for the means, methods, and sequencing of construction operations. We are providing soil type information solely as a service to our client for planning purposes. Under no circumstances should the information be interpreted to mean that MTC is assuming responsibility for construction site safety or the Contractor's activities; such responsibility is not being implied and should not be inferred.

Temporary excavations in the existing native sandy soils should be inclined no steeper than 1.5H:1V, although applying lesser grades may be necessary depending on actual conditions encountered and the potential presence of water seepage. Heavy construction equipment, building materials, excavated soil, and vehicular traffic should not be allowed near the top of any excavation. Where the stability of adjoining walls or other structures is endangered by excavation operations, support systems such as

shoring, bracing, or underpinning may be required to provide structural stability and to protect personnel working within the excavation. Earth retention, bracing, or underpinning required for the project (if any) should be designed by a professional engineer registered in the State of Washington.

Temporary excavations and slopes should be protected from the elements by covering with plastic sheeting or some other similar impermeable material. Sheeting sections should overlap by at least 12 inches and be tightly secured with sandbags, tires, staking, or other means to prevent wind from exposing the soils under the sheeting.

6.4 PERMANENT SLOPES

MTC recommends that new areas of permanent slopes be inclined no greater than 3H:1V. Permanent slopes should be planted with a deep-rooted, rapid-growth vegetative cover as soon as possible after completion of slope construction. Alternatively, the slope should be covered with plastic, straw, etc. until it can be landscaped.

6.5 UTILITY TRENCHES AND EXCAVATIONS

The contractor shall be responsible for the safety of personnel working in utility trenches. Given that steep excavations in native soils may be prone to caving, we recommend all utility trenches, but particularly those greater than 4 feet in depth, be supported in accordance with state and federal safety regulations.

7.0 ADDITIONAL RECOMMENDED SERVICES

The recommendations made in this report are based on the assumption that an adequate program of tests and observations will be made during construction to verify compliance with these recommendations. Testing and observations performed during construction should include, but not necessarily be limited to, the following:

- Observations and testing during site preparation, earthwork, structural fill, and pavement section placement,
- Consultation on temporary excavation cutslopes and shoring if needed,
- Testing and inspection of any concrete or masonry included in the final construction plans, and
- Consultation as may be required during construction.

We strongly recommend that MTC be retained for the construction of this project to provide these and other services. Our knowledge of the project site and the design recommendations contained herein will be of benefit in the event that difficulties arise and either modifications or additional geotechnical engineering recommendations are required or desired. We can also, in a timely fashion observe the actual soil conditions encountered during construction, evaluate the applicability of the recommendations presented in this report to the soil conditions encountered, and recommend appropriate changes in design or construction procedures if conditions differ from those described herein.

We further recommend that project plans and specifications be reviewed by us to verify compatibility with our conclusions and recommendations.

Also, MTC retains fully accredited, WABO-certified laboratory and inspection personnel, and is available for this project's testing, observation and inspection needs. Information concerning the scope and cost for these services can be obtained from our office.

8.0 LIMITATIONS

Recommendations contained in this report are based on our understanding of the proposed development and construction activities, our field observations and exploration and our laboratory test results. It is possible that soil and groundwater conditions could vary and differ between or beyond the points explored. If soil or groundwater conditions are encountered during construction that vary or differ from those described herein, we should be notified immediately in order that a review may be made and supplemental recommendations provided. If the scope of the proposed construction, including the proposed loads or structural locations, changes from that described in this report, our recommendations should also be reviewed.

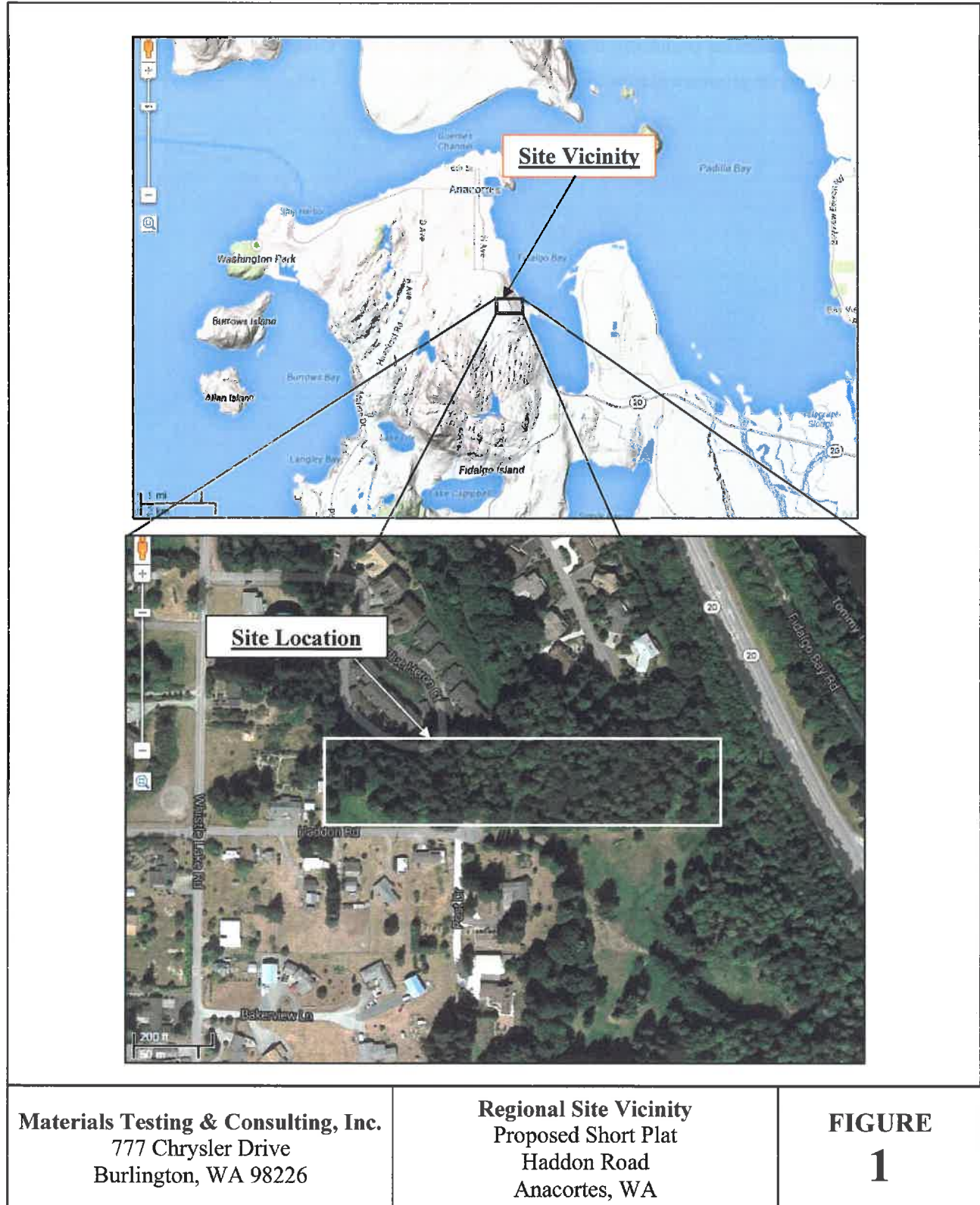
We have prepared this report in substantial accordance with the generally accepted geotechnical engineering practice as it exists in the site area at the time of our study. No warranty, express or implied, is made. The recommendations provided in this report are based on the assumption that an adequate program of tests and observations will be conducted by MTC during the construction phase in order to evaluate compliance with our recommendations. Other standards or documents referenced in any given standard cited in this report, or otherwise relied upon by the author of this report, are only mentioned in the given standard; they are not incorporated into it or “included by referenced”, as that latter term is used relative to contracts or other matters of law.

This report may be used only by Tom Allen and his design consultants and only for the purposes stated within a reasonable time from its issuance, but in no event later than 18 months from the date of the report. Note that if another firm assumes Geotechnical Engineer of Record responsibilities they need to review this report and either concur with the findings, conclusions, and recommendations or provide alternate findings, conclusions and recommendation under the guidance of a professional engineer registered in the State of Washington. The recommendations of this report are based on the assumption that the Geotechnical Engineer of Record has reviewed and agrees with the findings, conclusion and recommendations of this report.

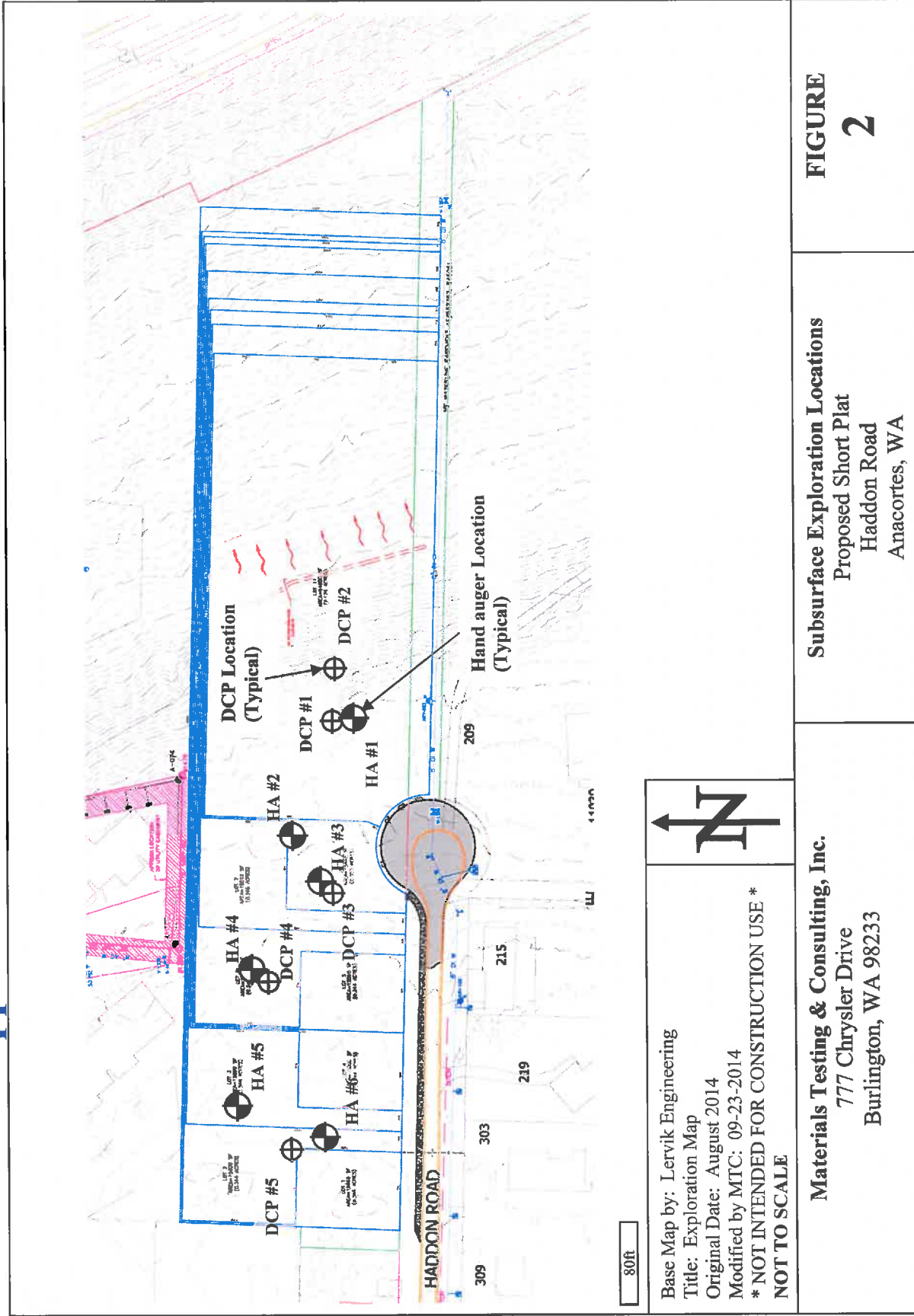
Land or facility use, on- and off-site conditions, regulations, or other factors may change over time, and additional work may be required with the passage of time. Based on the intended use of the report, MTC may recommend that additional work be performed and that an updated report be issued. Non-compliance with any of these requirements by Tom Allen or anyone else will release MTC from any liability resulting from the use of this report by any unauthorized party and Tom Allen agrees to defend, indemnify, and hold harmless MTC from any claim or liability associated with such unauthorized use or non-compliance. We recommend that MTC be given the opportunity to review the final project plans and specifications to evaluate if our recommendations have been properly interpreted. We assume no responsibility for misinterpretation of our recommendations.

The scope of work for this subsurface exploration and geotechnical report did not include environmental assessments or evaluations regarding the presence or absence of wetlands or hazardous substances in the soil, surface water, or groundwater at this site.

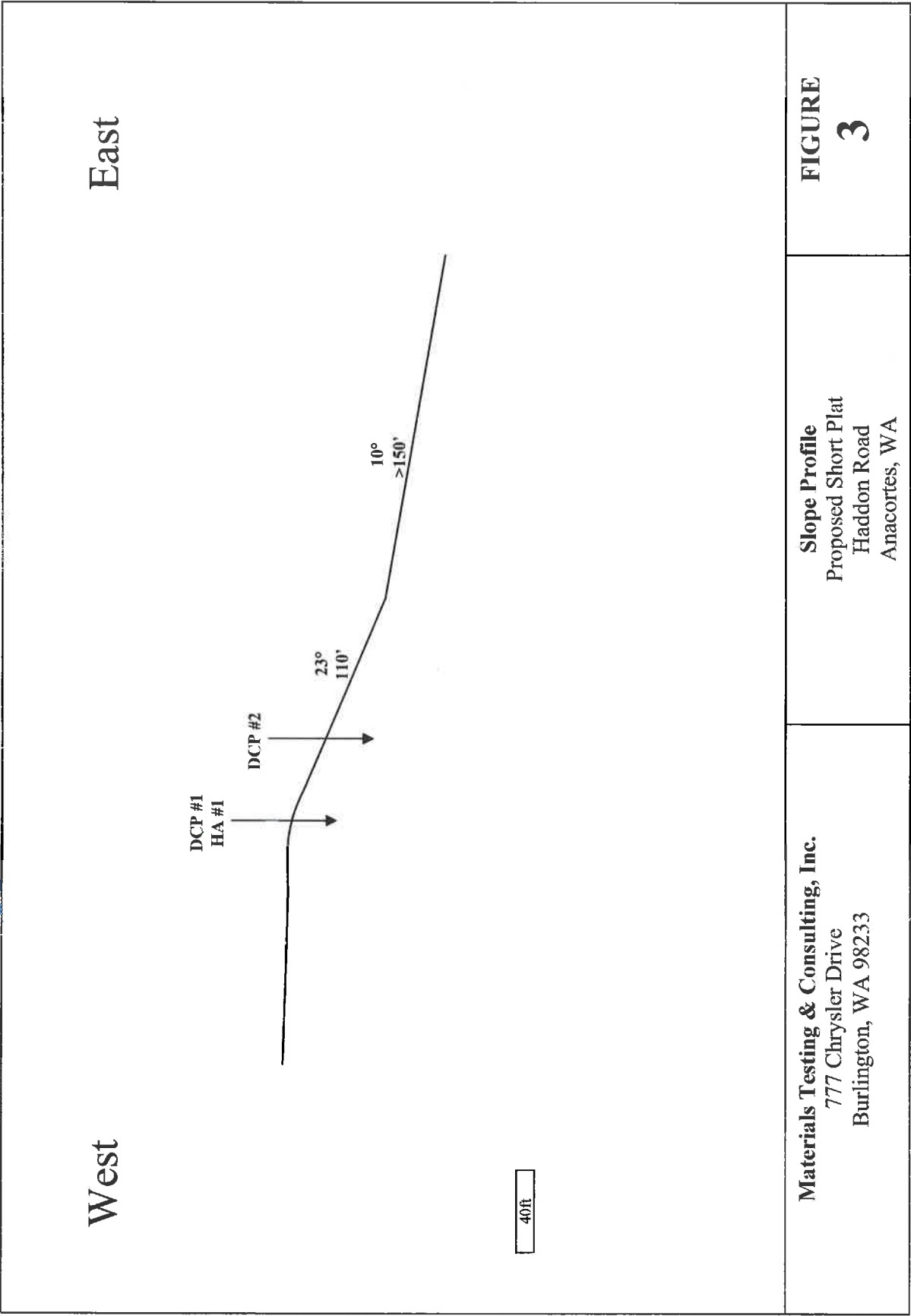
Appendix A. SITE LOCATION AND VICINITY



Appendix B. EXPLORATION LOCATIONS



Appendix C. SLOPE PROFILE



Appendix D. EXPLORATION LOGS

Grab soil samples were collected from each exploration location by our field geologist during hand auger excavation. Soil samples collected during the field exploration were classified in accordance with ASTM D2487. All samples were placed in plastic bags to limit moisture loss, labeled, and returned to our laboratory for further examination and testing.

Exploration logs from hand auger borings are shown in full in Appendix C. The explorations were performed by our field geologist who examined and classified the materials encountered in accordance with the Unified Soil Classification System (USCS), obtained representative soil samples, and recorded pertinent information including soil sample depths, stratigraphy, soil engineering characteristics, and groundwater occurrence. Upon completion boreholes were backfilled with native soil.

The stratification lines shown on the individual logs represent the approximate boundaries between soil types; actual transitions may be either more gradual or more severe. The conditions depicted are for the date and location indicated only, and it should not necessarily be expected that they are representative of conditions at other locations and times.

Penetrometer results from DCP testing are shown in Appendix C. During penetrometer advancement, blow counts were recorded in 10 centimeter increments as a thirty-five-pound weight was dropped a distance of 15 inches. Blow counts were then converted to resistance (kg/cm^2), standard penetration blow counts (N-values), and corresponding soil consistency, as displayed on the logs.

Unified Soil Classification System Chart

Major Divisions			Graph	USCS	Typical Description		
Coarse Grained Soils More Than 50% Retained On No. 200 Sieve	Gravel More Than 50% of Coarse Fraction Retained On No. 4 Sieve	Clean Gravels		GW	Well-graded Gravels, Gravel-Sand Mixtures		
				GP	Poorly-Graded Gravels, Gravel-Sand Mixtures		
		Gravels With Fines		GM	Silty Gravels, Gravel-Sand-Silt Mixtures		
				GC	Clayey Gravels, Gravel-Sand-Clay Mixtures		
	Sand More Than 50% of Coarse Fraction Passing No. 4 Sieve	Clean Sands		SW	Well-graded Sands, Gravelly Sands		
				SP	Poorly-Graded Sands, Gravelly Sands		
		Sands With Fines		SM	Silty Sands, Sand-Silt Mixtures		
				SC	Clayey Sands, Clay Mixtures		
Fine Grained Soils More Than 50% Passing The No. 200 Sieve	Silt & Clays Liquid Limit Less Than 50	Liquid Limit Less Than 50		ML	Inorganic Silts, rock Flour, Clayey Silts With Low Plasticity		
				CL	Inorganic Clays of Low To Medium Plasticity		
				OL	Organic Silts and Organic Silty Clays of Low Plasticity		
				MH	Inorganic Silts of Moderate Plasticity		
	Silt & Clays Liquid Limit Greater Than 50	Liquid Limit Greater Than 50		CH	Inorganic Clays of High Plasticity		
				OH	Organic Clays And Silts of Medium to High Plasticity		
			Highly Organic Soils			PT	Peat, Humus, Soils with Predominantly Organic Content

Sampler Symbol Description

	Standard Penetration Test (SPT)
	Shelby Tube
	Grab or Bulk
	California (3.0' O.D.)
	Modified California (2.5' O.D.)

Stratigraphic Contact

	Distinct Stratigraphic Contact Between Soil Strata
	Gradual Change Between Soil Strata
	Approximate location of stratigraphic change

	Groundwater observed at time of exploration
	Measured groundwater level in exploration, well, or piezometer
	Perched water observed at time of exploration

Modifiers

Description	%
Trace	>5
Some	5-12
With	>12

Soil Consistency

Granular Soils		Fine-grained Soils	
Density	SPT Blowcount	Consistency	SPT Blowcount
Very Loose	0-4	Very Soft	0-2
Loose	4-10	Soft	2-4
Medium Dense	10-30	Firm	4-8
Dense	30-50	Stiff	8-15
Very Dense	> 50	Very Stiff	15-30
		Hard	> 30

Grain Size

DESCRIPTION	SIEVE SIZE	GRAIN SIZE	APPROXIMATE SIZE
Boulders	> 12"	> 12"	Larger than a basketball
Cobbles	3 - 12"	3 - 12"	Fist to basketball
Gravel	Coarse	3/4 - 3"	3/4 - 3"
	Fine	#4 - 3/4"	0.19 - 0.75"
Sand	Coarse	#10 - #4	0.075 - 0.19"
	Medium	#40 - #10	0.017 - 0.075"
	Fine	#200 - #40	0.0025 - 0.017"
Fines	Passing #200	< 0.0025"	Flour and smaller

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777 Chrysler Drive
Burlington, WA 98233

Boring Log Key
Proposed Short Plat
Haddon Road
Anacortes, WA

FIGURE
4

Materials Testing & Consulting Burlington, WA Geotechnical Services			Hand Auger 1 (HA-1) (Page 1 of 1)		
Haddon Road Short Plat Anacortes, WA 98221			Date Started : September 19, 2014 Date Completed : September 19, 2014 Sampling Method : Hand Auger Location : Slope crest Logged By : L. Rupp / A. Fitts		
Geotechnical Investigation					
MTC Project #14B133-02					
Depth in Inches	USCS	GRAPHIC	DESCRIPTION	Sample	Lab No.
0			duff, roots, loose sand		
12			SAND, dry, Medium BROWN		
24					
36					
48					
60					
72	SP				
84					
96					
108					
120					
132					
144					
156	Total depth = 150 inches (12.5 feet) Boring terminated at hand auger limit Groundwater not encountered				

Materials Testing & Consulting Burlington, WA Geotechnical Services			Hand Auger 2 (HA-2) (Page 1 of 1)		
Haddon Road Short Plat Anacortes, WA 98221			Date Started : September 19, 2014 Date Completed : September 19, 2014 Sampling Method : Hand Auger Location : Northeast corner of Lot 8 Logged By : L. Rupp / A. Fitts		
Geotechnical Investigation					
MTC Project #14B133-02					
Depth in Inches	USCS	GRAPHIC	DESCRIPTION	Sample	Lab No.
0			duff, roots, loose sand		
12			SAND WITH SILT AND GRAVEL, dry, Dark to Light BROWN		
24	SW-SM				
36			Total depth = 30 inches (2.5 feet) Boring terminated on hard conditions Groundwater not encountered		
48					
60					
72					
84					
96					
108					
120					
132					
144					
156					

Materials Testing & Consulting Burlington, WA Geotechnical Services		Hand Auger 3 (HA-3) (Page 1 of 1)	
Haddon Road Short Plat Anacortes, WA 98221		Date Started : September 19, 2014 Date Completed : September 19, 2014 Sampling Method : Hand Auger Location : Lot 8 Logged By : L. Rupp / A. Fitts	
Geotechnical Investigation MTC Project #14B133-02			

Depth in Inches	USCS	GRAPHIC	DESCRIPTION	Sample	Lab No.
0			duff, roots, loose sand		
12			SAND WITH SILT AND GRAVEL, dry, Dark to Light BROWN		
24	SW-SM				
36			Total depth = 36 inches (3.0 feet) Boring terminated on hard conditions Groundwater not encountered		
48					
60					
72					
84					
96					
108					
120					
132					
144					
156					

Materials Testing & Consulting Burlington, WA Geotechnical Services			Hand Auger 4 (HA-4) (Page 1 of 1)		
Haddon Road Short Plat Anacortes, WA 98221			Date Started : September 19, 2014 Date Completed : September 19, 2014 Sampling Method : Hand Auger Location : Lot 7 Logged By : L. Rupp / A. Fitts		
Geotechnical Investigation MTC Project #14B133-02					
Depth in Inches	USCS	GRAPHIC	DESCRIPTION	Sample	Lab No.
0			duff, roots, loose sand		
12	SW-SM		SAND WITH SILT AND GRAVEL, dry, Dark to Light Brown		
24			SAND, dry, Medium BROWN		
36					
48					
60					
72					
84	SP				
96					
108					
120					B14-2074
132					
144					
156	Total depth = 150 inches (12.5 feet) Boring terminated at hand auger limit Groundwater not encountered				

Materials Testing & Consulting Burlington, WA Geotechnical Services			Hand Auger 5 (HA-5) (Page 1 of 1)			
Haddon Road Short Plat Anacortes, WA 98221			Date Started : September 19, 2014 Date Completed : September 19, 2014 Sampling Method : Hand Auger Location : Lot 3 Logged By : L. Rupp / A. Fitts			
Geotechnical Investigation						
MTC Project #14B133-02						
Depth in Inches	USCS	GRAPHIC	DESCRIPTION		Sample	Lab No.
0			duff, roots, loose sand SAND WITH SILT AND GRAVEL, dry, Dark to Light BROWN			
12						
24						
36			Total depth = 30 inches (2.5 feet) Boring terminated on hard conditions Groundwater not encountered			
48						
60						
72						
84						
96						
108						
120						
132						
144						
156						

Materials Testing & Consulting Burlington, WA Geotechnical Services			Hand Auger 6 (HA-6) (Page 1 of 1)		
Haddon Road Short Plat Anacortes, WA 98221			Date Started : September 19, 2014 Date Completed : September 19, 2014 Sampling Method : Hand Auger Location : Northwest corner of Lot 4 Logged By : L. Rupp / A. Fitts		
Geotechnical Investigation					
MTC Project #14B133-02					
Depth in Inches	USCS	GRAPHIC	DESCRIPTION	Sample	Lab No.
0			duff, roots, loose sand		
12	SW-SM		SAND WITH SILT AND GRAVEL, dry, Dark to Light BROWN		
24			Total depth = 24 inches (2.0 feet) Boring terminated on hard conditions Groundwater not encountered		B14-2075
36					
48					
60					
72					
84					
96					
108					
120					
132					
144					
156					

WILDCAT DYNAMIC CONE LOG

Page 1 of 1

Materials Testing and Consulting
805 Dupont, Suite 5
Bellingham, WA 98225

PROJECT NUMBER: 14B133-02
DATE STARTED: 09-19-2014
DATE COMPLETED: 09-19-2014

HOLE #: DCP-1
CREW: AF
PROJECT: Haddon Road Geotech
ADDRESS: Haddon Road, Anacortes
LOCATION: Top of slope

SURFACE ELEVATION:
WATER ON COMPLETION:
HAMMER WEIGHT: 35 lbs.
CONE AREA: 10 sq. cm

DEPTH	BLOWS PER 10 cm	RESISTANCE Kg/cm ²	GRAPH OF CONE RESISTANCE 0 50 100 150	N'	TESTED CONSISTENCY	
					SAND & SILT	CLAY
-	1	4.4	•	1	VERY LOOSE	VERY SOFT
-	3	13.3	...	3	VERY LOOSE	SOFT
- 1 ft	3	13.3	...	3	VERY LOOSE	SOFT
-	6	26.6	.....	7	LOOSE	MEDIUM STIFF
-	7	31.1	.....	8	LOOSE	MEDIUM STIFF
- 2 ft	9	40.0	.....	11	MEDIUM DENSE	STIFF
-	8	35.5	.....	10	LOOSE	STIFF
-	10	44.4	.....	12	MEDIUM DENSE	STIFF
- 3 ft	10	44.4	.....	12	MEDIUM DENSE	STIFF
- 1 m	12	53.3	.....	15	MEDIUM DENSE	STIFF
-	15	57.9	.....	16	MEDIUM DENSE	VERY STIFF
- 4 ft	20	77.2	.....	22	MEDIUM DENSE	VERY STIFF
-	20	77.2	.....	22	MEDIUM DENSE	VERY STIFF
-	23	88.8	.....	25	MEDIUM DENSE	VERY STIFF
- 5 ft	21	81.1	.....	23	MEDIUM DENSE	VERY STIFF
-	20	77.2	.....	22	MEDIUM DENSE	VERY STIFF
-	23	88.8	.....	25	MEDIUM DENSE	VERY STIFF
- 6 ft	26	100.4	.....	-	MEDIUM DENSE	VERY STIFF
-	16	61.8	.....	17	MEDIUM DENSE	VERY STIFF
- 2 m	16	61.8	.....	17	MEDIUM DENSE	VERY STIFF
- 7 ft	23	78.7	.....	22	MEDIUM DENSE	VERY STIFF
-	53	181.3	.....	-	VERY DENSE	HARD
-	55	188.1	.....	-	VERY DENSE	HARD
- 8 ft	50	171.0	.....	-	DENSE	HARD
-	52	177.8	.....	-	DENSE	HARD
-	53	181.3	.....	-	VERY DENSE	HARD
- 9 ft	50	171.0	.....	-	DENSE	HARD
- 3 m	10 ft					
-	11 ft					
-	12 ft					
- 4 m	13 ft					

WILDCAT.XLS

WILDCAT DYNAMIC CONE LOG

Page 1 of 1

Materials Testing and Consulting
805 Dupont, Suite 5
Bellingham, WA 98225

PROJECT NUMBER: 14B133-02
DATE STARTED: 09-19-2014
DATE COMPLETED: 09-19-2014

HOLE #: DCP-2
CREW: AF
PROJECT: Haddon Road Geotech
ADDRESS: Haddon Road, Anacortes
LOCATION: On slope

SURFACE ELEVATION:
WATER ON COMPLETION:
HAMMER WEIGHT: 35 lbs.
CONE AREA: 10 sq. cm

DEPTH	BLOWS PER 10 cm	RESISTANCE Kg/cm ²	GRAPH OF CONE RESISTANCE				N'	TESTED CONSISTENCY	
			0	50	100	150		SAND & SILT	CLAY
-	1	4.4	•				1	VERY LOOSE	VERY SOFT
-	1	4.4	•				1	VERY LOOSE	VERY SOFT
- 1 ft	2	8.9	••				2	VERY LOOSE	SOFT
-	4	17.8	••••				5	LOOSE	MEDIUM STIFF
-	8	35.5	••••••••				10	LOOSE	STIFF
- 2 ft	8	35.5	••••••••				10	LOOSE	STIFF
-	10	44.4	••••••••				12	MEDIUM DENSE	STIFF
-	19	84.4	••••••••••••••				24	MEDIUM DENSE	VERY STIFF
- 3 ft	22	97.7	••••••••••••••				-	MEDIUM DENSE	VERY STIFF
- 1 m	23	102.1	••••••••••••••				-	MEDIUM DENSE	VERY STIFF
-	30	115.8	••••••••••••••				-	DENSE	HARD
- 4 ft	18	69.5	••••••••••				19	MEDIUM DENSE	VERY STIFF
-	5	19.3	••••				5	LOOSE	MEDIUM STIFF
-	7	27.0	•••••				7	LOOSE	MEDIUM STIFF
- 5 ft	22	84.9	••••••••••				24	MEDIUM DENSE	VERY STIFF
-	32	123.5	••••••••••••••				-	DENSE	HARD
-	35	135.1	••••••••••~•••••				-	DENSE	HARD
- 6 ft	38	146.7	••••~••••••••••~•••••				-	DENSE	HARD
-	38	146.7	••••~••••~••••~••••~••••~				-	DENSE	HARD
- 2 m	31	119.7	••••~••••~••••~••••~••••~				-	DENSE	HARD
- 7 ft	24	82.1	••••~••••~••••~••••~••••~				23	MEDIUM DENSE	VERY STIFF
-	27	92.3	••••~••••~••••~••••~••••~				-	MEDIUM DENSE	VERY STIFF
-	25	85.5	••••~••••~••••~••••~••••~				24	MEDIUM DENSE	VERY STIFF
- 8 ft	28	95.8	••••~••••~••••~••••~••••~				-	MEDIUM DENSE	VERY STIFF
-	34	116.3	••••~••••~••••~••••~••••~				-	DENSE	HARD
-	31	106.0	••••~••••~••••~••••~••••~				-	MEDIUM DENSE	VERY STIFF
- 9 ft	35	119.7	••••~••••~••••~••••~••••~				-	DENSE	HARD
-	56	191.5	••••~••••~••••~••••~••••~				-	VERY DENSE	HARD
-	57	194.9	••••~••••~••••~••••~••••~				-	VERY DENSE	HARD
- 3 m 10 ft	40	136.8	••••~••••~••••~••••~••••~				-	DENSE	HARD
-	53	162.2	••••~••••~••••~••••~••••~				-	DENSE	HARD
-	53	162.2	••••~••••~••••~••••~••••~				-	DENSE	HARD
- 11 ft									
- 12 ft									
- 4 m 13 ft									

WILDCAT.XLS

WILDCAT DYNAMIC CONE LOG

Page 1 of 1

Materials Testing and Consulting
805 Dupont, Suite 5
Bellingham, WA 98225

PROJECT NUMBER: 14B133-02

DATE STARTED: 09-19-2014

DATE COMPLETED: 09-19-2014

HOLE #: DCP-3

CREW: AF

PROJECT: Haddon Road Geotech

ADDRESS: Haddon Road, Anacortes

LOCATION: Lot 8

SURFACE ELEVATION:

WATER ON COMPLETION:

HAMMER WEIGHT: 35 lbs.

CONE AREA: 10 sq. cm

DEPTH	BLOWS PER 10 cm	RESISTANCE Kg/cm ²	GRAPH OF CONE RESISTANCE 0 50 100 150	N'	TESTED CONSISTENCY	
					SAND & SILT	CLAY
-	2	8.9	..	2	VERY LOOSE	SOFT
-	32	142.1	.....	-	DENSE	HARD
- 1 ft	22	97.7	.....	-	MEDIUM DENSE	VERY STIFF
-	33	146.5	.....	-	DENSE	HARD
-	54	239.8	.....	-	VERY DENSE	HARD
- 2 ft	64	284.2	.....	-	VERY DENSE	HARD
-	51	226.4	.....	-	VERY DENSE	HARD
-	51	226.4	.....	-	VERY DENSE	HARD
- 3 ft	45	199.8	.....	-	VERY DENSE	HARD
- 1 m	43	190.9	.....	-	VERY DENSE	HARD
-	35	135.1	.....	-	DENSE	HARD
- 4 ft	22	84.9	.....	24	MEDIUM DENSE	VERY STIFF
-	19	73.3	.....	20	MEDIUM DENSE	VERY STIFF
-	23	88.8	.....	25	MEDIUM DENSE	VERY STIFF
- 5 ft	26	100.4	.....	-	MEDIUM DENSE	VERY STIFF
-	21	81.1	.....	23	MEDIUM DENSE	VERY STIFF
-	26	100.4	.....	-	MEDIUM DENSE	VERY STIFF
- 6 ft	51	196.9	.....	-	VERY DENSE	HARD
-	45	173.7	.....	-	DENSE	HARD
- 2 m	50	193.0	.....	-	VERY DENSE	HARD
- 7 ft	51	174.4	.....	-	DENSE	HARD
-	59	201.8		-	VERY DENSE	HARD
- 8 ft	59	201.8		-	VERY DENSE	HARD
- 9 ft						
- 3 m 10 ft						
- 11 ft						
- 12 ft						
- 4 m 13 ft						

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WILDCAT DYNAMIC CONE LOG

Page 1 of 1

Materials Testing and Consulting
805 Dupont, Suite 5
Bellingham, WA 98225

PROJECT NUMBER: 14B133-02
DATE STARTED: 09-19-2014
DATE COMPLETED: 09-19-2014

HOLE #: DCP-4
CREW: AF
PROJECT: Haddon Road Geotech
ADDRESS: Haddon Road, Anacortes
LOCATION: Lot 6

SURFACE ELEVATION:
WATER ON COMPLETION:
HAMMER WEIGHT: 35 lbs.
CONE AREA: 10 sq. cm

DEPTH	BLOWS PER 10 cm	RESISTANCE Kg/cm ²	GRAPH OF CONE RESISTANCE				N'	TESTED CONSISTENCY	
			0	50	100	150		SAND & SILT	CLAY
-	1	4.4	•				1	VERY LOOSE	VERY SOFT
-	8	35.5	••••••••				10	LOOSE	STIFF
- 1 ft	33	146.5	••••••••••••••••••••				-	DENSE	HARD
-	60	266.4	••••••••••••••••••••				-	VERY DENSE	HARD
-	60	266.4	••••••~				-	VERY DENSE	HARD
- 2 ft	50	222.0	••••••~				-	VERY DENSE	HARD
-	38	168.7	••••••~				-	DENSE	HARD
-	35	155.4	••••••~				-	DENSE	HARD
- 3 ft	28	124.3	••••••~				-	DENSE	HARD
- 1 m	28	124.3	••••••~				-	DENSE	HARD
-	34	131.2	••••••~				-	DENSE	HARD
- 4 ft	35	135.1	••••••~				-	DENSE	HARD
-	33	127.4	••••••~				-	DENSE	HARD
-	55	212.3	••••••~				-	VERY DENSE	HARD
- 5 ft	57	220.0	••••••~				-	VERY DENSE	HARD
-	55	212.3	••••••~				-	VERY DENSE	HARD
-	54	208.4	••••••~				-	VERY DENSE	HARD
- 6 ft	53	204.6	••••••~				-	VERY DENSE	HARD
- 2 m	50	193.0	••••••~				-	VERY DENSE	HARD
- 7 ft									
- 8 ft									
- 9 ft									
- 3 m 10 ft									
- 11 ft									
- 12 ft									
- 4 m 13 ft									

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WILDCAT DYNAMIC CONE LOG

Page 1 of 1

Materials Testing and Consulting
805 Dupont, Suite 5
Bellingham, WA 98225

PROJECT NUMBER: 14B133-02

DATE STARTED: 09-19-2014

DATE COMPLETED: 09-19-2014

HOLE #: DCP-5

CREW: AF

PROJECT: Haddon Road Geotech

ADDRESS: Haddon Road, Anacortes

LOCATION: Lot 3/4

SURFACE ELEVATION:

WATER ON COMPLETION:

HAMMER WEIGHT: 35 lbs.

CONE AREA: 10 sq. cm

DEPTH	BLOWS PER 10 cm	RESISTANCE Kg/cm ²	GRAPH OF CONE RESISTANCE				N'	TESTED CONSISTENCY	
			0	50	100	150		SAND & SILT	CLAY
-	3	13.3	...				3	VERY LOOSE	SOFT
-	2	8.9	..				2	VERY LOOSE	SOFT
- 1 ft	4	17.8	.....				5	LOOSE	MEDIUM STIFF
-	5	22.2	.....				6	LOOSE	MEDIUM STIFF
-	5	22.2	.....				6	LOOSE	MEDIUM STIFF
- 2 ft	7	31.1	.....				8	LOOSE	MEDIUM STIFF
-	14	62.2	.....				17	MEDIUM DENSE	VERY STIFF
-	11	48.8	.....				13	MEDIUM DENSE	STIFF
- 3 ft	14	62.2	.....				17	MEDIUM DENSE	VERY STIFF
- 1 m	19	84.4	.....				24	MEDIUM DENSE	VERY STIFF
-	30	115.8	.....				-	DENSE	HARD
- 4 ft	52	200.7	.....				-	VERY DENSE	HARD
-	55	212.3					-	VERY DENSE	HARD
-	50	193.0					-	VERY DENSE	HARD
- 5 ft									
- 6 ft									
- 2 m									
- 7 ft									
- 8 ft									
- 9 ft									
- 3 m 10 ft									
- 11 ft									
- 12 ft									
- 4 m 13 ft									

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Appendix E. LABORATORY RESULTS

Laboratory tests were conducted on several representative soil samples to better identify the soil classification of the units encountered and to evaluate the material's general physical properties and engineering characteristics. A brief description of the tests performed for this study is provided below. The results of laboratory tests performed on specific samples are provided at the appropriate sample depths on the individual boring logs. However, it is important to note that these test results may not accurately represent in situ soil conditions. All of our recommendations are based on our interpretation of these test results and their use in guiding our engineering judgment. MTC cannot be responsible for the interpretation of these data by others.

Soil samples for this project will be retained for a period of 3 months following completion of this report, unless we are otherwise directed in writing.

SOIL CLASSIFICATION

Soil samples were visually examined in the field by our representative at the time they were obtained. They were subsequently packaged and returned to our laboratory where they were reexamined and the original description checked and verified or modified. With the help of information obtained from the other classification tests, described below, the samples were described in general accordance with ASTM Standard D2487. The resulting descriptions are provided at the appropriate locations on the individual exploration logs, located in Appendix C, and are qualitative only.

GRAIN-SIZE DISTRIBUTION

Grain-size distribution analyses were conducted in general accordance with ASTM Standard D422 on representative soil samples to determine the grain-size distribution of the on-site soil. In addition, soil liquid and plastic limits and plasticity index were determined with ASTM Standard D4318 on representative fine-grained samples. The information gained from these analyses allows us to provide a description and classification of the in-place materials. In turn, this information helps us to understand engineering properties of the soil and thus how the in-place materials will react to conditions such as heavy seepage, traffic action, loading, potential liquefaction, and so forth. The results are presented in this Appendix.

Materials Testing & Consulting, Inc.

Geotechnical Engineering • Special Inspection • Materials Testing • Environmental Consulting



Sieve Report

Project: Haddon Rd. Geo. Study and CAO Project #: 14B133-02 Client: Allen Construction Source: HA-4 @ 10.0' Sample#: B14-2074		Date Received: 22-Sep-14 Sampled By: L. Rupp & A. Fitts Date Tested: 23-Sep-14 Tested By: C. Meredith		ASTM D-2487 Unified Soils Classification System SP, Poorly graded Sand Sample Color: Brown																																																																																																																																																																																																	
ASTM D-2216, ASTM D-2419, ASTM D-4318, ASTM D-5821																																																																																																																																																																																																					
Specifications No Specs Sample Meets Specs ? N/A		D ₍₅₎ = 0.100 mm % Gravel = 0.1% D ₍₁₀₎ = 0.159 mm % Sand = 96.6% D ₍₁₅₎ = 0.189 mm % Silt & Clay = 3.3% D ₍₃₀₎ = 0.270 mm Liquid Limit = n/a D ₍₅₀₎ = 0.353 mm Plasticity Index = n/a D ₍₆₀₎ = 0.395 mm Sand Equivalent = n/a D ₍₉₀₎ = 0.763 mm Fracture %, 1 Face = n/a Fracture %, 2+ Faces = n/a		Coeff. of Curvature, C _c = 1.16 Coeff. of Uniformity, C _u = 2.48 Fineness Modulus = 1.79 Plastic Limit = n/a Moisture %, as sampled = 8.7% Req'd Sand Equivalent = Req'd Fracture %, 1 Face = Req'd Fracture %, 2+ Faces =																																																																																																																																																																																																	
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All results apply only to actual locations and materials tested. As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statements, conclusions or extracts from or regarding our reports is reserved pending our written approval.

Comments:

Reviewed by:

CTH

Materials Testing & Consulting, Inc.
777 Chrysler Drive
Burlington, WA 98233

Lab Sample: HA-4 @ 10.0'
Proposed Short Plat
Haddon Road
Anacortes, WA

FIGURE
5

Materials Testing & Consulting, Inc.

Geotechnical Engineering • Special Inspection • Materials Testing • Environmental Consulting



Sieve Report

Project: Haddon Rd. Geo. Study and CAO Project #: 14B133-02 Client: Allen Construction Source: HA-6 @ 2.0' Samples: B14-2075		Date Received: 22-Sep-14 Sampled By: L. Rupp & A. Fitts Date Tested: 23-Sep-14 Tested By: C. Meredith		ASTM D-2487 Unified Soils Classification System SW-SC, Well-graded Sand with Silty Clay and Gravel Sample Color: Brown	
ASTM D-2216, ASTM D-2419, ASTM D-4318, ASTM D-5821					
Specifications No Specs Sample Meets Specs ? N/A		D ₍₅₎ = 0.036 mm D ₍₁₀₎ = 0.071 mm D ₍₁₅₎ = 0.159 mm D ₍₃₀₎ = 0.286 mm D ₍₅₀₎ = 0.394 mm D ₍₆₀₎ = 0.544 mm D ₍₉₀₎ = 55.342 mm		% Gravel = 24.6% % Sand = 64.9% % Silt & Clay = 10.5% Liquid Limit = n/a Plasticity Index = n/a Sand Equivalent = n/a Fracture %, 1 Face = n/a Fracture %, 2+ Faces = n/a	
Coeff. of Curvature, C _c = 2.11 Coeff. of Uniformity, C _u = 7.62 Fineness Modulus = 3.28 Plastic Limit = n/a Moisture %, as sampled = 3.6% Req'd Sand Equivalent = Req'd Fracture %, 1 Face = Req'd Fracture %, 2+ Faces =					
ASTM C-136, ASTM D-6913					
Sieve Size US Metric		Actual Cumulative Percent Passing	Interpolated Cumulative Percent Passing	Specs Max	Specs Min
12.00"	300.00		100%	100.0%	0.0%
10.00"	250.00		100%	100.0%	0.0%
8.00"	200.00		100%	100.0%	0.0%
6.00"	150.00		100%	100.0%	0.0%
4.00"	100.00		100%	100.0%	0.0%
3.00"	75.00		100%	100.0%	0.0%
2.50"	63.00		100%	100.0%	0.0%
2.00"	50.00	83%	83%	100.0%	0.0%
1.75"	45.00		83%	100.0%	0.0%
1.50"	37.50		82%	100.0%	0.0%
1.25"	31.50		82%	100.0%	0.0%
1.00"	25.00		81%	100.0%	0.0%
3/4"	19.00	81%	81%	100.0%	0.0%
5/8"	16.00		80%	100.0%	0.0%
1/2"	12.50	79%	79%	100.0%	0.0%
3/8"	9.50	78%	78%	100.0%	0.0%
1/4"	6.30		76%	100.0%	0.0%
#4	4.75	75%	75%	100.0%	0.0%
#8	2.36		74%	100.0%	0.0%
#10	2.00	73%	73%	100.0%	0.0%
#16	1.18		72%	100.0%	0.0%
#20	0.850	71%	71%	100.0%	0.0%
#30	0.600		62%	100.0%	0.0%
#40	0.425	56%	56%	100.0%	0.0%
#50	0.300		33%	100.0%	0.0%
#60	0.250	23%	23%	100.0%	0.0%
#80	0.180		17%	100.0%	0.0%
#100	0.150	14%	14%	100.0%	0.0%
#140	0.106		12%	100.0%	0.0%
#170	0.090		11%	100.0%	0.0%
#200	0.075	10.5%	10.5%	100.0%	0.0%

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All results apply only to actual locations and materials tested. As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statements, conclusions or extracts from or regarding our reports is reserved pending one written approval.

Comments:

Reviewed by:

CTH2

Materials Testing & Consulting, Inc.
777 Chrysler Drive
Burlington, WA 98233

Lab Sample: HA-6 @ 2.0'
Proposed Short Plat
Haddon Road
Anacortes, WA

FIGURE
6

ADDENDUM

January 16, 2015

Tom Allen
C/O David A. Lervik, P.E.
Lervik Engineering
PO Box 684
Anacortes, Washington 98221

Subject: Geotechnical Investigation and Critical Area Assessment Addendum
Proposed Short Plat
Haddon Road, Anacortes, Washington

MTC Project No.: **14B133-03**

Dear Mr. Allen:

This letter is an addendum to MTC's Geotechnical Investigation and Critical Area Assessment Report dated October 2, 2014 for the proposed short plat on Haddon Road in Anacortes, Washington. MTC understands that the client would like a clarification of setback criteria from the critical area slope as well as estimates of infiltration rates on the property. Critical slope setback recommendations were included in MTC's original report; however, the client has requested that MTC consider a more detailed survey of the property for setback criteria. Infiltration rates were not included as part of the original report.

MTC has analyzed the existing survey and site data in accordance with project discussions with the client, and in consideration of the City of Anacortes Code requirements for development within or adjacent to a geologically critical area and stormwater management. Relevant details on the existing site features and proposed development are addressed herein.

Slope Setback Criteria:

The initial site investigation identified crest slopes, in the east of the site, to be nearly 23° (~42%). MTC interpreted the observed slopes to be potential geohazard critical slopes and recommended a setback of 40 feet. New detailed survey data of the site and slope have since been made available to MTC. Three slope transects, across the site, highlight that the slope gradually transitions from a relatively flat (<10%) slope to relatively steep (~45%) slope. The client has requested a clarification of the slope threshold for a critical slope at this site based on this information. According to the City of Anacortes Critical Area Ordinance (17.54.070) slopes with an average gradient of 15% or greater over a 10 vertical feet are considered a regulated slope.

Site soil conditions at the site are typically dense sand overlain by loose sand or loose sand with gravel. MTC previously observed no evidence of past or present instability of the slope. Based on the apparent stability and dense soil conditions, MTC interprets that only soil slopes greater than 20° (36%) should be considered critical slopes. As such, the slope crest can be interpreted as the transition from a slope < 20° to a slope of 20° or greater. Because site soils are typically dense and lack evidence of instability, and based on detailed survey data showing the small lateral extent of critical slopes on the site, MTC recommends that a 30-foot setback be observed for residential buildings. We recommend that a distance of 15 feet from the slope crest be maintained as a non-disturbance setback for all non-residential buildings and non-pervious surfaces. Landscape improvements within 15 feet of the slope should be evaluated on a case-by-case basis by a qualified geotechnical consultant or landscape architect.

Infiltration Rate Determination:

Long Term Infiltration Rates (LTIRs) were calculated based on laboratory results per applicable methods outlined in the 2005 Washington Department of Ecology *Stormwater Management Manual for Western Washington* (SMMWW). Soils observed on the site were typically sand to sand with silt and sand with gravel. Observed soils were typically loose near the surface and became dense within 1.5 feet from the surface. The sandy soils did not exhibit evidence of cementation. Soils were found to be dry during our site visit in September. Sample B14-2074 was collected at HA-4, near the center of the site, at a depth of 2.0 feet below present grade (BPG). Sample B14-2075 was collected at HA-6, near the western end of the site, at a depth of 10.0 feet BPG.

Two methods from the 2005 SMMWW were chosen to determine LTIRs, from which one LTIR is recommended for use. Sieve analyses were performed on the two soil samples collected from hand auger boreholes on the site in order to determine D₁₀ value, or the particle size of which 10% of the sample is finer, and USDA textural classification. According to table 3.8 in section 3.3.6 of the 2005 SMMWW, LTIRs can be correlated measured D₁₀ value of a soil (ASTM Method). The USDA textural classification (2005 SMMWW figure 3.27) can also be used with table 3.7 of the 2005 SMMWW to determine LTIRs.

Table 1. Summary of Grain Size Analysis Methods & LTIR

HA #	Depth (BPG)	USCS Class	Fines %	D10 (mm)	ASTM Rate	USDA Textural Classification	USDA Rate	Recommended LTIR (in/hr)
HA-4	10.0	SP	3.3%	0.159	3.2	Sand	2.0	3.2
HA-6	2.0	SW-SM	10.5%	0.071	1.1	Sand	2.0	1.2

Table 1 displays LTIR results for both methods. Where D_{10} size is in the coarse range (i.e. greater than passing #200 sieve or 0.05 mm), the ASTM method may be applied per Table 3.8 and/or Figure 3.28. Both samples yielded D_{10} sizes in the coarse range and so the more appropriate ASTM method was selected.

MTC understands that the client intends to incorporate shallow infiltration facilities. For this reason, MTC recommends that the LTIR of the shallower sample from HA-6 of 1.2 inches per hour be used. If proposing to use the higher rate, MTC recommends that during installation the soil conditions are verified to ensure they are consistent with the sample collected from HA-4 at 10.0 feet BPG.

MTC recommends the facility designer review the assumed correction factors per reference literature to ensure applicability with the proposed development, level of anticipated controls, and long term maintenance plan. The designer may make reasonable adjustments to correction factors and the resulting LTIR values based on these criteria to ensure design and operational intent is met.

Closing Remarks:

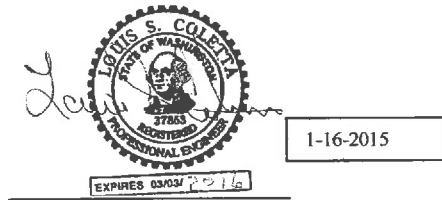
We strongly recommend that MTC be retained for the construction of this project to provide geotechnical engineering consulting, laboratory materials testing, earthwork testing and special inspections, and other services as needed for successful completion of the project. Our knowledge of the project site and the design recommendations contained herein will be of benefit in the event that difficulties arise and either modifications or additional geotechnical engineering recommendations are required or desired. We can also, in a timely fashion observe the actual soil conditions encountered during construction, evaluate the applicability of the recommendations presented in this report to the soil conditions encountered, and recommend appropriate changes in design or construction procedures if conditions differ from those described herein.

The project location is within proximity to a designated geologically hazardous slope area. Upon acceptance and use of this report, and its interpretations and recommendations, the owner shall agree to indemnify and hold harmless MTC, including its owners and employees, from any adverse effects resulting from development in a critical area. Ultimately it is the owner's choice to develop and live in a geologically hazardous area, and therefore the future consequences, both anticipated and unknown, are solely the responsibility of the owner. The discussions and interpretations presented herein are not intended to provide a warranty or guarantee of future site conditions. By using this report for development of the subject property, the owner must accept and understand that it is not possible to fully anticipate all inherent risks of development within a geologically hazardous critical area. The

recommendations provided above are intended to reduce, but not eliminate, such risks as is practically feasible from the point of view of geotechnical engineering.

Mr. Allen, we trust this report presents the information you require. If you have questions, please do not hesitate to call.

Respectfully Submitted;



Louis S. Coletta, P.E.
Senior Engineer

Handwritten signature of Aaron A. Fitts.

Aaron A. Fitts, G.I.T.
Project Geologist

Attached: Limitations and Use of this Report

Limitations and Use of This Report

Recommendations contained in this report are based on our understanding of the proposed development and construction activities, our field observations and exploration and our laboratory test results. It is possible that soil and groundwater conditions could vary and differ between or beyond the points explored. If soil or groundwater conditions are encountered during construction that vary or differ from those described herein, MTC shall be notified immediately in order that a review may be made and supplemental recommendations provided. If the scope of the proposed construction, including the proposed loads or structural locations, changes from that described in this report, our recommendations shall also be reviewed.

We have prepared this report in substantial accordance with the generally accepted geotechnical engineering practice as it exists in the site area at the time of our study. No warranty, expressed or implied, is made. The recommendations provided in this report are based on the assumption that an adequate program of tests and observations will be conducted by MTC during the construction phase in order to evaluate compliance with our recommendations. Other standards or documents referenced in any given standard cited in this report, or otherwise relied upon by the author of this report, are only mentioned in the given standard; they are not incorporated into it or “included by reference”, as that latter term is used relative to contracts or other matters of law.

This report may be used only by Tom Allen, current owner, and their design consultants and only for the purposes stated within a reasonable time from its issuance, but in no event later than 18 months from the date of the report. Note that if another firm assumes Geotechnical Engineer of Record responsibilities they need to review this report and either concur with the findings, conclusions, and recommendations or provide alternate findings, conclusions and recommendation under the guidance of a professional engineer registered in the State of Washington. The recommendations of this report are based on the assumption that the Geotechnical Engineer of Record has reviewed and agrees with the findings, conclusion and recommendations of this report.

Land or facility use, on- and off-site conditions, regulations, or other factors may change over time, and additional work may be required with the passage of time. Based on the intended use of the report, MTC may recommend that additional work be performed and that an updated report be issued. Non-compliance with any of these requirements by Mr. Allen or anyone else will release MTC from any liability resulting from the use of this report by any unauthorized party and Mr. Allen agrees to defend, indemnify, and hold MTC harmless from any claim or liability associated with such unauthorized use or non-compliance. We recommend that MTC be given the opportunity to review the final project plans and specifications to evaluate if our recommendations have been properly interpreted. We assume no responsibility for misinterpretation of our recommendations.

The scope of work for this subsurface exploration and geotechnical report did not include environmental assessments or evaluations regarding the presence or absence of wetlands or hazardous substances in the soil, surface water, or groundwater at this site.

EXHIBIT #11:

THIRD PARTY REVIEW –**MTC'S GEOLOGICALLY** HAZARDOUS AREA REPORT



600 Dupont Street
Bellingham, Washington 98225
360.647.1510

March 25, 2016

City of Anacortes
P.O. Box 547
Anacortes, Washington 98221

Attention: Don Measamer

Subject: Peer Review
Proposed Haddon Road Planned Unit Development
Anacortes, Washington
File No. 0382-026-01

INTRODUCTION AND SCOPE

This letter presents the results of GeoEngineers, Inc.'s (GeoEngineers') geotechnical peer review for the proposed Haddon Road Planned Unit Development (PUD) in Anacortes, Washington (subject site). The proposed project would extend the eastern terminus of Haddon Road toward State Route 20 (SR 20) and the short plat is proposed north of existing and proposed Haddon Road extension. The proposed project site has an area with a steep slope and therefore the proposed development is subject to City of Anacortes (City) regulations related to geologically hazardous areas. Our services were performed in general accordance with our On-Call Consultant Agreement 16-029-IDS-001 with the City.

We previously performed a peer review of the same site with a different proposed short plat geometry, the results of which were presented in our letter to the City dated April 7, 2015. The purpose and scope of our services included: reviewing updated applicant submittals provided by the City; previous submitted information; and providing independent geotechnical assessment of the proposed PUD application.

The City provided the following new documentation for our review:

- "Preliminary Short Plat, P1 through P3, and C1 through C5," prepared by Lervik Engineering, dated February 2016.
- "Geotechnical Report – Review and Update, Haddon Road 13-Lot Planned Unit Development (PUD), Haddon Road, Anacortes, Washington," prepared by Materials Testing & Consulting, Inc. (MTC), File No. 14B133-06, dated December 2, 2015.



DOCUMENT REVIEW

A summary of the site conditions, including a description of the subsurface conditions, is presented in previous MTC documents and summarized in our April 7, 2015 peer review letter. The new information is discussed below.

Lervik Plans

- The PUD plan set prepared by Lervik Engineering show the following relevant development aspects:
 - The short plat now has 13 lots. Eight of the lots are in the upland area and five of the lots are located along the top of the steep slope north and west of the cul-de-sac.
 - The previous 30-foot setback and the 15-foot buffer with no disturbance are also identified for the eastern lots on the plans. The residences are located behind the setback; decks shown on Lots 12 and 13 extend into the setback area.
 - The four western-most lots will use infiltration for stormwater management. The four eastern-most upland lots and all five of the lots along the top of the steep slope will have all stormwater tight-lined to the City stormwater system to the north.
 - The residences will be served by three shared driveways, all of which have a driveway swale with infiltration trenches located toward Haddon Road.
 - Haddon Road also has a series of four roadside swales with infiltration trenches on the north side of Haddon Road. Another infiltration trench appears to be located at the eastern end of the cul-de-sac and extend towards the top of the setback from the steep slope.
- The civil plan set prepared by Lervik shows details related to the road and driveways, infiltration trenches, public sanitary and storm sewers, and erosion control.
 - Both the storm drain and the private sewer for the eastern five lots is located within the 30-foot setback. The storm drain is located outside of the 15-foot non-disturbance zone; while, it is not clear whether the private sewer is actually located outside of the 15-foot non-disturbance zone on Lots 9 through 11 on the plan reviewed, we confirmed with email communication with Lervik that all utilities will be located outside of the 15-foot disturbance zone.

We did not see any sheet flow dispersion that could cause erosion in the civil plans. It does not appear that any water is directed onto the slope.

MTC Report

MTC presented several different documents in support of the previous short plat. The review and update report provides the following conclusions:

- The new MTC report confirms the 30-foot setback from the steep slope, and allows non-structural elements like decks within the 30-foot setback and outside of the 15-foot non-disturbance setback.
- The report also describes the stormwater design, which is in agreement with the Lervik plans with the following exception:
 - The report says the “roadway runoff at the end of the cul-de-sac will utilize a storm drain catch basin”.
 - MTC concludes that the proposed alterations will likely reduce the risk of slope instability.

- The report concludes that the sanitary drain line installed in the 30-foot setback and outside of the 15-foot non-disturbance setback will not affect slope stability.
- The report states that an infiltration trench in the vicinity of the critical area slope is not included in the current lot configuration and therefore a modeling analysis is not appropriate.

DISCUSSION, CONCLUSIONS AND RECOMMENDATIONS

Based on our review of the new information described above and our previous conclusions and recommendations, we believe the submittals are in general agreement and concurrence with the City Geologically Hazardous Area Code (Chapter 17.70), and we agree with the MTC conclusions with the following apparent discrepancies:

- We confirmed with Lervik that the sanitary and storm drain lines along the top of the slope for lots 9 through 11 stay out of the 15-foot non-disturbance setback.
 - While the MTC report does not address both the storm drain line installed within the 30-foot setback and outside of the 15-foot non-disturbance zone, their conclusions regarding no impact on slope stability is reasonable for both installations in our opinion.
- It appears that an infiltration trench for Haddon Road is located east of the cul-de-sac and close to the 30-foot setback near the slope. The MTC report states that no infiltration in the vicinity of the steep slope is included in the current PUD configuration, and concludes that no infiltration mounding analysis is warranted.
 - We recommend that MTC be provided the opportunity to re-evaluate their conclusions in consideration of the new stormwater infiltration facilities along Haddon Road including the trench located east of the cul-de-sac toward the slope.

LIMITATIONS

We have prepared this letter for use by the City of Anacortes. Our services were provided solely to assist the City in determining permit conditions for residential construction at the subject site, and may be made available to parties associated with the project.

Within the limitations of scope, schedule and budget, our services have been executed in accordance with generally accepted practices in the field of geotechnical engineering in this area at the time this report was prepared. No warranty or other conditions, express or implied, should be understood. This report may be made available to the property owner for their review.



We appreciate the opportunity to provide these services. Please call if you have any questions regarding this peer review letter.

Sincerely,
GeoEngineers, Inc.



J. Robert Gordon, PE
Principal

JRG:tlm

One copy submitted electronically



Disclaimer: Any electronic form, facsimile or hard copy of the original document (email, text, table, and/or figure), if provided, and any attachments are only a copy of the original document. The original document is stored by GeoEngineers, Inc. and will serve as the official document of record.

EXHIBIT #12:

THIRD PARTY REVIEW –SEWER CAPACITY



SEMRAU ENGINEERING & SURVEYING, P.L.L.C.

February 26, 2016

Steve Lange
City of Anacortes
PO Box 547
Anacortes, WA 98221

Subject: *Sewage Pump Station No. 1 Evaluation*

Dear Steve:

This letter report provides our evaluation of the existing Sewage Pump Station No. 1. This evaluation includes both the existing condition and a future condition that include connection of additional homes.

Existing Conditions

Sewage Pump Station No. 1 [PS #01] is located in the Stittwood Plat in the City of Anacortes. The Stittwood Plat includes 36 existing single-family residences. There are 3 vacant lots that could include 3 additional homes in the future.

PS #01 also currently receives sewage from an existing cluster development around Blue Heron Circle that has 36 units. These units will be treated as single-family residences for this evaluation. Therefore, the total number of existing single-family residences is 72 units with a future potential of 75 units.

A developer has proposed a new 13-lot plat called the Haddon Road Planned Unit Development, which is located to the south of the Stittwood Plat. Sewage from this proposed PUD would discharge into PS #01. Existing residents of Stittwood have voices concern regarding the capacity of PS #01.

Lift Station Design and Operation

The City of Anacortes has provided some operating data for PS #01 which will be used for this evaluation. **Table 1** provides the existing operating condition of PS #01. Currently, the lift station operates less than 30 minutes per day.

The number of pump starts between dry weather condition in August and wet weather conditions in November are similar. This indicated that infiltration and inflow are low within this drainage basin, which is good.

Table 2 provides a summary of the design data for PS #01. The facility is a duplex lift station in a 6-ft diameter wet well. The two pumps alternate between cycles. Pump 1 has an estimated capacity of 181 gpm, and Pump 2 has an estimated capacity of 185 gpm. Based on the Ecology

design criteria¹, the design capacity is the maximum flow rate with the largest pump out of service. Based on this criterion, the capacity of Sewage Pump Station No. 1 is 181 gpm.

The span between the “pump-on” and “pump-off” set-points is 2 feet. This provides an active Control Volume of 423 gallons. The minimum required Control Volume for this lift station is 370 gallons based on a maximum of 8 pump starts per hour. Therefore, this lift station has a sound design basis.

Existing Lift Station Capacity Analysis

Table 3 provides an evaluation of the existing operating condition of the PS #01. The calculated maximum flow rate per lot is 129 gallons per day [GPD]. This is less than the estimated flow rate per lot of 192 GPD that is presented in the Comprehensive Sewer System Plan.

Based on this operating condition, the Wet Weather Flow Rate is estimated to be 9,320 GPD for the existing 72 lots, which is equivalent to approximately 6.5 gpm. Based on an estimate of 2.32 persons per household², the estimated peaking factor is 4.2. Therefore, the peak influent flow rate into the lift station is approximately 27 gpm, which is 15 percent of its capacity.

Future Lift Station Capacity Analysis

Full buildout within the drainage basin is anticipated only to include the 3 vacant lots within the Stittwood Plat and the proposed Haddon PUD. Other surrounding areas are either served by other existing sanitary sewer facilities or are not developable due to zoning or critical areas (i.e. steep slopes).

Table 4 provides an evaluation of the future operating condition of the PS #01. A total of 88 lots is expected at full buildout. Although the existing average contribution per lot is only 129 GPD, we proposed to use the 192 GPD for the future condition evaluation. The average flow rate may increase in the future due to deterioration in the existing collection system that may introduce more infiltration.

Based on this future operating condition, the Wet Weather Flow Rate is estimated to be 16,896 GPD for the 88 lots, which is equivalent to approximately 11.7 gpm. Based on an estimate of 2.32 persons per household, the estimated peaking factor is 4.1. Therefore, the peak influent flow rate into the lift station is approximately 48 gpm, which is 27 percent of its capacity.

Conclusion

The following is a summary of our conclusions regarding the operation of Sewage Pump Station No. 1.

- The design capacity of the lift station is 181 gpm.
- There is minimal infiltration and inflow within the drainage basin.
- There is adequate Control Volume within the wet well to protect pump operation.

¹ *Criteria for Sewage Works Design*, Washington State Department of Ecology, #98-37 WQ (November 2007).

² US Census Bureau (2009-2013)

Letter to Steve Lange

February 26, 2016

Page 3 of 3

- The lift station is operating at approximately 15 percent of capacity under existing conditions.
- The lift station is expected to operate at approximately 27 percent of capacity with full buildout.
- Sewage Pump Station No. 1 has sufficient capacity to accommodate the proposed Haddon PUD and potential future infill.

If you have and questions or need additional information, please contact me.

Sincerely,

Semrau Engineering & Surveying

Mark L. Semrau

Mark L. Semrau, PE, PMP

Enclosure: Operating Conditions and Engineering Calculation Tables for Pump Station No. 1



Sewage Pump Station No. 1 Evaluation

Table 1: PS #01 Existing Operations					
Date	P1 Cycles/Day	P2 Cycles/Day	P1 Hours	P2 Hours	P1 Hours/Cycle
Dry					
8/1/2015	9	8	0.3	0.3	0.033
Wet					
11/1/2015	9	8	0.3	0.4	0.033
11/17/2015	11	10	0.5	0.4	0.045
11/18/2015	10	7	0.4	0.3	0.040
11/19/2015	8	6	0.3	0.2	0.038
11/20/2015	9	8	0.3	0.2	0.033

Table 2: PS #01 Design Data	
Wet Well Diameter	6.0 ft
Wet Well Depth	11.5 ft
Total Wet Well Volume	325 Cu Ft
Pump Off	0.5 ft
Lead Pump On	2.5 ft
Lag Pump On	4.9 ft
Pumpdown Drawdown	2.0 ft
Pump 1 Flow Rate	181 gpm
Pump 2 Flow Rate	185 gpm
Volume per Vertical Foot	211.5 gal
Control Volume for Lead Pump	423.0 gal
Maximum Pump Starts per Hour	8
Minimum Control Volume Required	370.0 gal
Average Wet Weather Cycles per Day	17
Max. Wet Weather Cycles per Day	22
Minutes per cycle	2.3 min

Sewage Pump Station No. 1 Evaluation

Table 3: PS #01 Existing Flow Evaluation

Number of Existing Units	72 lots
Number of Vacant Lots	3 lots
Number of Total Units	75 lots
Calculated Max Flow Rate per Lot	129 GPD
Wet Weather Flow Rate	9,320 GPD
Average Wet Weather Flow Rate	6.5 gpm
People per Household (US Census)	2.32
Existing Population	167
Peaking Factor (Based on Ecology Criteria)	4.2
Peak Influent Flow Rate	27 gpm
Percent of Pump Capacity	15%

Table 4: PS #01 Proposed Flow Evaluation

Number of Existing Units	72 lots
Number of Vacant Lots	3 lots
Proposed New Lots	13 lots
Number of Total Units	88 lots
Flow Rate per Lot (Comp Plan)	192 GPD
Peak Wet Weather Flow Rate	16,896 GPD
Average Wet Weather Flow Rate	11.7 gpm
People per Household (US Census)	2.32
Proposed Population	204
Peaking Factor (Based on Ecology Criteria)	4.1
Peak Influent Flow Rate	48 gpm
Percent of Pump Capacity	27%

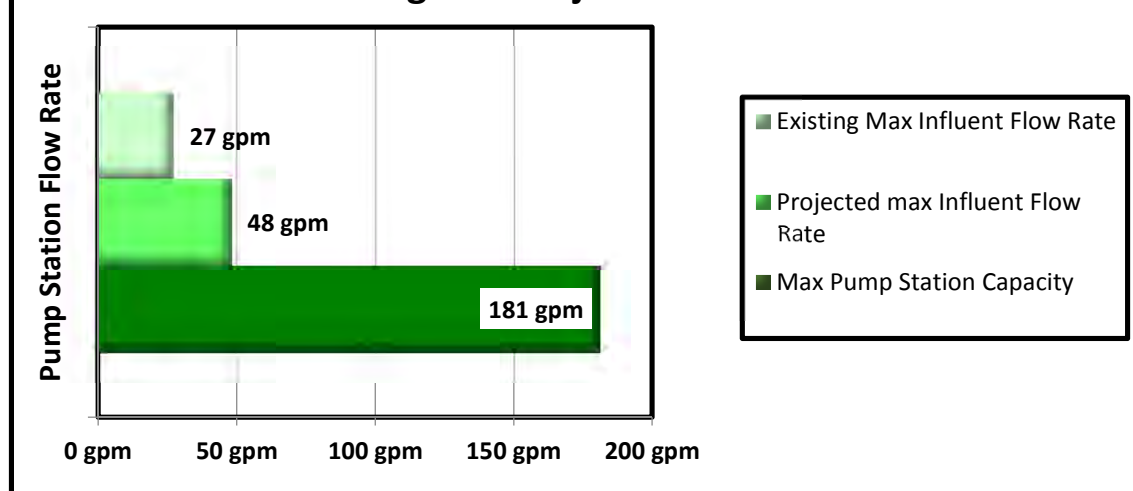
PS #01 Existing and Projected Flow Rates

EXHIBIT #13:

CULTURAL RESOURCE REPORT

CULTURAL RESOURCES SURVEY COVER SHEET

Authors: Garth L. Baldwin and Marsha R. Hanson

Title of Report: Cultural Resources Review of the Haddon Road Planned Unit Development Project, Skagit County, Washington.

Date of Report: March 21, 2016

County: Whatcom Section: 30 Township: T35N Range: 2E
Quad: Anacortes South, WA (1978) Acres: 2.5

PDF of report submitted (REQUIRED) ☒ Yes

Historic Property Inventory Forms to be Approved Online? ☐ Yes ☒ No

Archaeological Site(s)/Isolate(s) Found or Amended? ☐ Yes ☒ No

TCP(s) found? ☐ Yes ☒ No

Replace a draft? ☐ Yes ☒ No

Satisfy a DAHP Archaeological Excavation Permit requirement? ☐ Yes # ☒ No

Were Human Remains Found? ☐ Yes DAHP Case # ☒ No

DAHP Archaeological Site #:

- Submission of PDFs is required.
- Please be sure that any PDF submitted to DAHP has its cover sheet, figures, graphics, appendices, attachments, correspondence, etc., compiled into one single PDF file.
- Please check that the PDF displays correctly when opened.



DRAYTON ARCHAEOLOGY

Cultural Resources Review of the Haddon Road Planned Unit Development Project, Anacortes, Skagit County, Washington



Prepared By:

Garth L. Baldwin, M.A., RPA

Marsha R. Hanson, B.A.

Prepared For:

Tom Allen

Allen Family Investments LLC

P.O. Box 817

Anacortes, Washington 98221

Drayton Archaeology Report: 0316D

March 21, 2016

CONTENTS

Summary	1
Regulatory Context	1
Project Location and Description.....	2
Background Review	6
Topography and Geology	6
Vegetation and Fauna	7
Cultural Context.....	8
Previous Cultural Resource Studies and Archaeological Sites.....	10
Cultural Resource Expectations.....	14
Field Investigation	14
Results.....	15
Recommendations.....	19
References.....	21
Appendix A. Shovel Test Probe Table	26

FIGURES

Figure 1. Portion of the USGS (1978) Anacortes South, WA topographic map detailing the location of the project area.....	3
Figure 2. Aerial map indicating the approximate location of the proposed creek channel realignment. Image from Google Earth, adapted by DA.	4
Figure 3. A site plan illustrating the project area, courtesy of Lervik Engineering.....	5
Figure 4. Aerial map showing locations of shovel probes.....	18

PHOTOS

Photo 1. Overview of the western portion of the project area. View is to the west.....	15
Photo 2. Overview of the project area, view is to the north/northeast.....	16
Photo 3. Overview of the sloped eastern portion of the property, view is to the east.	16
Photo 4. Overview of SP OP01 showing a typical profile of soils encountered within the project area.	19

Cultural Resources Review of the Haddon Road Planned Unit Development Project, Anacortes, Skagit County, Washington

Author: Garth L. Baldwin
Date: March 21, 2016
Location: City of Anacortes, Skagit County, Washington
USGS Quad: Anacortes South, WA 7.5 minute USGS Quadrangle (1978)
Township, Range, Section: T35N, R2E, Section 30

SUMMARY

Drayton Archaeology (Drayton or DA) was retained by Allen Family Investments LLC to conduct a cultural resources assessment for the Haddon Road Planned Unit Development Project located at the end Haddon Road, Anacortes, Washington (Parcel: 33048). The proponents have submitted a permit to the City of Anacortes (the City) to develop 2.5 acres of wooded land into a subdivision consisting of 13 lots. The following review was ordered by the City following consultation with the Samish Nation. There are no known archaeological deposits on the property, but the proximity to shoreline and other recorded resources prompted concerns for archaeology at the property.

Drayton's cultural resources assessment consisted of background review, field investigation, and the production of this report. Background review determined that the project area is located in an area of low probability for cultural resources. Field investigation included pedestrian survey and subsurface testing. As a result of background and field research no evidence of precontact or historic archaeological deposits were encountered. As proposed the project does not appear to have the potential to affect any cultural resources therefore additional professional archeological oversight is appears unwarranted. DA recommends the project be permitted to proceed without further archaeological oversight.

REGULATORY CONTEXT

As part of the requirements for developing property in the State of Washington, certain projects are required to complete an Environmental Checklist to comply with the State Environmental Policy Act (SEPA) under Chapter 43.21c RCW. This project has not triggered SEPA, but if it should, then this report will meet those standards. The SEPA is administered through the WAC 197-11-960 Environmental checklist. This administrative tool allows the municipal and state governments the ability to insure that the degradation of the human environment is being accounted for in combination with development. The proponent's obligations listed in the SEPA checklist for cultural resources are as follows.

13. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site
- c. Proposed measures to reduce or control impacts, if any.

A professional archaeologist who meets the standard set forth by the United States Secretary of the Interior completed this report and it fulfills the State of Washington's SEPA requirement for cultural resource accounting. The municipal authority administering this SEPA action is the City of Anacortes, Skagit County Washington. Cultural resource management issues within the city are overseen and/or reviewed in cooperation with the Washington Department of Archaeology and Historic Preservation (DAHP). The applicable cultural resource management laws and regulations that apply to SEPA projects are the Revised Code of Washington (RCW 27.53 Archaeological Sites and Resources; RCW 27.44 Indian Graves and Records; and RCW 68.50.645 Skeletal Human Remains—Duty to Notify. The latter regulation provides a strict process for notification of law enforcement and other interested parties in the event of the discovery of any human remains, regardless of inferred cultural affiliation.

PROJECT LOCATION AND DESCRIPTION

The project area is located at the eastern end of Haddon Road, Anacortes, in the SW ¼ of the SE ¼ of Section 30, Township 35 North, Range 2E, of the Willamette Meridian (Figure 1). The project consists of approximately 5 acres of wooded land that slopes steeply to the east down to State Route 20. Due to the sloped area, which also contains wetlands, only 2.5 acres of the western half of the property is developable. The project area is bordered by single family residences on the north, south, and western boundaries (Figure 2).

The project proposes to develop the western 2.5 acres of the Allen property into a subdivision with 13 lots, four off-street parking spaces, and to remove the existing cul-de-sac as necessary and blend it with the new proposed cul-de-sac. New and existing asphalt will be tacked between all edges. A cedar split rail fence will also be constructed 15 feet from the slope setback and indicate critical areas that exist down slope (Figure 3).

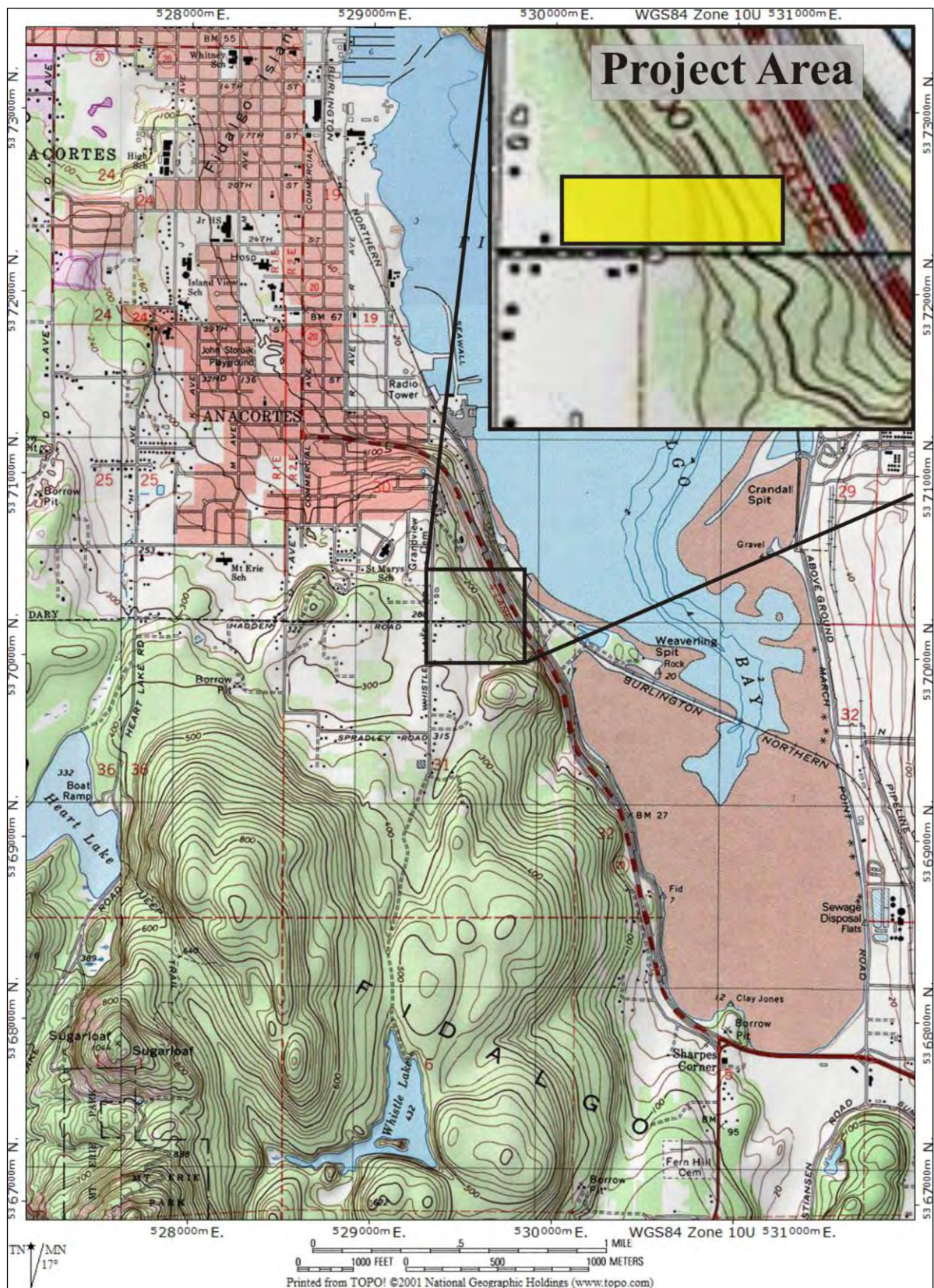


Figure 1. Portion of the USGS (1978) Anacortes South, WA topographic map detailing the location of the project area.

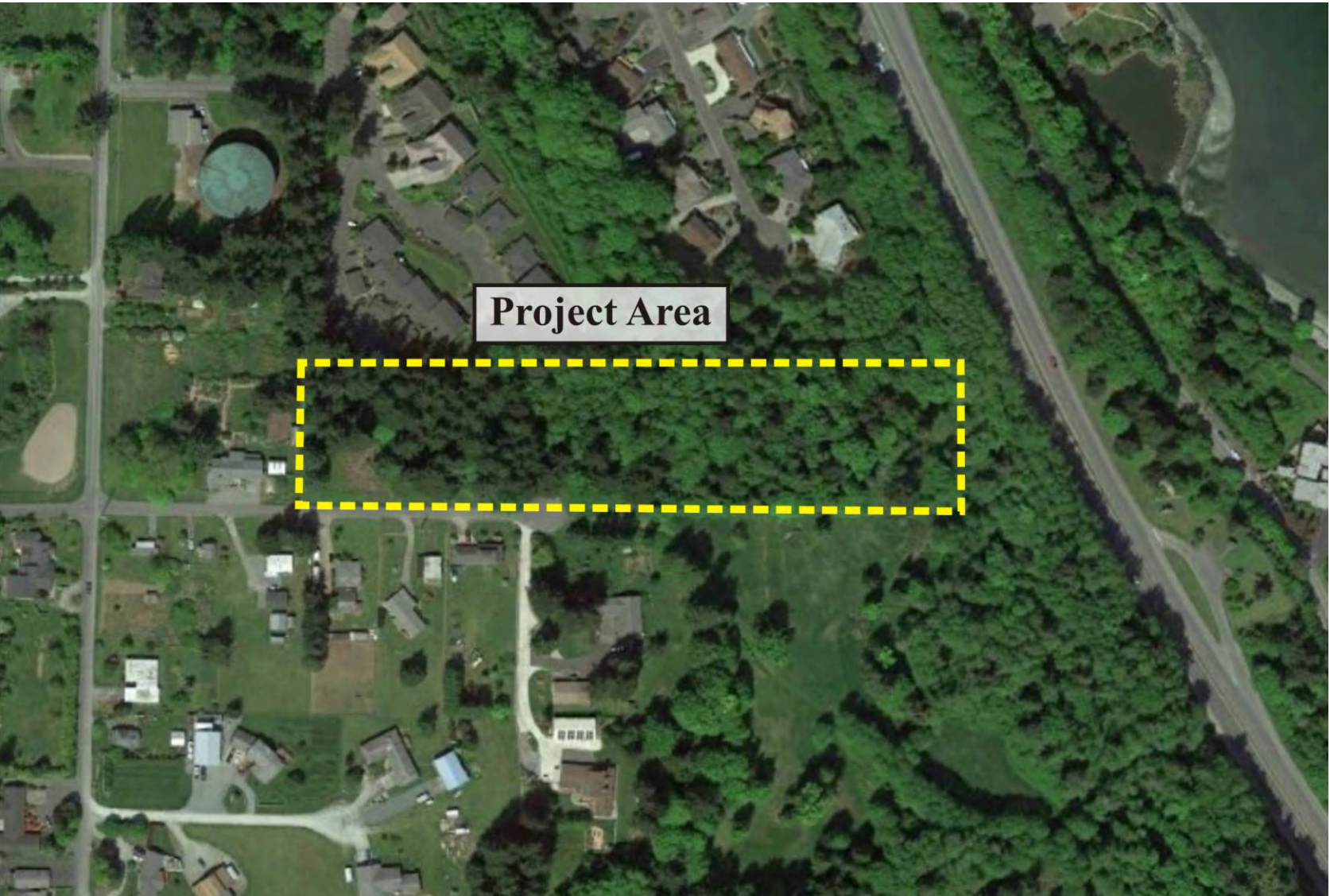
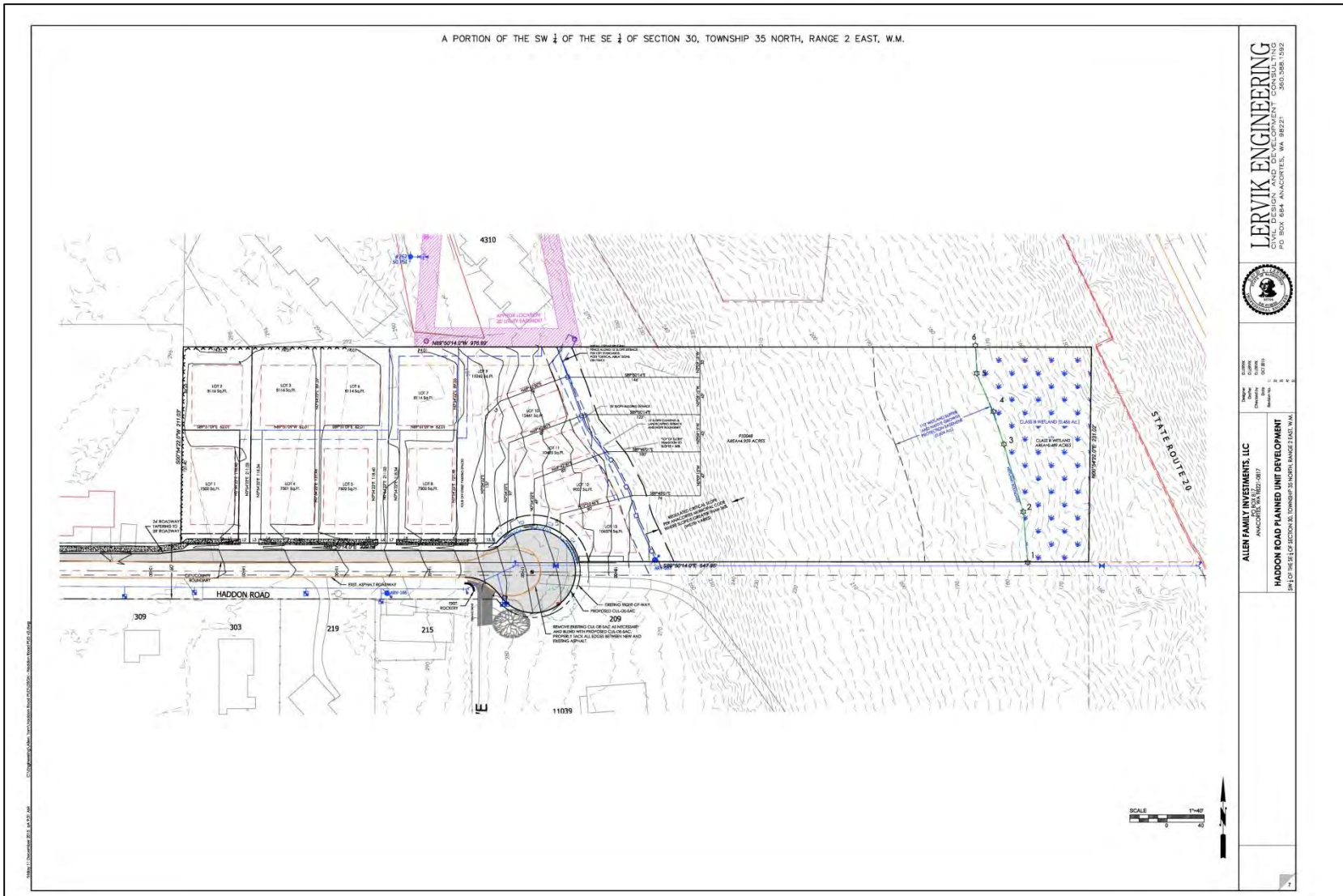


Figure 2. Aerial map indicating the approximate location of the proposed creek channel realignment. Image from Google Earth, adapted by DA.



BACKGROUND REVIEW

Determining the probability for historic properties to be present within the project area was based largely upon review and analysis of past environmental and cultural contexts and previous cultural resources studies and sites recorded within one-mile of the project area. Consulted sources included reviewing local geologic data to better understand the depositional environment; archaeological, historic and ethnographic records on file on the Washington Information System for Architectural and Archaeological Records Data (WISAARD) database; and selected published local historic records.

Topography and Geology

The Haddon Road Planned Unit Development Project is located in the City of Anacortes on Fidalgo Island. Fidalgo Island has a complex geological history. The bedrock consists of an assemblage of Paleozoic through Mesozoic (~540-65 million year ago) sedimentary and volcanic rocks that were accreted to North America as oceanic crust was subducted under the continental crust (Brown and Dragovich 2003).

Fidalgo Island falls within the Puget Lowlands, a geological and physiographic province that was shaped by at least four periods of extensive glaciation during the Pleistocene (Easterbrook 2003; Waitt and Thorson 1983). The bedrock was depressed and deeply scoured by glaciers and sediments were deposited and often reworked as the glaciers advanced and retreated. A thick mantle of glacial till and drift were left on many portions of Fidalgo Island at the end of the last of these glacial periods: the Fraser Glaciation.

The Vashon Stade of the Fraser Glaciation began around 18,000 B.P. with an advance of the Cordilleran ice sheet into the lowlands (Porter and Swanson 1998). As the ice built up one lobe flowed down into the Puget Lowland and another lobe filled the Strait of Juan de Fuca. The ice in the Puget Lobe reached its terminus just south of Olympia between 14,500 and 14,000 BP (Clague and James 2002; Easterbrook 2003; Waitt and Thorson 1983). The Puget Lobe was thicker towards the north and thinned towards its terminus. The depth of the ice over the San Juan Islands is estimated to have been about 1600-1800 meters (Easterbrook 2003).

The Puget Lobe began to retreat shortly after reaching its terminus. Marine waters entered the lowlands that had been carved out by the glacier and filled Puget Sound. The remaining ice was floated and wasted away rapidly. Everson glaciomarine drift deposits dating between 12,500 and 11,500 BP were released from the melting glacial ice and deposited on the sea floor across the northern and central Puget Lowland (Easterbrook 2003). The enormous weight of the ice had depressed the land but as the crust rebounded relative sea levels fell and exposed some of the drift deposits (Clague and James 2002; Easterbrook 2003).

The project area overlies the bedrock of the Fidalgo complex (Brown and Dragovich 2003). The Fidalgo complex consists of peridotite, gabbro, quartz diorite-tonalite, sedimentary breccia, argillite, and volcanic-lithic sandstone. The surficial geology within the project area has been mapped as Vashon Stade glacial outwash deposits.

According to the United States Department of Agriculture Natural Resources Conservation Service (USDA NRCS n.d.) and the University of California Davis SoilWeb (UCDavis SoilWeb n.d.) soils in the project area have been mapped as Keystone loamy sand 8 to 30 percent slopes. The Keystone series is described as consisting of very deep, somewhat excessively drained soils formed in sandy glacial outwash on plains, hillslopes, kames, and moraines at elevations of near sea level to 90 meters. A typical pedon is described as:

Oi--0 to 3 cm; slightly decomposed plant material; clear smooth boundary.

A1--3 to 8 cm; dark grayish brown (10YR 4/2) sandy loam, black (10YR 2/1) moist; strong coarse granular structure; slightly hard, very friable, nonsticky, nonplastic; many very fine, fine, and medium roots; moderately acid (pH 5.7); clear wavy boundary.

A2--8 to 20 cm; brown (10YR 5/3) sandy loam, very dark grayish brown (10YR 3/2) moist; weak medium subangular blocky structure; slightly hard, very friable, nonsticky, nonplastic; many very fine, fine, and medium roots; 5 percent gravel; moderately acid (pH 5.6); clear wavy boundary. (Combined A horizon thickness is 13 to 24 cm)

Bw1--20 to 48 cm; light yellowish brown (2.5Y 6/4) loamy sand, olive brown (2.5Y 4/3) moist; single grain; loose, nonsticky, nonplastic; common fine and many medium and coarse roots; 5 percent gravel; strongly acid (pH 5.5); clear wavy boundary.

Bw2--48 to 86 cm; light yellowish brown (2.5Y 6/4) very gravelly loamy sand, light olive brown (2.5Y 5/3) moist; single grain; loose, nonsticky, nonplastic; few fine and medium roots; 25 percent gravel, 5 percent cobbles, and 5 percent stones; moderately acid (pH 6.0); clear wavy boundary. (Combined Bw horizon thickness is 30 to 68 cm)

C--86 to 150 cm; light yellowish brown (2.5Y 6/3) loamy sand, light olive brown (2.5Y 5/3) moist; massive; moderately hard, friable, nonsticky, nonplastic; slightly acid (pH 6.3); 5 percent gravel.

Vegetation and Fauna

The Puget Sound basin, as part of the Puget Trough, is part of the *Tsuga heterophylla* zone. Precontact vegetation would have included an overstory of Western red cedar (*Thuja plicata*), Western hemlock (*Tsuga heterophylla*), and Douglas fir (*Pseudotsuga menziesii*) (Franklin and

Dyrness 1973). Lowland areas would have had a canopy dominated by, but not limited to, red alder (*Alnus rubra*), Oregon maple (*Acer macrophyllum*), and willow (*Salix sp.*) with a thick understory of stinging nettles (*Urtica dioica*), bracken fern (*Pteridium aquilinum*), sword fern (*Polystichum munitum*), skunk cabbage (*Lysichiton americanus*) and Nootka rose (*Rosa nutkana*).

A substantial marine invertebrate population in coastal waters near the project area would have included bivalves such as the steamer clam (*Leukoma staminea*), butter clam (*Saxidomus giganteus*), horse clam (*Tresus capax*), and basket cockle (*Clinocardium nuttali*). Univalves would have included frilled dogwinkle (*Nucella lamellosa*). These shellfish were a significant contribution to the precontact diet.

Abundant pink salmon (*Oncorhynchus gorbuscha*) runs go through Deception Pass on their route to the Skagit River. Other anadromous fish species would also be available in the nearshore and offshore environments. Additional harvested marine species in the surrounding waters would have included dogfish (*Squalus acanthias*), Pacific cod (*Gadus macrocephalus*), lingcod (*Ophiodon elongatus*), herring (*Clupea harengus*), and Eulachon (*Thaleichthys pacificus*).

In addition to a broad range of seasonal and permanent birds, the near shore waters contain various marine mammal species that may have contributed to the precontact diet, Harbor Seal (*Phoca vitulina*) being the most prominent. Terrestrial mammals are rarer and tend to be smaller species. Blacktailed deer (*Odocoileus hemionus*) are still found on Fidalgo and elk (*Cervus canadensis*) were previously found on the island.

Cultural Context

There are number of Coast Salish groups that have traditional claims to the area surrounding the project area. The aboriginal inhabitants of the area were classified by Suttles (1951:6) as Northern Straits Salish, a group of Coast Salish peoples differentiated by dialect and areas of occupation. It is important to note that these names were imposed upon the indigenous population by Europeans who expected them to be static groups and that these labels would logically apply to all descendents. The Samish are recognized as the local Northern Straits Salish group, although the Swinomish and Lummi have made claims to the area because of longtime family connections and traditional cooperative use. Distinguishing the Northern Straits Salish is their language, Lkungen, which differs from its close sister language Klallam (Southern Straits Salish) and is distinct from Lushootseed, spoken by other Coast Salish peoples further to the south and east (Blukis-Onat 1987; Thompson 1978). Straits Salish peoples also differ from other Coast Salish by the subsistence strategies focused primarily on marine resources and reef-netting of sockeye salmon.

Native people of the Northwest coast recognized ancestry, rights to resources, resource locations, settlement areas, songs, dances, rituals and other cultural expressions as dynamic and

individually restrictive, not group based as is understood by the European world view of nationalities. Prior to European contact and influence the Coast Salish peoples were less segmented. They were more of a fluid entity then after the divisive influences brought by Euroamericans and other non-Native influences. Traditional land use rights were determined by marriage and/or inheritance; therefore, intermarriage (for one) between groups frequently created dynamic opportunities for resource acquisition. In addition, the artificial political boundary of the US/Canada border is another artifice of European conquest that further divided indigenous life ways.

According to Ruby and Brown (1992[1986]) winter villages were preferentially located on Fidalgo, Samish and Guemes Islands during the precontact period. According to Suttles (1951), the north and west shores of Fidalgo Island were used exclusively by the antecedents of today's Samish Nation. Resources were taken from specific areas when it was the best time of year to do so, people would have travelled throughout the area occupying particular areas relative to what resource was available and to which they had rights to exploit. In the spring and summer they utilized the southern and eastern portions of Lopez Island and the surrounding smaller islands as part of their seasonal round to live and gather resources during the year (Suttles 1951). There were not fixed boundaries and that the highly mobile people maintained extensive contact with their neighbors and shared use areas with each other (Blukis -Onat 1987).

Expansion for colonization along with trade brought Europeans into contact with the Native population of the islands. The navigable trade waters surrounding the San Juan Islands were first visited by Spanish explorers Francisco de Eliza, Juan Pantoja y Arriga, and later British explorers such as Lieutenant William Broughton, sailing under George Vancouver. Fidalgo Island was first sighted by the Spanish on July 5, 1790 by Manuel Quimper while exploring the inland waters of Washington (Blumenthal 2004). He named the island for Lieutenant Salvador Fidalgo who he had previously dispatched to explore the Alaskan coast and determine the extent of Russian migration (Blumenthal 2004).

The early European explorers would have been looking for resources to exploit such as timber, farmland, and furs. The first settlers did not arrive on Fidalgo Island until the 1850's. Its relative isolation and resource potential relegated it to a secondary concern for Euroamerican settlement (Lunsford 2009). Shortly after the arrival of permanent residents to the island the majority of the Native population relocated to nearby islands or the Swinomish Reservation once it was established in 1873 (Sampson 1972).

In 1879 the town of Anacortes, originally called Ship Harbor, was founded by railroad surveyor Amos Bowman. Eventually the town was renamed for his wife, Anna Curtis Bowman. In the 1880s Anacortes had a large population boom as a result of the expectation that it would become a railway terminus. Between January and March 1890 the population of the town grew from 40

to 3,000. However in 1893 Anacortes along with other towns hoping to be railroad terminals were suffering from the “Panic of 1893” an economic depression tied to the overbuilding and questionable financing of the railroad industry that resulted in bank failures and was the worst economic depression the United States had faced to that date. Anacortes rebounded from this economic crisis with the establishment of fish canneries, fruit canneries, sawmills, shingle mills, and factories by the turn of the century (Lunsford 2009).

The first of these canneries, the Fidalgo Island Packing Company, was opened in 1893. This cannery employed about 350 people including Chinese, Norwegian, and Greek Euroamerican immigrants, as well as a large body of Samish workers, employed for their knowledge of traditional salmon fishing and netting sites located nearby (Waterhouse 1986). The Samish lived in separate quarters, like the Chinese, away from the larger body of Euroamerican employees. The remains of their living area are still observable surrounding Cannery Lake and the Ship Harbor wetlands around the Washington State Ferry Terminal (Baldwin et al. 2007; Gill 2008; Koziarski and Baldwin 2010a, 2010b, 2010c; Waterhouse 1986; Wessen and Waterhouse 1987). Cannery operations continued in Ship Harbor into the 1920’s when the cannery and rail were closed, abandoned, and subsequently sold to the Port of Anacortes.

Previous Cultural Resource Studies and Archaeological Sites

The first regional study of indigenous society on the Northwest Coast was conducted by the Jesup North Pacific Expedition in 1897-1902 (Smith 1907). The multidiscipline group was lead by Franz Boas, and sponsored by the American Museum of Natural history. The expedition accounted for early documentation of many groups throughout Washington State and the northwest coast generally, but little else happened in way of research until after World War II.

Archaeological investigations in the general vicinity were conducted by Alan Bryan (1963). The efforts in the area were concentrated more on the readily identifiable shell matrix sites along the shoreline while interior, particularly populated cities were largely excluded. More recently there have been efforts to identify cultural resources as part of development-based efforts and some historic structure reviews sponsored by the City of Anacortes and DAHP (Baldwin 2013a, 2013b; Barsh 2003; Gilpin 2009; Hartmann 2012; Hodges 2003a; Jordan et al. 2008; Kohler 2007, 2010; Koziarski and Baldwin 2010a, 2010b, 2010c; Thompson, et.al 2009).

According to the WISAARD database (accessed March 11, 2016) there have been 17 cultural resource studies previously conducted within one mile of the present project area (Table 1), in which most reviews have been limited to locations near the Fidalgo Bay shoreline. Julie M. Kohler (2007, 2010) conducted a number of efforts to record and assess historic structures within selected portions of the City of Anacortes. Although her most recent work included the present project area, nothing of note was recorded on or near the site. Her latest project built upon four previous surveys undertaken in 1976, 1987 and 2007. The shoreward cultural resources reviews are located near or beyond one mile from the project area, but are presented in brief for context.

Table 1. Previous cultural resource surveys conducted within one-mile of the APE.

Citation	Report Title	Performing Agency	Cultural Resources Identified
Valentino, Alicia 2015	Results of Archaeological Monitoring for the Portal Way/Dakota Creek Bridge #500 Project, Blaine, Whatcom County, Washington	Environmental Science Associates	No Significant Cultural Resources Identified
Claussen, Erin, Tom Olander, and Chris Lockwood 2014	Portal Way Dakota Creek Bridge #500 Seismic Retrofit Project, Whatcom County, Washington	Environmental Science Associates	45WH990 and Historic Bridge
Baldwin, Garth L. 2013	Cultural Resources Review of Proposed Construction at the Proposed Whatcom/Skagit Housing Authority's Drayton Reach Residential Project, Blaine, Washington	Drayton Archaeology	45WH727
Baldwin, Garth L. 2009	Archaeological Assessment of the Harbor Shores Development, Blaine, Whatcom County, Washington	Drayton Archaeology	45WH46
Reid, Alfred 2006	Cultural Resources Assessment for the Birch Bay Water and Sewer District Water main Replacement Project at the Blaine Road Crossing of Dakota Creek, South to Drayton Harbor Road, Blaine, Whatcom County, Washington	Alfred Reid Archaeological Consulting	No Significant Cultural Resources Identified
Piper, Jessie 2007	Cultural Resources Assessment of I-5/Dakota Creek Vicinity Water Quality Retrofit, Skagit and Whatcom Counties, Washington	Northwest Archaeological Associates, Inc.	No Significant Cultural Resources Identified
Baldwin, Garth L., Christopher L.S. Kaiser 2007	Archaeological Assessment of 2850 Peace Portal Drive (TPN 400108071368), Blaine, Whatcom County, Washington 98230	Drayton Archaeology	No Significant Cultural Resources Identified
Hovezak, Mark 2007	Archaeological Assessment of the Hrutfiord CREP Project Area, Blaine, Whatcom County, Washington	Rosario Archaeology	No Significant Cultural Resources Identified
Ferry, Jackie 2015	Archaeological Monitoring Report for the Barbecue Pit Cover Installation, Fidalgo Bay RV Resort, Anacortes, Skagit County, WA	Samish Indian Nation	45SK42

Citation	Report Title	Performing Agency	Cultural Resources Identified
Baker, R. Todd 2014	Cultural Resource Survey: Proposed Telecommunications Tower Site Site Name: WA1 Storvik Park-New Build, Anacortes, Skagit County, Washington	Terracon Consultants, Inc.	No significant cultural resources identified
Ferry, Jackie 2013	Archaeological Monitoring Report for the Parking Lot Development, Fidalgo Bay RV Resort, Anacortes, Skagit County, WA	Samish Indian Nation	No significant cultural resources identified
Analytical Environmental Services 2011	Fidalgo Bay Resort Flats Cultural Resources Study Samish Indian Nation Fee-To-Trust Project	Analytical Environmental Services	45SK43
Hartmann, Glenn D. 2012	Cultural Resources Assessment for the HFA Boatyard Project, Anacortes, Skagit County, WA	Cultural Resource Consultants, Inc.	No significant cultural resources identified
Nelson, Margaret A., and Randall F. Schalk 2010	Archaeological Testing at Weaverling Spit, Site 45SK43, Skagit County, Washington, Final Technical Report	Cascadia Archaeology	45SK43
Moreno, Meredith A., Justin C. Preston, and Garth L. Baldwin 2011	Archaeological Assessment for the Fidalgo Bay Road Improvement Project, Anacortes, Washington	Drayton Archaeological Research	No significant cultural resources identified
Smart, Tamela S., Alyson M. Rollins, and Brett N. Meidinger 2009	Archaeological Monitoring Report: Fidalgo Bay Beach Nourishment and Shoreline Stabilization, Skagit County, Washington	Equinox Research and Consulting International Inc.	45SK43, 45SK296
Chatters, James 2010	Cultural Resources Assessment of Remedial Investigation Activities, Former Custom Plywood Property, Anacortes, WA	AMEC Geomatrix, Inc.	45SK436
Barg, Diana M. 2008	Monitoring Report for the Dance Hall Demolition Project, Weaverling Spit, Skagit County, Washington	Samish Indian Nation	45SK42, 45SK322

Citation	Report Title	Performing Agency	Cultural Resources Identified
Kaehler, Gretchen, and Gail Thompson 2008	Historical Evaluation of the Tugboat <i>Enchantress</i> , Anacortes, Washington	Historical Research Associates, Inc.	45SK369
Wessen, Gary C. 2008	An Archaeological Survey and Evaluation of the ‘Dance Hall’ Demolition Project Area, Weaverling Spit, Skagit County, Washington	Wessen & Associates, Inc.	45SK42, 45SK322
Nelson, Margaret A. 2006	Test Excavations at Weaverling Spit, Site 45SK43 Skagit County, Washington	Cascadia Archaeology	45SK43
Hodges, Charles M. 2003	Cultural Resource Reconnaissance for the Thompson Trail Project, Phase 1, City of Anacortes, Skagit County, Washington	Northwest Archaeological Associates, Inc.	45SK296
Hodges, Charles M. 2003	Cultural Resource Reconnaissance for the Thompson Trail Project, Phase 2, City of Anacortes, Skagit County, Washington	Northwest Archaeological Associates, Inc.	45SK43, 45SK296
Campbell, Sarah K. 2003	Weaverling Spit 45SK43 Permit #03-02	Equinox Research and Consulting International Inc.	45SK43
Trost, Teresa 2005	Cultural Resource Assessment of Tract B (P33038, City Account No. 350230-0-012-0106) and Tract C (P33039, City Account No. 350230-0-012-0205)	Cascadia Archaeology	No significant cultural resources identified

Six archaeological sites have been recorded within one mile of the project area, all located along the shoreline or on Weaverling Spit. Sites 45SK322, 45SK42, and 45SK43 are all located on Weaverling Spit and consist of shell midden deposits, with the former sites also containing fire-altered rock, chipped stone artifacts, faunal remains including marine shells and animal bone, and charcoal (Bryan 1954; Bryand and Osmundson 1954; Blukis Onat 1981; Ferry 2015; Hodges 2003b, 2003c; Nelson 2006, 2010; Schalk 2004; Wessen 2008). Three historic sites were also recorded including the Custom Plywood Mill Ruin 45SK436 (Chatters 2010), *The Enchantress*, 45SK369, a Miki-class tugboat (Kaehler 2008), and a railway segment of the Seattle and Northern Railway Company’s Skagit Line, 45SK296 (Hodges 2003c).

CULTURAL RESOURCE EXPECTATIONS

Based on a review of the previous efforts at identifying cultural resources, past historical, environmental and cultural reviews, the project area was considered to be located in an area to have a low probability for either historic-era or precontact cultural deposits, structures, or isolated items. The expectations were based upon:

- Previous inventories of historic or potentially historic structures in the city of Anacortes.
- The topographic and geologic context of the project area is unlikely to contain cultural resources.
- Cultural resources, either historic or prehistoric, are likely to be located near shoreline areas.

Nonetheless, all types of cultural resources were considered during work, however improbable. Remnants of precontact activities related to lithic resource acquisition and testing (cobble tool scatters), fire modified rock (suggestive of processing/camping activities), temporary camps or resource processing locations that could represent a range of ephemeral hunting, gathering and/or ceremonial activities. Historic cultural resources thought possible included trash scatters or artifacts associated with logging, farming or residential settlement. Considering the depositional environment of the project area any potential cultural resource deposits were expected to be highly disturbed.

FIELD INVESTIGATION

Field investigation was conducted by DA archaeologists Oliver Patsch, Marsha Hanson, Katie Lewis, and Pat Uskert on March 15, 2016 in clear, sunny and cool weather. Field investigation included pedestrian survey, exposed soil inspection and excavation of shovel probes (SPs). Photographs of the area and representative soil profiles were recorded for the probes.

Pedestrian survey within the project area was conducted in order to identify any surface features such as historic properties, foundations, or earthen works, as well as to identify suitable areas for subsurface inspection. Subsurface investigation consisted of shovel probes placed approximately every 30 meters throughout the project area. Shovel probes measuring approximately 40 to 50 centimeters in diameter were excavated to sterile subsoil, groundwater, or glacial till, depending on the conditions. Excavated sediment was screened through ¼ inch hardware mesh. All shovel probes were measured, described, photographed and GPSed. Notes detailing the soil profile were prepared and include information about soil stratigraphy, constituents, and features (See Appendix A). Each shovel test location was backfilled upon completion of hand excavation.

RESULTS

The project area consists of a moderate to heavily vegetated and wooded five acre parcel that slopes drastically to the east. Vegetation on site consists of Douglas fir, cedar, hemlock, alder, big leaf maple, madrona, Nootka rose, Indian plum, salmonberry, snowberry, stinging nettle, elderberry, sword fern, holly, trailing blackberry, and English ivy, with Himalayan blackberry located along the periphery of the developable portion of the property (Photos 1 and 2). Due to the steepness of the slope (Photo3), only the western 2.5 acres of the parcel can be developed, therefore field investigation was limited that area.



Photo 1. Overview of the western portion of the project area. View is to the west.



Photo 2. Overview of the project area, view is to the north/northeast.



Photo 3. Overview of the sloped eastern portion of the property, view is to the east.

Pedestrian survey encountered a number of modern cultural materials and features. A modern campsite consisting of a fire ring, a portable barbeque, bedding, a mattress pad and miscellaneous metal and trash was encountered near the southwest area of the project area, while modern trash was located throughout the wooded area. Within the blackberry covered area in the southwestern area of the parcel lays a pile of wood that looks like a collapsed structure. Within this structure is a wooden car with rubber wheels. A propane tank, a galvanized metal gas can, a bed spring frame, wires and ceramic insulators, as well as a Western Flyer bicycle are also located within this area. Some of these items date to the 1950s, however, modern trash is also mixed within these objects, making the association unknown. Historic maps of the area do not indicate any buildings being present at this area and this array of items could be a dump site.

A total of 17 SPs, approximately 30 meters apart, were excavated across the project area (Figure 4). Soils observed were consistent with the loamy sand sediments mapped by the USDA NRCS (n.d.) and UCDavis SoilWeb (n.d.) (Photo 4) with slight variations occurring across the area. No cultural material was encountered in any of the SPs.



Figure 4. Aerial map showing locations of shovel probes.



Photo 4. Overview of SP OP01 showing a typical profile of soils encountered within the project area.

RECOMMENDATIONS

The archaeological investigation for the Haddon Road Planned Unit Development Project did not encounter any above ground or subsurface historic or precontact cultural resources. Based on the present review and the history of work at the property, further archaeological oversight for the project appears unwarranted.

In the event any items of cultural patrimony are encountered, by law all work must cease. It is further recommended that proponents become familiar with Washington State laws, particularly Revised Code of Washington (RCW) Chapter 27.53.060, RCW 27.44.040 and RCW 68.50.645.

Washington State law provides for the protection of all archaeological resources under RCW Chapter 27.53, Archaeological Sites and Resources, which prohibits the unauthorized removal, theft, and/or destruction of archaeological resources and sites. This statute also provides for prosecution and financial penalties covering consultation and the recovery of archaeological resources. Furthermore, RCW Chapter 27.44, Indian Graves and Records, states that the willful removal, mutilation, defacing, and/or destruction of Indian burials constitutes a Class C felony.

In the event that archaeological materials are encountered during the development of the property, an archaeologist should immediately be notified and work halted in the vicinity of the find until the materials can be inspected and assessed. At that time, the appropriate persons are to be notified of the exact nature and extent of the resource so that measures can be taken to secure them. In the event of inadvertently discovered human remains or indeterminate bones, pursuant to RCW 68.50.645, all work must stop immediately and local law enforcement agencies must be contacted. Any remains should be covered and secured against further disturbance, and communication should be immediately established with local law enforcement, the State Physical Anthropologist at DAHP, and the appropriate Tribal Historic Preservation Officer(s), and the Samish, Skagit, and Swinomish Tribes.

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APPENDIX A. SHOVEL TEST PROBE TABLE

DEPTH BELOW SURFACE (CM)	SEDIMENT DESCRIPTION	CONTENTS
Shovel Probe OP-01		
0 – 8 cm	10YR3/2 very dark grayish brown sandy loam.	No Cultural Material
8 – 85 cm	10YR4/3 dark brown loamy sand with approximately 2-3%, sub-rounded pebbles, cobbles. Yellow and orange mottled sediments throughout.	No Cultural Material
Notes:		
Shovel Probe OP-02		
0 – 46 cm	10YR4/3 dark brown loam/sandy loam with periodic large cobbles and boulders. Abundant roots under think forest canopy	No Cultural Material
Notes: Rich humic. Boulder impasse at 46 cm		
Shovel Probe OP-03		
0 – 7 cm	10YR3/2 very dark grayish brown sandy loam, with abundant roots.	No Cultural Material
7 – 56 cm	10YR4/3 dark brown loamy sand with approximately 3-5% sub-rounded pebbles and cobbles. Abundant roots.	No Cultural Material
Notes:		
Shovel Probe OP-04		
0 – 8 cm	10YR3/2 very dark grayish brown sandy loam.	No Cultural Material
8 – 68 cm	10YR4/3 dark brown loamy sand with approximately 3% sub-rounded pebbles and cobbles.	No Cultural Material
Notes:		
Shovel Probe OP-05		
0 – 10 cm	10YR3/2 very dark grayish brown sandy loam. Abundant roots	No Cultural Material
10 – 50 cm	10YR4/3 dark brown loamy sand with approximately 2-3% sub-rounded pebbles and cobbles, abundant roots and rocks.	No Cultural Material
Notes: Boulder impasse.		

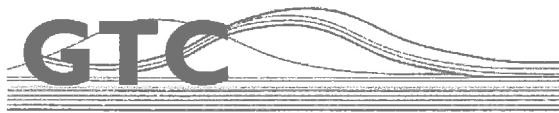
DEPTH BELOW SURFACE (CM)	SEDIMENT DESCRIPTION	CONTENTS
Shovel Probe OP-06		
0 – 8 cm	10YR3/2 very dark grayish brown sandy loam.	No Cultural Material
8 – 70 cm	10YR4/3 dark brown loamy sand with approximately 2-3% sub-rounded pebbles and cobbles with less than 1% larger material.	No Cultural Material
Shovel Probe PU-01		
0 – 1 cm	Duff	No Cultural Material
1 – 25 cm	10YR3/2 very dark grayish brown sandy loam	No Cultural Material
25 – 65 cm	10YR4/3 dark brown, fine sand with rounded to sub-rounded pebbles, large cobble at 50cm.	No Cultural Material
Shovel Probe PU-02		
0 – 1 cm	Duff	No Cultural Material
1 – 20 cm	10YR3/2 very dark grayish brown sandy loam.	No Cultural Material
20 – 55 cm	10YR4/3 dark brown brown fine sand	No Cultural Material
Notes: Pebbles various sizes throughout, mostly sub-angular to sub-rounded, approximately 10%.		
Shovel Probe PU-03		
0 – 1 cm	Duff.	No Cultural Material
1 – 12 cm	10YR3/2 very dark grayish brown sandy loam.	No Cultural Material
12 – 65 cm	10YR4/3 dark brown loamy sand with approximately 2-3% sub-rounded pebbles and cobbles with less than 1% larger material.	No Cultural Material
Shovel Probe PU-04		
0 – 1 cm	Duff.	No Cultural Material
1 – 10 cm	10YR3/2 very dark grayish brown sandy loam.	No Cultural Material
10 – 60 cm	10YR4/3 dark brown loamy sand with approximately 2-3% sub-rounded pebbles and cobbles with less than 1% larger material.	No Cultural Material
Shovel Probe PU-05		
0 – 1 cm	Duff.	No Cultural Material
1 – 12 cm	10YR3/2 very dark grayish brown sandy loam.	No Cultural Material
12 – 40 cm	10YR4/3 dark brown fine grained loamy sand with approximately 2-3% sub-rounded pebbles and cobbles with less than 1% larger material.	No Cultural Material
40 – 70 cm	10YR4/4 dark yellowish brown sand with approximately 10% sub-rounded to well-rounded pebbles and cobbles.	No Cultural Material

DEPTH BELOW SURFACE (CM)	SEDIMENT DESCRIPTION	CONTENTS
Shovel Probe PU-06		
0 – 1 cm	Duff.	No Cultural Material
1– 70 cm	10YR4/3 dark brown uniform sandy loam with 1 large flat cobble at 40cm.	No Cultural Material
Shovel Probe MH-01		
0 – 19 cm	10YR3/2 very dark grayish brown very fine to very coarse-grained sandy loam with decaying organics and roots.	No Cultural Material
19 – 43 cm	10YR4/3 dark brown fine to coarse-grained loamy sand with low amounts of sub-rounded to well-rounded gravels.	No Cultural Material
43 – 77 cm	10YR4/3 dark brown coarse-grained sand with low amounts of sub-angular to well-rounded gravels increasing with depth.	No Cultural Material
77 – 100 cm	10YR4/3 dark brown coarse-grained sand with decreasing amounts of sub-rounded to well-rounded gravels.	No Cultural Material
Notes:		
Shovel Probe MH-02		
0 – 19 cm	10YR3/2 very dark grayish brown very fine to very coarse-grained sandy loam with decaying organics and roots.	No Cultural Material
19 – 49 cm	10YR4/3 dark brown fine to coarse-grained loamy sand with low amounts of sub-rounded to well-rounded gravels. Many fine to large roots present.	No Cultural Material
Shovel Probe MH-03		
0 – 17 cm	10YR3/2 very dark grayish brown very fine to very coarse-grained sandy loam with decaying organics and roots.	No Cultural Material
17 – 44 cm	10YR4/3 dark brown fine to coarse-grained loamy sand with low amounts of sub-rounded to well-rounded gravels.	No Cultural Material
Notes: Boulder impasse		

DEPTH BELOW SURFACE (CM)	SEDIMENT DESCRIPTION	CONTENTS
Shovel Probe MH-04		
0 – 22 cm	10YR3/2 very dark grayish brown very fine to very coarse-grained sandy loam with decaying organics and roots.	No Cultural Material
22 – 52 cm	10YR4/3 dark brown fine to coarse-grained loamy sand with low amounts of sub-rounded to well-rounded gravels. Many large roots present.	No Cultural Material
Notes: Root impasse.		
Shovel Probe MH-05		
0 – 22 cm	10YR3/2 very dark grayish brown very fine to very coarse-grained sandy loam with decaying organics and roots.	No Cultural Material
22 – 41 cm	10YR4/3 dark brown fine to coarse-grained loamy sand with low amounts of sub-rounded to well-rounded gravels. Large roots present.	No Cultural Material
Notes: Root impasse.		
Shovel Probe MH-06		
0 – 19 cm	10YR3/2 very dark grayish brown very fine to very coarse-grained sandy loam with decaying organics and roots.	No Cultural Material
19 – 30 cm	10YR4/3 dark brown fine to coarse-grained loamy sand with low amounts of sub-rounded to well-rounded gravels.	No Cultural Material
30 – 55 cm	10YR4/3 dark brown coarse-grained sand with low amounts of sub-angular to well-rounded gravels increasing with depth.	No Cultural Material
55 – 84 cm	10YR4/3 dark brown coarse-grained sand with decreasing amounts of sub-rounded to well-rounded gravels.	No Cultural Material

EXHIBIT #14:

TRAFFIC IMPACT ANALYSIS



Gibson Traffic Consultants
2802 Wetmore Avenue
Suite 220
Everett, WA 98201
425.339.8266

Haddon PUD Traffic Impact Analysis

**Prepared for: Allen Family Investments, LLC
Jurisdiction: City of Anacortes**

February 2016

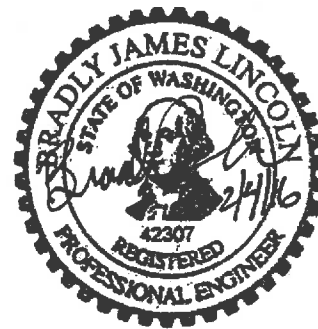


TABLE OF CONTENTS

1. INTRODUCTION.....	1
2. SCOPING AND METHODOLOGY	1
2.1 Trip Generation	1
2.2 Intersection level of Service Analysis.....	1
3. SURROUNDING ROADWAYS.....	4
4. TRIP GENERATION AND DISTRIBUTION	5
4.1 Trip Generation	5
4.2 Trip Distribution.....	5
5. INTERSECTION LEVEL OF SERVICE ANALYSIS	7
5.1 Turning Movement Volumes	7
5.1.1. Existing Turning Movements	7
5.1.2. 2017 Baseline Turning Movements.....	7
5.1.3. 2017 Future with Development Turning Movements.....	7
5.2 Intersection Level of Service Analysis Summary	11
6. ACCESS ANALYSIS	11
6.1 Sight Distance	11
6.2 Channelization Analysis.....	12
7. MITIGATION FEES.....	12
8. CONCLUSIONS	12

LIST OF FIGURES

Figure 1: Site Vicinity Map	3
Figure 2: Development Trip Distribution – PM Peak-Hour	6
Figure 3: Existing Turning Movements.....	8
Figure 4: 2017 Baseline Turning Movements	9
Figure 5: 2017 Future with Development Turning Movements	10

LIST OF TABLES

Table 1: Level of Service Criteria for Intersections.....	4
Table 2: Trip Generation Summary	5
Table 3: Intersection Level of Service Summary	11

ATTACHMENTS

Trip Generation.....	A
Existing Counts and Turning Movement Calculations.....	B
Intersection Level of Service Calculations	C

1. INTRODUCTION

Gibson Traffic Consultants (GTC) has been retained by Allen Family Investments, LLC to provide a traffic impact analysis for the Haddon PUD development. The proposed development is located on the north side of Haddon Road, east of Whistle Lake Road in the City of Anacortes. Access for 11 units will be to Haddon Road via three shared driveways and 2 units will have direct access to Haddon Road. The development will consist of 13 total single-family dwelling units. The property is currently undeveloped so no credits are applicable to the development. This report summarizes the trip generation, trip distribution, sight distance, access analysis, and traffic analysis of existing and future 2021 PM peak-hour conditions at the off-site study intersections. The year 2021 has been used for the future analysis as the City of Anacortes has adopted a 6-year concurrency period.

Brad Lincoln, responsible for this report, is a licensed professional engineer (Civil) in the State of Washington and member of the Washington State section of ITE.

2. SCOPING AND METHODOLOGY

The scope of the analysis for this report is based on City of Anacortes guidelines for a reduced scope Level II traffic study and discussions with Eric Shjarback from the City of Anacortes.

2.1 Trip Generation

The trip generation for the Haddon PUD development has been calculated using the Institute of Transportation Engineers (ITE) *Trip Generation, 9th Edition (2012)*. The average trip generation rates for ITE Land Use Code (LUC) 210, single-family detached housing, were used for the trip generation calculations.

2.2 Intersection level of Service Analysis

The following intersections, and their control type, have been analyzed as part of this report:

1. Haddon Road at Whistle Lake Road – Two-way Stop Controlled
2. SR 20 at Commercial Avenue – Roundabout

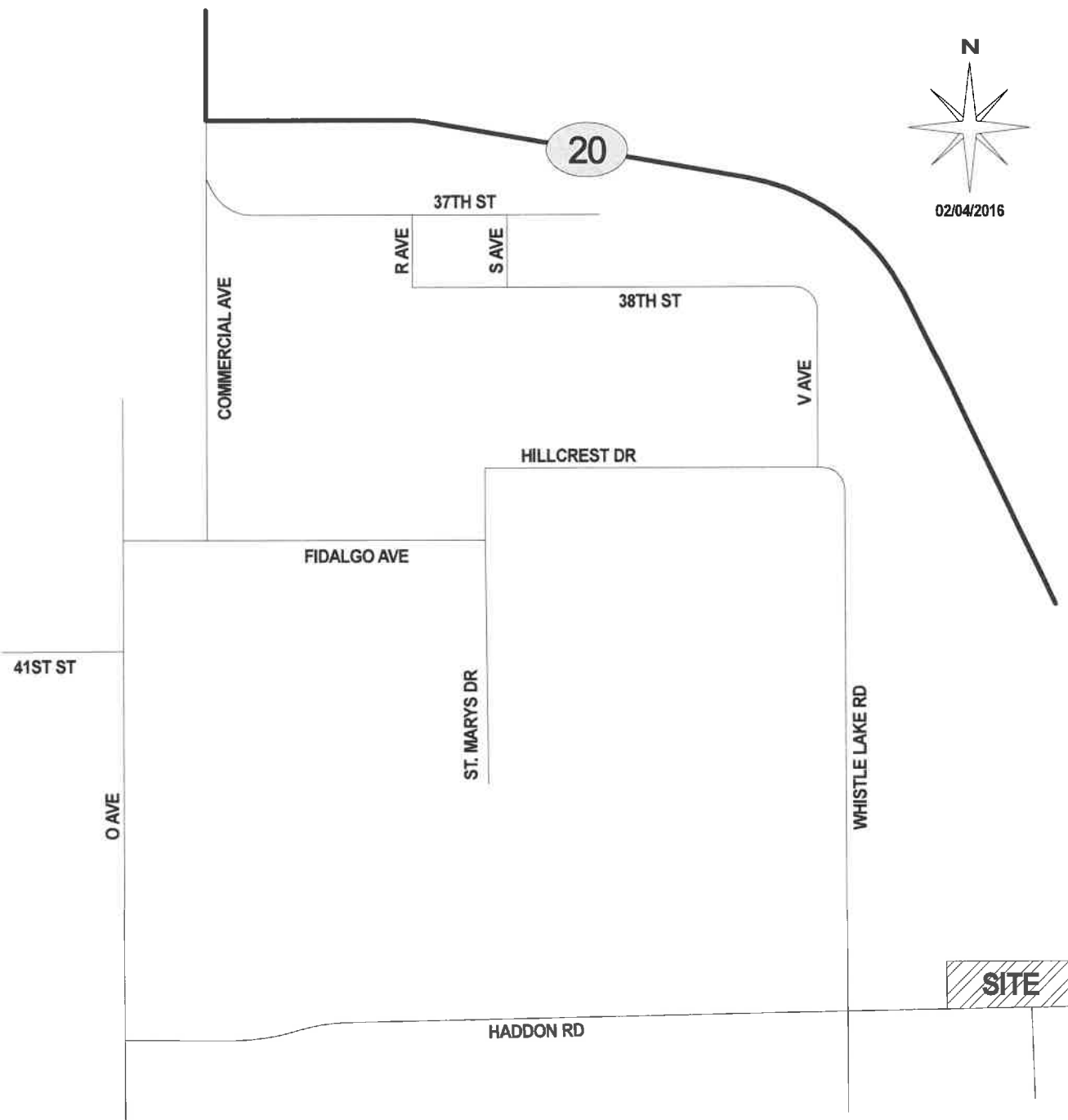
Existing, 2021 baseline, and 2021 future with development conditions were analyzed at the two intersections.

The existing count was collected by Traffic Data Gathering (TDG) on November 18, 2014, and one count was conducted by Gibson Traffic Consultants on December 17, 2015. The PM peak-hour is consistently considered the critical peak-hour and therefore intersection analysis was conducted for this time frame. Prior counts in the City of Anacortes have shown that PM peak counts are approximately 25% higher than AM peak counts. It should also be noted that this is consistent with the trip generation for single-family dwelling units which generate 0.75 AM peak-hour trips and 1.00 PM peak-hour trips according to ITE. Therefore, PM peak is the highest traffic period for analysis.

The peak-hour level of service (LOS) analysis calculations were completed using the *Synchro 9*, software for the two-way stop-controlled intersection at Haddon Rd at Commercial and Sidra for the roundabout at SR-20 at Commercial Avenue. This software applies the operational analysis methodology of the current *Highway Capacity Manual (HCM)*. Traffic congestion is generally measured in terms of level of service. In accordance with the 2010 HCM, road facilities and intersections are rated between LOS A and LOS F, with LOS A being free flow and LOS F being forced flow or over-capacity conditions. The level of service criteria is summarized in Table 1. The level of service at two-way stop-controlled intersections is based on the average delay of the worst approach. The level of service at signalized and all-way stop-controlled intersections is based on the average delay for all approaches. Geometric characteristics and conflicting traffic movements are taken into consideration when determining level of service values.



02/04/2016



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HADDON PUD
13 SINGLE FAMILY UNITS

LEGEND



DEVELOPMENT SITE

FIGURE 1

**SITE VICINITY
MAP**

CITY OF ANACORTES

Table 1: Level of Service Criteria for Intersections

Level of ¹ Service	Expected Delay	Intersection Control Delay (Seconds per Vehicle)	
		Unsignalized Intersections	Signalized Intersections
A	Little/No Delay	≤10	≤10
B	Short Delays	>10 and ≤15	>10 and ≤20
C	Average Delays	>15 and ≤25	>20 and ≤35
D	Long Delays	>25 and ≤35	>35 and ≤55
E	Very Long Delays	>35 and ≤50	>55 and ≤80
F	Extreme Delays ²	>50	>80

The acceptable level of service for intersections within the City of Anacortes is LOS D per previous discussions with City of Anacortes staff.

3. SURROUNDING ROADWAYS

Haddon Road is a collector roadway and provides access to the site. The posted speed limit is 25 mph. In the site vicinity Haddon Road is an unmarked two-lane roadway with a width of 20 feet and Whistle Lake Road is a marked 25 mph collector roadway with a width of 20 feet. Both roads are in good condition with little to no visible road damage, but neither road has sidewalks.

¹ **Source:** *Highway Capacity Manual 2010*.

LOS A: Free-flow traffic conditions, with minimal delay to stopped vehicles (no vehicle is delayed longer than one cycle at signalized intersection).

LOS B: Generally stable traffic flow conditions.

LOS C: Occasional back-ups may develop, but delay to vehicles is short term and still tolerable.

LOS D: During short periods of the peak hour, delays to approaching vehicles may be substantial but are tolerable during times of less demand (i.e. vehicles delayed one cycle or less at signal).

LOS E: Intersections operate at or near capacity, with long queues developing on all approaches and long delays.

LOS F: Jammed conditions on all approaches with excessively long delays and vehicles unable to move at times.

² When demand volume exceeds the capacity of the lane, extreme delays will be encountered with queuing which may cause severe congestion affecting other traffic movements in the intersection.

4. TRIP GENERATION AND DISTRIBUTION

4.1 Trip Generation

Trip generation estimates are based on national statistics for single-family detached dwelling units, Land Use Code 210, contained in the ITE *Trip Generation, 9th Edition*. The development is anticipated to generate 124 average daily trips (ADT) with 9 AM peak-hour trips and 13 PM peak-hour trips. The trip generation is summarized in Table 2.

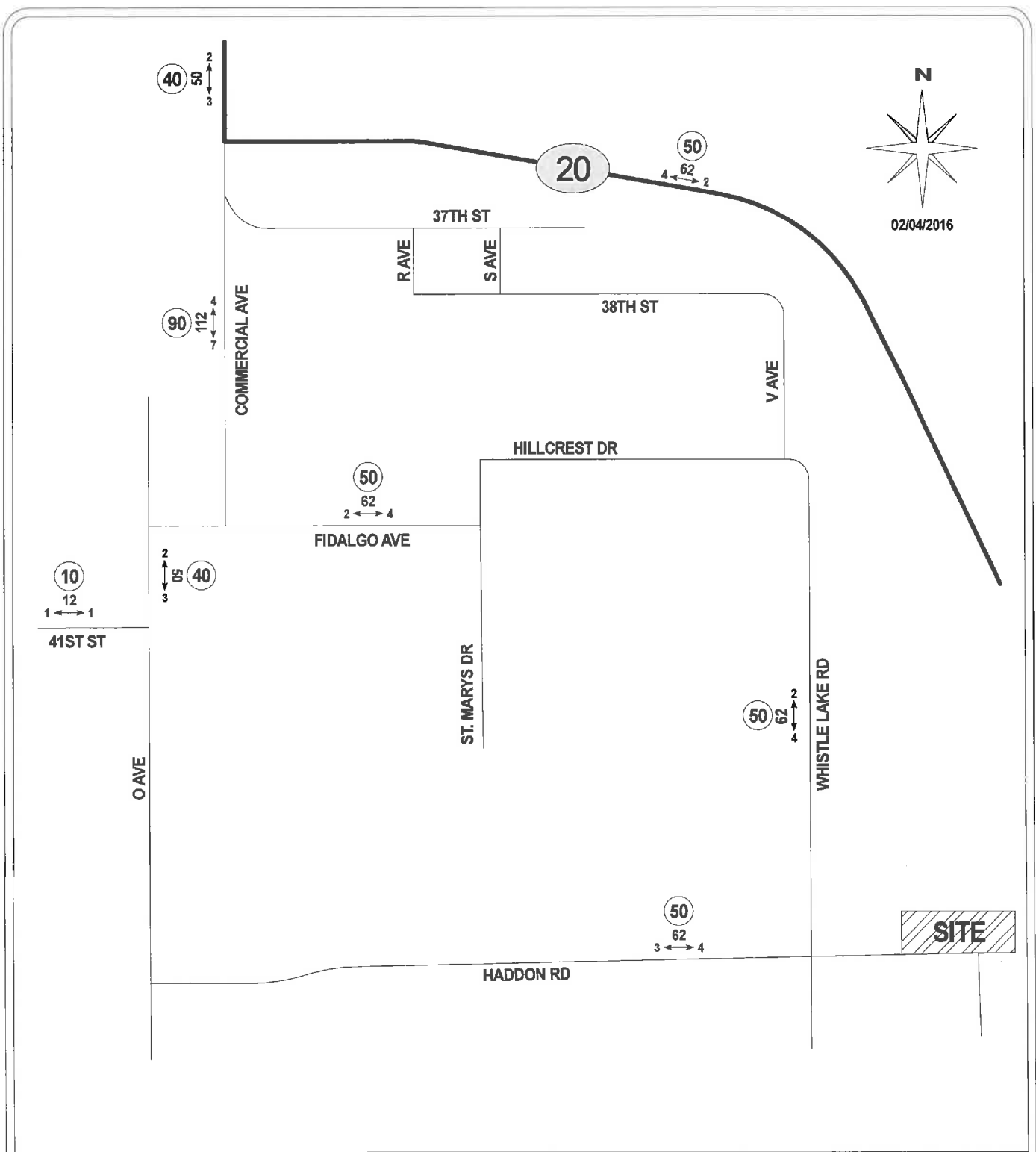
Table 2: Trip Generation Summary

Land Use	Size	Average Daily Trips	AM Peak-Hour Trips			PM Peak-Hour Trips		
			In	Out	Total	In	Out	Total
Single-Family Unit	13 Units	124	2	7	9	8	5	13

The trip generation calculations are included in the attachments.

4.2 Trip Distribution

The trip distribution and assignment of the development generated traffic volumes is based on the existing counts at the study intersections. It is anticipated that 50% of the site traffic will travel to and from the north on Whistle Lake Rd and the remaining 50% will travel to and from the west on Haddon Road. A detailed trip distribution for the PM peak-hour has been included in Figure 2.



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HADDON PUD
13 SINGLE FAMILY UNITS

CITY OF ANACORTES

LEGEND
AWDT
PM ← → PEAK
NEW DAILY TRAFFIC
NEW PM PEAK-HOUR TRIPS
TRIP DISTRIBUTION %
XX

FIGURE 2
DEVELOPMENT
TRIP DISTRIBUTION
PM PEAK-HOUR

5. INTERSECTION LEVEL OF SERVICE ANALYSIS

The intersection level of service analysis has been performed using the *Synchro 9* software and Sidra. The analysis of the study intersections utilizes the existing channelization, peak-hour factors and heavy-vehicle factors. The 2021 baseline and 2021 future with development level of service analysis have been performed using the same parameters. The year 2021 has been used for the future analysis as the City of Anacortes has adopted a 6-year concurrency period.

5.1 Turning Movement Volumes

5.1.1. Existing Turning Movements

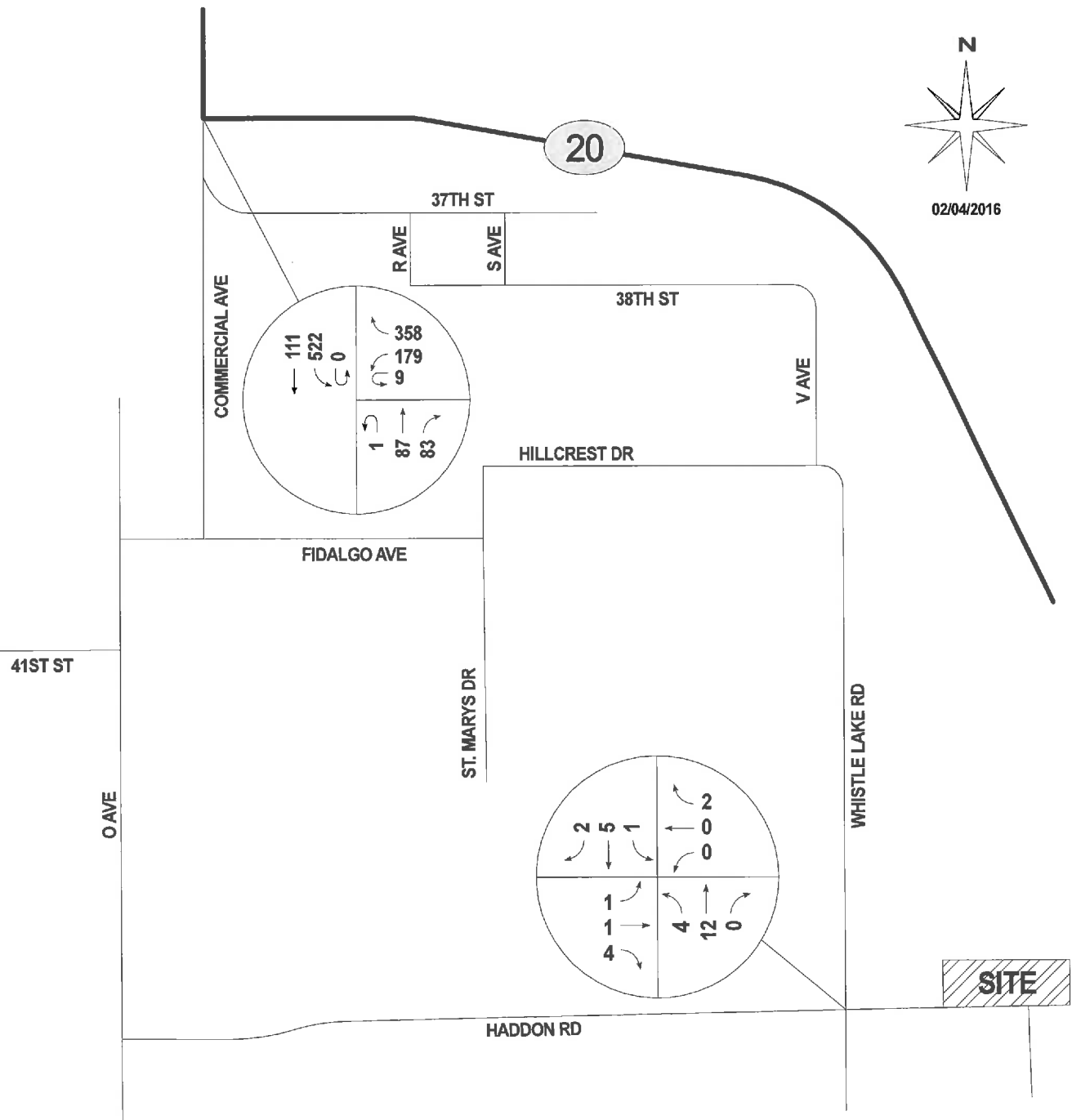
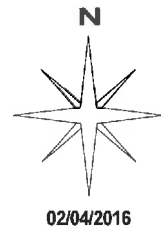
The existing count was collected by Traffic Data Gathering (TDG) on November 18, 2014 at the intersection of SR-20 and Commercial Avenue. The inbound/outbound trips at the intersection of Haddon Road at Whistle Lake Road was counted by GTC staff on December 17, 2015 during the critical PM peak-hour from 4:15 to 5:30. The existing turning movement volumes at the study intersections are shown in Figure 3 and the count data is included in the attachments.

5.1.2. 2021 Baseline Turning Movements

The 2021 baseline turning movements have been calculated by applying a 3% annually compounding growth rate to the existing turning movements. This is consistent with other developments in the City of Anacortes, but higher than historic traffic volume increases. The 3% annually compounding growth rate represents a conservatively high estimate of future traffic volumes. The 2021 baseline turning movements at the study intersections are shown in Figure 4.

5.1.3. 2021 Future with Development Turning Movements

The 2021 future with development turning movements have been calculated by adding the development's new trips to the 2021 baseline turning movements. The 2021 future with development turning movements are shown in Figure 5.



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HADDON PUD
13 SINGLE FAMILY UNITS

LEGEND

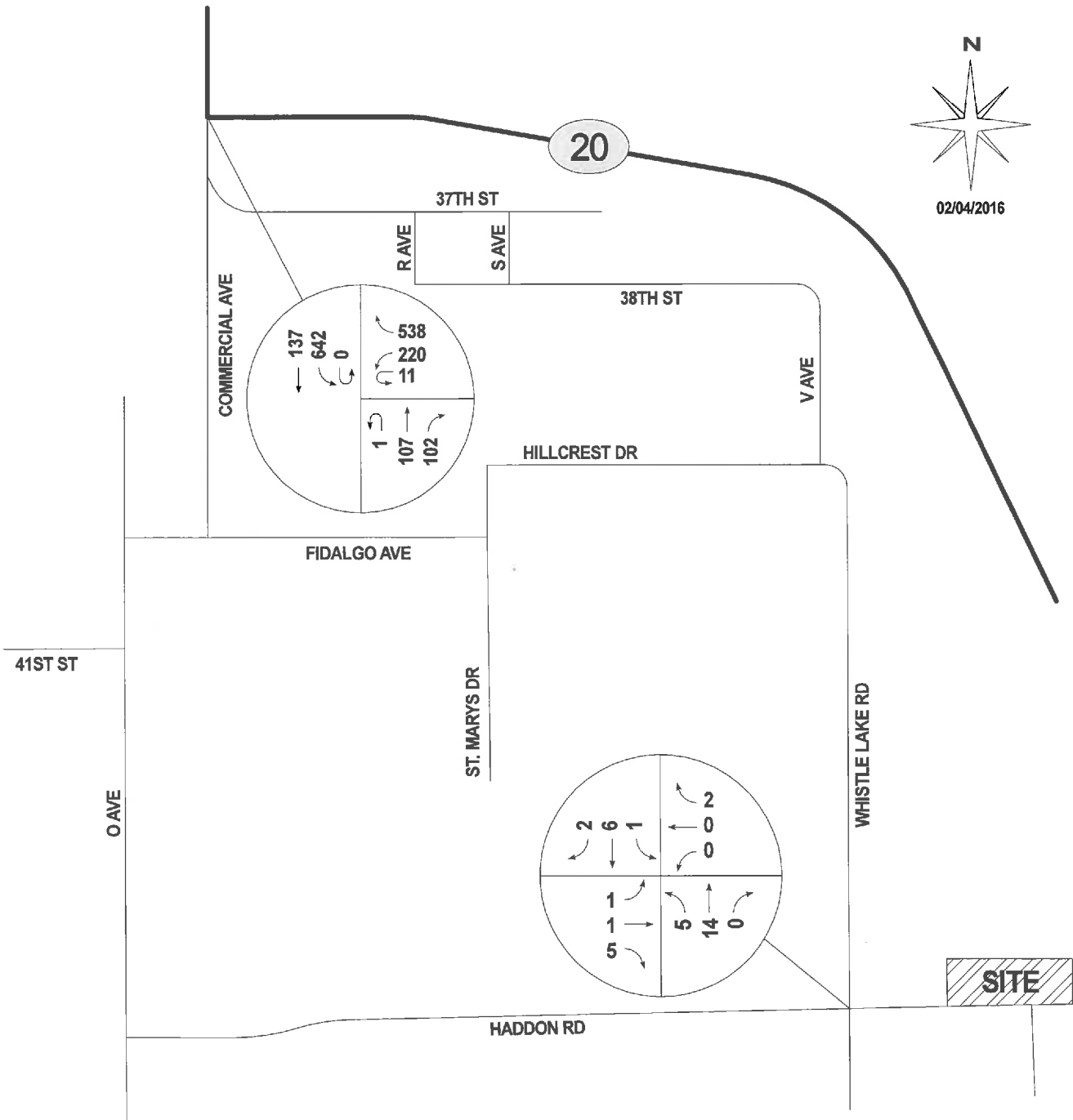
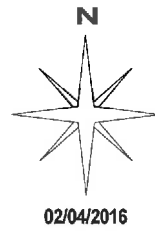
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PEAK-HOUR
TURNING MOVEMENT VOLUMES

FIGURE 3

**EXISTING PM PEAK-HOUR
TURNING MOVEMENTS**

CITY OF ANACORTES



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HADDON PUD
13 SINGLE FAMILY UNITS

LEGEND

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PEAK-HOUR
TURNING MOVEMENT VOLUMES

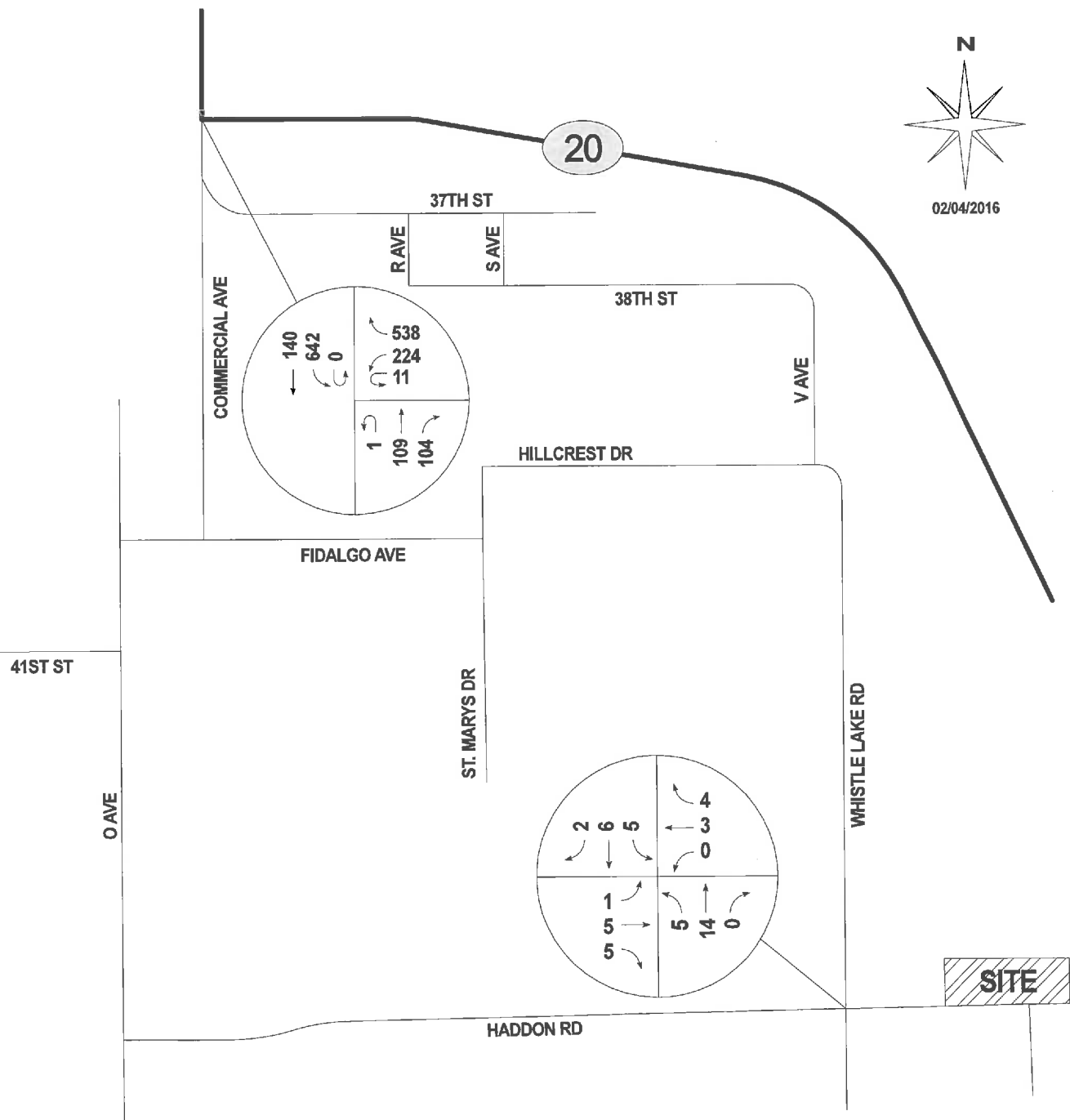
FIGURE 4

**2021 BASELINE
PM PEAK-HOUR
TURNING MOVEMENTS**

CITY OF ANACORTES



02/04/2016



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HADDON PUD
13 SINGLE FAMILY UNITS

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xxx →

PEAK-HOUR
TURNING MOVEMENT VOLUMES

FIGURE 5

**2021 FUTURE WITH DEVELOPMENT
PM PEAK-HOUR
TURNING MOVEMENTS**

CITY OF ANACORTES

5.2 Intersection Level of Service Analysis Summary

The level of service analysis for the existing, 2021 baseline and 2021 future with development conditions is summarized in Table 3. The delays for two-way stop-controlled intersections are based on the worst approach, while the delays for the roundabout are based on the total intersection delay.

Table 3: Intersection Level of Service Summary

Intersection	Existing Conditions			2021 Baseline Conditions			2021 Future with Development Conditions		
	LOS	Approach	Delay	LOS	Approach	Delay	LOS	Approach	Delay
1. Whistle Lake Road @ Haddon Road	A	Eastbound	8.6 sec	A	Eastbound	8.6 sec	A	Eastbound	8.9 sec
2. SR-20 @ Commercial Avenue	A	---	8.2 sec	B	---	9.9 sec	B	---	12.3 sec

The level of service analysis shows that development is not anticipated to change the level of service of any of the off-site study intersections and all of the intersections will operate at acceptable LOS B or better.

6. ACCESS ANALYSIS

The development proposes three access connections to the north side of Haddon Road, with an additional two lots having street access to Haddon Road at the cul-de-sac.

6.1 Sight Distance

GTC conducted field sight distance measurements at the proposed accesses onto Haddon Drive. The posted speed limit along Haddon Drive in the site vicinity is 25 mph. The sight distance measurements were conducted per the American Association of State Highway and Transportation Officials (AASHTO) *A Policy on Geometric Design of Highways and Streets, 2011*. The intersection sight distance has been measured from an eye height of 3.5 feet to an eye height of 3.5 feet, 15 feet from the existing traveled way. The required intersection sight distance for 25 mph is 280 feet. The intersection sight distance extends beyond 280 feet at both accesses in both directions.

The stopping sight distance has been measured from an eye height of 3.5 feet to an object height of 2.0 feet along the centerline of the traveled way. The required stopping sight distance would need to be 155 feet. The stopping sight distance extends beyond 155 feet in both directions at both accesses.

6.2 Channelization Analysis

The intersection at Whistle Lake Road and Haddon Road at the PM Peak-Hour has less than 50 total trips, which is lower than the 300 peak trips required to perform channelization analysis using WSDOT standards. Therefore, channelization should not be required at the intersection.

7. MITIGATION FEES

The City of Anacortes has a citywide mitigation traffic impact fee program, which generates funding for transportation capacity improvement projects. The mitigation fee rate is \$900 per unit. The 13 new units of the Haddon PUD development will result in traffic mitigation fees of \$11,700.00.

8. CONCLUSIONS

The Haddon PUD is anticipated to generate 124 new daily trips with 9 new AM peak-hour trips and 13 new PM peak-hour trips. The development is proposing to have three accesses to Haddon Road as well as street access for two lots to the cul-de-sac. No channelization will be warranted at either access point.

The addition of Haddon PUD development traffic would not cause any study intersections to degrade to an unsatisfactory level of service. The development will be responsible for paying \$11,700.00 for traffic mitigation fees.

Trip Generation

Trip Generation for: Weekday
(a.k.a.): Average Weekday Daily Trips (AWDT)

NET EXTERNAL TRIPS BY TYPE																				
IN BOTH DIRECTIONS										DIRECTIONAL ASSIGNMENTS										
LAND USES	VARIABLE	ITE LU code	Gross Trips			Internal Crossover		TOTAL	PASS-BY		DIVERTED LINK		NEW	PASS-BY		DIVERTED LINK		NEW		
			Trip Rate	% IN	% OUT	In+Out (Total)	% of Gross Trips		Trips In+Out (Total)	% of Ext. Trips	In+Out (Total)	% of Ext. Trips		In+Out (Total)	In	Out	In	Out	In	Out
Single Family Dwelling	13 units	210	9.52	50%	50%	123.76	0%	0.00	123.76	0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	61.88	61.88
Totals						123.76		0.00	123.76		0.00		0.00	123.76	0.00	0.00	0.00	0.00	61.88	61.88

Trip Generation for: Weekday, Peak Hour of Adjacent Street Traffic, One Hour between 7 and 9 AM
(a.k.a.): Weekday AM Peak Hour

LAND USES	VARIABLE	ITE LU code	Gross Trips				Internal Crossover		NET EXTERNAL TRIPS BY TYPE									
			Trip Rate	% IN	% OUT	In+Out (Total)	% of Gross Trips	In+Out (Total)	IN BOTH DIRECTIONS					DIRECTIONAL ASSIGNMENTS				
									TOTAL	PASS-BY	DIVERTED LINK		NEW	PASS-BY		DIVERTED LINK		NEW
									In+Out (Total)	% of Ext. Trips	In+Out (Total)	% of Ext. Trips	In+Out (Total)	In	Out	In	Out	In Out
Single Family Dwelling	13 units	210	0.75	25%	75%	9.75	0%	0.00	9.75	0%	0.00	0%	0.00	0.00	0.00	0.00	0.00	2.44 7.31
Totals						9.75		0.00	9.75		0.00		9.75	0.00	0.00	0.00	0.00	2.44 7.31

Trip Generation for: Weekday, Peak Hour of Adjacent Street Traffic, One Hour between 4 and 6 PM
(a.k.a.): Weekday PM Peak Hour

NET EXTERNAL TRIPS BY TYPE																
LAND USES	VARIABLE	ITE LU code	Gross Trips				Internal Crossover		IN BOTH DIRECTIONS							
			Trip Rate	% IN	% OUT	In+Out (Total)	% of Gross Trips	Trips In+Out (Total)	TOTAL	PASS-BY		DIVERTED LINK		NEW	PASS-BY	
									In+Out (Total)	% of Ext. Trips	In+Out (Total)	% of Ext. Trips	In+Out (Total)	In+Out (Total)	In	Out
Single Family Dwelling	13 units	210	1.00	63%	37%	13.00	0%	0.00	13.00	0%	0.00	0%	0.00	13.00	0.00	0.00
Totals						13.00		0.00	13.00		0.00		0.00	13.00	0.00	0.00
										DIRECTIONAL ASSIGNMENTS						
										NEW		DIVERTED LINK		NEW		
										In	Out	In	Out	In	Out	
										8.19	4.81	0.00	0.00	8.19	4.81	

Haddon PUD
GTC 15-271

AM Peak-Hour

%	New ADT	New AM Peak Hour Trips		
		In	Out	Total
100%	124	2	7	9.75
1%	1.24	0.02	0.07	0.10
2%	2.48	0.05	0.15	0.20
3%	3.71	0.07	0.22	0.29
4%	4.95	0.10	0.29	0.39
5%	6.19	0.12	0.37	0.49
6%	7.43	0.15	0.44	0.59
7%	8.66	0.17	0.51	0.68
8%	9.90	0.20	0.58	0.78
9%	11.14	0.22	0.66	0.88
10%	12.38	0.24	0.73	0.98
11%	13.61	0.27	0.80	1.07
12%	14.85	0.29	0.88	1.17
13%	16.09	0.32	0.95	1.27
14%	17.33	0.34	1.02	1.37
15%	18.56	0.37	1.10	1.46
16%	19.80	0.39	1.17	1.56
17%	21.04	0.41	1.24	1.66
18%	22.28	0.44	1.32	1.76
19%	23.51	0.46	1.39	1.85
20%	24.75	0.49	1.46	1.95
21%	25.99	0.51	1.54	2.05
22%	27.23	0.54	1.61	2.15
23%	28.46	0.56	1.68	2.24
24%	29.70	0.59	1.75	2.34
25%	30.94	0.61	1.83	2.44
26%	32.18	0.63	1.90	2.54
27%	33.42	0.66	1.97	2.63
28%	34.65	0.68	2.05	2.73
29%	35.89	0.71	2.12	2.83
30%	37.13	0.73	2.19	2.93
31%	38.37	0.76	2.27	3.02
32%	39.60	0.78	2.34	3.12
33%	40.84	0.81	2.41	3.22
34%	42.08	0.83	2.49	3.32
35%	43.32	0.85	2.56	3.41
36%	44.55	0.88	2.63	3.51
37%	45.79	0.90	2.70	3.61
38%	47.03	0.93	2.78	3.71
39%	48.27	0.95	2.85	3.80
40%	49.50	0.98	2.92	3.90
41%	50.74	1.00	3.00	4.00
42%	51.98	1.02	3.07	4.10
43%	53.22	1.05	3.14	4.19
44%	54.45	1.07	3.22	4.29
45%	55.69	1.10	3.29	4.39
46%	56.93	1.12	3.36	4.49
47%	58.17	1.15	3.44	4.58
48%	59.40	1.17	3.51	4.68
49%	60.64	1.20	3.58	4.78
50%	61.88	1.22	3.66	4.88
51%	63.12	1.24	3.73	4.97
52%	64.36	1.27	3.80	5.07
53%	65.59	1.29	3.87	5.17
54%	66.83	1.32	3.95	5.27
55%	68.07	1.34	4.02	5.36
56%	69.31	1.37	4.09	5.46
57%	70.54	1.39	4.17	5.56
58%	71.78	1.42	4.24	5.66
59%	73.02	1.44	4.31	5.75
60%	74.26	1.46	4.39	5.85
61%	75.49	1.49	4.46	5.95
62%	76.73	1.51	4.53	6.05
63%	77.97	1.54	4.61	6.14
64%	79.21	1.56	4.68	6.24
65%	80.44	1.59	4.75	6.34
66%	81.68	1.61	4.82	6.44
67%	82.92	1.63	4.90	6.53
68%	84.16	1.66	4.97	6.63
69%	85.39	1.68	5.04	6.73
70%	86.63	1.71	5.12	6.83
71%	87.87	1.73	5.19	6.92
72%	89.11	1.76	5.26	7.02
73%	90.34	1.78	5.34	7.12
74%	91.58	1.81	5.41	7.22
75%	92.82	1.83	5.48	7.31
76%	94.06	1.85	5.56	7.41
77%	95.30	1.88	5.63	7.51
78%	96.53	1.90	5.70	7.61
79%	97.77	1.93	5.77	7.70
80%	99.01	1.95	5.85	7.80
81%	100.25	1.98	5.92	7.90
82%	101.48	2.00	5.99	8.00
83%	102.72	2.03	6.07	8.09
84%	103.96	2.05	6.14	8.19
85%	105.20	2.07	6.21	8.29
86%	106.43	2.10	6.29	8.39
87%	107.67	2.12	6.36	8.48
88%	108.91	2.15	6.43	8.58
89%	110.15	2.17	6.51	8.68
90%	111.38	2.20	6.58	8.78
91%	112.62	2.22	6.65	8.87
92%	113.86	2.24	6.73	8.97
93%	115.10	2.27	6.80	9.07
94%	116.33	2.29	6.87	9.17
95%	117.57	2.32	6.94	9.26
96%	118.81	2.34	7.02	9.36
97%	120.05	2.37	7.09	9.46
98%	121.28	2.39	7.16	9.56
99%	122.52	2.42	7.24	9.65
100%	123.76	2.44	7.31	9.75

Haddon PUD
GTC 15-271

PM Peak-Hour

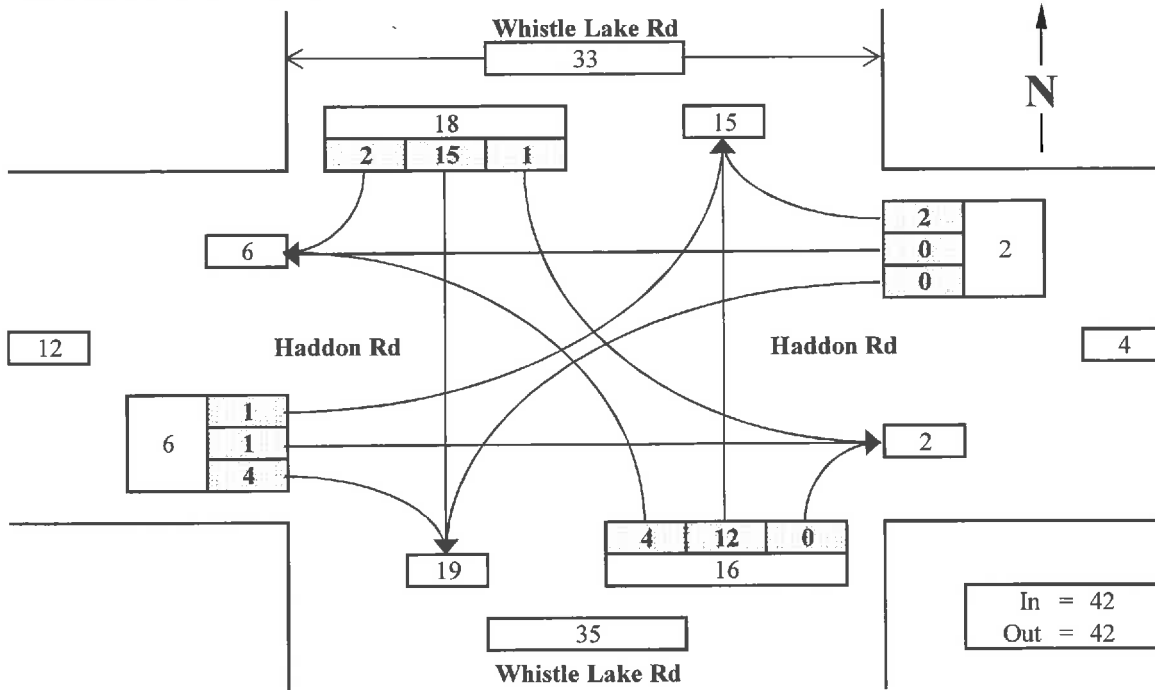
%	New ADT	New PM Peak Hour Trips		
		In	Out	Total
100%	124	8	5	13.00
1%	1.24	0.08	0.05	0.13
2%	2.48	0.16	0.10	0.26
3%	3.71	0.25	0.14	0.39
4%	4.95	0.33	0.19	0.52
5%	6.19	0.41	0.24	0.65
6%	7.43	0.49	0.29	0.78
7%	8.66	0.57	0.34	0.91
8%	9.90	0.66	0.38	1.04
9%	11.14	0.74	0.43	1.17
10%	12.38	0.82	0.48	1.30
11%	13.61	0.90	0.53	1.43
12%	14.85	0.98	0.58	1.56
13%	16.09	1.06	0.63	1.69
14%	17.33	1.15	0.67	1.82
15%	18.56	1.23	0.72	1.95
16%	19.80	1.31	0.77	2.08
17%	21.04	1.39	0.82	2.21
18%	22.28	1.47	0.87	2.34
19%	23.51	1.56	0.91	2.47
20%	24.75	1.64	0.96	2.60
21%	25.99	1.72	1.01	2.73
22%	27.23	1.80	1.06	2.86
23%	28.46	1.88	1.11	2.99
24%	29.70	1.97	1.15	3.12
25%	30.94	2.05	1.20	3.25
26%	32.18	2.13	1.25	3.38
27%	33.42	2.21	1.30	3.51
28%	34.65	2.29	1.35	3.64
29%	35.89	2.38	1.39	3.77
30%	37.13	2.46	1.44	3.90
31%	38.37	2.54	1.49	4.03
32%	39.60	2.62	1.54	4.16
33%	40.84	2.70	1.59	4.29
34%	42.08	2.78	1.64	4.42
35%	43.32	2.87	1.68	4.55
36%	44.55	2.95	1.73	4.68
37%	45.79	3.03	1.78	4.81
38%	47.03	3.11	1.83	4.94
39%	48.27	3.19	1.88	5.07
40%	49.50	3.28	1.92	5.20
41%	50.74	3.36	1.97	5.33
42%	51.98	3.44	2.02	5.46
43%	53.22	3.52	2.07	5.59
44%	54.45	3.60	2.12	5.72
45%	55.69	3.69	2.16	5.85
46%	56.93	3.77	2.21	5.98
47%	58.17	3.85	2.26	6.11
48%	59.40	3.93	2.31	6.24
49%	60.64	4.01	2.36	6.37
50%	61.88	4.10	2.41	6.50

%	New ADT	New PM Peak Hour Trips		
		In	Out	Total
100%	124	8	5	13
51%	63.12	4.18	2.45	6.63
52%	64.36	4.26	2.50	6.76
53%	65.59	4.34	2.55	6.89
54%	66.83	4.42	2.60	7.02
55%	68.07	4.50	2.65	7.15
56%	69.31	4.59	2.69	7.28
57%	70.54	4.67	2.74	7.41
58%	71.78	4.75	2.79	7.54
59%	73.02	4.83	2.84	7.67
60%	74.26	4.91	2.89	7.80
61%	75.49	5.00	2.93	7.93
62%	76.73	5.08	2.98	8.06
63%	77.97	5.16	3.03	8.19
64%	79.21	5.24	3.08	8.32
65%	80.44	5.32	3.13	8.45
66%	81.68	5.41	3.17	8.58
67%	82.92	5.49	3.22	8.71
68%	84.16	5.57	3.27	8.84
69%	85.39	5.65	3.32	8.97
70%	86.63	5.73	3.37	9.10
71%	87.87	5.81	3.42	9.23
72%	89.11	5.90	3.46	9.36
73%	90.34	5.98	3.51	9.49
74%	91.58	6.06	3.56	9.62
75%	92.82	6.14	3.61	9.75
76%	94.06	6.22	3.66	9.88
77%	95.30	6.31	3.70	10.01
78%	96.53	6.39	3.75	10.14
79%	97.77	6.47	3.80	10.27
80%	99.01	6.55	3.85	10.40
81%	100.25	6.63	3.90	10.53
82%	101.48	6.72	3.94	10.66
83%	102.72	6.80	3.99	10.79
84%	103.96	6.88	4.04	10.92
85%	105.20	6.96	4.09	11.05
86%	106.43	7.04	4.14	11.18
87%	107.67	7.13	4.18	11.31
88%	108.91	7.21	4.23	11.44
89%	110.15	7.29	4.28	11.57
90%	111.38	7.37	4.33	11.70
91%	112.62	7.45	4.38	11.83
92%	113.86	7.53	4.43	11.96
93%	115.10	7.62	4.47	12.09
94%	116.33	7.70	4.52	12.22
95%	117.57	7.78	4.57	12.35
96%	118.81	7.86	4.62	12.48
97%	120.05	7.94	4.67	12.61
98%	121.28	8.03	4.71	12.74
99%	122.52	8.11	4.76	12.87
100%	123.76	8.19	4.81	13.00

Existing Counts and Turning Movement Calculations

GIBSON TRAFFIC CONSULTANTS

EXISTING PEAK HOUR: 4:15 PM to 5:15 PM, Saturday, 1/0/00					
Intersection	Eastbound	Westbound	Northbound	Southbound	Total
Approach Name	Haddon Rd	Haddon Rd	Whistle Lake Rd	Whistle Lake Rd	
Peak Hour Factor (PHF)	0.50	0.50	0.67	0.64	0.70
% of Heavy Vehicles	0.0%	0.0%	0.0%	0.0%	



TRAFFIC DATA GATHERING

INTERSECTION TURNING MOVEMENTS REDUCTION SHEET

LOCATION: SR-20 @ Commercial Avenue (Roundabout)
Anacortes, WA

DATE OF COUNT: Tue. 11/18/14
 TIME OF COUNT: 4:00 PM - 6:00 PM

COUNTED BY: CN
 WEATHER: Sunny

TIME INTERVAL ENDING AT	FROM NORTH ON SR-20 (Commercial Avenue)						FROM SOUTH ON Commercial Avenue						FROM EAST ON SR-20						FROM WEST ON						INTERVAL TOTALS
	Peds	HV	UTurn	Left	Thru	Right	Peds	HV	UTurn	Left	Thru	Right	Peds	HV	UTurn	Left	Thru	Right	Peds	HV	UTurn	Left	Thru	Right	
02:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:15 PM	2	8	0	117	27	0	0	0	0	0	18	15	0	7	5	35	0	87	0	0	0	0	0	0	304
04:30 PM	0	5	0	126	32	0	0	1	1	0	25	16	0	5	2	39	0	89	0	0	0	0	0	0	332
04:45 PM	0	8	0	129	18	0	0	2	0	0	9	25	0	3	3	48	0	80	0	0	0	0	0	0	313
05:00 PM	0	4	0	120	28	0	1	0	0	0	28	19	0	4	0	43	0	91	0	0	0	0	0	0	329
05:15 PM	0	6	0	147	33	0	0	1	0	0	25	20	0	4	4	49	0	96	0	0	0	0	0	0	376
05:30 PM	1	8	0	115	27	0	0	4	0	0	11	16	0	2	2	58	0	76	0	0	0	0	0	0	306
05:45 PM	0	3	1	102	28	0	0	2	0	0	19	13	0	1	0	34	0	103	0	0	0	0	0	0	300
06:00 PM	0	9	0	109	36	0	0	0	1	0	24	7	0	3	1	43	0	83	0	0	0	0	0	0	306
PEAK HOUR TOTALS	0	23	0	522	111	0	1	4	1	0	87	83	0	16	9	179	0	358	0	0	0	0	0	0	INTERSECTION
ALL MOVEMENTS	633						171						548						0						1350
% HV	3.6%						2.3%						2.9%						#N/A						3.2%
PEAK HOUR FACTOR	0.88						0.91						0.90						#N/A						0.90

PHF = Peak Hour Factor

4:00 PM - 6:00 PM PEAK HOUR: 4:15 PM TO 5:15 PM

REDUCED BY: CN

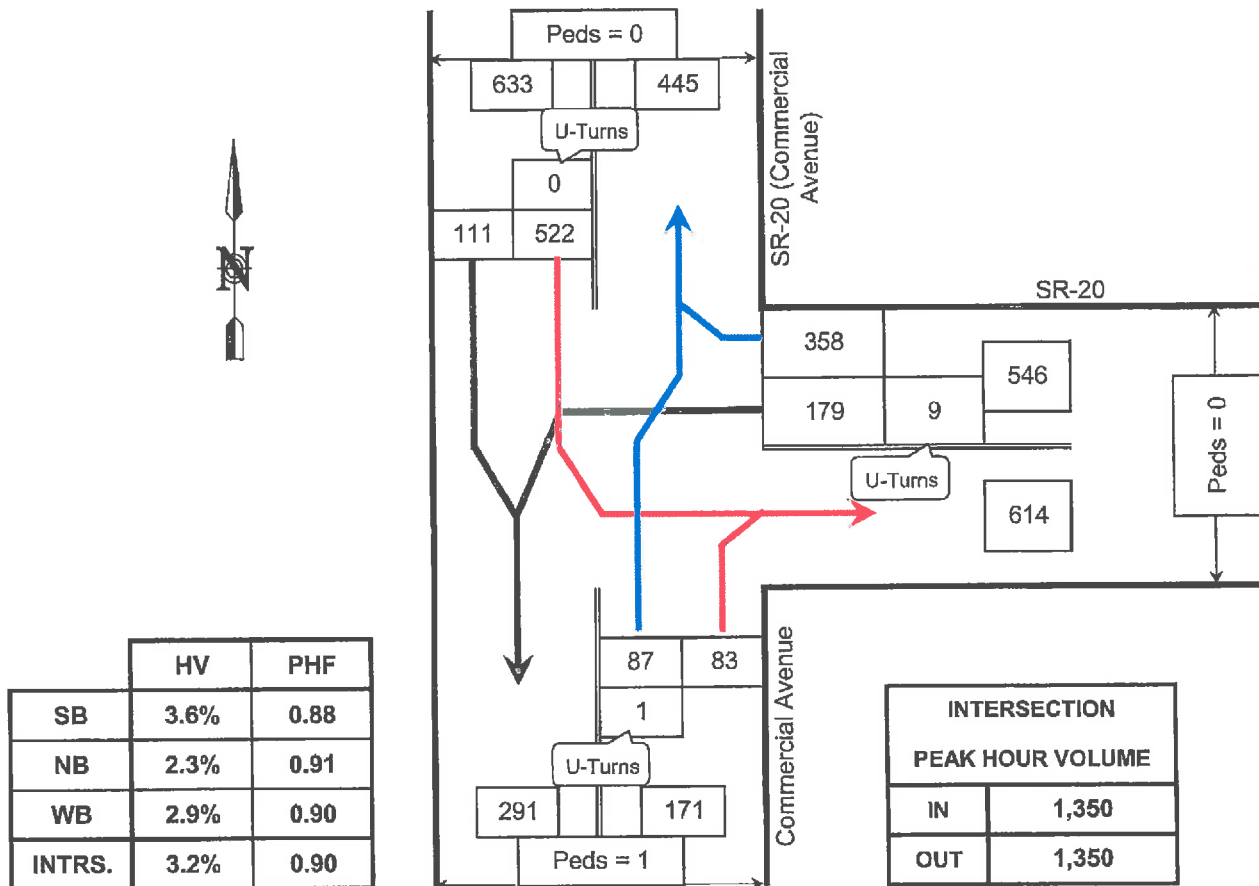
DATE OF REDUCTION: 11/19/2014

TIME INTERVAL	FROM NORTH ON SR-20 (Commercial Avenue)						FROM SOUTH ON Commercial Avenue						FROM EAST ON SR-20						FROM WEST ON						INTERVAL TOTALS
	Peds	HV	UTurn	Left	Thru	Right	Peds	HV	UTurn	Left	Thru	Right	Peds	HV	UTurn	Left	Thru	Right	Peds	HV	UTurn	Left	Thru	Right	
2:00 PM - 3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15 PM - 3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30 PM - 3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45 PM - 3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00 PM - 4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15 PM - 4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30 PM - 4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45 PM - 4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM - 5:00 PM	2	25	0	492	105	0	1	3	1	0	80	78	0	19	10	165	0	347	0	0	0	0	0	0	1278
4:15 PM - 5:15 PM	0	23	0	522	111	0	1	4	1	0	87	83	0	16	9	179	0	358	0	0	0	0	0	0	1350
4:30 PM - 5:30 PM	1	28	0	511	108	0	1	7	0	0	73	81	0	13	8	198	0	345	0	0	0	0	0	0	1323
PM - 5:45 PM	1	21	1	484	116	0	1	7	0	0	83	68	0	11	6	184	0	368	0	0	0	0	0	0	1310
PM - 6:00 PM	1	26	1	473	126	0	0	7	1	0	79	58	0	10	7	184	0	360	0	0	0	0	0	0	1287



TURNING MOVEMENTS DIAGRAM

4:00 PM - 6:00 PM PEAK HOUR: 4:15 PM TO 5:15 PM



HV = Heavy Vehicles
PHF = Peak Hour Factor

SR-20 @ Commercial Avenue (Roundabout)

Anacortes, WA

COUNTED BY: CN

DATE OF COUNT: Tue. 11/18/14

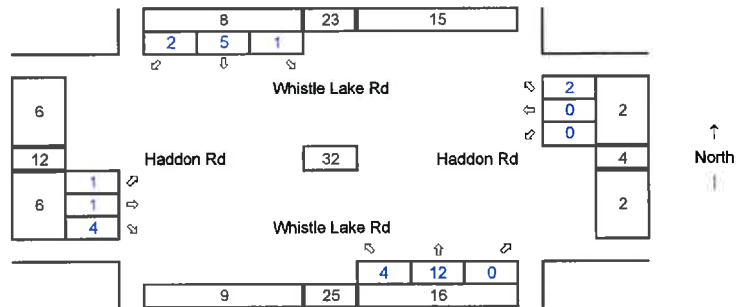
REDUCED BY: CN

TIME OF COUNT: 4:00 PM - 6:00 PM

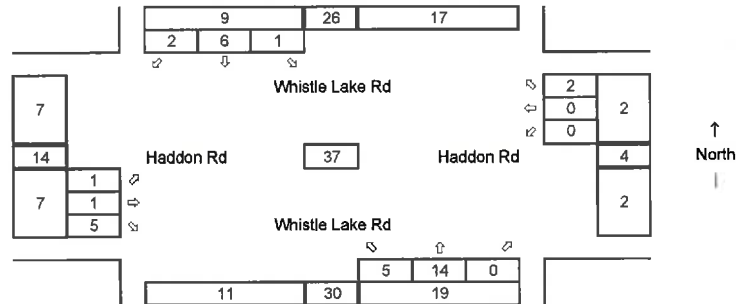
REDUCTION DATE: Wed. 11/19/14

WEATHER: Sunny

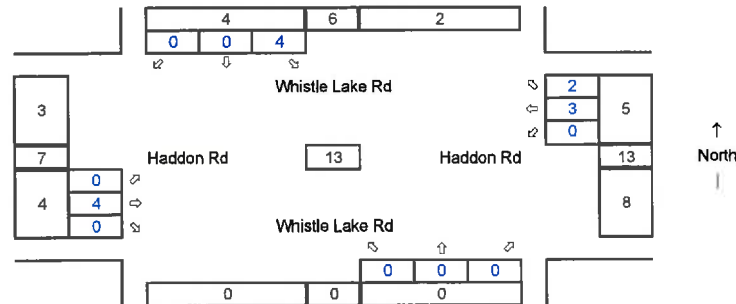
Synchro ID: 1
Existing
 Average Weekday
 PM Peak Hour
 Year: 12/18/15
 Data Source: GTC



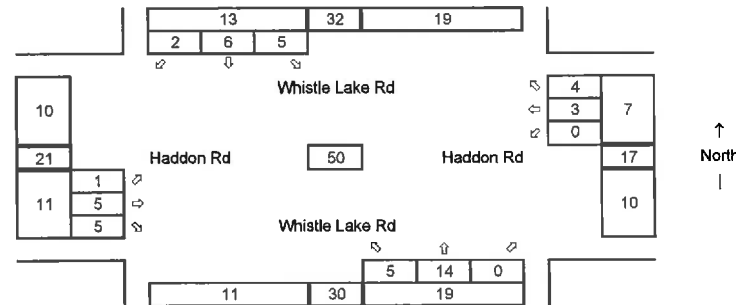
Future without Project
 Average Weekday
 PM Peak Hour
 Year: 2021
 Growth Rate = 3.0%
 Years of Growth = 6
 Total Growth = 1.1941



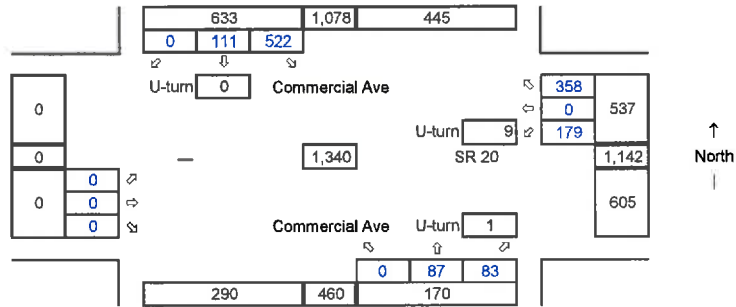
Total Project Trips
 Average Weekday
 PM Peak Hour



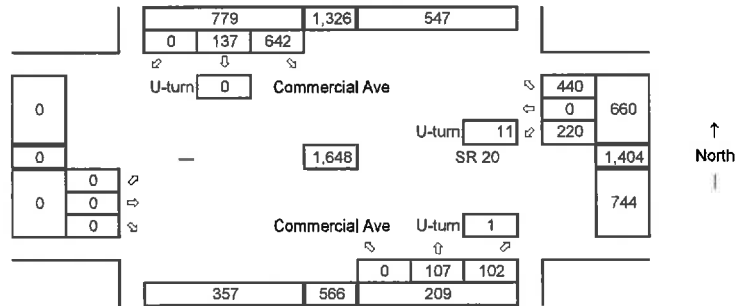
Future with Project
 Average Weekday
 PM Peak Hour



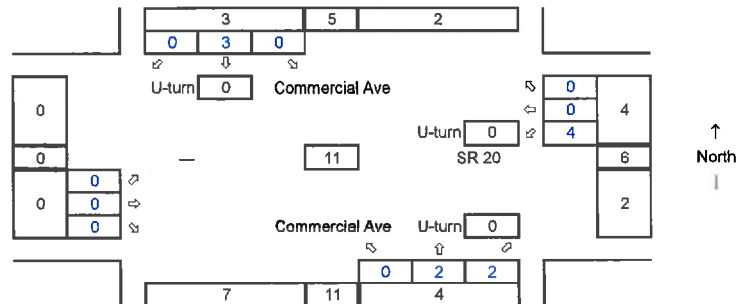
Synchro ID: 2
Existing
 Average Weekday
 PM Peak Hour
 Year: 11/18/14
 Data Source: TDG



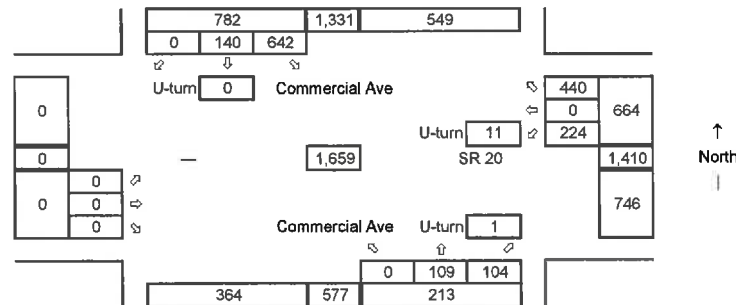
Future without Project
 Average Weekday
 PM Peak Hour
 Year: 2021
 Growth Rate = 3.0%
 Years of Growth = 7
 Total Growth = 1.2299



Total Project Trips
 Average Weekday
 PM Peak Hour



Future with Project
 Average Weekday
 PM Peak Hour



Intersection Level of Service Calculations

Intersection

Int Delay, s/veh 3.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Traffic Vol, veh/h	1	1	4	0	0	2	4	12	0	1	5	2
Future Vol, veh/h	1	1	4	0	0	2	4	12	0	1	5	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	1	4	0	0	2	4	13	0	1	5	2

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	32	31	7	33	32	13	8	0	0	13	0	0
Stage 1	9	9	-	22	22	-	-	-	-	-	-	-
Stage 2	23	22	-	11	10	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	976	862	1075	974	861	1067	1612	-	-	1606	-	-
Stage 1	1012	888	-	996	877	-	-	-	-	-	-	-
Stage 2	995	877	-	1010	887	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	972	859	1075	967	858	1067	1612	-	-	1606	-	-
Mov Cap-2 Maneuver	972	859	-	967	858	-	-	-	-	-	-	-
Stage 1	1010	887	-	994	875	-	-	-	-	-	-	-
Stage 2	991	875	-	1004	886	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	8.6	8.4	1.8	0.9
HCM LOS	A	A		

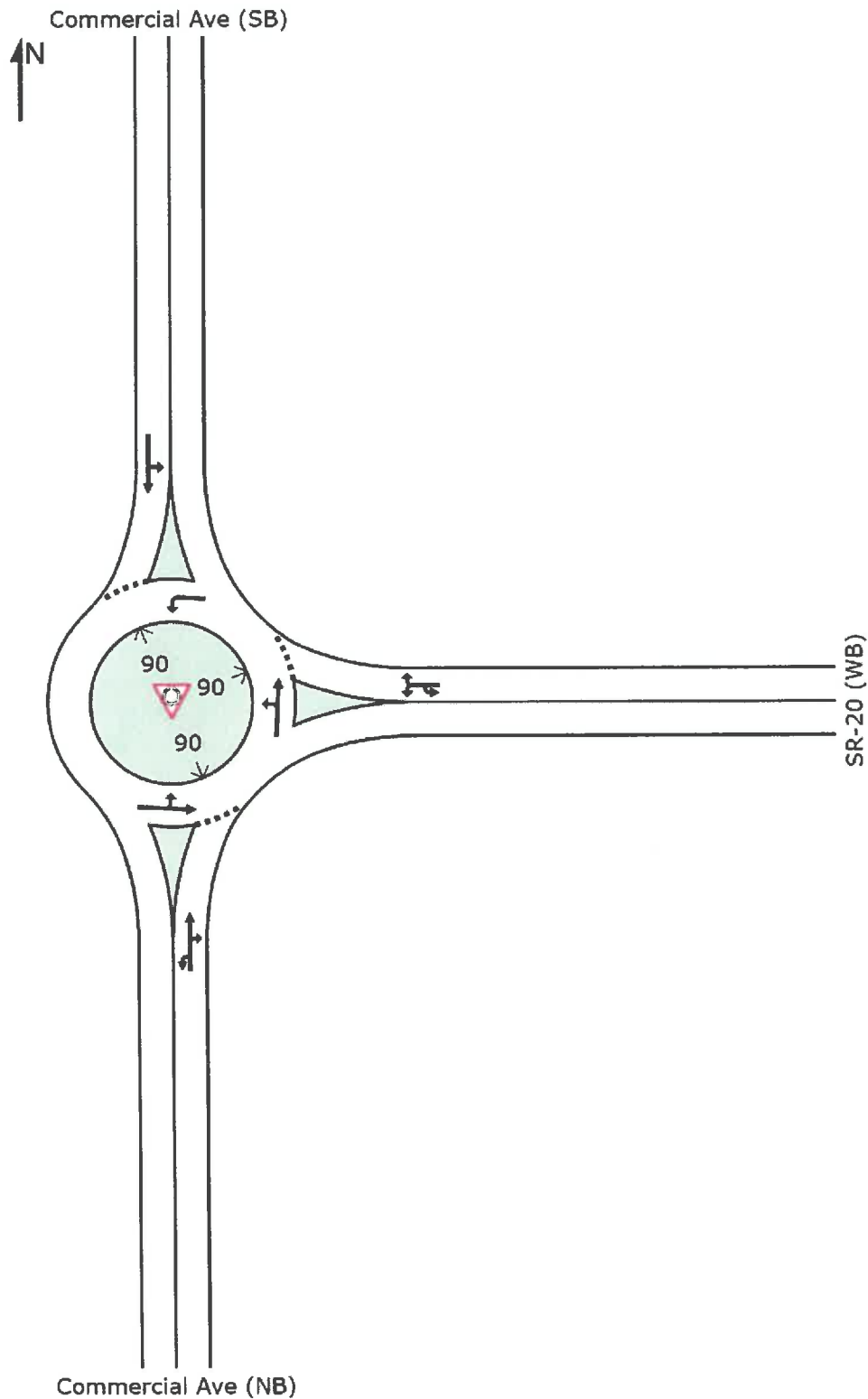
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1612	-	-	1015	1067	1606	-	-
HCM Lane V/C Ratio	0.003	-	-	0.006	0.002	0.001	-	-
HCM Control Delay (s)	7.2	0	-	8.6	8.4	7.2	0	-
HCM Lane LOS	A	A	-	A	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0	0	0	-	-

SITE LAYOUT



Site: 2015 Existing Conditions

Haddon PUD
SR-20 at Commercial Avenue
Roundabout



MOVEMENT SUMMARY

 Site: 2015 Existing Conditions

Haddon PUD
SR-20 at Commercial Avenue
Roundabout

Movement Performance - Vehicles											
Mov ID	OD Mov	Demand Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance ft	Prop. Queued	Effective Stop Rate per veh	Average Speed mph
South: Commercial Ave (NB)											
3u	U	1	3.0	0.234	7.0	LOS A	1.5	39.3	0.73	0.62	34.6
8	T1	97	3.0	0.234	7.0	LOS A	1.5	39.3	0.73	0.62	33.9
18	R2	92	3.0	0.234	7.0	LOS A	1.5	39.3	0.73	0.62	33.0
Approach		190	3.0	0.234	7.0	LOS A	1.5	39.3	0.73	0.62	33.4
East: SR-20 (WB)											
1u	U	10	3.0	0.442	6.9	LOS A	3.7	95.7	0.40	0.20	33.7
1	L2	199	3.0	0.442	6.9	LOS A	3.7	95.7	0.40	0.20	33.0
16	R2	398	3.0	0.442	6.9	LOS A	3.7	95.7	0.40	0.20	32.1
Approach		607	3.0	0.442	6.9	LOS A	3.7	95.7	0.40	0.20	32.4
North: Commercial Ave (SB)											
7	L2	580	3.0	0.576	9.8	LOS A	5.0	127.5	0.61	0.42	30.7
4	T1	123	3.0	0.576	9.8	LOS A	5.0	127.5	0.61	0.42	30.7
Approach		703	3.0	0.576	9.8	LOS A	5.0	127.5	0.61	0.42	30.7
All Vehicles		1500	3.0	0.576	8.2	LOS A	5.0	127.5	0.54	0.36	31.7

Level of Service (LOS) Method: Delay (HCM 2000).

Roundabout LOS Method: Same as Signalised Intersections.

Vehicle movement LOS values are based on average delay per movement

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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Organisation: GIBSON TRAFFIC CONSULTANTS | Processed: Friday, December 18, 2015 12:47:57 PM

Project: H:\2015\15-271\Sidra\SR-20 at Commercial Ave.sip6

Intersection

Int Delay, s/veh 3.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Traffic Vol, veh/h	1	1	5	0	0	2	5	14	0	1	6	2
Future Vol, veh/h	1	1	5	0	0	2	5	14	0	1	6	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	1	5	0	0	2	5	15	0	1	7	2

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	37	36	8	39	37	15	9	0	0	15	0	0
Stage 1	10	10	-	26	26	-	-	-	-	-	-	-
Stage 2	27	26	-	13	11	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	968	856	1074	966	855	1065	1611	-	-	1603	-	-
Stage 1	1011	887	-	992	874	-	-	-	-	-	-	-
Stage 2	990	874	-	1007	886	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	963	853	1074	957	852	1065	1611	-	-	1603	-	-
Mov Cap-2 Maneuver	963	853	-	957	852	-	-	-	-	-	-	-
Stage 1	1008	886	-	989	871	-	-	-	-	-	-	-
Stage 2	985	871	-	1000	885	-	-	-	-	-	-	-

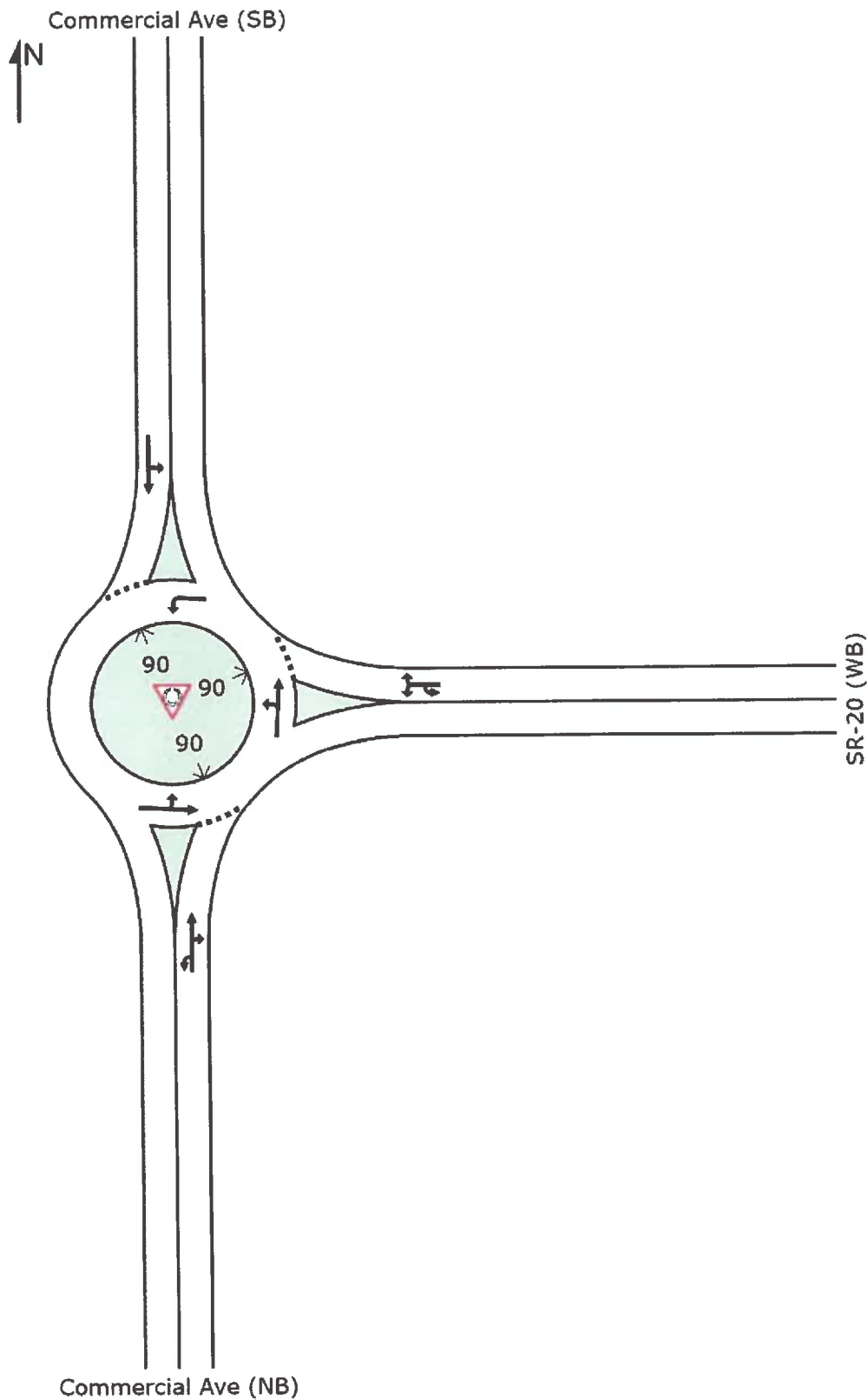
Approach	EB	WB	NB	SB
HCM Control Delay, s	8.6	8.4	1.9	0.8
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1611	-	-	1019	1065	1603	-	-
HCM Lane V/C Ratio	0.003	-	-	0.007	0.002	0.001	-	-
HCM Control Delay (s)	7.2	0	-	8.6	8.4	7.2	0	-
HCM Lane LOS	A	A	-	A	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0	0	0	-	-

SITE LAYOUT

 Site: 2021 Baseline Conditions

Haddon PUD
SR-20 at Commercial Avenue
Roundabout



MOVEMENT SUMMARY



Site: 2021 Baseline Conditions

Haddon PUD
SR-20 at Commercial Avenue
Roundabout

Movement Performance - Vehicles											
Mov ID	OD Mov	Demand Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance ft	Prop. Queued	Effective Stop Rate per veh	Average Speed mph
South: Commercial Ave (NB)											
3u	U	1	3.0	0.356	10.3	LOS B	2.7	67.9	0.88	0.81	32.9
8	T1	119	3.0	0.356	10.3	LOS B	2.7	67.9	0.88	0.81	32.2
18	R2	113	3.0	0.356	10.3	LOS B	2.7	67.9	0.88	0.81	31.4
Approach		233	3.0	0.356	10.3	LOS B	2.7	67.9	0.88	0.81	31.8
East: SR-20 (WB)											
1u	U	12	3.0	0.558	8.8	LOS A	5.6	143.2	0.53	0.30	32.7
1	L2	244	3.0	0.558	8.8	LOS A	5.6	143.2	0.53	0.30	32.1
16	R2	489	3.0	0.558	8.8	LOS A	5.6	143.2	0.53	0.30	31.3
Approach		746	3.0	0.558	8.8	LOS A	5.6	143.2	0.53	0.30	31.5
North: Commercial Ave (SB)											
7	L2	713	3.0	0.745	15.2	LOS B	9.9	253.3	0.83	0.68	28.6
4	T1	152	3.0	0.745	15.2	LOS B	9.9	253.3	0.83	0.68	28.6
Approach		866	3.0	0.745	15.2	LOS B	9.9	253.3	0.83	0.68	28.6
All Vehicles		1844	3.0	0.745	12.0	LOS B	9.9	253.3	0.71	0.54	30.1

Level of Service (LOS) Method: Delay (HCM 2000).

Roundabout LOS Method: Same as Signalised Intersections.

Vehicle movement LOS values are based on average delay per movement

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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Project: H:\2015\15-271\Sidra\SR-20 at Commercial Ave.sip6

Intersection

Int Delay, s/veh 4.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Traffic Vol, veh/h	1	5	5	0	3	4	5	14	0	5	6	2
Future Vol, veh/h	1	5	5	0	3	4	5	14	0	5	6	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	5	5	0	3	4	5	15	0	5	7	2

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	48	44	8	50	46	15	9	0	0	15	0	0
Stage 1	18	18	-	26	26	-	-	-	-	-	-	-
Stage 2	30	26	-	24	20	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	953	848	1074	950	846	1065	1611	-	-	1603	-	-
Stage 1	1001	880	-	992	874	-	-	-	-	-	-	-
Stage 2	987	874	-	994	879	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	942	843	1074	936	841	1065	1611	-	-	1603	-	-
Mov Cap-2 Maneuver	942	843	-	936	841	-	-	-	-	-	-	-
Stage 1	998	877	-	989	871	-	-	-	-	-	-	-
Stage 2	976	871	-	980	876	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	8.9	8.8	1.9	2.8
HCM LOS	A	A		

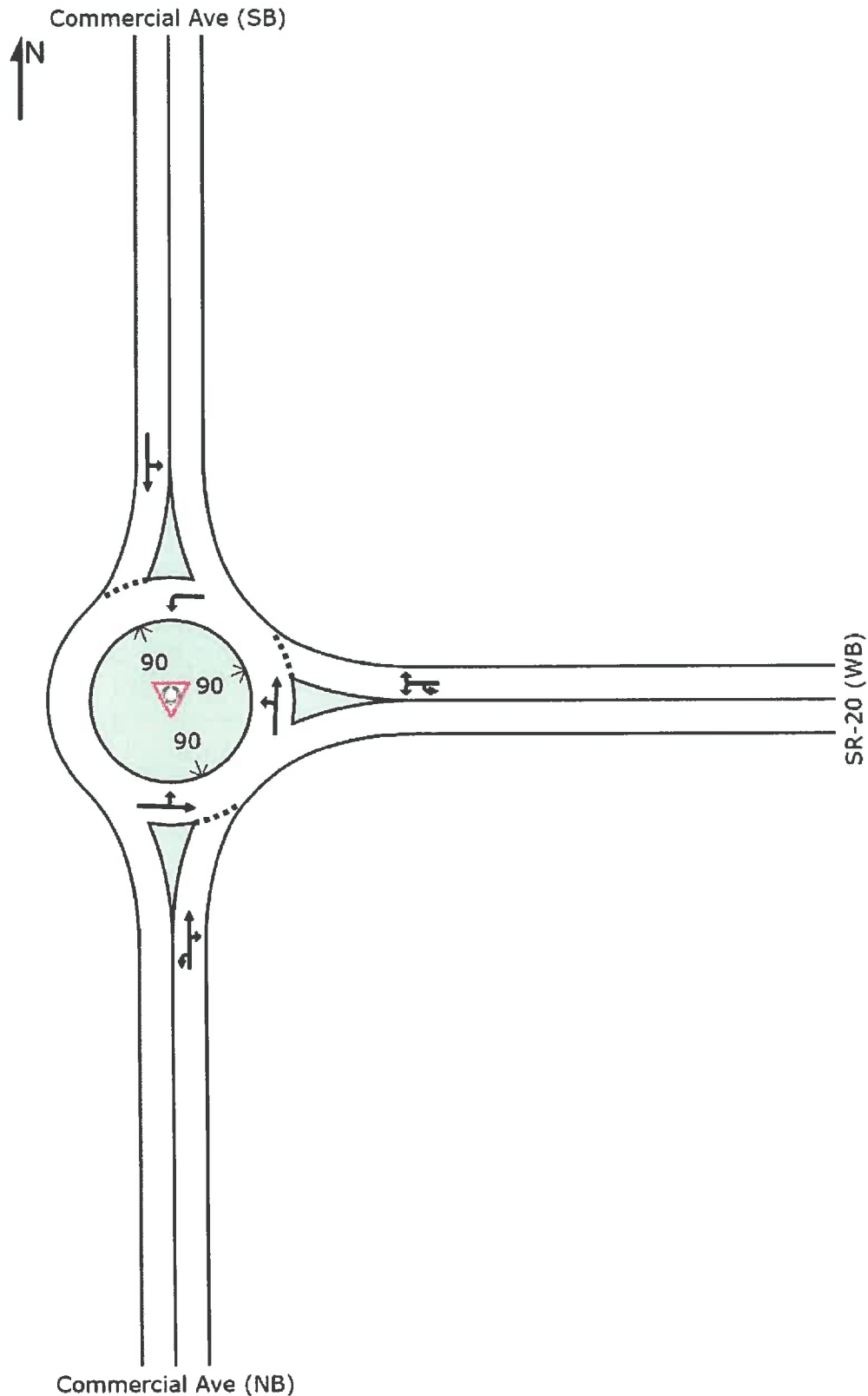
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1611	-	-	944	956	1603	-	-
HCM Lane V/C Ratio	0.003	-	-	0.013	0.008	0.003	-	-
HCM Control Delay (s)	7.2	0	-	8.9	8.8	7.3	0	-
HCM Lane LOS	A	A	-	A	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0	0	0	-	-

SITE LAYOUT



Site: 2021 Future Conditions

Haddon PUD
SR-20 at Commercial Avenue
Roundabout



MOVEMENT SUMMARY

 Site: 2021 Future Conditions

Haddon PUD
SR-20 at Commercial Avenue
Roundabout

Movement Performance - Vehicles											
Mov ID	OD Mov	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance ft	Prop. Queued	Effective Stop Rate per veh	Average Speed mph
South: Commercial Ave (NB)											
3u	U	1	3.0	0.365	10.5	LOS B	2.7	69.9	0.89	0.82	32.8
8	T1	121	3.0	0.365	10.5	LOS B	2.7	69.9	0.89	0.82	32.2
18	R2	116	3.0	0.365	10.5	LOS B	2.7	69.9	0.89	0.82	31.3
Approach		238	3.0	0.365	10.5	LOS B	2.7	69.9	0.89	0.82	31.8
East: SR-20 (WB)											
1u	U	12	3.0	0.563	8.9	LOS A	5.7	145.3	0.53	0.30	32.7
1	L2	249	3.0	0.563	8.9	LOS A	5.7	145.3	0.53	0.30	32.0
16	R2	489	3.0	0.563	8.9	LOS A	5.7	145.3	0.53	0.30	31.2
Approach		750	3.0	0.563	8.9	LOS A	5.7	145.3	0.53	0.30	31.5
North: Commercial Ave (SB)											
7	L2	713	3.0	0.751	15.6	LOS B	10.2	261.2	0.84	0.70	28.5
4	T1	156	3.0	0.751	15.6	LOS B	10.2	261.2	0.84	0.70	28.5
Approach		869	3.0	0.751	15.6	LOS B	10.2	261.2	0.84	0.70	28.5
All Vehicles		1857	3.0	0.751	12.3	LOS B	10.2	261.2	0.72	0.55	30.0

Level of Service (LOS) Method: Delay (HCM 2000).

Roundabout LOS Method: Same as Signalised Intersections.

Vehicle movement LOS values are based on average delay per movement

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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EXHIBIT #15:

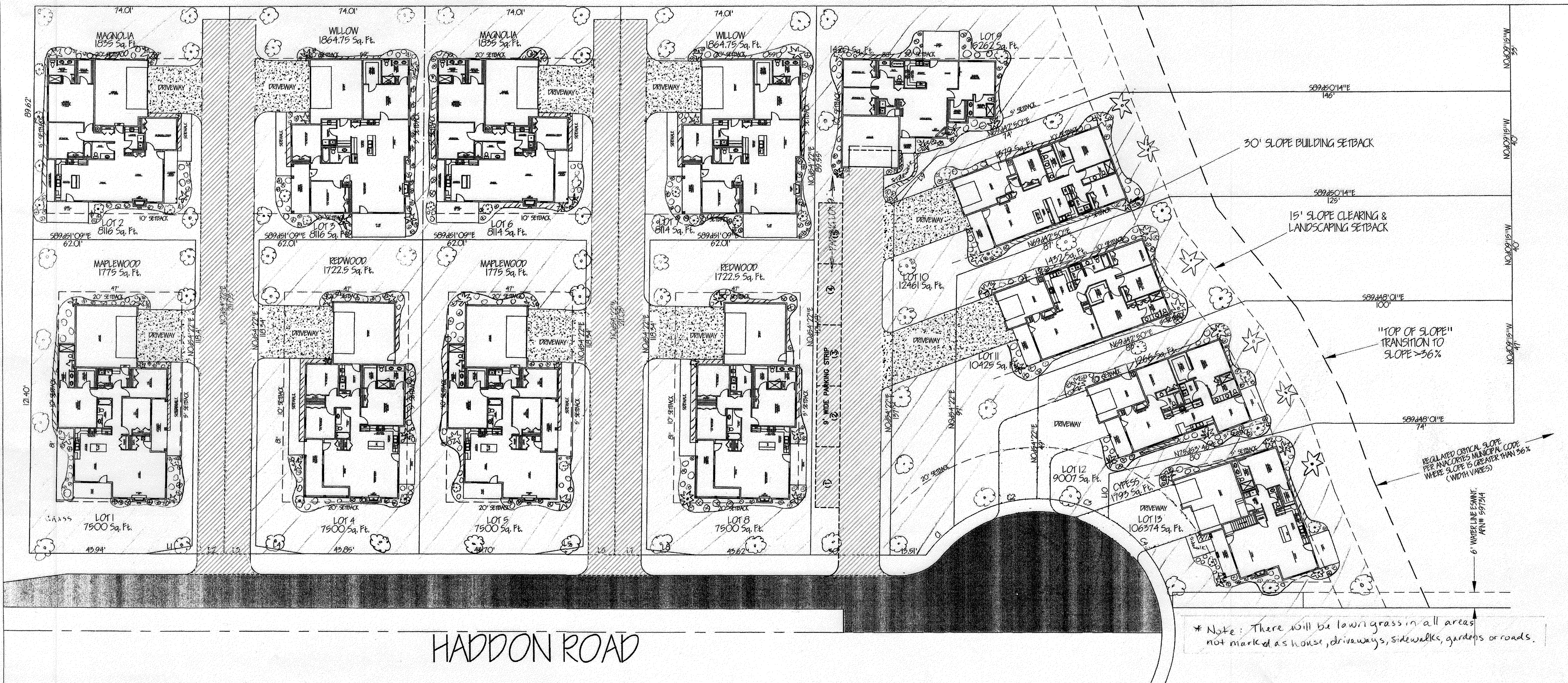
LANDSCAPE PLAN



CALL TWO
BUSINESS DAYS
BEFORE YOU DIG
"811"

SCALE: 1" = 20'

A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M.



HADDON ROAD

* Note: There will be lawn grass in all areas not marked as house, driveways, sidewalks, gardens or roads.

REQUIRED LANDSCAPE AREA:
= 20% OF GROSS SITE AREA
= 20% x 229,953 SQ.FT. = 45,991 SQ.FT.

PROVIDED LANDSCAPE AREA:
= 1-12 OPEN SPACE + NO CLEAR ZONE + LOT 13 LANDSCAPE AREA
= 35,755 + 119,955 + 2,264 = 157,974 SQ.FT.
= 68.7% OF GROSS SITE AREA

REV. NO.	REVISION	DATE	BY	APPROVED

Ravnik & Associates, Inc.
CIVIL ENGINEERING & LAND-USE PLANNING
1633 LINDAMOOD LANE/PO. BOX 361
BURLINGTON, WA 98233
PH: (360) 707-2048 FAX: (360) 707-2216

SHEET DESCRIPTION:

LANDSCAPE EXHIBIT

PLAN STATUS: PUD-2016-0001 FOR PLANNING COMMISSION & CITY COUNCIL		
SCALE: 1" = 20'	SHEET TITLE:	DRAWING NO.
DRAWN BY: D. REMSEN	HADDON ROAD PLANNED UNIT DEVELOPMENT FOR ALLEN FAMILY INVESTMENTS, LLC SECTION 30, T. 35 N., R. 2 E., W.M.	16009.SITE.dwg
CHECKED BY: J. RAVNIK		JOB NO.
DATE: 05.10.16		16009
		SHEET NO.
		1 OF 1

Symbol	Botanical Name	Common Name
Trees		
T1 	Chamaecyparis Obtusa, Cedrus deodara & 'Aurea', Chamaecyparis nootkatensis, Thuja Occidentalis, Abies Lasiocarpa "compacta", Tsuga mertensiana	Evergreen Type: Hinoki Cypress, Deodar Cedar & Golden Deodara, Weeping Alaska Cedar 'Green Arrow', Emerald Green Arborvitae, Dwarf Alpine Fir and Dwarf Mountain Hemlock
T2 	Cornus "Eddie's White Wonder", "Satomi", "Pagoda", Pyrus calleryana, Prunus cerisifera, Prunus serrulata, Acer Palmatum 'Sango Kaku', Laceleaf Japanese Maple, Acer Circinatum	Ornamental Type: Eddie's White Wonder, Satomi, Pagoda, Chanticleer Pear, Thundercloud Plum, Kwanzan Cherry, Coral Bark Maple, Laceleaf Maple, Japanese & Vine Maple
Shrubs		
S1 	Prunus Laurocerasus, Camellia, Ceanothus, Calmea Latifolia, Rhododendren, Viburnum, Hydrangea, Sarcococca, Buxus (Dwarf Variety), Calluna Vulgaris, Hebe, Daphne, Arbutus Urnedo, Pieris Japonica, Pinus Mugo	English and Portugal Laurel, Camelia, California Lilac, Mountain Laurel, Rhododendren and Azalea, Viburnum, Hydrangea, Sweetbox, Dwarf Boxwood, Heather, Hebe, Daphne, Strawberry Bush, Japanese Andromeda, Mugo pine
S2 	Cistus 'Sunset', Lavandula, Rosmarinus varieties, Lonicera Nitida, Cotoneaster, Euonymus, Euphorbia	Sunset Rockrose, Lavender, Rosemary Types: Blue Spires & Huntington Carpet, Honeysuckle Boxleaf, Cotoneaster, Wintercreeper, Mediterranean spurge,
S3 	Cornus Sericea 'Baileyi', Euonymus Alatus, Philadelphus, Cotinus coggygria, Nandina domestica 'Harbor Dwarf', Berberis, Dasiphora, Rosa rugosa	Red & Green Twig Dogwood, Burning Bush, Mock Orange, Smoke Tree/Bush, Harbor Dwarf Heavenly Bamboo, Barberry, Shrubby cinquefoil, Shrub rose
Perennials		
P1 	Phormium tenax 'Atropurpureum', Perovskia & Salvia, Sedum varieties, Heuchera, Hemerocallis, Helleborus & Hosta	New Zealand Flax, Russian & other sages, Stonecrops, Coral Bells, Daylily varieties, Hellebore & Hosta
Grasses		
G1 	Festuca 'Siskyou Blue', Nassella tenuissima, Miscanthus sinensis, Carex, Helictotrichon sempervirens	Siskyou Blue Fescue, Mexican Feather Grass, Maidengrass, Golden & Japanese Sedge, Blue Oat Grass

Lawn Grass in all areas not marked as house, driveway,
gardens, sidewalks or roads.

EXHIBIT #16:

OPEN SPACE & LANDSCAPE PLAN EXHIBIT

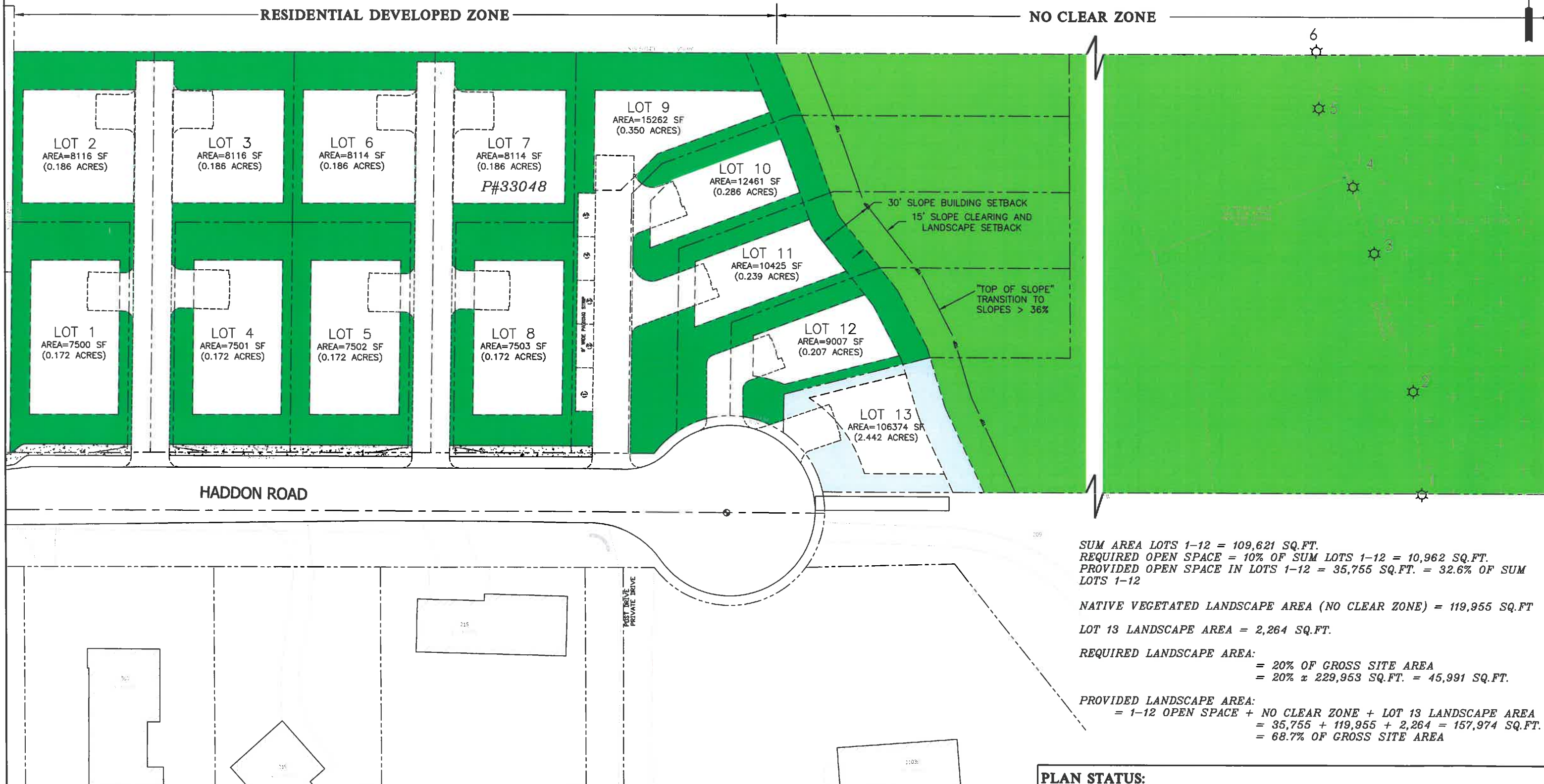
RESIDENTIALLY DEVELOPED LANDSCAPE AREA
(OPEN SPACE) LOTS 1-12

LOT 13

NATIVE VEGETATED LANDSCAPE AREA
(NO CLEAR ZONE)

RESIDENTIAL DEVELOPED ZONE

NO CLEAR ZONE



Ravnik & Associates, Inc.
CIVIL ENGINEERING & LAND-USE PLANNING
1633 LINDAMOOD LANE/P.O. BOX 361
BURLINGTON, WA 98233
PH: (360) 707-2048 FAX: (360) 707-2216

SHEET DESCRIPTION:

OPEN SPACE AND LANDSCAPE AREAS EXHIBIT

PLAN STATUS:

SCALE: 1" = 50'

DRAWN BY: D. REMSEN

CHECKED BY: J. RAVNIK

DATE: 05.09.16

SHEET TITLE:

**HADDON ROAD
PLANNED UNIT DEVELOPMENT
FOR
ALLEN FAMILY INVESTMENTS, LLC
SECTION 30, T. 35 N., R. 2 E., W.M.**

DRAWING NO.
16009.OPEN.SPACE.dwg

JOB NO.
16009

SHEET NO.
1 OF 1

EXHIBIT #17:

DRAINAGE PLAN



HADDON ROAD PLANNED UNIT DEVELOPMENT

PRELIMINARY DRAINAGE REPORT



Prepared by:

Lervik Engineering
PO Box 684
Anacortes, WA 98221
P: 360.588.1592

TABLE OF CONTENTS

Section 1.	DRAINAGE INFORMATION SUMMARY.....	4
A.	Drainage Information Summary Form	4
B.	Executive Summary.....	4
Section 2.	LARGE PARCEL STORMWATER PLAN	6
Section 3.	DRAINAGE REPORT	10
A.	Existing Conditions & Drainage Patterns	10
	<i>On-Site Basins</i>	10
	<i>Off-Site Basins</i>	10
B.	Developed Conditions & Drainage Patterns	10
	<i>On-Site Basin Modifications</i>	10
C.	Upstream Analysis	10
D.	Downstream Analysis	10
	<i>Downstream Narrative Description:</i>	10
Section 4.	Stormwater System Design	14
Section 5.	Stormwater Design Calculations.....	16
Section 6.	OPERATIONS & MAINTENANCE.....	27

TABLE OF FIGURES

Figure 1 - Vicinity Map.....	3
------------------------------	---

VICINITY MAP



Figure 1 - Vicinity Map

Section 1. DRAINAGE INFORMATION SUMMARY

A. *Drainage Information Summary Form*

Project Name: HADDON ROAD PUD

Project Engineer: David Lervik, P.E.
LERVIK ENGINEERING

Project Applicant: TOM ALLEN

Summary Table

	Existing	Proposed
Number of lots	1	14
Type of Storage	None	None
Approx. Storage Volume (cu. ft.)	N/A	N/A
Soil Type(s)	Keystone Loamy Sand	
On-site Impervious	-0-	0.685
On-site Pervious	5.000	4.315
Gross Site Area (acres)	5.000	
Development Area (acres)	3.200	

Runoff Rates, cfs		
Q ₂		0.09
Q ₁₀		0.15
Q ₁₀₀		0.25

B. Executive Summary

The subject property sits at the eastern end of Haddon Road on the north side of the road. Approximately 5-acres in size, the parcel is fully forested with scattered trees and moderate underbrush. The proposed subdivision involves the creation of 13 lots. Lot 13 will be a home site and will include wetland and its buffer.

Soils on the site are mapped as *Keystone Loamy Sand* by the Natural Resource Conservation Service. This is a "Group A" soil type that is described as "excessively drained," which means that stormwater readily infiltrates into the groundwater system. Sieve analysis of the soil along with a deep (40+ feet) boring indicate deep sandy soils with a design-infiltration rate (including factor-of-safety) of 1.2 inches per hour. As evidenced along much the SR20 corridor east of Anacortes, numerous springs and seeps exist where this layer of highly permeable soil meets the underlying bedrock.

On May 22, 2015 MTC performed an analysis of the soil at the site of the infiltration trench at the east end of the Haddon Road cul-de-sac. The sub-soil at this location is coarse, brown sand with traces of silt and gravel. Please refer to the MTC report "Geotechnical Addendum No.3 and City of Anacortes Peer Review Comments" dated May 26, 2015.

Improvements proposed for the project include driveways, utilities, landscaping, etc. Off-site improvements consist of a standard City cul-de-sac and road widening of 28 feet along the frontage and 24 feet west to Whistle Lake Road, per Skagit County standards. In addition, a paved pedestrian path will be extended to Blue Heron Circle (where the presence of adequate right-of-way allows). Water system improvements to provide high-pressure-zone water to the homes will be provided.

Stormwater management relies on both conveyance and infiltration/dispersion of stormwater. No traditional detention systems are proposed. The applicant proposes to install dry-wells or infiltration trenches on the four westerly home sites, with the remainder connected to the adjacent stormwater system to the north. Runoff generated from Haddon Road will be infiltrated via gravel infiltration trenches in the roadside ditch.

Section 2. LARGE PARCEL STORMWATER PLAN

LPSPR No 1 - Erosion & Sediment Control

a. Soil Stabilization & Sediment Trapping

The improvements associated with the plat involve only minor excavation and cuts, chiefly in conjunction with the water main installation, road widening and clearing operation. During logging and site clearing, the top layer of soil containing high levels of organics will be preserved to the greatest extent possible for use developing post-construction soil meeting the requirements of BMP T5.13 (Post Construction Soil Quality and Depth).

Temporary and permanent seeding and silt fencing will stabilize and contain loose soil.

Additional soil stabilization procedures have been prepared to address clearing and removal of trees along the critical slope in Lot 9.

b. Delineate Clearing and Easement Limits

Orange construction fencing and silt fencing (where sediment-laden water may leave the site) will be used to define the extents of the clearing limits.

c. Protection of Adjacent Properties

The properties to the west and north will be protected by silt fencing and grading to prevent soil and/or sediment-laden water from leaving the site.

d. Timing and Stabilization of Sediment Trapping Measures

The proposed land disturbing activities associated with the plat improvements (as opposed to the individual home construction work) will occur over a very short period of time – probably only a few weeks. Soil will be stabilized immediately upon completion of work in the disturbed areas.

e. Cut & Fill Slopes

No significant cut or fill slopes are proposed. Only minor grading and removal of soil will occur.

f. Controlling Off-site Erosion

Off-site erosion will be avoided by preventing off-site flow of stormwater. All stormwater will be dispersed or infiltrated on-site.

g. Stabilization of Temporary Conveyances

There are no proposed temporary conveyances.

h. Storm Drain Inlet Protection

There are no drain inlets, existing or proposed, associated with this project.

i. Underground Utility Construction

This work consists of off-site water main construction, extension of residential water services, sanitary sewer extensions (from the system north of the site), and franchised utilities to serve the homes.

Except along Whistle Lake Road, no extensive lengths of trench will be open at any given time. Because of the sandy, over-drained nature of the soils in the area, no dewatering will be necessary.

j. Construction Access Routes

With the exception of the logging and clearing operations, no specific construction access point is planned or appropriate for this site. A single standard construction access will be provided for log trucks and equipment leaving the site.

In the event material is tracked onto the public roadway, the roadway will be cleaned of all sediment at the end of each working day using shovels, brooms, sweepers, etc. Only after sediment has been removed in this manner may washing be employed.

k. Removal of Temporary BMPs

All temporary TESC BMPs will be removed within 30 days after site stabilization.

l. Dewatering Construction Sites

No dewater is proposed. The on-site soils consist of deep, clean sands with high infiltration rates and a significant distance to the water table.

m. Control of Pollutants

All pollutants other than sediment that occur on the site during construction shall be handled and disposed of in a manner that does not cause contamination of stormwater or surface waters.

Specifically, equipment fueling, maintenance and repair operations shall take place on paved surfaces or on impervious temporary surfaces intended for that purpose.

n. Maintenance

All BMPs shall be regularly inspected, and repairs and/or improvements shall be made to meet the needs of the site conditions and the contractors means and methods of construction.

o. Financial Liability

The owner shall, upon request by the City, provide a performance bond to ensure compliance with the approved TESC plans.

LPSPR No 2 - Preservation of Natural Drainage Systems

There are no specific drainage systems, courses, etc. on the site. Currently all stormwater both on and adjacent to the site infiltrates into the soil. The proposed stormwater plan will direct runoff from the residences to the existing stormwater system adjacent to the site, and will infiltrate all roadway/driveway runoff.

LPSPR No 3 - Source Control of Pollution

The contractor shall apply all appropriate BMPs to prevent or mitigate single point pollution sources.

LPSPR No 4 - Runoff Treatment BMPs

The proposed improvements for this project are very small, with no significant slopes, grades, etc. Haddon Road widening, driveways and other flat impervious surfaces will be treated and attenuated by Sheet Flow Dispersion (BMP T5.12) onto adjacent soils meeting BMP T5.13.

LPSPR No 5 - Detention

No detention is proposed for this site. Stormwater runoff from impervious surfaces, lawn, etc. will be allowed to disperse and/or be directed to dry wells for infiltration.

LPSPR No 6 - Wetlands

A Category III wetland exists at the eastern end of the site, and a 110-foot buffer has been established. The proposed clearing limits are located west of the buffer.

LPSPR No 7 - Water Quality Sensitive Areas

There are no water quality sensitive areas on or adjacent to the site.

LPSPR No 8 - Off-site Analysis and Mitigation

All stormwater is proposed to be infiltrated and/or dispersed on site; as such, no off-site mitigation is necessary. Stormwater infiltrated on-site eventually emerges as springs and seeps along rock outcroppings along SR20 and is considered fully treated and attenuated.

LPSPR No 9 - City Basin Planning

This site is not part of any City basin planning.

LPSPR No 10 - Operations & Maintenance

Infiltration facilities will be designed and contained on each individual lot. Each lot owner will be responsible for maintenance of the dry well. An Operation & Maintenance sheet will be provided for each parcel.

LPSPR No 11 - Financial Liability

The owner shall, upon written request by the City, provide performance bonds to ensure compliance with these standards.

Section 3. DRAINAGE REPORT

This Drainage Plan Report contains a summary, analysis, maps and calculations to confirm that the proposed development complies with the requirements of the Anacortes Municipal Code.

A. Existing Conditions & Drainage Patterns

On-Site Basins

There is a single on-site basin. The terrain runs easterly from the western property line.

Off-Site Basins

There are no off-site basins tributary to the subject property.

B. Developed Conditions & Drainage Patterns

On-Site Basin Modifications

Lots 1-4 on the west side of the plat will employ infiltration trenches to manage stormwater from the impervious areas of the site. Lots 5-13 will connect with the off-site public storm drainage system to the north. The calculations contained within this report assume that only roof downspouts and a small portion of adjacent driveway will be connected to the off-site system, and that lawns and landscaped areas will simply infiltrate into the existing sandy soils. This more accurately represents a typical residential situation where yard drains are not present.

The driveway areas flow to infiltration swales that run parallel to the paved surfaces.

Stormwater from Haddon Road will be collected in roadside swales and infiltrated using infiltration trenches. Some residential areas adjacent to the roadways and the driveways will flow to Haddon Road.

C. Upstream Analysis

There is no upstream area tributary to the property.

D. Downstream Analysis

A storm drainage system runs through the properties north of the subject site. Two catchbasins lie adjacent to the north property line within an easement allowing access from the proposed PUD.

Downstream Narrative Description:

The storm drainage system stretches from a yard drain at the 3-million gallon reservoir to its outfall into Fidalgo Bay flowing through 3,500 feet of pipe and ditch. The following provides a description of each link of the system.

1. At the 3-million gallon reservoir a small catchbasin (CB #1725) flows through to CB #1726 in Blue Heron Circle. The tributary area for this CB is roughly the reservoir property.
2. CB #1726 collects runoff from a small area of Blue Heron Circle, and conveys it in a 10" CMP to CB #1728.¹
3. CB #1728 collects runoff from Blue Heron Circle as well as some downspouts at condos to the north. (It bear noting that not all the condos in this neighborhood are tight-lined to the storm system; some discharge to the surface, and some tight-lines appear to discharge to open-space areas rather than the storm system.)

This connects to CB#1648.

4. CB#1648 collects runoff from the parking areas and small areas of adjacent landscaping.
5. CB #1288 also collects runoff from parking areas and buildings.
6. CB #1355 is located adjacent to the subject plat, and will receive runoff from Lots 1-6.
7. CB #1476, located east of the previous CB receives stormwater from Lots 7 and 8 (stormwater from Lot 9 is dispersed near the cul-de-sac).
8. CB #1477 is located in a grassy area, and receives very little runoff.
9. CB #1808 is located in an area of brush and receives only minor amounts of localized runoff.
10. CB #1921 is located on the western edge-of-asphalt on Brandt Circle. This collects runoff from the southern portion of the roadway and some yards/homes.
11. CB #1995 is located at the intersection of Brandt Circle and Mitchell Drive, and collects runoff from the roadway and nearby homes. The discharge of this CB flows through CB #2010 (located in the same intersection), which is not modeled in this analysis as it has little effect on the system capacity. CB #2079 also contributes to this system.
12. CB #2077 is located on Mitchell Drive and collects runoff chiefly from the roadway.
13. The next node is the Stittwood Outfall, which discharges to the surface. A broad, shallow channel flows from the outfall and meanders through the woods above the highway. The channel is approximately 24-30 inches wide with varying depth. The lower half of the channel flows across a plateau and ultimately cascades down a rock face to the ditch alongside SR20.
14. Flow at this point enters an 18" concrete pipe that flows easterly under SR20. This captures flows from the north along SR20.

¹ Unless otherwise stated, all pipe connections between catchbasins are 10" Corrugated Metal Pipe (CMP).

15. The SR20 discharge is located above Fidalgo Bay Road (FBR), and flows overland through the forest to a roadside ditch on the south side of Fidalgo Bay Road.
16. The FBR Inlet feeds a 12" concrete pipe under Fidalgo Bay Road that discharges above the Thompson Trail (TTR).
17. The final element in the system is the TTR Xing, with an 18" culvert to Fidalgo Bay.

The following table describes each link of the system to its outfall at Fidalgo Bay. Please note that, where available, the "Node" name includes the City's number for the structure.

PIPE	DESC	UPSTREAM NODE	DOWNSSTREAM NODE	L (FT)	SLOPE (%)	Max Q (cfs)
SD-11	10" CMP	SDMH-11 (#1728)	SDMH-10 (#1648)	167	2.7	3.12
SD-10	10" CMP	SDMH-10 (#1648)	SDMH-9 (#1288)	198	2.6	3.08
SD-09	10" CMP	SDMH-9 (#1288)	SDMH-8 (#1355)	143	0.9	1.80
SD-08	10" CMP	SDMH-8 (#1355)	SDMH-7 (#1476)	160	2.3	2.88
SD-07	10" CMP	SDMH-7 (#1476)	SDMH-6 (#1477)	226	11.1	8.78
SD-06	10" CMP	SDMH-6 (#1477)	SDMH-5 (#1808)	310	8.9	6.40
SD-05	10" CMP	SDMH-5 (#1808)	SDMH-4 (#1921)	111	24.0	11.58
SD-04	10" CMP	SDMH-4 (#1921)	SDMH-3 (#1995)	175	11.4	8.85
SD-03	10" CMP	SDMH-3 (#1995)	SDMH-2 (#2077)	215	1.0	2.44
SD-02	12" CMP	SDMH-2 (#2077)	Stittwood Outfall	176	15.8	7.36
CH-05	CHANNEL	Stittwood Outfall	Channel Angle Pt-02	98	20.0	45 See Note 1 below
CH-04	CHANNEL	Channel Angle Pt-02	Channel Angle Pt-01	89	13.7	
CH-03	CHANNEL	Channel Angle Pt-01	SR20 Inlet	14	36.7	
SR20 Xing	18" CONC	SR20 Inlet	SR20 Outfall	144	4.4	11.46
SR20 Ditch	CHANNEL	SR20 Outfall	FBR Ditch	24	5.0	See Note 2 below
FBR Ditch	CHANNEL	FBR Ditch	FBR Inlet	813	3.4	8.2
FBR Xing	12" CONC	FBR Inlet	FBR Outfall	50	1.8	4.14
TT Ditch	CHANNEL	FBR Outfall	Thompson Trail Inlet	103	29.7	See Note 2 below
TT Xing	18" CONC	Trail Inlet	Thompson Trail Outfall	85	2.0	7.72

Note 1: This section of conveyance is a broad channel meandering through the woods, with a discharge to SR20 over bedrock. This section has, essentially, unlimited capacity as it relates to this basin.

Note 2: The "SR20 Ditch" and "TT Ditch" are very steep rocky spillways below the pipe outfalls. The dispersed nature of the flows provides excess capacity far beyond that necessary to convey the upstream flows.

OFF-SITE CAPACITY:

As shown in the table below, the cumulative flow for the entire basin does not exceed the capacity at any point along the conveyance.

BASIN	100-Year Peak Flow (cfs)	Cummulative Flow (cfs)	Maximum Capacity of Link (cfs)	Pass/Fail
Reservoir	0.24	0.24	3.12	Pass
Upper Parking	0.74	0.98	3.08	Pass
West Plat	0.22	1.20	1.80	Pass
East Plat	0.07	1.27	2.88	Pass
Misc. Condo Areas	0.12	1.39	8.78	Pass
Brandt Place	0.14	1.53	6.40	Pass
Mitchell Drive	0.39	1.92	11.58	Pass
SR20 Ditch	0.34	2.26	2.44	Pass
SR20 to FBR	1.13	3.39	4.14	Pass
Trail Basin	0.07	3.46	7.72	Pass

Section 4. Stormwater System Design

The proposed improvements rely on roadside ditches/swales (as allowed in the R1 zone under AMC 16.20.070), which will contain underground infiltration trenches as described in Volume 3, Section 3.3.11 and BMP T7.20 ("Infiltration Trenches") of the 2005 DOE Manual.

No curbs are proposed for this project, so roadway runoff will flow directly into the roadside swales. The swales will not contain driveway culverts, but will instead impound the water for infiltration.

Five roadside swales were analyzed for this application, labeled and described as follows:

Basin	Description	Trench Dimension (WxL, in feet)	Tributary Area (sq.ft.)
"Western"	This basin collects runoff from the west end of Haddon Road and the front yard of Lot 1	2x40	2,380
"West Middle"	This area lies between the two shared driveways, and collects runoff from the road and Lots 4 & 5. In the analysis, the western shared driveway and portions of Lots 2 & 3 are also included, which will ultimately be captured by a driveway swale.	2x60	9,750
"Middle"	This swale wraps around the northern edge of the cul-de-sac and captures runoff from the roadway, the eastern shared driveway and Lot 8. Again, it was modeled to include the driveway and portions of Lot 6 & 7 that will be captured by a driveway swale.	2x40	8,275
"East Middle"	This is located in the panhandle portion of Lots 10 & 11, and treats runoff from the shared driveway/parking area for Lots 9-11 as well as a small area of road runoff.	2x40	9,115
"Terminal"	This lies at the end of the cul-de-sac and captures the remaining paved areas of Haddon Road. A catchbasin will discharge directly to an infiltration trench within an easement on Lot 9 that will also serve to dispose of some roof and driveway runoff.	3x35	5,800
"SFR"	This is a representative Dry Well for the single-family residences on the plat.	5x15	9,800

In addition to these, as shown on the plans, we also propose to include swales with infiltration trenches along the western and central driveways (see details for Driveways and Road Widening on sheet C1). The attached output from the stormwater analysis program (MGSFlood) shows that the roadside swales alone provide adequate infiltration capacity to accommodate the flows; the addition of the driveway swales provides an extra margin of safety by intercepting flows generated within the plat.

Please note that the conceptual layout on the Preliminary Plat drawings is representative of what can be practically installed and meet the code requirements. The plan that will be

developed on the Construction Plan drawings will be more detailed, with specific elevations, curb slot locations, depths, etc.

Residential stormwater runoff from roofs, back yards, patios, etc. will be directed to the existing stormwater system north of the subject site.

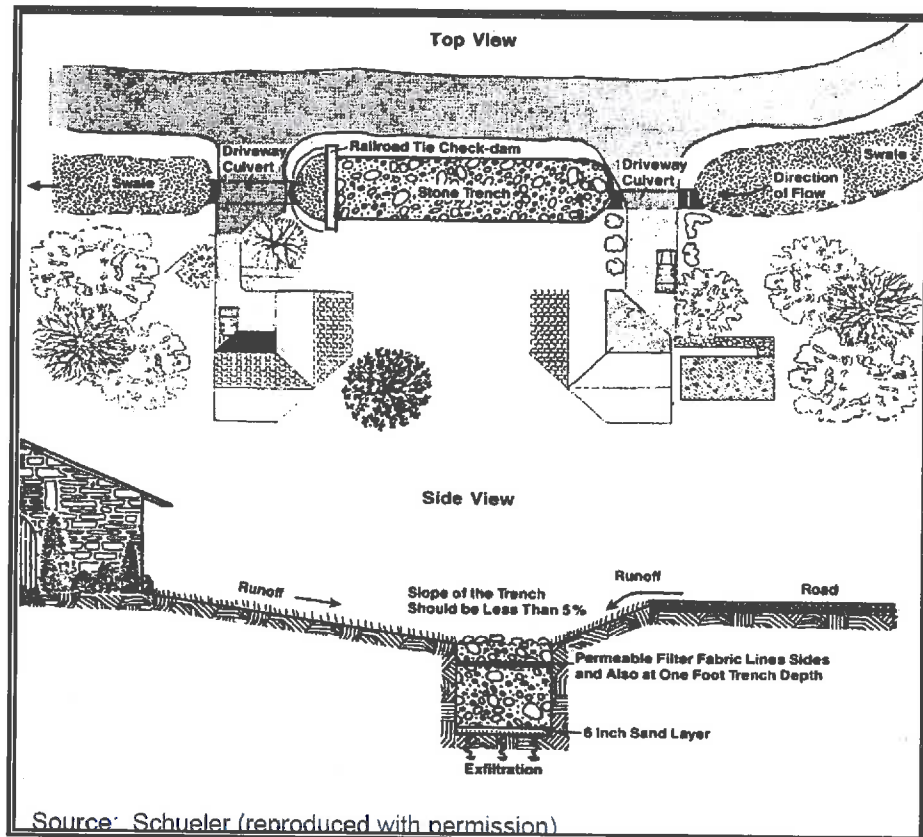


Figure 3.34 – Swale/Trench Design

Section 5. Stormwater Design Calculations

This section provides the output from the analysis of the off-site drainage system capacity calculations using MGS Flood software.

MGS FLOOD PROJECT REPORT

Program Version: MGSFlood 4.37
Program License Number: 201510002
Project Simulation Performed on: 12/01/2015 12:51 PM
Report Generation Date: 12/01/2015 12:51 PM

Input File Name: MGSFlood - Haddon PUD.fld
Project Name: HADDON ROAD PUD
Analysis Title: 13-Lot Analysis
Comments: Allen Family Investments

PRECIPITATION INPUT

Computational Time Step (Minutes): 60

Extended Precipitation Timeseries Selected
Climatic Region Number: 10

Full Period of Record Available used for Routing
Precipitation Station : 96002805 Puget East 28 in_5min 10/01/1940-10/01/2003
Evaporation Station : 961028 Puget East 28 in MAP
Evaporation Scale Factor : 0.750

HSPF Parameter Region Number: 1
HSPF Parameter Region Name : USGS Default

***** Default HSPF Parameters Used (Not Modified by User) *****

***** WATERSHED DEFINITION *****

-----SCENARIO: PREDEVELOPED

Number of Subbasins: 1

----- Subbasin : Subbasin 1 -----

-----Area(Acres) -----

Till Forest	0.000
Till Pasture	0.000
Till Grass	0.000
Outwash Forest	0.450

Outwash Pasture	0.000
Outwash Grass	0.000
Wetland	0.000
Green Roof	0.000
User 2	0.000
Impervious	0.000
Subbasin Total	0.450

-----**SCENARIO: POSTDEVELOPED**
Number of Subbasins: 6

----- Subbasin : Lot 5-13 Impervious -----	
-----Area(Acres) -----	
Till Forest	0.000
Till Pasture	0.000
Till Grass	0.000
Outwash Forest	0.000
Outwash Pasture	0.000
Outwash Grass	0.000
Wetland	0.000
Green Roof	0.000
User 2	0.000
Impervious	0.450
Subbasin Total	0.450

----- Subbasin : Western Roadway -----	
-----Area(Acres) -----	
Till Forest	0.000
Till Pasture	0.000
Till Grass	0.000
Outwash Forest	0.000
Outwash Pasture	0.000
Outwash Grass	0.005
Wetland	0.000
Green Roof	0.000
User 2	0.000
Impervious	0.050
Subbasin Total	0.055

----- Subbasin : West Middle Road/Drive -----	
-----Area(Acres) -----	
Till Forest	0.000
Till Pasture	0.000
Till Grass	0.000
Outwash Forest	0.000
Outwash Pasture	0.000
Outwash Grass	0.024
Wetland	0.000
Green Roof	0.000

User 2	0.000
Impervious	0.200
Subbasin Total	0.224

----- Subbasin : Middle Roadway -----
-----Area(Acres) -----

Till Forest	0.000
Till Pasture	0.000
Till Grass	0.000
Outwash Forest	0.000
Outwash Pasture	0.000
Outwash Grass	0.040
Wetland	0.000
Green Roof	0.000
User 2	0.000
Impervious	0.150
Subbasin Total	0.190

----- Subbasin : Middle East Road/Drive -----
-----Area(Acres) -----

Till Forest	0.000
Till Pasture	0.000
Till Grass	0.000
Outwash Forest	0.000
Outwash Pasture	0.000
Outwash Grass	0.019
Wetland	0.000
Green Roof	0.000
User 2	0.000
Impervious	0.190
Subbasin Total	0.209

----- Subbasin : Terminal -----
-----Area(Acres) -----

Till Forest	0.000
Till Pasture	0.000
Till Grass	0.000
Outwash Forest	0.000
Outwash Pasture	0.000
Outwash Grass	0.000
Wetland	0.000
Green Roof	0.000
User 2	0.000
Impervious	0.135
Subbasin Total	0.135

***** LINK DATA *****

-----SCENARIO: PREDEVELOPED

Number of Links: 0

***** LINK DATA *****

-----SCENARIO: POSTDEVELOPED

Number of Links: 5

Link Name: Western Roadway Infil Trench

Link Type: Infiltration Trench

Downstream Link: None

Trench Type : Trench on Embankment Sideslope
Trench Length (ft) : 40.00
Trench Width (ft) : 3.00
Trench Depth (ft) : 4.00
Trench Bottom Elev (ft) : 100.00
Trench Rockfill Porosity (%) : 30.00

Massmann Infiltration Option Used

Hydraulic Conductivity (in/hr) : 1.40
Infil Rate at 0 head (in/hr) : 1.26
Depth to Water Table (ft) : 50.00
Bio-Fouling Potential : Low
Maintenance : Average or Better

Link Name: West Middle Infil Trench

Link Type: Infiltration Trench

Downstream Link: None

Trench Type : Trench on Embankment Sideslope
Trench Length (ft) : 60.00
Trench Width (ft) : 2.00
Trench Depth (ft) : 4.00
Trench Bottom Elev (ft) : 100.00
Trench Rockfill Porosity (%) : 30.00

Massmann Infiltration Option Used

Hydraulic Conductivity (in/hr) : 1.40
Infil Rate at 0 head (in/hr) : 1.26
Depth to Water Table (ft) : 100.00
Bio-Fouling Potential : Low
Maintenance : Average or Better

Link Name: Middle Infil Trench

Link Type: Infiltration Trench

Downstream Link: None

Trench Type : Trench on Embankment Sideslope
Trench Length (ft) : 40.00
Trench Width (ft) : 2.00
Trench Depth (ft) : 4.00
Trench Bottom Elev (ft) : 100.00
Trench Rockfill Porosity (%) : 30.00

Massmann Infiltration Option Used
Hydraulic Conductivity (in/hr) : 1.40
Infiltration Rate at 0 head (in/hr) : 1.26
Depth to Water Table (ft) : 100.00
Bio-Fouling Potential : Low
Maintenance : Average or Better

Link Name: Middle East Infiltration Trench

Link Type: Infiltration Trench
Downstream Link: None

Trench Type : Trench on Embankment Sideslope
Trench Length (ft) : 40.00
Trench Width (ft) : 3.00
Trench Depth (ft) : 4.00
Trench Bottom Elev (ft) : 100.00
Trench Rockfill Porosity (%) : 30.00

Massmann Infiltration Option Used
Hydraulic Conductivity (in/hr) : 1.40
Infiltration Rate at 0 head (in/hr) : 1.26
Depth to Water Table (ft) : 100.00
Bio-Fouling Potential : Low
Maintenance : Average or Better

Link Name: Terminal Infiltration Trench

Link Type: Infiltration Trench
Downstream Link: None

Trench Type : Trench on Embankment Sideslope
Trench Length (ft) : 35.00
Trench Width (ft) : 3.00
Trench Depth (ft) : 4.00
Trench Bottom Elev (ft) : 100.00
Trench Rockfill Porosity (%) : 30.00

Massmann Infiltration Option Used
Hydraulic Conductivity (in/hr) : 1.40
Infiltration Rate at 0 head (in/hr) : 1.26
Depth to Water Table (ft) : 100.00
Bio-Fouling Potential : Low
Maintenance : Average or Better

*****FLOOD FREQUENCY AND DURATION STATISTICS*****

SCENARIO: PREDEVELOPED

Number of Subbasins: 1
Number of Links: 0

-----SCENARIO: POSTDEVELOPED

Number of Subbasins: 6

Number of Links: 5

***** Subbasin: Western Roadway *****

Flood Frequency Data(cfs)
(Recurrence Interval Computed Using Gringorten Plotting Position)
Tr (yrs) Flood Peak (cfs)

=====	
2-Year	1.062E-02
5-Year	1.473E-02
10-Year	1.617E-02
25-Year	1.870E-02
50-Year	2.152E-02
100-Year	2.806E-02

***** Subbasin: West Middle Road/Drive *****

Flood Frequency Data(cfs)
(Recurrence Interval Computed Using Gringorten Plotting Position)
Tr (yrs) Flood Peak (cfs)

=====	
2-Year	4.249E-02
5-Year	5.894E-02
10-Year	6.469E-02
25-Year	7.479E-02
50-Year	8.609E-02
100-Year	0.112

***** Subbasin: Middle Roadway *****

Flood Frequency Data(cfs)
(Recurrence Interval Computed Using Gringorten Plotting Position)
Tr (yrs) Flood Peak (cfs)

=====	
2-Year	3.187E-02
5-Year	4.421E-02
10-Year	4.852E-02
25-Year	5.609E-02
50-Year	6.457E-02
100-Year	8.419E-02

***** Subbasin: Middle East Road/Drive *****

Flood Frequency Data(cfs)
(Recurrence Interval Computed Using Gringorten Plotting Position)
Tr (yrs) Flood Peak (cfs)

=====	
2-Year	4.037E-02
5-Year	5.599E-02
10-Year	6.145E-02
25-Year	7.105E-02
50-Year	8.179E-02

100-Year 0.107

***** Subbasin: Terminal *****

Flood Frequency Data(cfs)
(Recurrence Interval Computed Using Gringorten Plotting Position)
Tr (yrs) Flood Peak (cfs)

```
=====
2-Year      2.868E-02
5-Year      3.978E-02
10-Year     4.366E-02
25-Year     5.048E-02
50-Year     5.811E-02
100-Year    7.576E-02
```

***** Link: Western Roadway Infiltration Trench ***** Link Inflow Frequency Stats

Flood Frequency Data(cfs)
(Recurrence Interval Computed Using Gringorten Plotting Position)
Tr (yrs) Flood Peak (cfs)

```
=====
2-Year      1.062E-02
5-Year      1.473E-02
10-Year     1.617E-02
25-Year     1.870E-02
50-Year     2.152E-02
100-Year    2.806E-02
```

***** Link: Western Roadway Infiltration Trench ***** Link Outflow 1 Frequency Stats

Flood Frequency Data(cfs)
(Recurrence Interval Computed Using Gringorten Plotting Position)
Tr (yrs) Flood Peak (cfs)

```
=====
2-Year      8.231E-06
5-Year      1.373E-05
10-Year     1.496E-05
25-Year     1.671E-05
50-Year     1.331E-03
100-Year    5.630E-03
```

***** Link: West Middle Infiltration Trench ***** Link Inflow Frequency Stats

Flood Frequency Data(cfs)
(Recurrence Interval Computed Using Gringorten Plotting Position)
Tr (yrs) Flood Peak (cfs)

```
=====
2-Year      4.249E-02
5-Year      5.894E-02
10-Year     6.469E-02
25-Year     7.479E-02
50-Year     8.609E-02
100-Year    0.112
```

***** Link: West Middle Infiltration Trench ***** Link Outflow 1 Frequency Stats

Flood Frequency Data(cfs)
(Recurrence Interval Computed Using Gringorten Plotting Position)
Tr (yrs) Flood Peak (cfs)

```
=====
2-Year      1.743E-02
5-Year      3.762E-02
10-Year     4.719E-02
25-Year     5.441E-02
50-Year     6.589E-02
100-Year    9.435E-02
200-Year    **
```

***** Link: Middle Infil Trench ***** Link Inflow Frequency Stats
 Flood Frequency Data(cfs)
 (Recurrence Interval Computed Using Gringorten Plotting Position)
 Tr (yrs) Flood Peak (cfs)

```
=====
2-Year      3.187E-02
5-Year      4.421E-02
10-Year     4.852E-02
25-Year     5.609E-02
50-Year     6.457E-02
100-Year    8.419E-02
```

***** Link: Middle Infil Trench ***** Link Outflow 1 Frequency Stats
 Flood Frequency Data(cfs)
 (Recurrence Interval Computed Using Gringorten Plotting Position)
 Tr (yrs) Flood Peak (cfs)

```
=====
2-Year      1.597E-02
5-Year      2.973E-02
10-Year     3.685E-02
25-Year     4.443E-02
50-Year     5.291E-02
100-Year    7.252E-02
```

***** Link: Middle East Infil Trench ***** Link Inflow Frequency Stats
 Flood Frequency Data(cfs)
 (Recurrence Interval Computed Using Gringorten Plotting Position)
 Tr (yrs) Flood Peak (cfs)

```
=====
2-Year      4.037E-02
5-Year      5.599E-02
10-Year     6.145E-02
25-Year     7.105E-02
50-Year     8.179E-02
100-Year    0.107
```

***** Link: Middle East Infil Trench ***** Link Outflow 1 Frequency Stats
 Flood Frequency Data(cfs)
 (Recurrence Interval Computed Using Gringorten Plotting Position)
 Tr (yrs) Flood Peak (cfs)

```
=====
2-Year      2.217E-02
5-Year      3.952E-02
10-Year     4.862E-02
25-Year     5.548E-02
50-Year     6.638E-02
```


100-Year 9.342E-02

***** Link: Terminal Infil Trench ***** Link Inflow Frequency Stats

Flood Frequency Data(cfs)

(Recurrence Interval Computed Using Gringorten Plotting Position)

Tr (yrs) Flood Peak (cfs)

=====

2-Year 2.868E-02

5-Year 3.978E-02

10-Year 4.366E-02

25-Year 5.048E-02

50-Year 5.811E-02

100-Year 7.576E-02

***** Link: Terminal Infil Trench ***** Link Outflow 1 Frequency Stats

Flood Frequency Data(cfs)

(Recurrence Interval Computed Using Gringorten Plotting Position)

Tr (yrs) Flood Peak (cfs)

=====

2-Year 9.134E-03

5-Year 2.519E-02

10-Year 3.062E-02

25-Year 3.570E-02

50-Year 4.352E-02

100-Year 6.404E-02

*****Groundwater Recharge Summary *****

Recharge is computed as input to Perlnd Groundwater Plus Infiltration in Structures

Model Element	Total Predeveloped Recharge During Simulation Recharge Amount (ac-ft)
---------------	--

Subbasin: Subbasin 1	22.101
----------------------	--------

Total:	22.101
--------	--------

Model Element	Total Post Developed Recharge During Simulation Recharge Amount (ac-ft)
---------------	--

Subbasin: Lot 5-13 Impervious	0.000	
Subbasin: Western Roadway	0.367	
Subbasin: West Middle Road/Dri	1.764	
Subbasin: Middle Roadway	2.940	
Subbasin: Middle East Road/Dri	1.396	
Subbasin: Terminal	0.000	
Link: Western Roadway Infi	5.723	
Link: West Middle Infil T	22.894	
Link: Middle Infil Trench	17.172	
Link: Middle East Infil T	21.749	
Link: Terminal Infil Tren	15.452	

Total:	89.458
--------	--------

*****Water Quality Facility Data *****

-----SCENARIO: PREDEVELOPED

Number of Links: 0

-----SCENARIO: POSTDEVELOPED

Number of Links: 5

***** Link: Western Roadway Infil Trench *****

Infiltration/Filtration Statistics-----

Total Runoff Volume (ac-ft): 5.72

Total Runoff Infiltrated (ac-ft): 5.72, 100.00%

Total Runoff Filtered (ac-ft): 0.00, 0.00%

Percent Treated (Infiltrated+Filtered)/Total Volume: 100.00%

***** Link: West Middle Infil Trench *****

Infiltration/Filtration Statistics-----

Total Runoff Volume (ac-ft): 22.89

Total Runoff Infiltrated (ac-ft): 22.89, 100.00%

Total Runoff Filtered (ac-ft): 0.00, 0.00%

Percent Treated (Infiltrated+Filtered)/Total Volume: 100.00%

***** Link: Middle Infil Trench *****

Infiltration/Filtration Statistics-----

Total Runoff Volume (ac-ft): 17.17

Total Runoff Infiltrated (ac-ft): 17.17, 100.00%

Total Runoff Filtered (ac-ft): 0.00, 0.00%

Percent Treated (Infiltrated+Filtered)/Total Volume: 100.00%

***** Link: Middle East Infil Trench *****

Infiltration/Filtration Statistics-----

Total Runoff Volume (ac-ft): 21.75

Total Runoff Infiltrated (ac-ft): 21.75, 100.00%

Total Runoff Filtered (ac-ft): 0.00, 0.00%

Percent Treated (Infiltrated+Filtered)/Total Volume: 100.00%

***** Link: Terminal Infil Trench *****

Infiltration/Filtration Statistics-----

Total Runoff Volume (ac-ft): 15.45

Total Runoff Infiltrated (ac-ft): 15.45, 100.00%

Total Runoff Filtered (ac-ft): 0.00, 0.00%

Percent Treated (Infiltrated+Filtered)/Total Volume: 100.00%

*****Compliance Point Results *****

Scenario Predeveloped Compliance Subbasin: Subbasin 1

Scenario Postdeveloped Compliance Subbasin: Lot 5-13 Impervious

***** Point of Compliance Flow Frequency Data *****

Recurrence Interval Computed Using Gringorten Plotting Position

Predevelopment Runoff		Postdevelopment Runoff	
Tr (Years)	Discharge (cfs)	Tr (Years)	Discharge (cfs)
2-Year	8.355E-05	2-Year	9.560E-02
5-Year	8.856E-05	5-Year	0.133
10-Year	8.979E-05	10-Year	0.146
25-Year	9.031E-05	25-Year	0.168
50-Year	9.036E-05	50-Year	0.194
100-Year	9.048E-05	100-Year	0.253

Section 6. OPERATIONS & MAINTENANCE

Operation and maintenance of the facilities constructed by this project shall require on-going maintenance to ensure continued high-quality functioning. The following items address the issues presented by these improvements:

Maintenance Standards for Drainage Facilities

The facility-specific maintenance standards contained in this section are intended to be conditions for determining if maintenance actions are required as identified through inspection. They are not intended to be measures of the facility's required condition at all times between inspections. In other words, exceedance of these conditions at any time between inspections and/or maintenance does not automatically constitute a violation of these standards. However, based upon inspection observations, the inspection and maintenance schedules shall be adjusted to minimize the length of time that a facility is in a condition that requires a maintenance action.

No. 2 – Infiltration			
General	Trash & Debris	See "Detention Ponds" (No. 1).	See "Detention Ponds" (No. 1).
	Poisonous/Noxious Vegetation	See "Detention Ponds" (No. 1).	See "Detention Ponds" (No. 1).
	Contaminants and Pollution	See "Detention Ponds" (No. 1).	See "Detention Ponds" (No. 1).
	Rodent Holes	See "Detention Ponds" (No. 1).	See "Detention Ponds" (No. 1).
Storage Area	Sediment	Water ponding in infiltration pond after rainfall ceases and appropriate time allowed for infiltration. Treatment basins should infiltrate Water Quality Design Storm Volume within 48 hours, and empty within 24 hours after cessation of most rain events. (A percolation test pit or test of facility indicates facility is only working at 90% of its designed capabilities. Test every 2 to 5 years. If two inches or more sediment is present, remove).	
Side Slopes of Pond	Erosion	See "Detention Ponds" (No. 1).	See "Detention Ponds" (No. 1).
Emergency Overflow Spillway and Berms over 4 feet in height	Tree Growth	See "Detention Ponds" (No. 1).	See "Detention Ponds" (No. 1).
	Piping	See "Detention Ponds" (No. 1).	See "Detention Ponds" (No. 1).

EXHIBIT #18:

ISSUED SEPA MDNS



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) 293-1907

FAX (360) 293-1938

STATE ENVIRONMENTAL POLICY ACT (SEPA)

Mitigated Determination of Non-Significance (MDNS)

PROJECT NAME:

Haddon Road Plat & PUD

FILE NUMBER:

PUD-2016-1001

APPLICANT & LANDOWNER:

Tom Allen
Allen Family Investments, LLC
P.O. Box 817
Anacortes, WA 98221

PROJECT PLANNER:

Kevin Cricchio, AICP
Associate Planner
City of Anacortes
904 6th Street
Anacortes, WA 98221

SUBJECT PROPOSAL:

The applicant has applied for a Preliminary Plat, Planned Unit Development (PUD), and SEPA environmental review to create thirteen (13) lots on the subject property which is Zoned R1. Additionally, several code modification(s) are also proposed as part of the Preliminary Plat & PUD.

PROJECT LOCATION:

The subject property is located on the north side of Haddon Road east of Whistle Lake Road. Parcel #: P33048 is located in a portion of Section 30; Township 35 North; Range 02 East; Willamette Meridian.

SUBJECT PARCEL:

Parcel #: P33048

PERMITS REQUIRED:

The following may be required in addition to the above: Final preliminary plat & PUD Approval, Civil Construction Plan approval, Building Permit Application Approval, & NPDES Permit

Haddon Road Plat & PUD
SEPA MDNS

PUD-2016-1001

EXISTING ENVIRONMENTAL DOCUMENTS:

SEPA Environmental Checklist, Critical Area Report, Geotechnical Report, Traffic Impact Study, Tree Preservation Plan, & Cultural Resource Report

ZONING DISTRICT:

The subject property is located in the Residential Zoning District (R1) of the City of Anacortes.

COMPREHENSIVE PLAN DESIGNATION:

The subject property is located in the Residential Low Density Land Use Designation.

CUT & FILL:

The proposed cut and fill volumes are 5,200 cubic yards and 3,750 cubic yards respectively.

CRITICAL AREAS:

WETLANDS:

On December 11, 2015, Graham-Bunting Associates prepared an addendum to an original wetland site assessment dated November 25, 2014. According to the addendum and original site assessment, a Category III wetland is located on the eastern portion of the subject property at the base of the steep slope. The subject wetland has a 110-foot buffer width per AMC 17.70.340(1). The plans associated with the subject plat and PUD accurately depict the delineated wetland and associated buffer. No ground disturbance is proposed in either the wetland or its buffer.

PRIORITY HABITAT & SPECIES (PHS):

Following a review of the Washington State Department of Fish and Wildlife's website no known Priority Habitat or Species were located on or within close proximity to the subject property. Both the Washington State Department of Fish and Wildlife (DFWL) and the US Fish and Wildlife Service (USFWS) was provided an opportunity to provide comment on the subject development. No comment was received.

CULTURAL RESOURCES:

The Planning, Community, & Economic Development Department received comment from both the Samish Indian Nation and the Washington State Department of Archaeology and Historic Preservation (DAHP) requesting that a cultural resource survey /report be conducted as there was a high potential for the site containing archaeological resources. On March 21, 2016, the applicant submitted a Cultural Resource Survey /Report prepared by Drayton Archaeology of Bellingham, Washington. According to the report no cultural resources are located on the subject property.

GEOLOGICALLY HAZARDOUS AREAS:

Geologically hazardous areas were determined to be located on a portion of the subject property. Material Testing & Consulting Inc. (MTC) located in Burlington, Washington

prepared an updated geotechnical review dated December 2, 2015, associated with the subject plat & PUD. This updated geotechnical review is to their previously submitted geotechnical report dated October 2, 2014, and subsequent addendums dated 1/16/15, 3/4/15, 5/27/15, & 6/30/15.

The western portion of the site is relatively flat, although slightly undulating. The eastern portion of the site is characterized by an easterly sloping hillside. The hillside extends from the level portion of the site to the easterly edge of the lot and continues to a local low at the SR-20 Spur.

According to the geotechnical review dated December 2, 2015, all structures are recommended to maintain a thirty (30) foot building setback as measured from the top of slope. The report recommends that non-structural entities such as decks and patios are allowed within the thirty (30) foot setback provided they are outside of the fifteen (15) foot non-disturbance setback as measured from the top of slope. These setback recommendations have been recommended as conditions of approval below.

Additionally, as recommended below, a cedar split rail fence will be required to be constructed from the northern to southern property line along the fifteen (15) foot non-disturbance setback line as measured from the top of bank. Critical area signage will be required to be posted along the fence.

East of the fifteen (15) foot non-disturbance setback, a Native Growth Protection Easement (NGPE) will be required to be established protecting trees and vegetation therein. No land clearing activities are proposed within the NGPE

GEOLOGICALLY HAZARDOUS AREA THIRD PARTY REVIEW:

Pursuant to AMC 17.54.070(C)(3) the City retained GeoEngineers of Bellingham, Washington to assist the city's review of the applicant's submitted geotechnical report and addendums associated with the subject plat and PUD. According to GeoEngineers, the geotechnical review (report and addendums) conforms to AMC Chapter 17.70 regulating Geologically Hazardous Areas.

In GeoEngineers letter it states that "It appears that an infiltration trench for Haddon Road is located east of the cul-de-sac and close to the 30-foot setback near the slope. The MTC report states that no infiltration in the vicinity of the steep slope is included in the current PUD configuration, and concludes that no infiltration mounding analysis is warranted." GeoEngineers recommends that MTC is provided an opportunity to re-evaluate their conclusion considering that new stormwater infiltration facilities along Haddon Road including the trench located east of the cul-de-sac toward the slope is proposed.

TREE ASSESSMENT & PRESERVATION PLAN:

The applicant submitted a Tree Assessment & Preservation Plan and addendum thereto prepared by Urban Forestry Services Inc., of Mount Vernon, Washington dated February 2, 2015, and December 14, 2015 respectively. According to the February 2, 2015, Tree Assessment & Preservation Plan, there are 147 trees proposed for retention in the forested area on the eastern portion of the site (located in the critical area(s)) which corresponds to 815 Tree Unit Credits. According to AMC 16.50.070(A), one (1) tree unit per one thousand (1,000) square feet is required.

According to the December 14, 2015, addendum twenty-five (25) trees were evaluated for retention that are located along the western side of the project site adjacent to the northern property line. Of the twenty-five (25) trees, twelve (12) are recommended for removal due to significant impacts to their critical root zone resulting from site development. Additionally, nine (9) trees recommended for removal would be within proposed building footprints, and four (4) trees are recommended for removal in order to eliminate the risk of trees falling on the adjacent condominium /multifamily development located to the north.

Therefore, since the project site is 4.96 net acres or 216,058 square feet, two hundred and sixteen (216) tree unit credits is required. Conformance with this requirement has been met as 815 tree unit credits is proposed for retention. In addition to these retained tree credits, trees will be planted on each lot at time of individual lot development.

TRANSPORTATION:

On December of 2015, and February 2016, Gibson Traffic Consultants (GTC) of Everett, Washington performed a Traffic Impact Analysis and addendum thereto for the subject 13 lot PUD. According to this report and addendum, the subject development is anticipated to generate 124 new daily trips with 9 new AM peak-hour trips and 13 new PM peak-hour trips. The subject PUD is proposing to have three (3) accesses onto Haddon Road as well as street access for two (2) lots to the cul-de-sac. The subject PUD is not anticipated to cause the study intersections to degrade to an unsatisfactory level of service. No mitigation is recommended besides payment of traffic impact fees due at time of building permit application issuance.

PEDESTRIAN CONNECTIVITY:

In order to improve pedestrian connectivity in the project vicinity, the applicant agrees to the city staff recommendation to construct an off-site pathway extending west from the proposed Planned Unit Development along the north side of Haddon Road to the intersection of Whistle Lake Road. At the intersection of Haddon Road and Whistle Lake Road, the paved pathway would continue along the east side of Whistle Lake Road north to the south side of Blue Heron Circle. The pathway would be six (6) feet in width.

Since the residence located at 304 Haddon Road immediately west of the PUD is located within close proximity to the existing street, the applicant proposes decreasing the width of the pathway /sidewalk to five (5) feet and constructing the sidewalk closer to the widened Haddon Road adjacent to the property. A thickened asphalt edge would be constructed adjacent to 304 Haddon Road to convey runoff waters to infiltration trenches.

LEAD AGENCY:

City of Anacortes' Department of Planning, Community & Economic Development. The lead agency for this proposal has determined that this project does not have a probable adverse impact on the environment provided that the conditions set out below are satisfied. An environmental impact statement (EIS) is not required under RCW § 43.21C.030(2)(c). This decision was made

after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

MITIGATION MEASURES:

1. Erosion control, dust control, and best management practices shall be employed during construction /development activities as required by both the Building and Public Works Departments.
2. Before construction activities commence, orange construction fencing and silt fencing shall be installed around the extents of clearing limits proposed. Only limited clearing by hand is permissible to install the fencing. Construction /silt fencing and clearing limits shall also be shown on the Large Parcel Stormwater & Water Quality Plan.
3. All required permits shall be secured before any construction activities begin onsite.
4. Before final plat and PUD submittal or approval is given, a Native Growth Protection Easement (NGPE) shall be established, recorded, shown, and referenced on the final plat and PUD that includes the wetland, the wetland's buffer, the geologically hazardous area, and the geologically hazardous area's buffer. The NGPE shall begin at the west edge of the fifteen (15) foot non-disturbance setback as measured from the top of slope and terminate at the eastern property line.
5. Within the Native Growth Protection Easement, vegetation or tree removal, topping, or trimming is strictly prohibited unless approved first by the City. The individual lot owner would need to submit an ISA certified arborist's report that states a tree is dead, diseased, dying, and a hazard to an adjacent property/use along with a geological hazardous area critical area report to the City of Anacortes' Planning Department and Parks and Recreation Department for review and approval.
6. Those trees designated for retention on the submitted Tree Assessment & Preservation Plan shall be protected before and during site development and construction through adherence to AMC § 16.50.100. Chain link fencing (or other sturdy construction fencing) shall be erected along the western edge of the NGPE and be at least six (6) feet outside of any adjacent trees' drip line. Before any site development [i.e., grading, clearing, etc.] or construction activities occur on the subject property the applicant shall contact the Department of Planning, Community, and Economic Development to arrange a tree fence inspection. Only limited clearing by hand in order to install the fence is allowed.
7. Prior to construction plan approval, the landowner /applicant shall obtain a National Pollutant Discharge Elimination System (NPDES) General Permit for Stormwater Discharge as required by the State of Washington's Department of Ecology.
8. Before final plat & PUD submittal or approval is given, the top of slope shall be surveyed and shown accordingly on the face of the final plat. The final plat & PUD shall reflect that all structures are required to maintain a thirty (30) foot building setback as measured from the top of slope. Non-structural entities such as decks and patios are allowed within the

thirty (30) foot setback provided they are outside of the fifteen (15) foot non-disturbance setback as measured from the top of slope. A note to this effect shall be on the face of the final plat & PUD.

9. Before final plat & PUD submittal or approval is given, the applicant shall install a split rail fence at the edge of the fifteen (15) foot non-disturbance setback as measured from the top of slope. Critical area signage shall be placed on the fence as approved by the Planning Department.
10. Prior to final plat & PUD submittal or approval, public road improvements shall be in place as required by the Public Works Department for both the City of Anacortes and Skagit County.
11. A legally enforceable agreement, which shall be recorded as a covenant and noted on the face of the plat and deed, and executed in a form satisfactory to the City of Anacortes' acknowledging that the site is located in a geologically hazard area; the risks associated with development of such site; and a waiver and release of any and all claims of the owner(s), their directors, employees, successors, or assigns against the City of Anacortes for any loss, damage or injury, whether direct or indirect, arising out of issuance of development permits for this proposal.

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

RESPONSIBLE OFFICIAL: Don Measamer
POSITION/TITLE: Director of Planning, Community & Economic Development

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

DATE: 6/2/16 **Signature:** 

For further information, contact the City of Anacortes' Department of Planning, Community, & Economic Development at (360) 293-1901. The issuance of this Mitigated Determination of Non-significance should not be interpreted as acceptance or approval of the proposal as presented. The City of Anacortes reserves the right to deny or approve said proposal subject to conditions if it is determined to be in the best interests of the city and/or necessary for the general health, safety and welfare of the public to do so.

ISSUED: June 02, 2016

Haddon Road Plat & PUD
SEPA MDNS

PUD-2016-1001

SEPA APPEAL PROCEDURE:

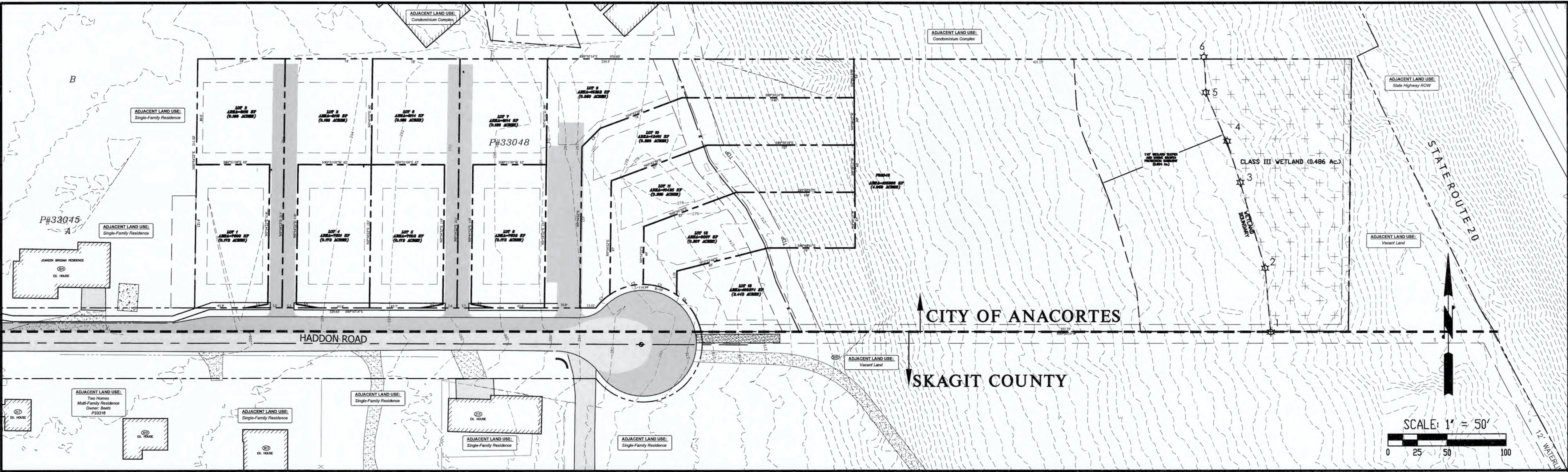
Pursuant to the procedures adopted under AMC § 18.04.250, no administrative appeal of the SEPA threshold determination is provided. The SEPA threshold determination may be appealed to the Skagit County Superior Court under RCW § 43.21C.075 after the City's final action on the underlying action(s). Requests to receive notices of decisions for this project proposal should be submitted to the contact person listed above.

EXHIBIT #19:

CIVIL PLANS & PLAT/PUD MAP

LEGEND

- EXISTING RIGHT OF WAY LINE CENTERLINE
EXISTING RIGHT OF WAY LINE
EXISTING ROAD CENTERLINE
EXISTING PROPERTY LINE
EXISTING PROPERTY CORNER
EXISTING STORM DRAIN
EXISTING STORM MANHOLE
EXISTING STORM CATCH BASIN
EXISTING SANITARY SEWER
EXISTING SANITARY MANHOLE
EXISTING WATERLINE
EXISTING WATER VALVE
EXISTING FIRE HYDRANT
EXISTING POWER, CABLE, TELEPHONE, GAS LINE
EXISTING POWER, CABLE
EXISTING TELEPHONE
EXISTING GAS LINE
EXISTING GROUND CONTOUR LINE
EXISTING EDGE OF ASPHALT
EXISTING FENCELINE
EXISTING WATER METER
EXISTING ASPHALT
EXISTING CONCRETE
EXISTING GRAVEL
EXISTING SWALE
- FOUND MONUMENT
PROPOSED MONUMENT
WETLAND FLAGGING
WETLAND
PARCEL CORNER (REBAR SET)
PROPOSED LOT CORNER
PROPOSED ASPH. SURFACE ELEV.
PROPOSED TOP OF CONC. ELEV.
PROPOSED ASPH. SURFACE ELEV.
PROPOSED CLEANOUT ASSEMBLY FOR STORM OR SANITARY SEWER
PROPOSED STORM DRAIN
PROPOSED STORM CATCH BASIN
PROPOSED SANITARY SEWER
PROPOSED WATERLINE
PROPOSED WATER VALVE
PROPOSED FIRE HYDRANT
PROPOSED WATER METER
PROPOSED FENCELINE
PROPOSED STORM DRAINAGE CONTOUR LINES
PROPOSED CONCRETE
PROPOSED ASPHALT
PROPOSED CRUSHED ROCK



PROJECT CONTACTS:

OWNER

ALLEN FAMILY INVESTMENTS, LLC
P.O. BOX 817
ANACORTES, WA 98221
(360)293-7754

CIVIL ENGINEER

RAVNIK & ASSOCIATES, INC.
CONTACT: JOHN RAVNIK
1633 LINDAMOOD LANE
P.O. BOX 361
BURLINGTON, WA 98233
PHONE: (360)707-2048
FAX: (360)707-2216

SURVEYOR

PARISH LAND SURVEYING
CONTACT: BOB PARISH
P.O. BOX 314
LOPEZ, WA 98261
PHONE: (360)588-1467

UTILITY LOCATE

811

ALL TESTING SHALL BE
PERFORMED PER THE
CITY OF ANACORTES
STANDARDS

BIOLOGIST

GRAHAM-BUNTING ASSOCIATES
3643 LEGG ROAD
BOW, WA 98232
PHONE: (360)766-4441
FAX: (360)766-4443
CONTACT: OSCAR GRAHAM
PAT BUNTING

TRAFFIC

GIBSON TRAFFIC CONSULTANTS
2802 WETMORE AVENUE, SUITE 220
EVERETT, WA 98201
PHONE: (425)339-8266
CONTACT: BRADLY LINCOLN

GEOTECHNICAL

MATERIALS TESTING & CONSULTING
777 CHRYSLER DRIVE SUITE A
BURLINGTON, WA 98233
PHONE: (360)647-9295
CONTACT: DAVE RAUCH

ARCHAEOLOGIST

DRAYTON ARCHAEOLOGY
P.O. BOX 5424
BELLINGHAM, WA 98227
CONTACT: GARTH BALDWIN, M.A., RPA
MARSHA HANSON, B.A.

SITE INFORMATION

SITE ADDRESS: HADDON ROAD, ANACORTES, WA
TAX ID NUMBERS: P33048

CURRENT PROPERTY ZONING: R1
APPLIED ZONING: R2 (PER PUD REQUIREMENTS & AMC)
REQ'D MIN. LOT SIZE: 7,500 SQ.FT. (PER AMC 17.38.070)
MINIMUM LOT SIZE: 7,500 SF (0.172 Ac)
MAXIMUM LOT SIZE: 106,374 SF (2.442 Ac)

HOUSING DENSITY: 4 DWELLING UNIT PER GROSS ACRE
GROSS PARCEL SIZE: 229,953 SF (5.279 Ac)
NET PARCEL AREA: 215,995 SF (4.959 Ac)
DENSITY CALCULATION:

LOTS PERMITTED: 5.279 Ac x 4 Lots/Gross Ac = 21.1 Lots
LOTS PROPOSED: 21

SCHOOL DISTRICT: Anacortes School District No. 103
WATER PROVIDER: City of Anacortes
SANITARY SEWER: City of Anacortes
STORMWATER UTILITY: City of Anacortes
POST OFFICE: Anacortes (98221)
FIRE DISTRICT: City of Anacortes

CALL TWO
BUSINESS DAYS
BEFORE YOU DIG
"811"

SLOPE SETBACK BARRIER:

Lots 9-13 contain Critical Slopes, as defined by the Anacortes Municipal Code, where the slope transitions to greater than 36%.
The 15-foot Slope Disturbance Setback from the top of this slope is marked by a split-rail cedar fence installed by the Developer. No clearing, grading, etc. may take place within this zone (or on the Critical Slope) without permission of the City Planning Director. Each lot owner is responsible for maintaining, repairing and/or replacing this fence.

LEGAL DESCRIPTION

The south 231 feet of the east 990 feet of Government Lot 6, Section 30, Township 35 North, Range 2 East, W.M. EXCEPT that portion conveyed to the State of Washington for highway purposes by deed recorded January 30, 1957 under Auditor's File Number 547018, and EXCEPT that portion, if any, lying within the west 330 feet of said Government Lot 6. Situate in the City of Anacortes, County of Skagit, State of Washington.

BASIS OF BEARINGS:

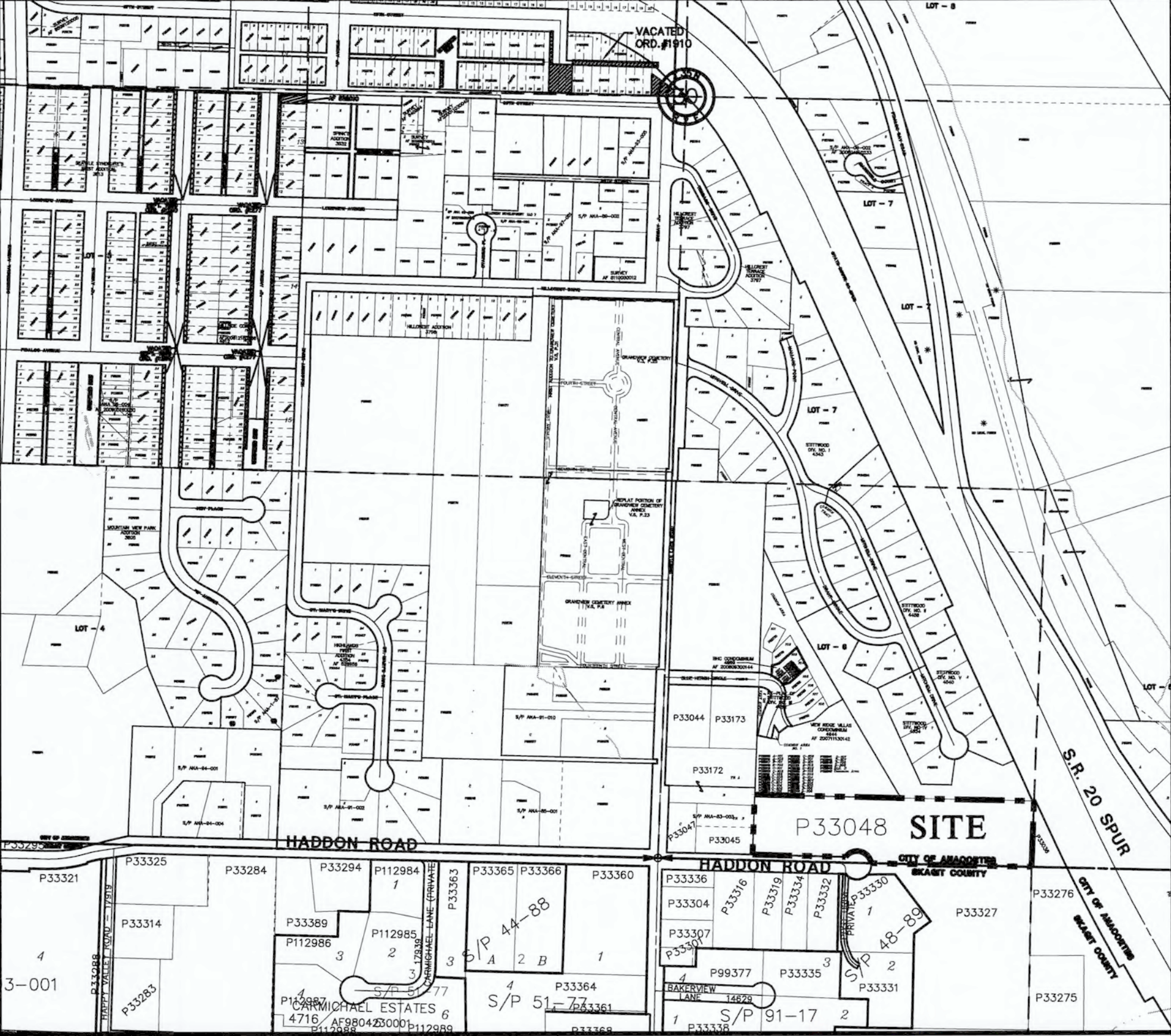
Plat of Stittwood Vol 11, Plats Pg. 47

EASEMENTS

Easements are provided for ingress/egress and utilities, generally, as shown on this project's Preliminary Plat Map. Final easement locations and legal descriptions will be provided at Final Plat Approval.

SHEET SCHEDULE

SHEET 1 OF 4 COVER
SHEET 2 OF 4 OVERALL EXISTING CONDITIONS, TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
SHEET 3 OF 4 UTILITY PLAN
SHEET 4 OF 4 WHISTLE LAKE ROAD PATHWAY AND OFFSITE WATERLINE IMPROVEMENTS



VICINITY MAP

SCALE: 1" = 400'

SURVEY INFORMATION

NOTE: EXISTING STRUCTURES, UTILITIES, AND SURFACE CONDITIONS SHOWN ON THESE PLANS REPRESENT SURVEY INFORMATION LOCATED IN FEBRUARY 2015, FROM A TOPOGRAPHIC SURVEY PERFORMED BY PARISH LAND SURVEYING, AND FROM UTILITY INFORMATION PROVIDED BY UTILITY COMPANIES. A UTILITY LOCATE SERVICE WAS NOT CALLED PRIOR TO SURVEYING OF THE PROPERTY, BUT MUST BE CALLED PRIOR TO CONSTRUCTION.

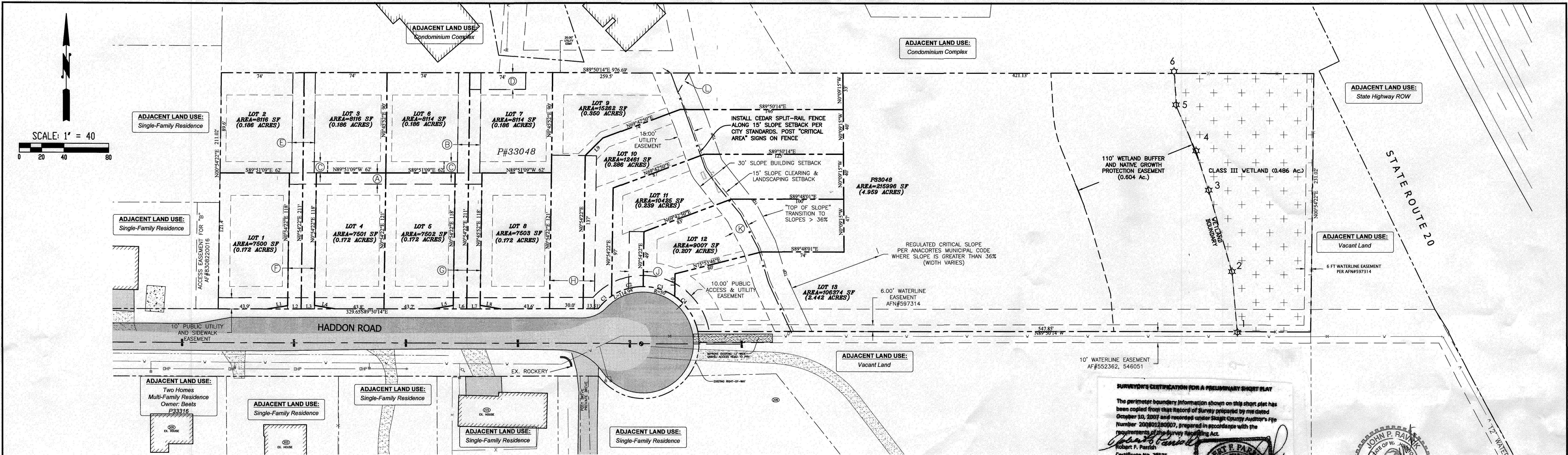
REV. NO.	REVISION	DATE	BY	APPROVED

Ravnik & Associates, Inc.
CIVIL ENGINEERING & LAND-USE PLANNING
1633 LINDAMOOD LANE/P.O. BOX 361
BURLINGTON, WA 98233
PH: (360) 707-2048 FAX: (360) 707-2216

SHEET DESCRIPTION:

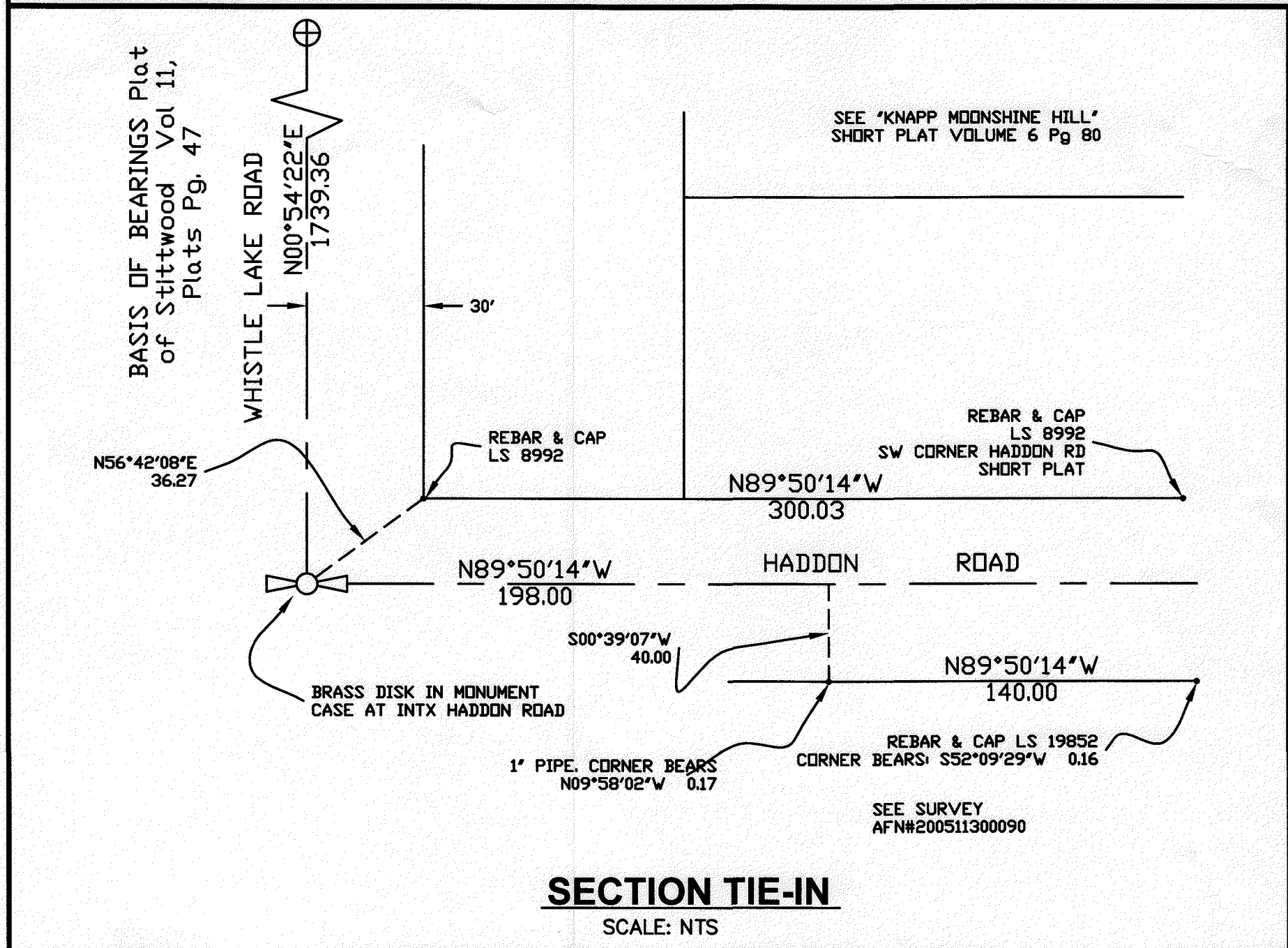
COVER

PLAN STATUS: PUD-2016-0001 FOR PLANNING COMMISSION & CITY COUNCIL		
SCALE: AS NOTED	SHEET TITLE: HADDON ROAD PLANNED UNIT DEVELOPMENT FOR ALLEN FAMILY INVESTMENTS, LLC SECTION 30, T. 35 N., R. 2 E., W.M.	DRAWING NO. 16009.SITE.dwg JOB NO. 16009 SHEET NO. 1 OF 4
DRAWN BY: D. REMSEN		
CHECKED BY: J. RAVNIK		
DATE: 05.10.16		



ANTICIPATED EASEMENTS

- A 10' WIDE UTILITY EASEMENT ACROSS PORTIONS OF LOTS 2, 3, 4, & 5 FOR THE BENEFIT OF LOTS 1, 2, 3, 4, & 5.
- B 20' WIDE ACCESS & UTILITY EASEMENT OVER PORTIONS OF LOTS 6 & 7 FOR THE BENEFIT OF LOTS 1-8.
- C TYPICAL 10'x12' UTILITY EASEMENT SERVING WIRE UTILITIES FOR THE BENEFIT OF ALL LOTS SERVED.
- D 15' WIDE UTILITY EASEMENT OVER THE WEST 50' OF LOT 7 FOR THE BENEFIT OF LOTS 1-8.
- E 20' WIDE ACCESS AND UTILITY EASEMENT OVER PORTIONS OF LOTS 2 & 3 FOR MUTUAL BENEFIT.
- F 24' WIDE ACCESS AND UTILITY EASEMENT OVER THE PANHANDLES OF LOTS 2 & 3 TO SERVE LOTS 1, 2, 3, & 4.
- G 24' WIDE ACCESS AND UTILITY EASEMENT OVER THE PANHANDLES OF LOTS 6 & 7 FOR THE BENEFIT OF LOTS 1-8.
- H 40' WIDE ACCESS AND UTILITY EASEMENT OVER THE PANHANDLE OF LOT 9 AND AN ADJOINING PORTION OF LOT 10 FOR THE BENEFIT OF LOTS 9, 10, & 11.
- J 13' WIDE ACCESS EASEMENT OVER LOT 11 FOR THE BENEFIT OF LOT 12.
- K 15' WIDE UTILITY EASEMENT OVER PORTIONS OF LOTS 9, 10, 11, & 12 FOR THE BENEFIT OF LOTS 9-13.
- L 15' WIDE UTILITY EASEMENT OVER A PORTION OF LOT 9 FOR THE BENEFIT OF LOTS 10-13.



PARCEL CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	16.54	50.00	18.96	N46° 25' 59"E	16.47
C2	30.00	50.00	34.38	N73° 06' 02"E	29.55
C3	30.00	50.00	34.38	S72° 31' 19"E	29.55
C4	38.41	50.00	44.01	S33° 19' 39"E	37.47

PARCEL LINE TABLE		ADDRESS TABLE	
Line #	Length	Direction	House No. (Haddon Road)
L1	18.36	N80° 42' 20"E	216
L2	30.07	S89° 50' 14"E	214
L3	30.16	S89° 50' 14"E	212
L4	18.38	S80° 10' 41"E	210
L5	18.60	N80° 42' 20"E	208
L6	30.31	S89° 50' 14"E	206
L7	30.40	S89° 50' 14"E	204
L8	18.62	S80° 10' 41"E	202
L9	22.34	N45° 05' 56"E	110
L10	20.22	N0° 54' 22"E	108
			106
			104
			102

MAP KEY	
FOUND MONUMENT	⊕
PROPOSED MONUMENT	⊙
WETLAND FLAGGING	⚡
WETLAND	⚡
PARCEL CORNER (REBAR SET)	⊙
PROPOSED LOT CORNER	⊙
WATER METER	⊕
ROAD CENTERLINE	—
BUILDING SETBACK LINE	—
UTILITY EASEMENT LINE	—
ACCESS EASEMENT	—
PLAT BOUNDARY LINE	—
PROPOSED LOT LINE	—
SPLIT-RAIL CEDAR FENCE	—
WATER LINE EASEMENT	—

SLOPE SETBACK BARRIER:

Lots 9-13 contain Critical Slopes, as defined by the Anacortes Municipal Code, where the slope transitions to greater than 36%. The 15-foot Slope Disturbance Setback from the top of this slope is marked by a split-rail cedar fence installed by the Developer. No clearing, grading, etc. may take place within this zone (or on the Critical Slope) without permission of the City Planning Director. Each lot owner is responsible for maintaining, repairing and/or replacing this fence.

RE-SUBDIVISION NOTICE:

No land within a short subdivision may be further subdivided within a period of five (5) years from the date of approval without filing a standard plat.

(Anacortes Municipal Code 16.08.080)

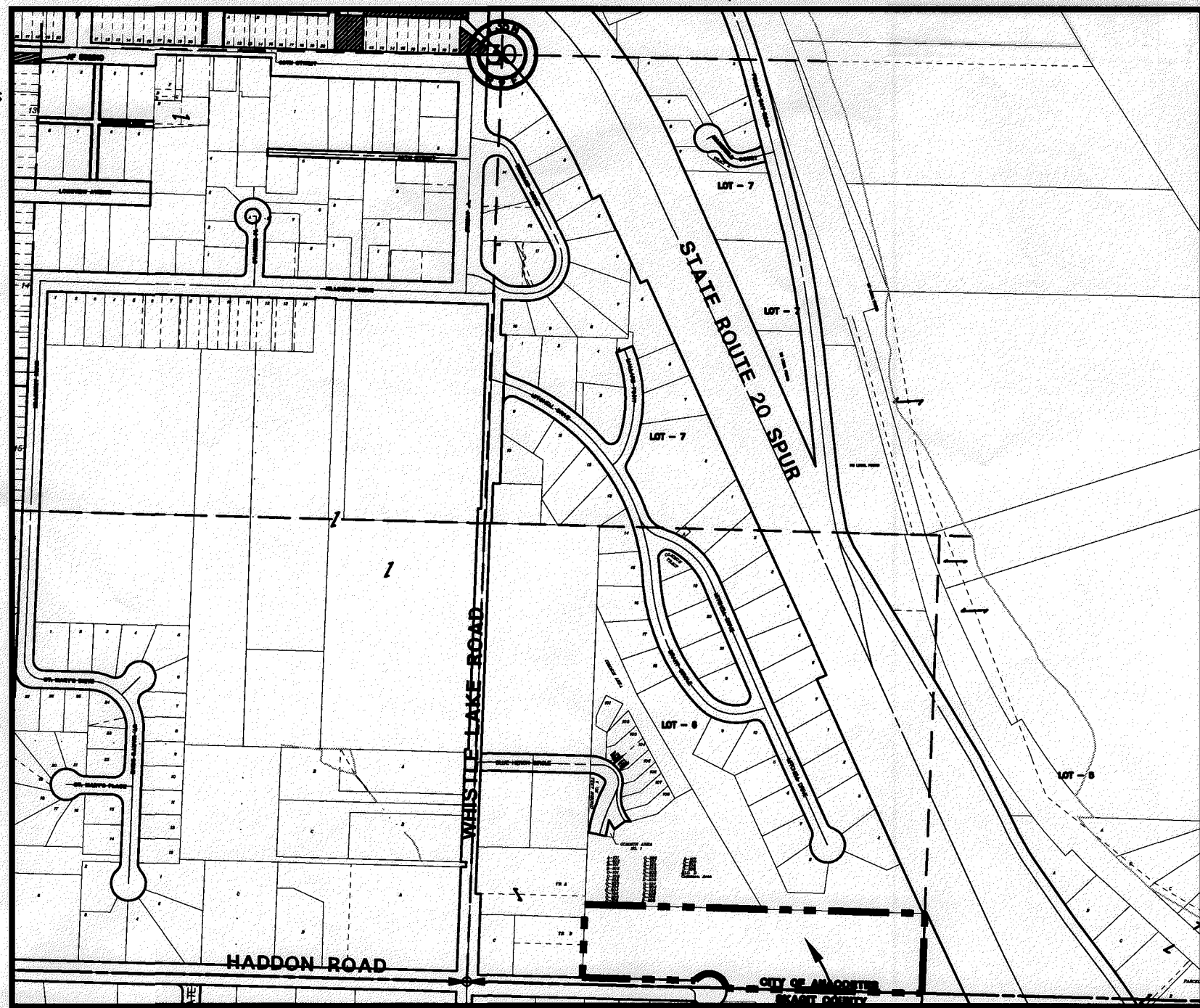
LEGAL DESCRIPTION

The south 231 feet of the east 990 feet of Government Lot 6, Section 30, Township 35 North, Range 2 East, W.M. EXCEPT that portion conveyed to the State of Washington for highway purposes by deed recorded January 30, 1957 under Auditor's File Number 547018, and EXCEPT that portion, if any, lying within the west 330 feet of said Government Lot 6. Situate in the City of Anacortes, County of Skagit, State of Washington.

BASIS OF BEARINGS:
Plat of Stittwood Vol 11, Plats Pg. 47

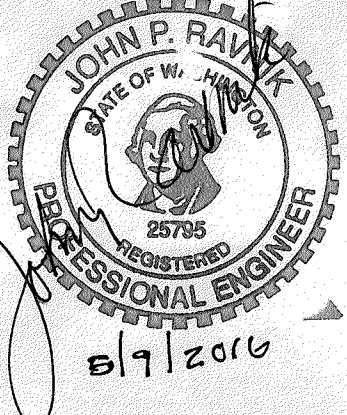
EASEMENTS

Easements are provided for Ingress/Egress and utilities, generally, as shown on the plans above. Final easement locations and legal descriptions will be provided at Final Plat Approval.



VICINITY MAP
SCALE: NTS

SURVEYOR'S CERTIFICATION FOR A PRELIMINARY SHORT PLAT
The perimeter boundary information shown on this short plat has been copied from the record of survey prepared by me dated October 10, 2007 and recorded under Skagit County Auditor's File Number 200802180007, prepared in accordance with the requirements of the Surveying Act.
Robert F. Parrish
Certificate No. 29935



SITE INFORMATION

SITE ADDRESS: HADDON ROAD, ANACORTES, WA
TAX ID NUMBERS: P33048
CURRENT ZONING: R1
APPLIED ZONING: R2
REQ'D MIN. LOT SIZE: 7,500 SQ.FT. (PER AMC 17.38.070)
MINIMUM LOT SIZE: 7,500 SF (0.172 Ac)
MAXIMUM LOT SIZE: 106,374 SF (2.442 Ac)
HOUSING DENSITY: 4 DWELLING UNIT PER GROSS ACRE
GROSS PARCEL SIZE: 229,953 SF (5.279 Ac)
NET PARCEL AREA: 215,995 SF (4.959 Ac)
DENSITY CALCULATION: 5.279 Ac x 4 Lots/Gross Ac = 21.1 Lots
LOTS PERMITTED: 21
LOTS PROPOSED: 21
SCHOOL DISTRICT: Anacortes School District No. 103
WATER PROVIDER: City of Anacortes
SANITARY SEWER: City of Anacortes
STORMWATER UTILITY: City of Anacortes
POST OFFICE: Anacortes (98221)
FIRE DISTRICT: City of Anacortes

OWNER

Allen Family Investments, LLC
PO Box 817
Anacortes, WA 98221-0817
360.293.7754

PROJECT ENGINEER

John Ravnik, PE
Ravnik & Associates
PO Box 361
Burlington, WA 98233
360.707.2048

APPLICANT

Tom Allen
Allen Family Investments, LLC
PO Box 817
Anacortes, WA 98221-0817
360.293.7754

PROJECT SURVEYOR

Robert Parrish, PLS
Parrish Land Surveying
PO Box 314
Lopez Island, WA 98261

CONTACT PERSON

See applicant

PLAN STATUS:

SCALE: AS SHOWN

DRAWN BY: D. REMSEN

CHECKED BY: J. RAVNIK

DATE: 05.09.16

SHEET TITLE:
HADDON ROAD
PLANNED UNIT DEVELOPMENT
FOR
ALLEN FAMILY INVESTMENTS, LLC
SECTION 30, T. 35 N., R. 2 E., W.M.

DRAWING NO.
16009.ESMT.EXH.dwg

JOB NO.
16009

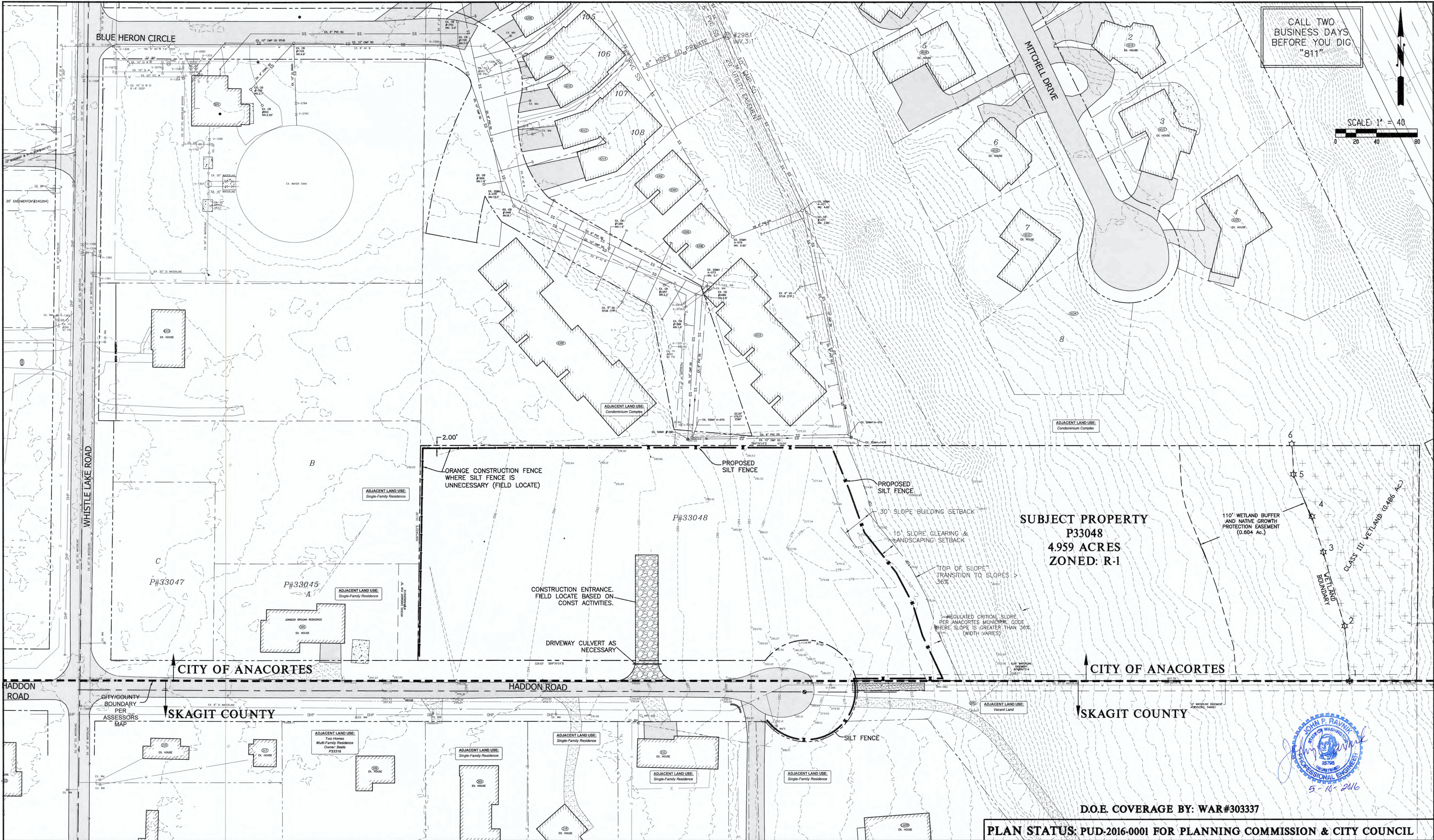
SHEET NO.
1 OF 1

REV. NO.	REVISION	DATE	BY	APPROVED

Ravnik & Associates, Inc.
CIVIL ENGINEERING & LAND-USE PLANNING
1633 LINDAMOOD LANE/P.O. BOX 361
BURLINGTON, WA 98233
PH: (360) 707-2048 FAX: (360) 707-2216

SHEET DESCRIPTION:

PRELIMINARY PLAT MAP



REV. NO.	REVISION	DATE	BY	APPROVED

Ravnik & Associates, Inc.
CIVIL ENGINEERING & LAND-USE PLANNING
1633 LINDAMOOD LANE/P.O. BOX 361
BURLINGTON, WA 98233
PH: (360) 707-2048 FAX: (360) 707-2216

SHEET DESCRIPTION:
**OVERALL EXISTING CONDITIONS,
TEMPORARY EROSION AND
SEDIMENT CONTROL PLAN**

SCALE: 1" = 40'
DRAWN BY: D. REMSEN
CHECKED BY: J. RAVNIK
DATE: 05.10.16

SHEET TITLE:
**HADDON ROAD
PLANNED UNIT DEVELOPMENT
FOR
ALLEN FAMILY INVESTMENTS, LLC
SECTION 30, T. 35 N., R. 2 E., W.M.**

DRAWING NO.
16009.SITE.dwg
JOB NO.
16009
SHEET NO.
2 OF 4

PLAN STATUS: PUD-2016-0001 FOR PLANNING COMMISSION & CITY COUNCIL

D.O.E. COVERAGE BY: WAR#303337

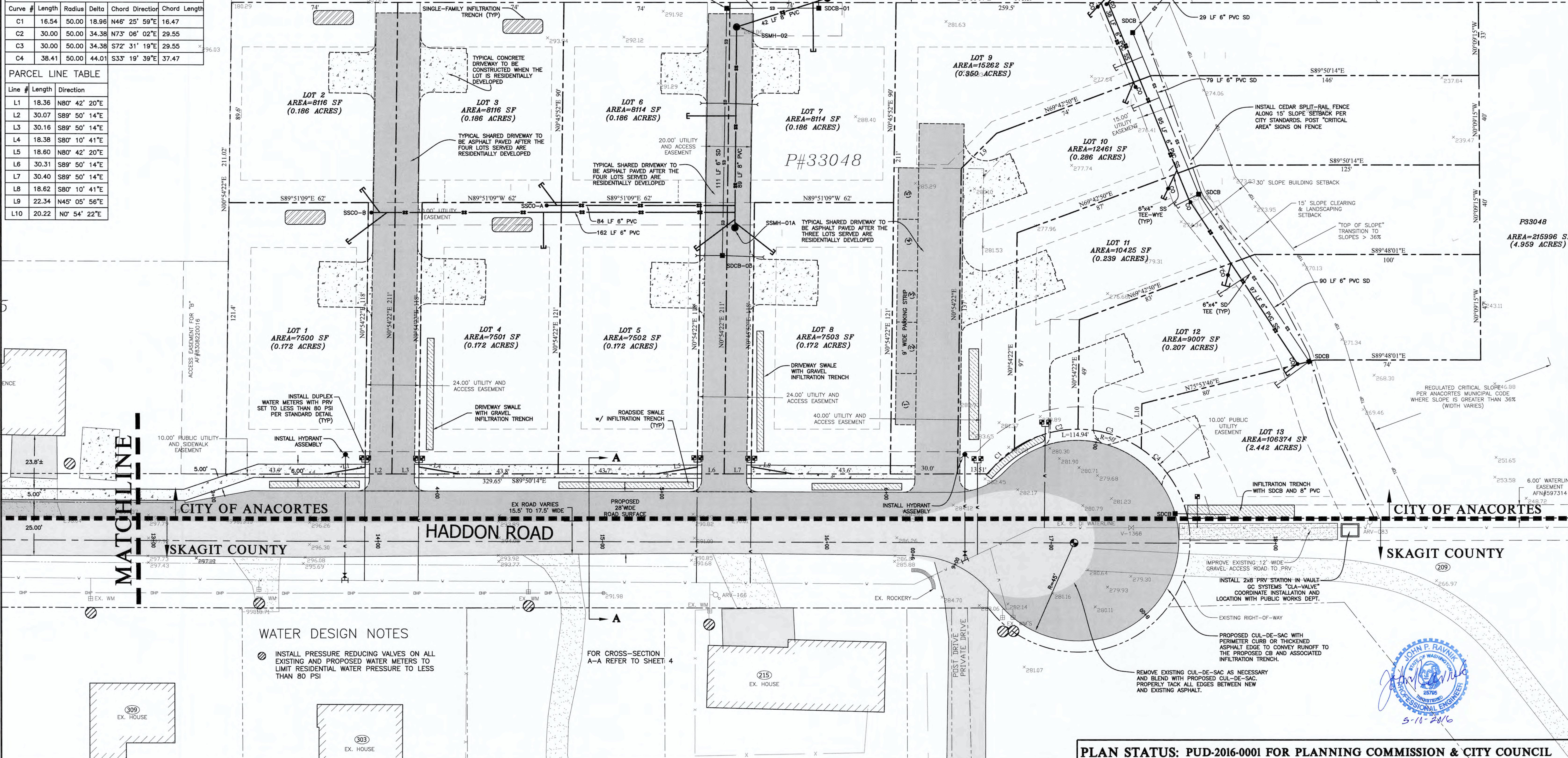


CALL TWO
BUSINESS DAYS
BEFORE YOU DIG
"811"

SCALE: 1" = 20'

PARCEL CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	16.54	50.00	18.96	N46° 25' 59"E	16.47
C2	30.00	50.00	34.38	N73° 06' 02"E	29.55
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C4	38.41	50.00	44.01	S33° 19' 39"E	37.47

PARCEL LINE TABLE		
Line #	Length	Direction
L1	18.36	N80° 42' 20"E
L2	30.07	S89° 50' 14"E
L3	30.16	S89° 50' 14"E
L4	18.38	S80° 10' 41"E
L5	18.60	N80° 42' 20"E
L6	30.31	S89° 50' 14"E
L7	30.40	S89° 50' 14"E
L8	18.62	S80° 10' 41"E
L9	22.34	N45° 05' 56"E
L10	20.22	N0° 54' 22"E



WATER DESIGN NOTES

- INSTALL PRESSURE REDUCING VALVES ON ALL EXISTING AND PROPOSED WATER MAINS TO LIMIT RESIDENTIAL WATER PRESSURE TO LESS THAN 80 PSI

FOR CROSS-SECTION A-A REFER TO SHEET 4



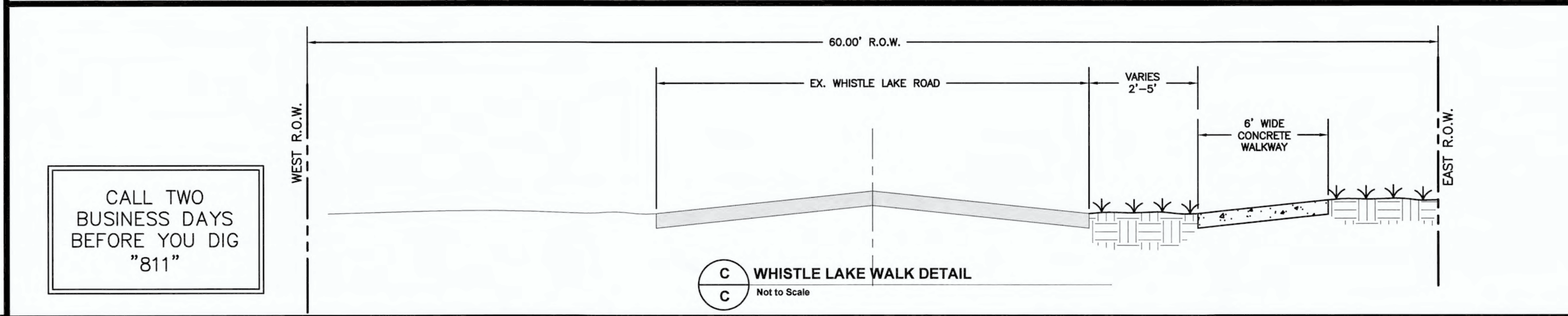
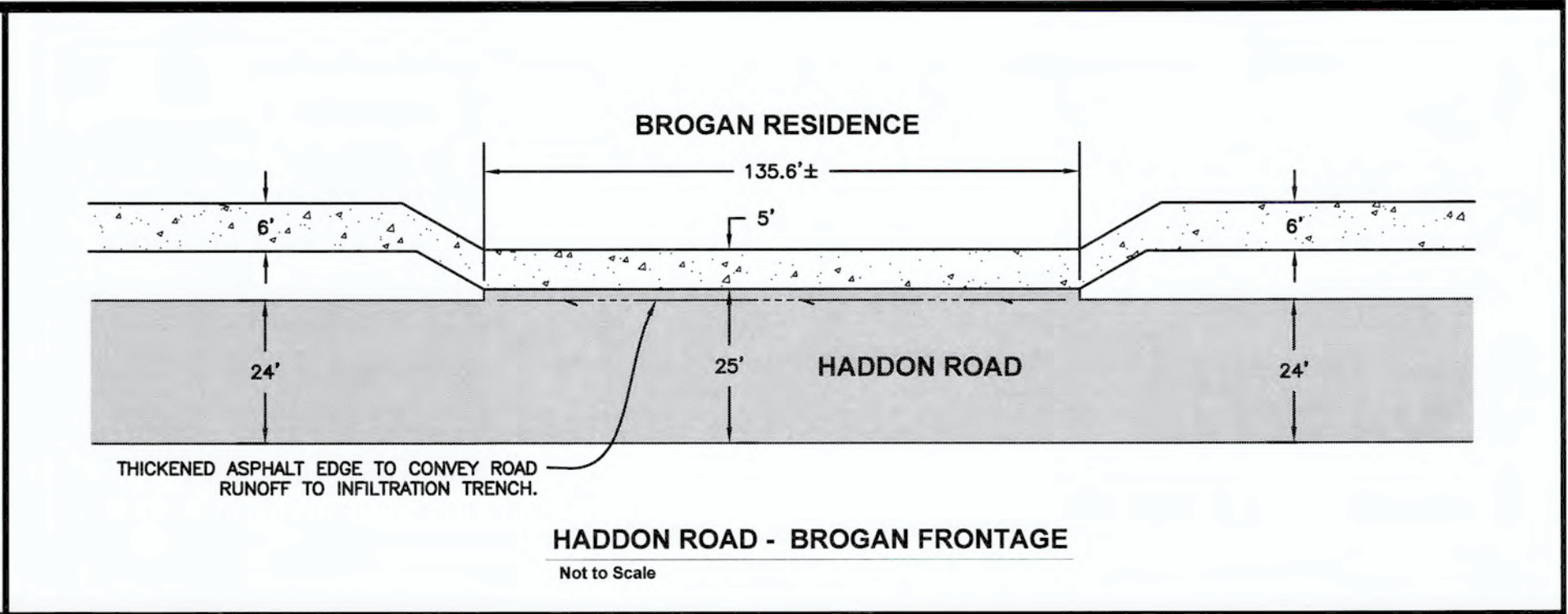
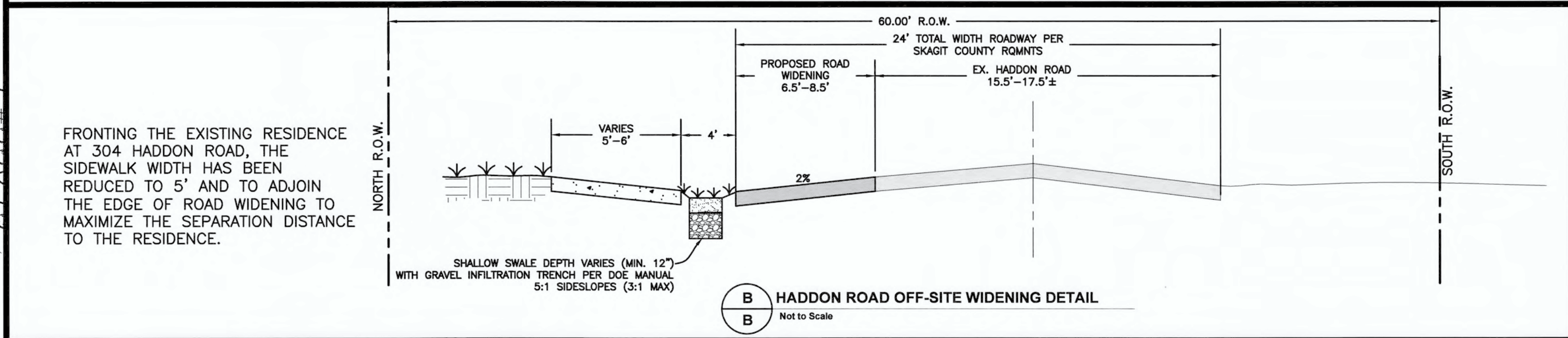
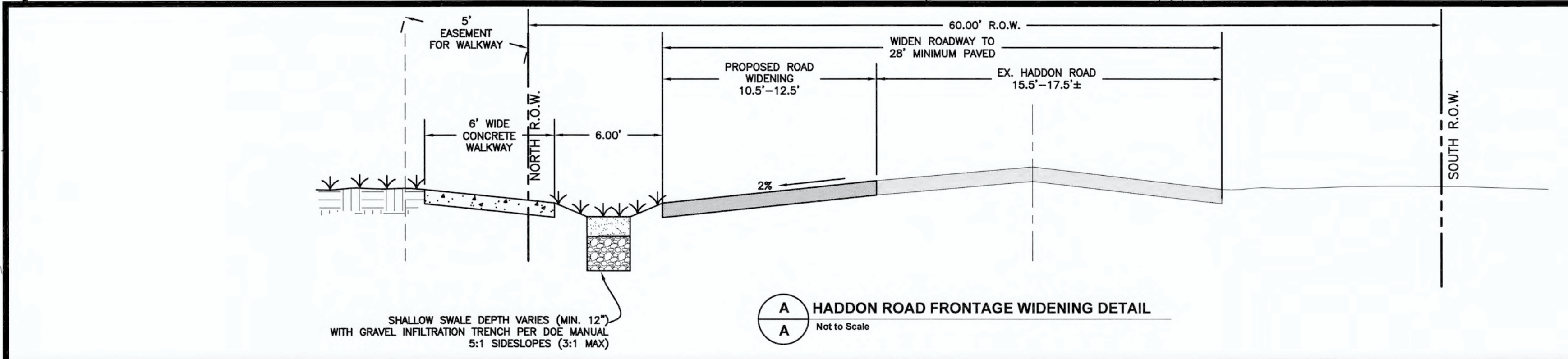
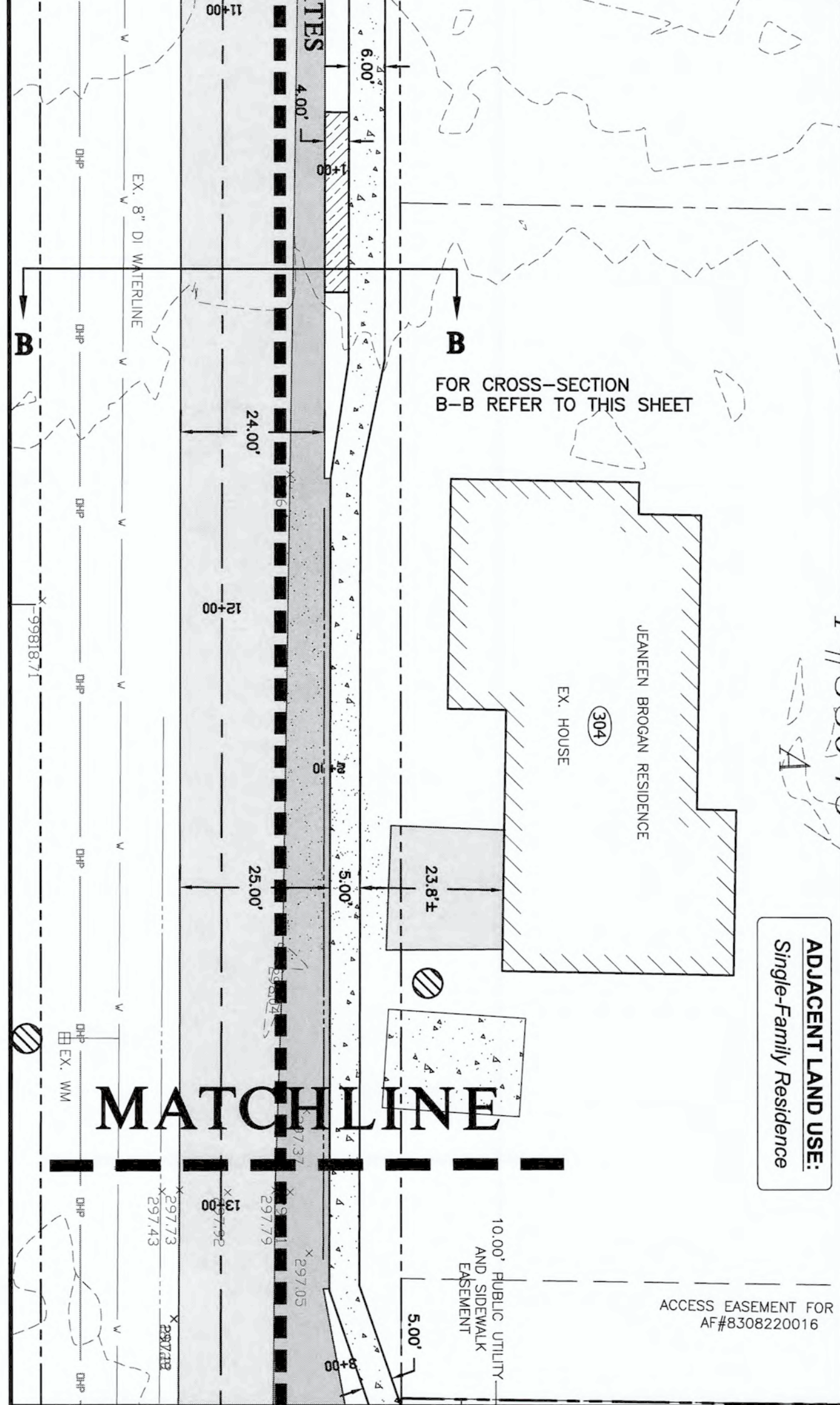
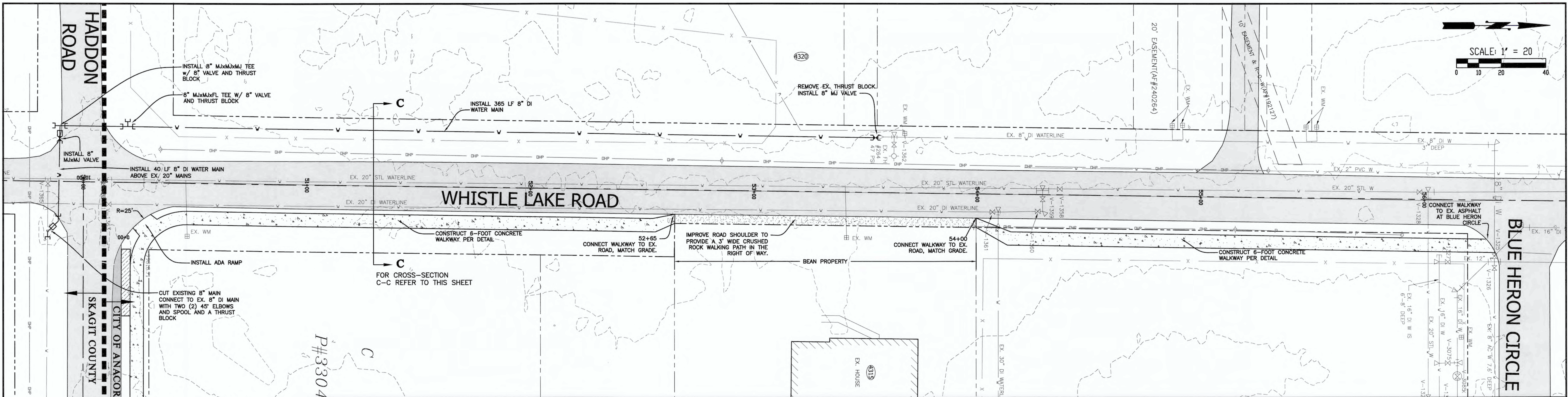
REV. NO.	REVISION	DATE	BY	APPROVED

Ravnik & Associates, Inc.
CIVIL ENGINEERING & LAND-USE PLANNING
1633 LINDAMOOD LANE/P.O. BOX 361
BURLINGTON, WA 98233
PH: (360) 707-2048 FAX: (360) 707-2216

SHEET DESCRIPTION:

UTILITY PLAN

PLAN STATUS: PUD-2016-0001 FOR PLANNING COMMISSION & CITY COUNCIL				
SCALE: 1" = 20'	SHEET TITLE:		HADDON ROAD PLANNED UNIT DEVELOPMENT FOR ALLEN FAMILY INVESTMENTS, LLC SECTION 30, T. 35 N., R. 2 E., W.M.	
DRAWN BY: D. REMSEN	CHECKED BY: J. RAVNIK		DATE: 05.10.16	
DRAWING NO. 16009.SITE.dwg		JOB NO. 16009		SHEET NO. 3 OF 4



REV. NO.	REVISION	DATE	BY	APPROVED

Ravnik & Associates, Inc.
CIVIL ENGINEERING & LAND-USE PLANNING
1633 LINDAMOOD LANE/P.O. BOX 361
BURLINGTON, WA 98233
PH: (360) 707-2048 FAX: (360) 707-2216

SHEET DESCRIPTION: **WHISTLE LAKE ROAD
PATHWAY AND OFFSITE WATERLINE
IMPROVEMENTS**

SCALE: AS NOTED
DRAWN BY: D. REMSEN
CHECKED BY: J. RAVNIK
DATE: 05.10.16

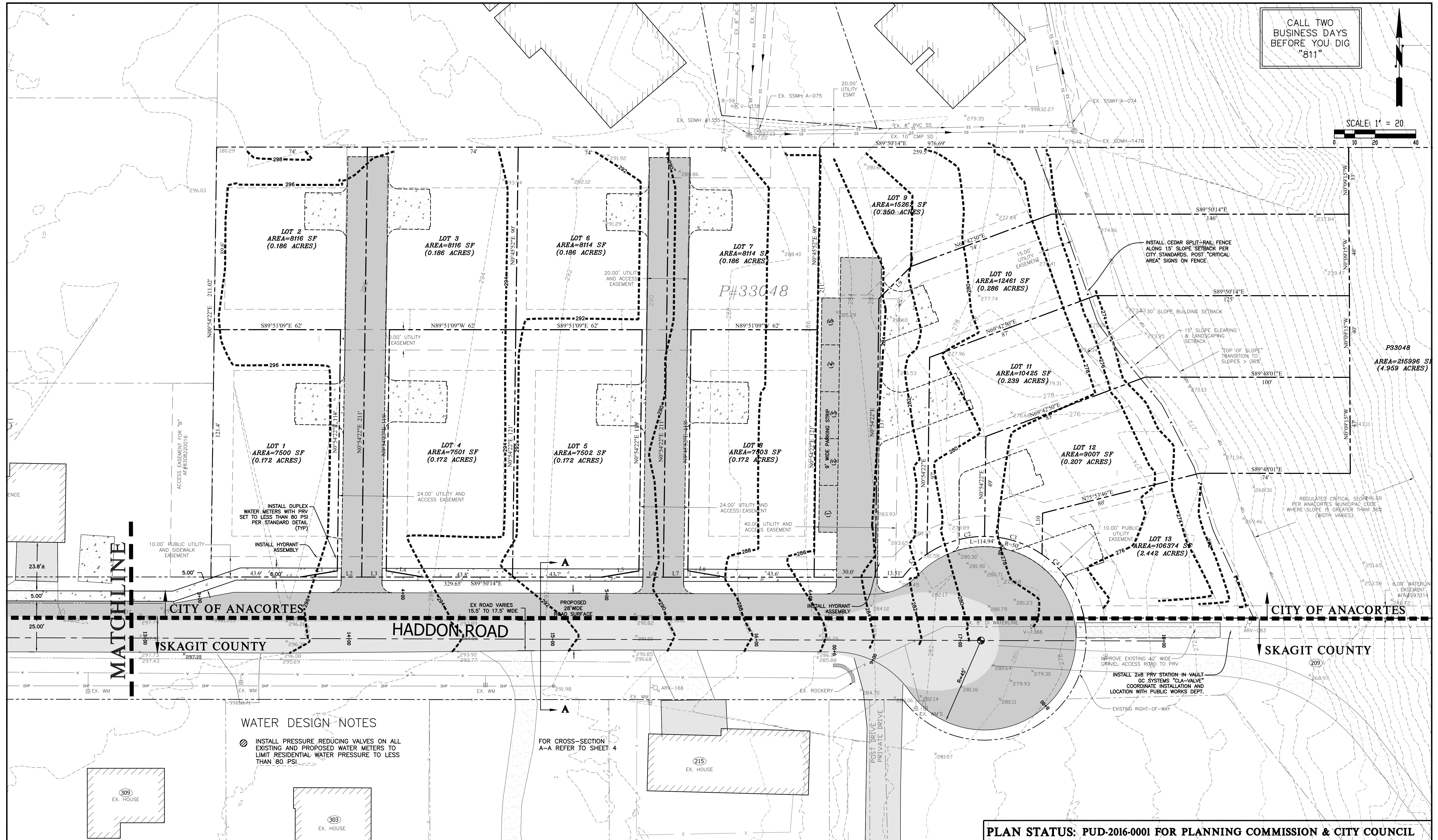
PUD-2016-0001 FOR PLANNING COMMISSION & CITY COUNCIL

SHEET TITLE: **HADDON ROAD
PLANNED UNIT DEVELOPMENT
FOR
ALLEN FAMILY INVESTMENTS, LLC
SECTION 30, T. 35 N., R. 2 E., W.M.**

DRAWING NO. 16009.SITE.dwg
JOB NO. 16009
SHEET NO. 4 OF 4

CALL TWO
BUSINESS DAYS
BEFORE YOU DIG
"811"

SCALE: 1" = 20'



WATER DESIGN NOTES

- INSTALL PRESSURE REDUCING VALVES ON ALL EXISTING AND PROPOSED WATER METERS TO LIMIT RESIDENTIAL WATER PRESSURE TO LESS THAN 80 PSI

FOR CROSS-SECTION
A-A REFER TO SHEET 4

PLAN STATUS: PUD-2016-0001 FOR PLANNING COMMISSION & CITY COUNCIL

REV. NO.	REVISION	DATE	BY	APPROVED

Ravnik & Associates, Inc.
CIVIL ENGINEERING & LAND-USE PLANNING
1633 LINDAMOOD LANE/PO. BOX 361
BURLINGTON, WA 98233
PH: (360) 707-2048 FAX: (360) 707-2216

SHEET DESCRIPTION:

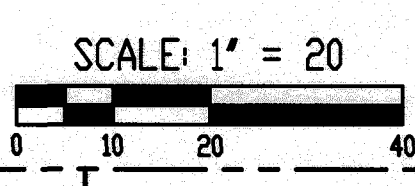
PRELIMINARY GRADING PLAN

SCALE: 1" = 20'
DRAWN BY: D. REMSEN
CHECKED BY: J. RAVNIK
DATE: 05.26.16

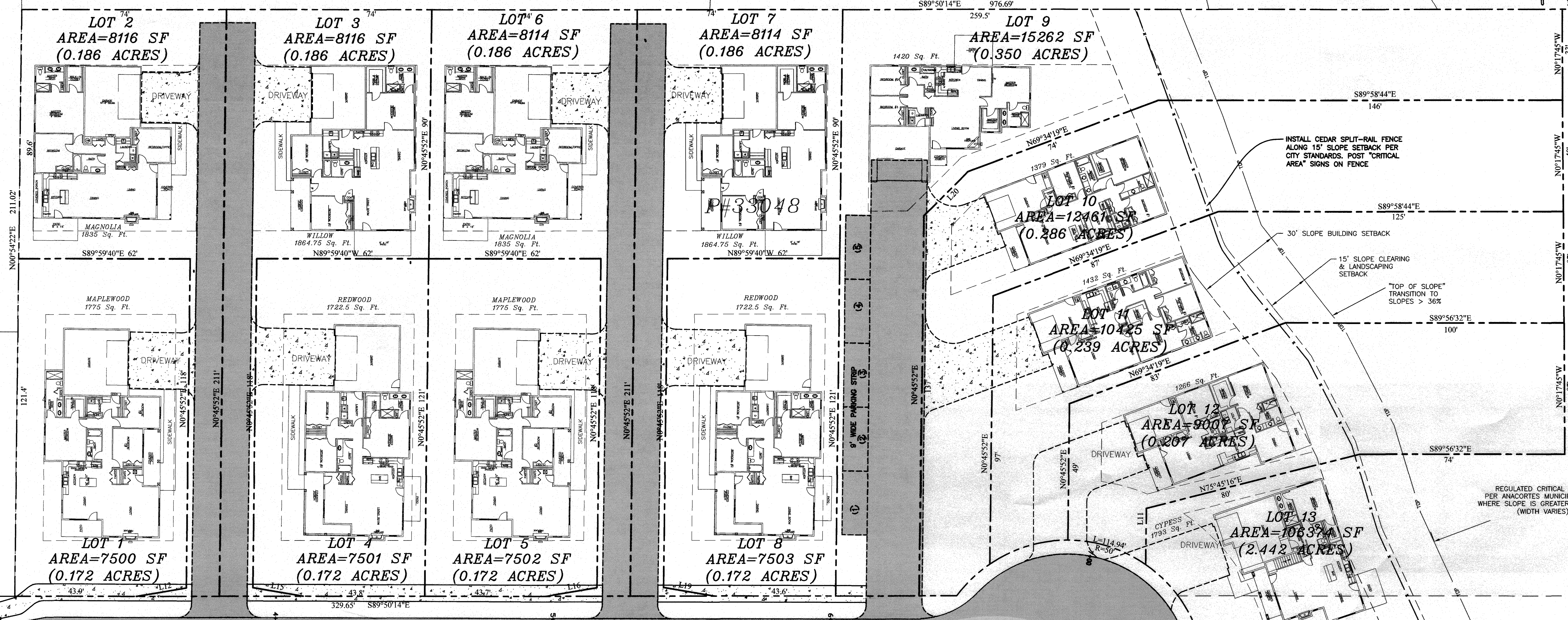
SHEET TITLE:
**HADDON ROAD
PLANNED UNIT DEVELOPMENT
FOR
ALLEN FAMILY INVESTMENTS, LLC
SECTION 30, T. 35 N., R. 2 E., W.M.**

DRAWING NO.
16009.SITE.dwg
JOB NO.
16009
SHEET NO.
3A OF 4

CALL TWO
BUSINESS DAYS
BEFORE YOU DIG
"811"



P33048
AREA=215996 SF
(4.959 ACRES)



HADDON ROAD

INSTALL CEDAR SPLIT-RAIL FENCE
ALONG 15' SLOPE SETBACK PER
CITY STANDARDS. POST "CRITICAL
AREA" SIGNS ON FENCE

30' SLOPE BUILDING SETBACK

15' SLOPE CLEARING
& LANDSCAPING
SETBACK

"TOP OF SLOPE"
TRANSITION TO
SLOPES > 36%

REGULATED CRITICAL SLOPE
PER ANACORTES MUNICIPAL CODE
WHERE SLOPE IS GREATER THAN 36%
(WIDTH VARIES)

IMPROVE EXISTING 12' WIDE
GRAVEL ACCESS ROAD TO PRIV

EXISTING RIGHT-OF-WAY

REV. NO.	REVISION	DATE	BY	APPROVED

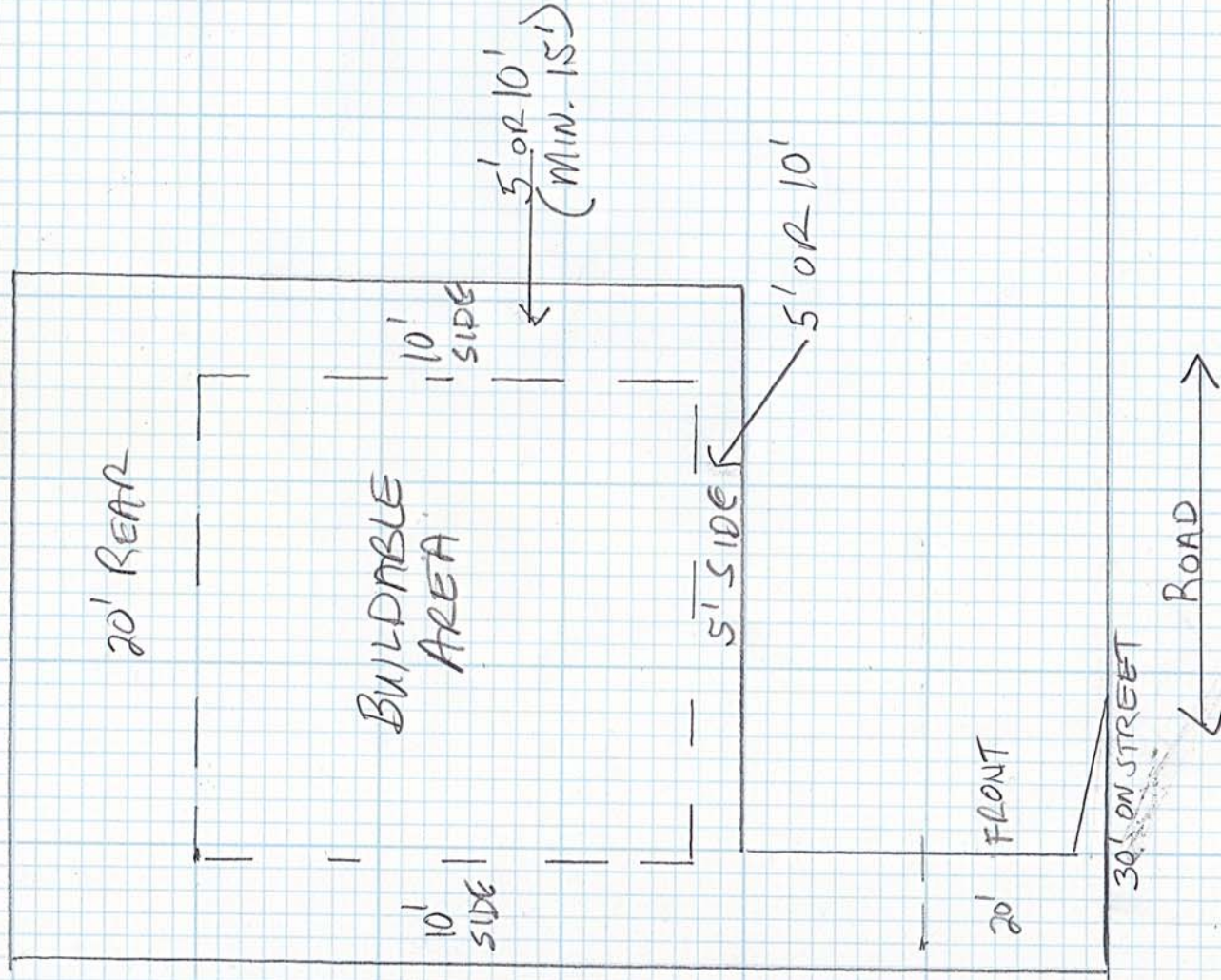
Ravnik & Associates, Inc.
CIVIL ENGINEERING & LAND-USE PLANNING
1633 LINDAMOOD LANE/P.O. BOX 361
BURLINGTON, WA 98233
PH: (360) 707-2048 FAX: (360) 707-2216

SHEET DESCRIPTION:

BUILDING PLAN

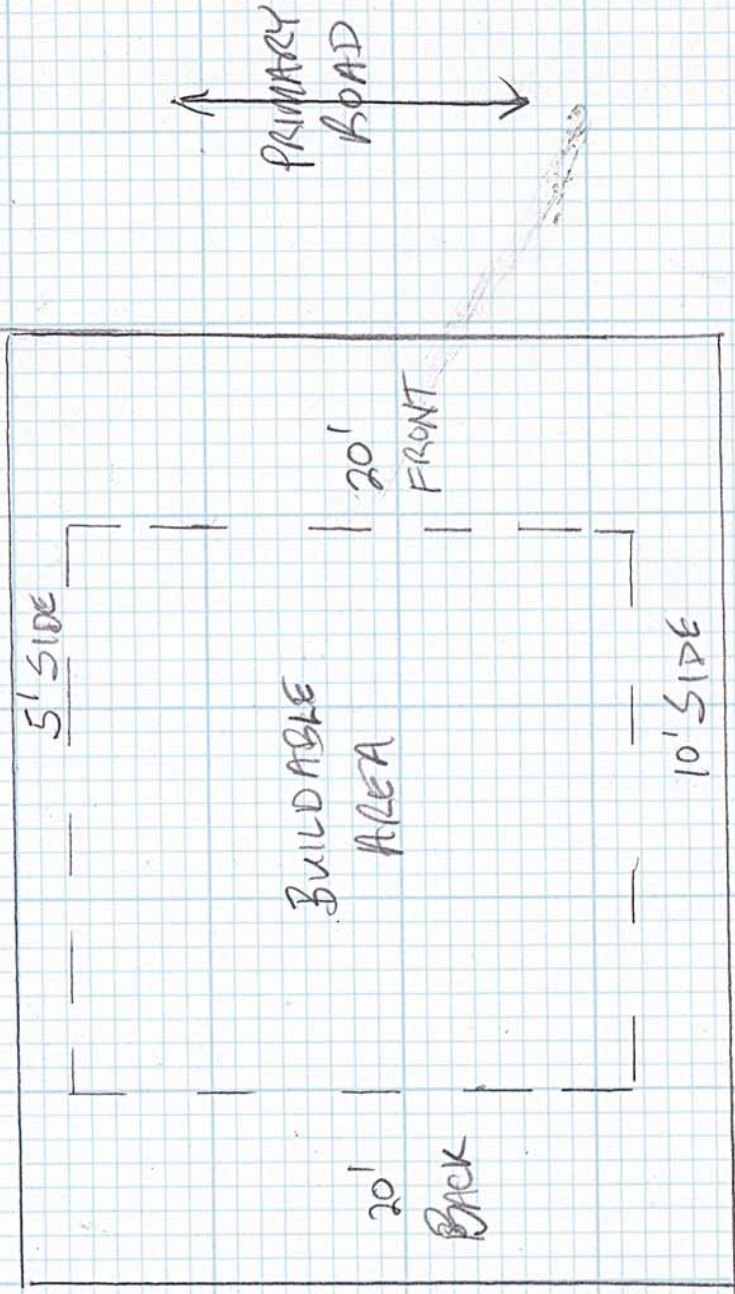
PLAN STATUS:		SHEET TITLE:		DRAWING NO.	
SCALE: 1" = 20'		HADDON ROAD		16009.SITE.dwg	
DRAWN BY: D. REMSEN		PLANNED UNIT DEVELOPMENT		JOB NO.	
CHECKED BY: J. RAVNIK		FOR		16009	
DATE: 04.27.16		ALLEN FAMILY INVESTMENTS, LLC		SHEET NO.	
		SECTION 30, T. 35 N., R. 2 E., W.M.		1 OF 1	

TYPICAL FLAG LOT EXAMPLE



NOTE: EACH OF THE 3 TYPES OF
LOTS HAVE ONLY ONE FRONT
YARD AND ONE REAR YARD
BUT CAN HAVE MULTIPLE
SIDE YARDS

TYPICAL CORNER LOT



← SECONDARY ROAD →

TYPICAL CUL-DE-SAC LOT

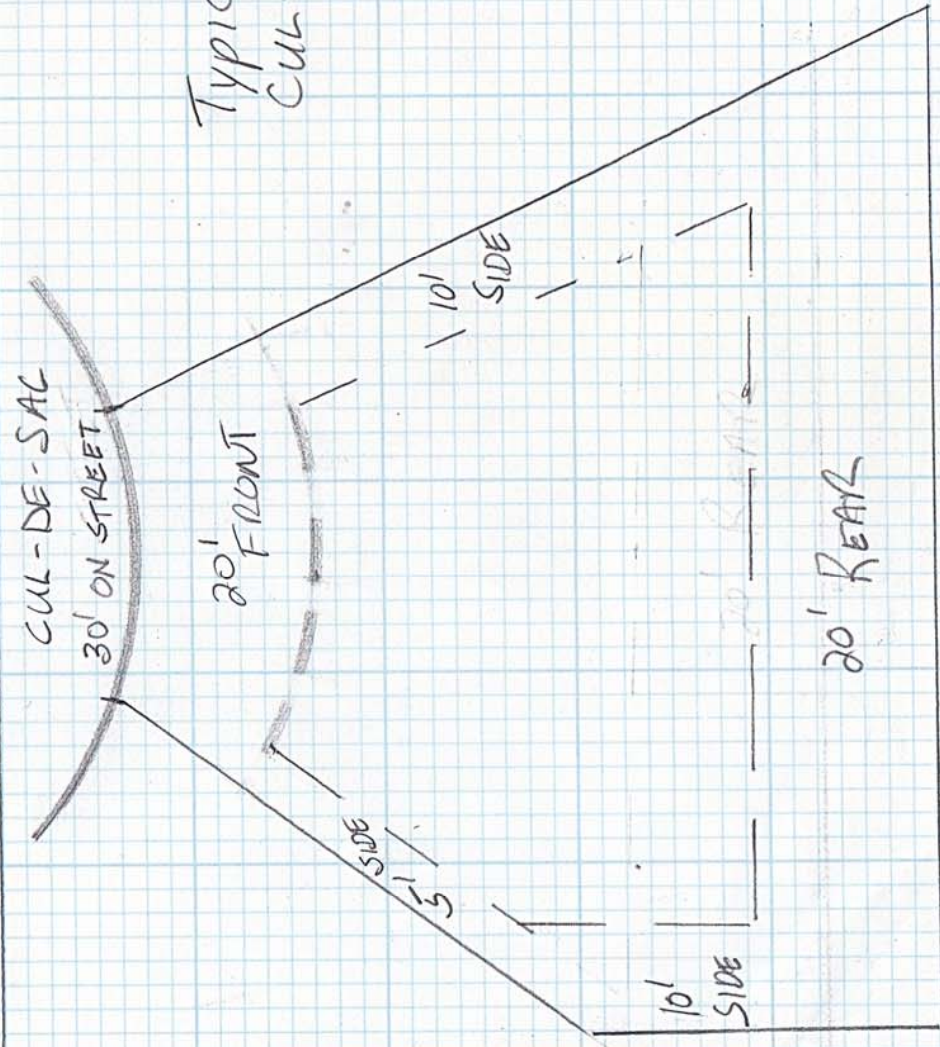


EXHIBIT #20:

CITY HALL MEETING & INFORMAL
NEIGHBORHOOD MEETING NOTES /EMAILS

PUBLIC
TY
ENT

LOT 13
AREA=106374 SF
(2.442 ACRES)

INFILTRATION TRENCH
WITH SDCB AND 8" PVC

X 251.65

X 253.58

6.00' WATERLIN
EASEMENT
AFN#597314

X 248.72

ARV-083

EASEMENT # ON THIS SIDE.

UNABLE TO LOCATE IN THE FIELD

EXISTING 12' WIDE
ACCESS ROAD TO PRV

(209)

X 266.97

ALL 2x8 PRV STATION IN VAULT
GC SYSTEMS "CLA-VALVE"
COORDINATE INSTALLATION AND
TION WITH PUBLIC WORKS DEPT.

- PROVIDE CROSS-SECTION OF CUL-DE-SAC
- EXISTING & PROPOSED.

- PROVIDE CROSS-SECTION OF DRIVEWAY 304
- EXISTING & PROPOSED.

- PROVIDE PK NAIL & CENTER OF PROPOSED
CUL-DE-SAC FOR FIELD REFERENCE.

ON SITE 05.06.16 INFORMAL NEIGHBORHOOD MTG.

DATE 05.06.16.

BY STEVEN R. LANGE COA PWS

CITY/HILL 05.03.16: DON, STINE & SHANE WHITNEY
W/NEIGHBORS RE: IMPROVEMENTS.

HADDON ROAD
PLANNED UNIT DEVELOPMENT
FOR
LEN FAMILY INVESTMENTS, LLC
SECTION 30, T. 35 N., R. 2 E., W.M.

DRAWING NO.
16009.SITE.dwg

JOB NO.
16009

SHEET NO.
3 OF 4

Lange, Steve

From: Lange, Steve
Sent: Friday, May 06, 2016 4:26 PM
To: 'PATRICK O'HEARN'
Cc: Cricchio, Kevin; Measamer, Don; Shjarback, Eric
Subject: Meeting Minutes for Haddon Road 05-06-16
Attachments: HPSC0702.pdf; HPSC0703.pdf

Pat,

It was nice to meet all of the neighbors and walk Haddon Road today. Of the notes that were provided by Bud Anderson, I sketched them onto the plans that were submitted as part of the packet. Can you do me a favor and show this to Jenean at 304 Haddon Road. I split the entire difference across the front of her property, creating a S curve design as we discussed.

Additionally, I am going to stop by the Bean property, most likely on Monday (16th) and discuss the trees\bushes along her frontage and see if there is a compromise for replanting or not. I provided an idea that works for her frontage as well. Although, discussing beforehand is much easier than when an excavator is on-site to begin work.

I want you to look to make sure this is good prior to me sending this off to the Engineer of Record and Tom Allen. Feel free to pass onto to the neighbors.

Lastly, I understand from Kevin that they deemed the submittal complete today. In order for me to ask for additional information, I need a thumbs up or down on this sketch before forwarding to the Engineer of Record and Tom Allen.

Thank you for your time.

Steven Lange, Project Manager

O: 360.293.1920 | C: 360.661.3468

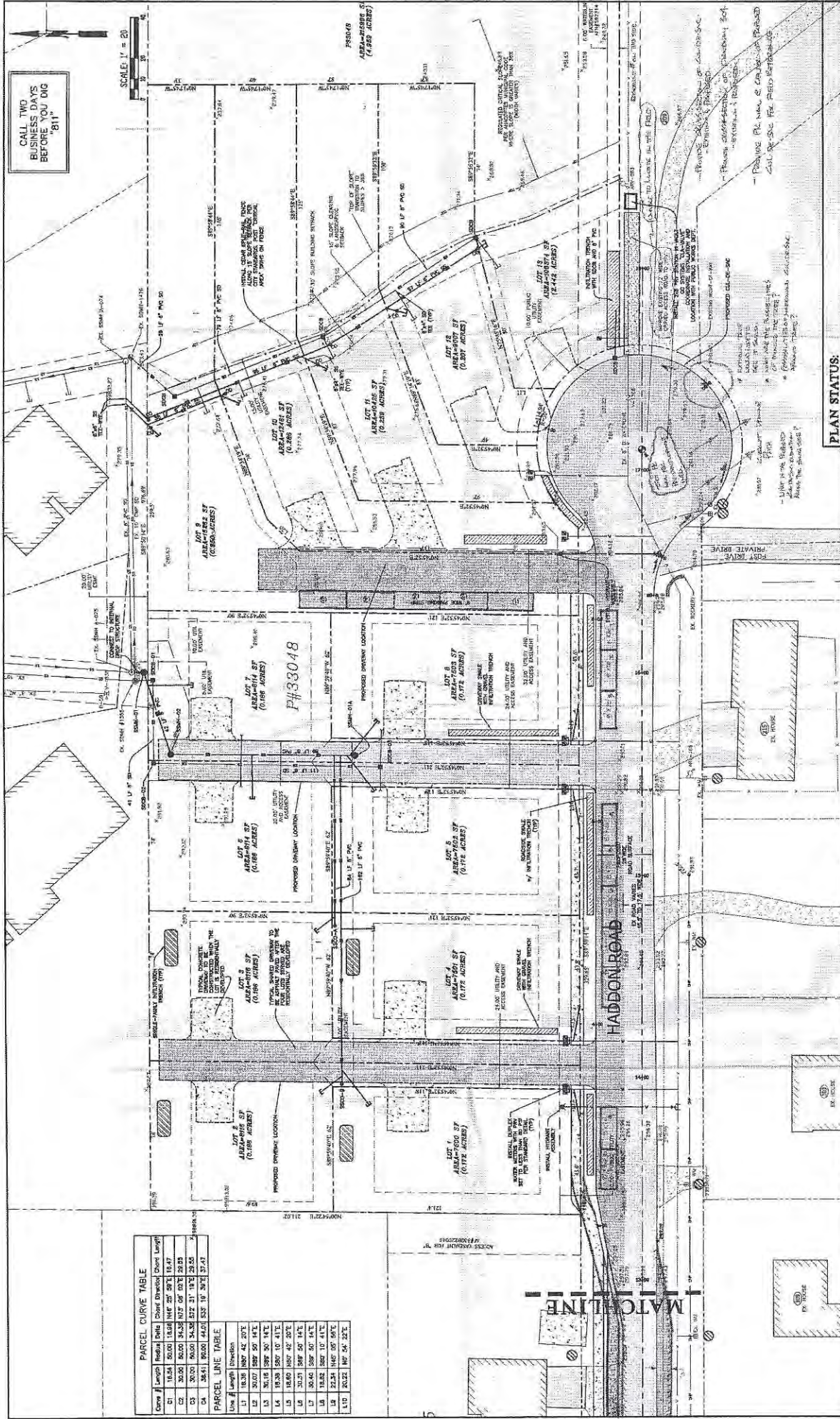
stevel@cityofanacortes.org

City of Anacortes Public Works Engineering Department

904 6th Street | P.O. Box 547

Anacortes, WA 98221

www.cityofanacortes.org



CALL TWO DAYS BEFORE YOU DIG
811

SCALE: 1" = 20'

PARCEL CURVE TABLE

Curve #	Length	Bearing	Chord	Offset	Chord Length
1	15.43	S 00° 00' 00" E	15.43	0.00	15.43
2	30.07	S 00° 00' 00" E	30.07	0.00	30.07
3	30.07	S 00° 00' 00" E	30.07	0.00	30.07
4	30.07	S 00° 00' 00" E	30.07	0.00	30.07
5	30.07	S 00° 00' 00" E	30.07	0.00	30.07
6	30.07	S 00° 00' 00" E	30.07	0.00	30.07
7	30.07	S 00° 00' 00" E	30.07	0.00	30.07
8	30.07	S 00° 00' 00" E	30.07	0.00	30.07
9	30.07	S 00° 00' 00" E	30.07	0.00	30.07
10	30.07	S 00° 00' 00" E	30.07	0.00	30.07

PARCEL LINE TABLE

Line #	Length	Bearing	Offset	Chord Length
1	15.43	S 00° 00' 00" E	0.00	15.43
2	30.07	S 00° 00' 00" E	0.00	30.07
3	30.07	S 00° 00' 00" E	0.00	30.07
4	30.07	S 00° 00' 00" E	0.00	30.07
5	30.07	S 00° 00' 00" E	0.00	30.07
6	30.07	S 00° 00' 00" E	0.00	30.07
7	30.07	S 00° 00' 00" E	0.00	30.07
8	30.07	S 00° 00' 00" E	0.00	30.07
9	30.07	S 00° 00' 00" E	0.00	30.07
10	30.07	S 00° 00' 00" E	0.00	30.07

PLAN STATUS:

SHEET TITLE: HADDON ROAD
PLANNED UNIT DEVELOPMENT
FOR
ALLEN FAMILY INVESTMENTS, LLC

SECTION 30, T. 35 N., R. 2 E., W.M.

UTILITY PLAN

DATE: 04/27/18

CHECKED BY: A. RANVICK

DRAWN BY: D. RANVICK

SCALE: 1" = 20'

Ravnik & Associates, Inc.
CIVIL ENGINEERING & LAND-USE PLANNING
1603 LINDAWOOD LANE, P.O. BOX 363
BURLINGTON, WA 98906
PH: 509.484.4444 FAX: 509.484.4445

DRIVING NO.
10005.076.076
JOB NO.
16003
SHEET NO.
3 OF 4

Lange, Steve

From: PATRICK O'HEARN <fishbro@msn.com>
Sent: Friday, May 06, 2016 4:48 PM
To: Lange, Steve
Subject: RE: Meeting Minutes for Haddon Road 05-06-16

Hello Steve,

Thanks, it was a positive meeting. I will get this to everyone over the weekend and get back to you on Monday morning. Again, thanks to you and the other staff for your professionalism, input, and willingness to meet and discuss this on site.

Pat

From: stevel@cityofanacortes.org
To: fishbro@msn.com
CC: kevinc@cityofanacortes.org; don@cityofanacortes.org; erics@cityofanacortes.org
Subject: Meeting Minutes for Haddon Road 05-06-16
Date: Fri, 6 May 2016 23:25:48 +0000

Pat,

It was nice to meet all of the neighbors and walk Haddon Road today. Of the notes that were provided by Bud Anderson, I sketched them onto the plans that were submitted as part of the packet. Can you do me a favor and show this to Jenean at 304 Haddon Road. I split the entire difference across the front of her property, creating a S curve design as we discussed.

Additionally, I am going to stop by the Bean property, most likely on Monday (16th) and discuss the trees\bushes along her frontage and see if there is a compromise for replanting or not. I provided an idea that works for her frontage as well. Although, discussing beforehand is much easier than when an excavator is on-site to begin work.

I want you to look to make sure this is good prior to me sending this off to the Engineer of Record and Tom Allen. Feel free to pass onto to the neighbors.

Lastly, I understand from Kevin that they deemed the submittal complete today. In order for me to ask for additional information, I need a thumbs up or down on this sketch before forwarding to the Engineer of Record and Tom Allen.

Thank you for your time.

Steven Lange, Project Manager
O: 360.293.1920 | C: 360.661.3468
stevel@cityofanacortes.org

City of Anacortes Public Works Engineering Department
904 6th Street | P.O. Box 547
Anacortes, WA 98221
www.cityofanacortes.org

Lange, Steve

From: PATRICK O'HEARN <fishbro@msn.com>
Sent: Monday, May 09, 2016 9:09 AM
To: Lange, Steve
Subject: Haddon Road

Hello Steve,

I distributed your work to everyone at the meeting and am waiting for feedback. I asked everyone to either contact you directly or to let me know by today (hopefully) so we can get you the necessary feedback. Thank you again for your hard work

Patrick

Lange, Steve

From: Lange, Steve
Sent: Monday, May 09, 2016 9:11 AM
To: 'PATRICK O'HEARN'
Subject: RE: Haddon Road

Thanks for the email. Whatever feedback I get is great. Otherwise, I will be forwarding this to the Engineer of Record and Tom Allen later this afternoon. Say 4:30 pm.

Thanks,

Steven Lange, Project Manager

O: 360.293.1920 | C: 360.661.3468

stevel@cityofanacortes.org

City of Anacortes Public Works Engineering Department

904 6th Street | P.O. Box 547

Anacortes, WA 98221

www.cityofanacortes.org

From: PATRICK O'HEARN [mailto:fishbro@msn.com]
Sent: Monday, May 09, 2016 9:09 AM
To: Lange, Steve <stevel@cityofanacortes.org>
Subject: Haddon Road

Hello Steve,

I distributed your work to everyone at the meeting and am waiting for feedback. I asked everyone to either contact you directly or to let me know by today (hopefully) so we can get you the necessary feedback. Thank you again for your hard work

Patrick

Lange, Steve

From: PATRICK O'HEARN <fishbro@msn.com>
Sent: Monday, May 09, 2016 11:37 AM
To: Lange, Steve
Subject: RE: Haddon Road
Attachments: Lange feedback.docx

Hello Steve,

Here is my feedback (and only my feedback), I have asked others to accelerate their responses to you. Again, this is only feedback on your drawing and our discussion and I am not addressing the many other problems I have with the PUD as proposed.

Again, thank you for your work on this

Patrick

From: stevel@cityofanacortes.org
To: fishbro@msn.com
Subject: RE: Haddon Road
Date: Mon, 9 May 2016 16:11:29 +0000

Thanks for the email. Whatever feedback I get is great. Otherwise, I will be forwarding this to the Engineer of Record and Tom Allen later this afternoon. Say 4:30 pm.

Thanks,

Steven Lange, Project Manager
O: 360.293.1920 | C: 360.661.3468
stevel@cityofanacortes.org

City of Anacortes Public Works Engineering Department
904 6th Street | P.O. Box 547
Anacortes, WA 98221
www.cityofanacortes.org

From: PATRICK O'HEARN [mailto:fishbro@msn.com]
Sent: Monday, May 09, 2016 9:09 AM
To: Lange, Steve <stevel@cityofanacortes.org>
Subject: Haddon Road

Hello Steve,

I distributed your work to everyone at the meeting and am waiting for feedback. I asked everyone to either contact you directly or to let me know by today (hopefully) so we can get you the necessary feedback. Thank you again for your hard work

Patrick

Feedback on City of Anacortes Haddon Road drawings and meeting of May 6, 2016

1. Road placement in front of Brogan property- this jog would help to partially mitigate the impact of the Haddon Road changes on Ms. Brogan.
2. Haddon in front of PUD- If parking is allowed on the north side of Haddon, the driving surface is only a little bit wider than the current, substandard driving surface. The road should follow the City of Anacortes standards for residential less than 500 trips per day i.e. 32 ft wide with curbs, gutters and sidewalks. Curbs are especially important if parking is allowed on the north (City) side of Haddon Road.
3. Cul-de-Sac- The city drawings make note of drainage issues with the expanded cul-de-sac. Unless drainage is addressed, the cul-de-sac will increase runoff onto my property. As was seen during the walk through of Haddon, the cul-de-sac sits at the bottom of a slope that runs toward the south side of the current road end. If the cul-de-sac is sloped to direct flow to the north side, how high does the south side have to be increased and will it require a retaining wall to prevent the cul-de-sac from eroding onto my property?
4. Redwood tree- As indicated, I would like to see measures taken to save this very mature and large redwood.
5. Additional traffic impact from further development- The county's indication that, through the short card process, more houses could be built on Haddon Road and the apparent intent of the Gilman's to develop a road accessing Haddon at the east end of the cul-de-sac argue that the road needs to be built to adequately serve the anticipated increase in traffic rather than the minimal amount to deal with the proposed PUD.

Lange, Steve

From: Lange, Steve
Sent: Monday, May 09, 2016 12:16 PM
To: 'PATRICK O'HEARN'
Subject: RE: Haddon Road

Thanks.

Item #2: If this is a typical City Street (Which it is not), the 32-feet is measured from the centerline of the Right-of-Way. 16-feet on both sides. Currently as proposed, there is 23-feet on the north side of the centerline on Haddon Road across the frontage. This leaves 5-feet on the south side of the centerline.

Item #5: This is a County issue. I am not sure if Shane took this into consideration with the 24-feet SC Detail. The Gilmans may need to provide additional improvements, if and when they subdivide?

All other concerns are noted and addressed on the plan sheet that I sketched up.

Thanks for your help.

Steven Lange, Project Manager

O: 360.293.1920 | C: 360.661.3468

stevel@cityofanacortes.org

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To: fishbro@msn.com

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Sent: Monday, May 09, 2016 9:09 AM

To: Lange, Steve <stevel@cityofanacortes.org>

Subject: Haddon Road

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Patrick

Lange, Steve

From: PATRICK O'HEARN <fishbro@msn.com>
Sent: Monday, May 09, 2016 12:22 PM
To: Lange, Steve
Subject: FW: Haddon Property

From: budathome2012@hotmail.com
To: fishbro@msn.com
CC: budathome2012@hotmail.com; jackie_jla@msn.com
Subject: Haddon Property
Date: Mon, 9 May 2016 19:01:04 +0000

Pat,
Please submit my comments below to the City regarding the Haddon proposed development. I want to thank Steve Lang and the other City folks for discussing this matter with us last week and giving us a chance to comment.

My Comments:

1. **Change the PSE Pole:** The existing PSE 115KV High Voltage Power Pole at the corner of Haddon & Whistle Lake Road needs to be relocated. The existing location is not in line with the other poles on Haddon and the present location of the pole and guy wires are a traffic hazard because they are too close to the road. The best solution would be for PSE to install a steel "mono-pole" which is essentially one steel pole that has no guy wires. The proper location of this pole would improve traffic safety and the poles will be in a straight line with other poles on Haddon. If this is done, widening Haddon Road becomes symmetrical and no offsets in road construction will be required. The intersection will have all four roads coming together at one point - vs, the proposed offset road junction. I am a Registered Professional Electrical Engineer that is familiar with these types of installations and I will be happy to volunteer (work for free) to work with the City and Developer to negotiate with PSE to see if this solution would be feasible and perhaps share in the expense (PSE would have a safer installation and therefore has an interest in this improvement). I was the Engineer responsible for a project at the Tesoro Refinery that did a very similar project successfully and installed two of these steel mono-poles that do not have any guy wires.
2. **Street Requirements:** The AMC, Chapter 16.32 STR-01.1 details the road and sidewalk requirements. The proposed plans (marked up plans submitted by Ravnik Engineering yesterday for our comments) show a 28 foot wide road. However, the AMC clearly requires (for traffic flow below 500 trips/day) that a 32 foot wide road is required. Note: Type of road: - Residential Access; Description: - two driving lanes with curb, gutter, sidewalk, parking on both sides; Average Daily Trips <500; ROW width 50 feet; Pavement width 32 feet. Therefore, the AMC requires a 32 foot road with curbs, gutter, sidewalk and parking provisions. Also reference AMC 16.04.090 Interpretation "...provisions more restrictive shall control...". Therefore, all of the above requirements are included.
3. **Drainage:** I would like the City to be very sure that the proposed "Infiltration Trench" will successfully work. The area that concerns me the most is the corner of Haddon and Whistle Lake Road. The infiltration trench is collecting water from a huge area and doesn't appear to be very large. Are we sure this is large

enough? Please note, if you follow Whistle Lake Road to the next intersection (Blue Heron Circle entrance and also the City water tank entrance) you will recall that this intersection floods every winter and you often have a large puddle covering a lot of the roadway and intersection. This large puddle will freeze at times making this intersection very dangerous for folks that want to turn into Blue Heron or stop at the stop sign. I would like the City to be sure this infiltration trench will be adequate to handle a significant water runoff that can be expected each winter.

Again, thank you for considering my comments on the proposal.

Regards,
Bud Anderson
11067 Post Drive
Anacortes, WA 98221



This email has been checked for viruses by Avast antivirus software.
www.avast.com

Lange, Steve

From: PATRICK O'HEARN <fishbro@msn.com>
Sent: Monday, May 09, 2016 12:56 PM
To: Lange, Steve
Subject: Haddon Road

Hello Steve,

The following concerns have been raised by an attendee

1. Garbage pickup- If parking is allowed on the north side, where will the residents of the PUD put their waste and recycling bins and will they further reduce the drive-able size of the street?
2. Mailboxes- again, if the north side of the street is parking spaces, where will the mailboxes be and how will the post office access them?
3. The center point of the cul-de-sac needs to be marked as well as the center of the right of way. Without this the drainage effect on properties on the south side cannot be determined.
4. Water, telephone, and power may have to be moved as the road is widened, will the developer be required to move them?

Sorry for the piecemeal addition, I will send more if and when I receive them

Thanks

Patrick

Lange, Steve

From: Lange, Steve
Sent: Monday, May 09, 2016 4:03 PM
To: 'PATRICK O'HEARN'
Subject: RE: Haddon Road

See responses below.

Steven Lange, Project Manager

O: 360.293.1920 | C: 360.661.3468

stevel@cityofanacortes.org

City of Anacortes Public Works Engineering Department

904 6th Street | P.O. Box 547

Anacortes, WA 98221

www.cityofanacortes.org

From: PATRICK O'HEARN [mailto:fishbro@msn.com]
Sent: Monday, May 09, 2016 12:56 PM
To: Lange, Steve <stevel@cityofanacortes.org>
Subject: Haddon Road

Hello Steve,

The following concerns have been raised by an attendee

1. Garbage pickup- If parking is allowed on the north side, where will the residents of the PUD put their waste and recycling bins and will they further reduce the drive-able size of the street? May be curb side. I need to discuss with the Sanitation Supervisor.
2. Mailboxes- again, if the north side of the street is parking spaces, where will the mailboxes be and how will the post office access them? There will be a mailbox cluster located along the north side. One parking stall may need to be removed to achieve mailbox access.
3. The center point of the cul-de-sac needs to be marked as well as the center of the right of way. Without this the drainage effect on properties on the south side cannot be determined. Noted on the marked up plan as discussed at the site visit.
4. Water, telephone, and power may have to be moved as the road is widened, will the developer be required to move them? Yes.

Sorry for the piecemeal addition, I will send more if and when I receive them

Thanks

Patrick

Lange, Steve

From: Lange, Steve
Sent: Monday, May 09, 2016 4:19 PM
To: 'PATRICK O'HEARN'
Subject: RE: Haddon Property

Pat,

All good stuff. See inserts below.

Steven Lange, Project Manager

O: 360.293.1920 | C: 360.661.3468

stevel@cityofanacortes.org

City of Anacortes Public Works Engineering Department

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Anacortes, WA 98221

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From: PATRICK O'HEARN [mailto:fishbro@msn.com]
Sent: Monday, May 09, 2016 12:22 PM
To: Lange, Steve <stevel@cityofanacortes.org>
Subject: FW: Haddon Property

From: budathome2012@hotmail.com
To: fishbro@msn.com
CC: budathome2012@hotmail.com; jackie_jla@msn.com
Subject: Haddon Property
Date: Mon, 9 May 2016 19:01:04 +0000

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My Comments:

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best solution would be for PSE to install a steel "mono-pole" which is essentially one steel pole that has no guy wires. The proper location of this pole would improve traffic safety and the poles will be in a straight line with other poles on Haddon. If this is done, widening Haddon Road becomes symmetrical and no offsets in road construction will be required. The intersection will have all four roads coming together at one point - vs, the proposed offset road junction. I am a Registered Professional Electrical Engineer that is familiar with these types of installations and I will be happy to volunteer (work for free) to work with the City and Developer to negotiate with PSE to see if this solution would be feasible and perhaps share in the expense (PSE would have a safer installation and therefore has an interest in this improvement). I was the Engineer responsible for a project at the Tesoro Refinery that did a very similar project successfully and installed two of these steel mono-poles that do not have any guy wires. Not so much a requirement of the subdivision since there is no major intersection improvements needed for this intersection. I did say I would contact PSE to verify the cost to move the pole.

2. Street Requirements: The AMC, Chapter 16.32 STR-01.1 details the road and sidewalk requirements. The proposed plans (marked up plans submitted by Ravnik Engineering yesterday for our comments) show a 28 foot wide road. However, the AMC clearly requires (for traffic flow below 500 trips/day) that a 32 foot wide road is required. Note: Type of road: - Residential Access; Description: - two driving lanes with curb, gutter, sidewalk, parking on both sides; Average Daily Trips <500; ROW width 50 feet; Pavement width 32 feet. Therefore, the AMC requires a 32 foot road with curbs, gutter, sidewalk and parking provisions. Also reference AMC 16.04.090 Interpretation "...provisions more restrictive shall control...". Therefore, all of the above requirements are included. Haddon Road is a County Road, therefore following the 24-foot requirement. Along the frontage of the subdivision is where the 32-feet would be required. Based on a previous response, the measurement of the 32-feet is taken from the center of the road. 16-feet on the north and 16-feet on the south. As proposed, there is 23-feet on the north side of the centerline of Haddon Road and 5-feet on the south side. The only item missing is the Traffic Curb and Gutter from the cross-section. Public Works is recommending, based on 16.20.060, Item C2 not using the traffic curb and gutter due to the character of the area, the density of the development and the nature of the adjoining properties. The Geotechnical Reports infiltration, therefore, water quality can be achieved by the use of infiltration swales.

T

3. Drainage: I would like the City to be very sure that the proposed "Infiltration Trench" will successfully work. The area that concerns me the most is the corner of Haddon and Whistle Lake Road. The infiltration trench is collecting water from a huge area and doesn't appear to be very large. Are we sure this is large enough? Please note, if you follow Whistle Lake Road to the next intersection (Blue Heron Circle entrance and also the City water tank entrance) you will recall that this intersection floods every winter and you often have a large puddle covering a lot of the roadway and intersection. This large puddle will freeze at times making this intersection very dangerous for folks that want to turn into Blue Heron or stop at the stop sign. I would like the City to be sure this infiltration trench will be adequate to handle a significant water runoff that can be expected each winter. The infiltration swale I have on the mark up is purely for display. The swale would have to be designed accordingly. There was a question as to where the water would go if there was a thickened edge past Jeneanes (sp?) Property. Additionally, I will make note of the water issue at Blue Heron and Whistle Lake and mention it to the folks working on the new water tank project.

Again, thank you for considering my comments on the proposal.

Regards,
Bud Anderson
11067 Post Drive

Anacortes, WA 98221



This email has been checked for viruses by Avast antivirus software.
www.avast.com

Lange, Steve

From: Lange, Steve
Sent: Tuesday, May 10, 2016 8:11 AM
To: allencollectables@yahoo.com; John Ravnik (jravnik@ravnik.net)
Cc: Measamer, Don; Shjarback, Eric; Buckenmeyer, Fred
Subject: Haddon Road - Neighborhood meeting
Attachments: HPSC0705.pdf; HPSC0704.pdf

John and Tom,

Attached are two plan sheets that I sketched over. We met with the neighbors on Friday (7th) at 9:00 am to discuss their concerns. I drafted them on the plans sheets that are attached.

I am available to meet and discuss with you. Call me if you have any questions.

Thanks,

Steven Lange, Project Manager

O: 360.293.1920 | C: 360.661.3468

stevel@cityofanacortes.org

City of Anacortes Public Works Engineering Department

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Anacortes, WA 98221

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Lange, Steve

From: John Ravnik <jravnik@ravnik.net>
Sent: Tuesday, May 10, 2016 9:28 AM
To: Lange, Steve
Cc: Allen Collectables
Subject: RE: Haddon Road - Neighborhood meeting

**Allen Family Investments
Haddon Road 13-Lot PUD
PUD-2016-0001
16009
5/10/2016**

Re: Response to City's Perspective of Offsite Road & Pedestrian Improvements

Dear Steve:

Thank you for being available this morning to discuss the two maps you provided me depicting your red-lined version of what the neighbors want on Haddon Road and what you want on Whistle Lake Road.

Many of the comments you provided relative to Haddon Road are civil related, which will be further reviewed when the actual civil design is performed after receiving PUD approval.

In regards to your comments on Whistle Lake Road, I do not support further reducing the widths of travel lanes fronting the Bean property. Within this frontage, the available right of way for a walking path will be narrower than the 6' wide concrete walk that can be provided to the north and south. Individuals will simply walk single file.

Once the PUD is approved and additional topographic survey information is obtained, I will be available to discuss each of these elements with you before we start the formal civil design process.

Thank you again for your input.

Sincerely yours,

John P. Ravnik, P.E.

Ravnik & Associates

Civil Engineering & Land-Use Planning

1633 Lindamood Lane | P.O. Box 361 | Burlington, WA | 98233

Phone: 360-707-2048 | Fax: 360-707-2216

Email: jravnik@ravnik.net

Mob: 360-708-3801

From: Lange, Steve [mailto:stevel@cityofanacortes.org]
Sent: Tuesday, May 10, 2016 8:11 AM
To: allencollectables@yahoo.com; John Ravnik
Cc: Measamer, Don; Shjarback, Eric; Buckenmeyer, Fred
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Anacortes, WA 98221

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Lange, Steve

From: Lange, Steve
Sent: Tuesday, May 10, 2016 11:00 AM
To: Shjarback, Eric
Subject: FW: Haddon Road - Neighborhood meeting

FYI,

Ravnik response.

Steven Lange, Project Manager

O: 360.293.1920 | C: 360.661.3468

stevel@cityofanacortes.org

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Phone: 360-707-2048 | Fax: 360-707-2216

Email: jravnik@ravnik.net

Mob: 360-708-3801

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Lange, Steve

From: PATRICK O'HEARN <fishbro@msn.com>
Sent: Tuesday, May 10, 2016 6:22 PM
To: Lange, Steve
Cc: mombrogan@hotmail.com
Subject: Haddon Road

Hi Steve,

Mrs. Brogan called me with the following comments/concerns

1. The change in road configuration helps with the Brogan property but brings up several questions and followups
 - a. Any curb to direct water to the swale to the west needs to be drive able both at the house driveway, and at the access to the back yard
 - b. Does there have to be a two foot gap between the sidewalk and the road in front of the house. If the sidewalk was adjacent to the road it would improve frontage for the house
2. Who would be responsible for installing and maintaining the swale to the west of the property?
3. While the new road would help with Mrs. Brogans frontage, it would appear to make the turn from Whistle Lake northbound onto Haddon Road eastbound very difficult. Moving the power pole would seem to be the best idea.

Thanks

Patrick

Lange, Steve

From: PATRICK O'HEARN <fishbro@msn.com>
Sent: Wednesday, May 11, 2016 1:22 PM
To: Lange, Steve
Cc: mvickers44@comcast.net
Subject: Haddon Road comments

Hello Steve,

Here are the comments from Mary Vickers

She is concerned about the width of Haddon if they make parking spots. It would still not going to be wide enough for cars to travel side by side.

When the city is picking up garbage you have to pull off to shoulder to let them go by now. It seems it will be the same if they have parking spaces and a 28 ft road.

What street lighting is proposed for Haddon Road, especially if parking is allowed on the north side?

On trash collection day, waste bins will further restrict the usable width of Haddon Road.

Thanks

Patrick

Lange, Steve

From: Lange, Steve
Sent: Wednesday, May 11, 2016 1:39 PM
To: 'PATRICK O'HEARN'
Cc: mvickers44@comcast.net
Subject: RE: Haddon Road comments

Pat and Mary,

Thanks for the email. I was being more specific to the meeting we had on Friday so I could get the information to the Engineer of Record and Tom Allen.

This requirements for Haddon Road calls for 24-feet, which is a county standard. The 28-feet (23-feet on the north side of the centerline and 5-feet on the south side of the centerline) is going to be along the frontage of the proposed subdivision. If the roadway is going to be widened any more than the 28-feet, it will happen along the south side when future development occurs and the county requires a wider road section than 24-feet, if they do. 24-feet offers (2) 11-foot driving lanes and (2) 1-foot shoulders. All residents currently park off the street. This subdivision will be providing the additional width for parking.

As far as sanitation collection, it will most likely be curb side like it is most elsewhere in Anacortes. I have not had the conversation with the Sanitation Supervisor. It will be difficult for them to pick up in the driveways since they do not like backing up.

Street lighting will be via a street light pole with a cobra head 8' or 10' arm with an LED light.

Hope this helps.

Steven Lange, Project Manager

O: 360.293.1920 | C: 360.661.3468

stevel@cityofanacortes.org

City of Anacortes Public Works Engineering Department

904 6th Street | P.O. Box 547

Anacortes, WA 98221

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