

ANACORTES PLANNING COMMISSION

Site Visit : 5 PM Site Visit on March 9, 2016. Meet at corner of 12th Street and "D" Avenue. At the conclusion of the site visit, the Planning Commission will start public hearing on this matter at the regularly scheduled 6 PM March 9, 2016, evening meeting.



MARCH 9, 2016

Municipal Building Council Chambers

6th Street and "Q" Avenue

AGENDA

6 P.M.

1. **Roll Call**
2. **Minutes of January 27, February 3, and February 17, 2016**
3. **Correspondence**
4. **Old Business**
 - a. Planning Commission approval of Findings of Fact and Recommendation for the 2016 Comprehensive Plan
5. **New Business**
 - a. **Public Hearing**: 12th Street & "D" Avenue Replat & PUD, PUD-2015-0002

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



Draft - Planning Commission Meeting Minutes for – January 27, 2016

Chair Laumbattus called the Meeting of January 27, 2016 to order at approximately 6 p.m.

Roll Call

Members Present: Commissioners Laumbattus, Oppel, McNett, Farnsworth, Cleland-McGrath and Pollard

Minutes

The minutes from January 13, 2016 were approved as presented.

Correspondence

There was no correspondence.

Old Business

There was no old business

New Business

Public Hearing: 2016 Comp Plan Update – Transportation – Discussion/Possible Action

Ms. Libby Grage, Planning Manager introduced the Transportation Element of the 2016 Comp Plan Update.

Mr. Eric Shjarback, City Engineer, gave an overview of the process regarding traffic safety in the transportation plan. Mr. Shjarback then read the introduction from the Transportation Element, which reads "The Transportation Element ensures that the city's transportation system supports land uses and vision by the comprehensive plan. Being a small town Anacortes does have some of the usual transportation problems as those of the large cities such as multiple fatalities every year or a large freeway bisecting the town but we do have some challenges nevertheless and some of these are limit transit service, a desire for safe, non-threatening, non-motorized travel through town, a state highway running through the city and a vibrant downtown very close to a busy port and its associated truck traffic. In order to address these challenges, the goals and policies in this element are intended to promote more efficient use of existing roads, a shift of traffic to other modes, and reprioritizing of modes to make the City more accessible for all.

The transportation plan is supported by and inter-connected with many other elements of the Comprehensive Plan. In particular, the transportation system needs to be designed and sized appropriately to support the same population and employment growth as described in the Land Use Element.

As required by the Growth Management Act, the Transportation Element must demonstrate that there is enough transportation system capacity to serve the land uses that are planned, and to serve them at the level of service established in the goals and policies. This element also needs to include a financing plan to show how planned transportation improvements will be funded.”

Mr. Shjarback highlighted a few other points from the plan regarding future parking, strong emphasis on safety, safe and non-threatening travel throughout the city on all modes of transportation. The plan will also include new transportation impact fee calculations. In closing, Mr. Shjarback, explained that the transportation section of the Comprehensive Plan is a working document and want to reflect the communities’ wants and needs.

Mr. Victor Saleman of Transportation Solutions, gave an extensive overview of the process that went into developing the models for future needs of the City relative to increased traffic flow and safer pedestrian pathways. Mr. Saleman then presented drawings to show the Commissioners the locations of the study. In answering a question from Commissioner Laumbattus, Mr. Saleman provided the proposed road impact fees would need to be raised to accommodate growth within Anacortes. There were no further comments.

Meeting adjourned at approximately 6:40 p.m.



Draft - Planning Commission Meeting Minutes for – February 3, 2016

Chair Laumbattus called the Meeting of February 3, 2016 to order at approximately 6 p.m.

Roll Call

Members Present: Commissioners Laumbattus, Oppel, McNett, Farnsworth, Cleland-McGrath and Pollard

Minutes

The minutes of January 20, 2016 were approved as submitted with an addendum of additional language added at the request of Commissioner Oppel at the February 3, 2016 meeting. Addition language presented by Curt Oppel by motion, seconded by Christine Cleland-McGrath: "That the commissioners had concerns about 17th Street congestion especially after events at Rice Field, concerns that the new 19th Street entrance become a bottleneck due to parent drop-offs and concerns that there is no dedicated parking for the Cap Sante High School."

Correspondence

There was no correspondence.

New Business

Anacortes Community Energy Presentation

Mr. Jensen Lovelett, with Anacortes Community Energy, made a presentation regarding the Georgetown University Energy prize and the City efforts to win this prize. Mr. Lovelett explained that the Anacortes Community Energy is a group of energy efficiency program creators that is funded by the City of Anacortes and grants issued by the Northwest Clean Air Association and supported by Sustainable Connections, a non-profit community sustainability group located in Bellingham.

Mr. Lovelett explained that the mission of Sustainable Connections is to make Anacortes a nationally recognized leader in energy efficient, to reduce Anacortes's carbon footprint by 10% over 2 years and possibly win \$5 million dollars. Mr. Lovelett explained that the most effective programs from the 50 different cities competing for the prize across the nation will be turned into one super program that will be end up being deployed, hopefully, across the US to find the most efficient and effective new ways to reducing energy waste and increase energy efficiently in our country.

Mr. Lovelett explained that the main criteria of the competition is to reduce reliance on electrical, natural, gas usage in homes, schools and municipal buildings within Anacortes city limits. Data was collected for the years 2013 and 2014 as a baseline that will be compared to reductions realized in 2015 and 2016 and then will rank the cities accordingly. Mr. Lovelett pointed out that of the 50 communities participating, five are in Washington - Anacortes, Walla Walla, Bellevue,

Bellingham and San Juan County. Mr. Lovelett asked the Commissioners to think of ideas that the City can take to the GUEP to possibly secure the prize, such as loan discounts, robots and innovated energy awareness educational programs for schools and residences, etc. Mr. Lovelette explained several programs that are currently in use and will be available to the public on how to save energy and be awarded to do so. Mr. Lovelett asked that the Commissioners spread the word; the more we get the community involved and interested and excited, the more successful we will be in reducing energy use.

Old Business

2016 Comp Plan Update PC – Discussion

Ms. Libby Grage, Senior Planner, explained that various components of the Draft 2016 Comprehensive Plan will be discussed with the Commissioners this evening.

Mr. Don Measamer, Planning Director, announced that on February 17, 2016, staff proposes that the Commissioners plan a workshop/round table discussion beginning at 4:00 p.m.

See video on file at http://anacortes.granicus.com/MediaPlayer.php?view_id=2&clip_id=46.

Meeting adjourned approximately at 8:00 p.m.



Planning Commission Agenda Bill

Meeting Date: 3/9/2016 **Agenda Item:** #4a

Subject: 2016 Comprehensive Plan – PC Recommendation

Staff Contact: Libby Grage, Planning Manager

Approved for Submittal to PC by	
	Laurie Gere, Mayor
x	Don Measamer, PCED Director

Action Type	
	Ordinance No.
	Code Revision
	Resolution No.
	Public Hearing
	Staff Report
	Discussion
X	Recommendation

Summary Statement: Staff has drafted the Planning Commission's recommendation for the 2016 Comprehensive Plan consistent with direction given at the March 2, 2016 meeting.

Background:

Previous Commission/Committee Action: At the March 2, 2016 meeting, the Planning Commission voted to recommend approval of the 2016 Comprehensive Plan subject to various changes to the preferred land use alternatives shown on the Proposed Land Use Designations Map and directed staff to prepare their Findings of Fact and Recommendation for review and approval.

Competing Viewpoints Considered: There are many different public viewpoints on many issues contained within the Comprehensive Plan. The Planning Commission has been provided access to all written public comments received and has held multiple public meetings and public hearings to gather public input.

Recommended Motion: I move that we authorize the Planning Commission Chair to sign the City of Anacortes Planning Commission Recommendation for the 2016 Comprehensive Plan Periodic Update.

Attachments (listed in order presented):

Planning Commission Recommendation for the 2016 Comprehensive Plan Periodic Update



**City Of Anacortes Planning Commission Recommendation
2016 Comprehensive Plan Periodic Update
Findings of Fact, Reason for Action, and
Action Taken**

I. Findings of Fact and Reasons for Action

1. The Washington State Growth Management Act (GMA) requires the City of Anacortes to periodically review and revise its Comprehensive Plan and development regulations under RCW 36.70A.130(1). The City of Anacortes's deadline to complete the update is June 30, 2016.
2. Growth Management Act (GMA) planning goals are set forth in RCW 36.70A.020. The GMA citizen participation and coordination planning goal is to "Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts" (RCW 36.70A.020(11)).
3. The GMA requires the City to establish and broadly disseminate a public participation program identifying procedures providing for early and continuous public participation in the development and amendment of comprehensive land use plans (RCW 36.70A.140). The City developed a Public Participation Plan to guide the planning process and has followed that plan.
4. The Public Participation Plan directed the establishment of a Community Advisory Committee (CAC), made up of a diversity of community members to support the Planning Commission in data collection, community engagement and creating recommendations for the citywide vision, plan concepts and alternatives, and preferred plan direction. The CAC held 28 regular meetings to discuss and develop recommendations regarding the Comprehensive Plan update.
5. The City established a project website for the 2016 update at: http://www.cityofanacortes.org/comprehensive_plan_development_2016.php. This website was a central point of information about the purpose of the project and schedule for public meetings. All documents were posted and available for public review.
6. The City held a series of four community workshops, where the public was invited to participate to broadly define the desired community future, provide input on the scope of the periodic update (March 27, 2014 and April 30, 2014), focus on the Fidalgo Bay waterfront (August 26, 2014) and to evaluate land use alternatives (February 26, 2015).
7. The Anacortes Planning Commission held a series of 13 public meetings from June 2014 through June 2015. Public comments were provided during these meetings. The Planning Commission

considered public input from a variety of sources including CAC recommendations, staff recommendations, city recommendations, public comments and agency comments.

8. The CAC, Planning Commission and City Council held joint meetings on September 9 and 22, 2014, and again on March 25 and April 8, 2015 to discuss CAC recommendations and to provide input on the direction of the Comprehensive Plan update.
9. Based on review of the 2012 Comprehensive Plan and input from the public, stakeholders, CAC, Planning Commission and City Council, an initial Draft 2016 Comprehensive Plan, including updated growth targets, policy and text amendments and Future Land Use Map amendments was prepared and released for public review in October 2015 ("Draft 2016 Comprehensive Plan").
10. The proposed Draft 2016 Comprehensive Plan was posted on the City website.
11. A public open house to introduce the Draft 2016 Comprehensive Plan and to gather public input was held on December 8, 2015.
12. Notice of Planning Commission public hearings for the Draft 2016 Comprehensive Plan and that the proposal had been posted on the City website, was sent to citizens, property owners, media, cities, Skagit County, Tribal governments, local agencies and groups, service providers, and to the City's Comprehensive Plan update email distribution list.
13. Notice of the Planning Commission public hearings for the Draft 2016 Comprehensive Plan was published in the Anacortes American on December 16 and December 23, 2015 and posted at the Anacortes Public Library and Post Office.
14. The Anacortes Planning Commission held public hearings on January 6, January 13, January 20 and January 27, 2016 and additional public meetings on February 3, 17 and March 2, 2016. All persons desiring to comment on the proposed amendments were given full and complete opportunity to be heard.
15. All written public comments received have been posted on the City website.
16. In developing its recommendation, the Planning Commission considered the recommendations developed by the CAC, public input at community workshops, written public comments, public comment through the public hearing process, and the environmental information developed through the integrated GMA/SEPA process.
17. The Draft 2016 Comprehensive Plan is consistent with and implements the GMA planning goals. The proposed amendments conform to the applicable requirements of the GMA.
18. Notice of the subject amendments will be submitted to the Washington State Department of Commerce in 2016 pursuant to RCW 36.70A.106.
19. The Planning Commission bases its Findings of Fact and Reason for Action on the entire record of the Planning Commission, including all testimony and exhibits. Any finding, which should be

deemed a Reason for Action, and any Reason for Action which should be deemed a finding, is hereby adopted as such.

20. Severability – If any section, sentence, clause or phrase of this document shall be held to be invalid or unconstitutional by the Growth Management Hearings Board, or a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of constitutionality of any other section, sentence, clause or phrase of this document. Provided, however, that if any section, sentence, clause or phrase of this document is held to be invalid by the Board or court of competent jurisdiction, then the section, sentence, clause or phrase in effect prior to the effective date of this document shall be in full force and effect for that individual section, sentence, clause or phrase as if this document had never been adopted.

II. ACTION TAKEN

1. At its special meeting on March 2, 2016, the Planning Commission voted to recommend **approval** of the Draft 2016 Comprehensive Plan (“Second Draft – Planning Commission-Recommended Version”), **subject to the following changes** to the preferred alternatives as shown on the Proposed Land Use Designations Map (dated August 13, 2015) (Exhibit ____):

Map Letter	Current Designation	PC recommendation
A	R2	Reduce the minimum lot size from 7,500 sq. ft. to 6,000 sq. ft. only for the R2 area east of Anacopper Mine Road
B-1	R3 (Old Town)	Retain existing minimum lot size (6,000 sq. ft.); make Old Town Overlay area its own zone
G	Industrial (I)	Retain existing Industrial designation
O	Commercial Marine (CM)	Change to R2 with a minimum lot size of 6,000 sq. ft.
Y	Light Manufacturing (LM)	Change to Old Town designation
W	Light Manufacturing (LM)	Change to R3

Exhibit ____ illustrates track-changes incorporating the Planning Commission Recommendations to the text of the document.

2. The Planning Commission did not reach a consensus on a preferred alternative for the following Proposed Land Use Designations Map letters and forwards the following comments to the City Council:

Map Letter	Current Designation	PC comments
F	Commercial Marine 1 (CM1)	Several commissioners were opposed to allowing residential uses in this area due to concerns about incompatibility between residential and industrial uses; also the preservation of access to the barge channel near 22nd St. was felt to be of primary importance. The majority of commissioners were in favor of changing the designation to Marine Mixed Use and while compatibility issues were a concern, felt that those could be addressed through

		development regulations and design standards.
P	R4A and Commercial (C)	Some commissioners felt that extending the proposed Hospital Overlay area to Commercial Ave. would have a negative impact to existing businesses within the proposed overlay area, and were concerned with the potential loss of taxable retail sales along Commercial Ave. due to conversion of the property to hospital uses. Another concern was the potential for the proposed overlay area along Commercial Ave. to be developed as parking, as depicted on Island Hospital's long range planning documents. It was suggested that the Overlay extend only as far east as the north/south alley behind the parcels fronting on Commercial Ave. Other Commissioners felt that extension of the overlay to Commercial Ave. would help facilitate better access and allow the hospital to make long term plans needed to continue to provide services to the community. A majority of commissioners were in favor of allowing increased height provided design standards were developed.

3. The Planning Commission confirms its recommendation of approval for the remaining Proposed Land Use Designations Map preferred alternatives as shown on Exhibit ____.

Marty Laumbattus, Chair
City of Anacortes Planning Commission

Date Signed

Attachment:

1. Exhibit ____ - "Anacortes Comprehensive Plan 2016 – Planning Commission Recommended Version"



Draft - Planning Commission Workshop Meeting Minutes for – February 17, 2016

The discussion began at 4:00 p.m.

Roll Call

Members Present: Commissioners Laumbattus, Oppel, McNett, Farnsworth, Cleland-McGrath and Pollard

Minutes

There were no minutes presented

2016 Comp Plan Workshop to discuss possible recommendations, suggestions and changes to City Council

The Planning Commissioners discussed the 2016 Comp Plan recommendations, suggestions and changes, which will be formalized on the March 2, 2016 Special Meeting of the Planning Commission for submittal to City Council.

A recording of this discussion is available upon request at City Hall.

Workshop ended at approximately 8:15 p.m.



Planning Commission Agenda Bill

Meeting Date: 3/9/2016 **Agenda Item:** [Click here to enter text.](#)

Subject: 12th Street & “D” Avenue Replat & 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	Action

Summary & Background: At 6:00 PM on March 9, 2016, the Planning Commission will conduct an open-record public hearing regarding a preliminary plat, preliminary Planned Unit Development, SEPA environmental review, code modifications, and right-of-way dedication and vacation to create 5 lots in the R2 Zoning District. Please note, that a site visit will be conducted at 5:00 PM prior to the hearing. Please meet at the corner of 12th Street and “D” Avenue.

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 replat, preliminary PUD, code modification(s), ROW vacation, and ROW dedication subject to the staff suggested conditions of approval.

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



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

Open Record Public

Hearing Date: March 9, 2016, @ 6:00 PM with a 5:00 PM Site Visit

Closed-Record Public

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

Project Name: 12th Street & "D" Avenue PUD

File Number: PUD-2015-0002

**Applicant &
Landowner:** Mark and Susan Harris
Classic Transitions, LLC
13837 Redtail Ridge Lane
Anacortes, WA 98221

Project Engineer: David Lervik
Lervik Engineering
P.O. Box 684
Anacortes, WA 98221

Project Surveyor: Herrigstad Engineering
4320 Whistle Lake Road
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 Replat, preliminary Planned Unit Development (PUD), SEPA environmental review, Code Modification(s), and a Right of Way Dedication and Vacation to create five (5) lots within the Residential (R2) Zoning District.

Modifications Proposed:

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

1. A vacation request of right of way to unimproved 11th Street consisting of a 13.5 foot wide by 209.83 lineal feet long strip of land on the north side of lots 1- to 7 Block 203, Map of the City of Anacortes, as per Plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington. The area of right-of-way vacation would be 2,832.71 square feet.
2. A dedication request of right-of way consisting of a six (6) foot wide by 209.84 lineal feet long strip of land on the south side of lots 1-7 Block 203, Map of the City of Anacortes, as per Plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington. The area of right-of-way dedication would be 1,259.04 square feet. The dedicated right-of-way would expand the alley ROW from the typical 16 feet to 22 feet in width. Within a typical 16 foot alley ROW, there is a 14 foot paved area. The applicant proposes a 20 foot paved area within the 22 foot wide alley ROW which would extend to the west side of lot 7. West of lot 7, the paved area within the ROW would taper from 20 feet to 14 feet. The alley will be paved and connect "D" Avenue to "C" Avenue.

Staff Analysis: As conditioned below, the applicant will be required to compensate the city for the net area of the vacation request and dedication before final replat and Planned Unit Development (PUD) submittal or approval is given.

3. In lieu of typical street improvements associated with development, the applicant proposes no improvements (street paving, curb, gutter, or sidewalk) to unimproved 11th Street between "C" Avenue and "D" Avenue. Instead, the applicant proposes a meandering six (6) foot wide pedestrian pathway that traverses east west between "C" Avenue and "D" Avenue within the unimproved 11th Street ROW.
4. According to AMC 16.20.040(C), each lot shall abut a public or private road. Additionally, the minimum required lot frontage on a public or private road ROW shall not be less than thirty (30) feet. As previously stated above, the applicant proposes a meandering pathway within the unimproved 11th Street ROW instead of making the typical requirements associated with development (paved street, curb, gutter, sidewalk, etc.). Therefore, the applicant does not meet the 30 feet of street frontage requirement. This too would be a modification to code. Accordingly, the applicant proposes accessing each residence via the alley ROW thus providing ingress and egress to each residence and garage.

Project Location:

The subject property is located on the north side of 12th Street between "C" Avenue and "D" Avenue in a portion of Section 24; Township 35 North; Range 01 East; Willamette Meridian.

Subject Parcel:

Parcel #: Parcel #: P56224

Addressing:

- Lot 1: 2201 11th Place
- Lot 2 2205 11th Place
- Lot 3 2210 11th Place
- Lot 4 2206 11th Place
- Lot 5 2202 11th Place or 1112 D Avenue

Zoning District:

Residential (R2) Zoning District

Comprehensive Plan Designation:

Residential (R2) Zoning District

Existing Land Use:

The subject property has an existing residence located on it that is slated for demolition. The site is heavily treed with native and ornamentals plants located on it.

Surrounding Zoning & Land Uses:

Direction:	Zoning:	Land Uses:
North:	Residential (R2)	Single-Family Residences
South:	Residential (R2)	12 th Street / SR20 & Single-Family Residences
East:	Residential Medium Density (R3)	“D” Avenue & Single-Family Residences
West:	Residential (R2)	Single-Family Residences

R2 Minimum Lot Size:

- 7,500 Square Foot Minimum Lot Size Requirement
- Each of the applicant’s five (5) residential lots will meet the zone’s minimum lot size requirement.

R2 Maximum Permitted Density:

- Four (4) Dwelling Units Per Gross Acre

Site Area:

- Net lot area (Existing Lots) = 36,000 square feet (0.83 acres)
- Net lot area (with ROW vacation) = 37,523 (0.86 acres)
- Gross area = 64,999 square feet (1.49 acres)

Density Calculation:

- The site is 1.49 gross acres which includes ½ the abutting right-of-way and the vacation request.
- The maximum permitted density in the R2 Zone is 4 Dwelling Units per Acre.
- One point four nine (1.49) gross acres multiplied by 4 Dwelling Units Permit Acres = 5.96 Lots (Rounded up to 6 lots) are Permitted.
- The applicant however proposes 5 lots.

Permits Required:

The following permits /approval may be required in addition to the above: Final replat and PUD approval, Civil Construction Plan approval, NPDES Construction Stormwater General Permit, building permit(s); other applicable state and federal permits/authorizations.

Existing Environmental Documents:

SEPA Environmental Checklist, Tree Assessment & Preservation Plan, Cultural Resource Survey

Utilities:

- **Water:** City of Anacortes
- **Sewer:** City of Anacortes
- **Garbage:** City of Anacortes
- **Storm-water:** City of Anacortes

Fire:

- City of Anacortes

Police:

- City of Anacortes

A. FINDINGS OF FACT:

I. SITE DESCRIPTION:

The subject property is located on a relatively flat piece of land that is heavily treed with native and ornamental trees. A house sits on the subject property (addressed as 1112 “D” Avenue) slated for demolition.

Ingress and egress to each of the proposed 5 lots would be from an expanded and paved alley way if the subject proposal is approved.

In lieu of typical street improvements associated with development, the applicant proposes no improvements (street paving, curb, gutter, or sidewalk) to unimproved 11th Street between “C” Avenue and “D” Avenue. Instead, the applicant proposes a meandering six (6) foot wide pedestrian pathway that traverses east to west between “C” Avenue and “D” Avenue.

II. PRELIMINARY REPLAT /PUD CHRONOLOGY & BACKGROUND:

1. On September 29, 2015, the applicant conducted a neighborhood meeting at the City of Anacortes Library where neighboring landowners were invited to comment on the subject proposal.
2. On November 20, 2015, the applicant submitted the subject applications to the City of Anacortes for review.
3. On December 16, 2015, the subject application was deemed incomplete with revisions requested therein.
4. On January 11, 2016, the applicant submitted revisions to city for review as was requested in the letter of incomplete.
5. On **January 25, 2016**, the city completed its review of the revisions resubmitted and deemed the application complete.

III. NOTICE OF APPLICATION & HEARING:

1. A “Notice of Application & Hearing with Optional SEPA DNS” was published in the Anacortes American Newspaper on February 3, 2016.
2. Notice was also posted on the subject property in two (2) different locations on January 28, 2016.
3. Notice was posted at city hall, the library, the local USPS office, and on the city’s website on January 28, 2016.
4. Neighbors within 300 feet of the subject property were mailed “Notice of Application & Hearing with Optional SEPA DNS” on February 01, 2016.
5. Departments and agencies of jurisdiction were emailed the respective application material, notice, and comment form on February 01, 2016.
6. Notice of application & hearing with optional SEPA DNS and associated application material was emailed to Department of Ecology on February 01, 2016, for posting on to the SEPA register.
7. The 15-day comment period ended at 5:00 PM on **February 17, 2016**.

IV. CRITICAL AREAS REVIEW:

No known critical areas are located either on or within close proximity to the subject property with the exception of Cultural Resources discussed below.

Cultural Resources:

Planning Department staff received a request from the Samish Indian Nation that a cultural resource survey be performed. Accordingly, staff forwarded this request to the applicant and advised the applicant that a cultural resource survey would be required. On February 23, 2016, staff received a Cultural Resources Review of the subject property. According to a report dated February 19, 2016, prepared by Drayton Archaeology of Bellingham, Washington, a cultural

resource survey of the subject property was performed. The report concludes that “the investigation included a background review into the environmental and historic context of the site, field review with subsurface probing and production of this report. Background review determined the project was located in an area of low probability for archaeological resources based upon geology, topography and past land use. The soils and sediments observed appear to be mostly disturbed naturally deposited materials. No evidence of pre-contact occupation or deposits was encountered during surface and subsurface review at the project area. Further archaeological oversight for the project appears unwarranted based upon the current review and project design.”

V. TREE ASSESSMENT & PRESERVATION PLAN:

Urban Forestry Services Inc., prepared a Tree Preservation & Assessment Plan dated January 6, 2016. This report was revised by Urban Forestry Services, Inc., on February 29, 2016. According to the revised report, eight (8) significant trees worth 37 Tree Unit Credits are planned for retention within the 36,000 net square feet of the subject property. Six (6) additional trees worth 26 Tree Unit Credits are proposed for retention within the right-of-way.

According to AMC 16.50.070(D)(1), a minimum tree density of one (1) tree unit per one thousand (1,000) square feet during and following development. Since the subject property is 36,000 net square feet, 36 tree units are required. The applicant meets this requirement as 37 unit credits trees (8 trees) are proposed for retention onsite.

VI. TRANSPORTATION:

The Public Works Department did not require that a Traffic Impact Analysis /Study be prepared associated with the subject proposal.

VII. ROW VACATION:

A vacation request of right of way to unimproved 11th Street consisting of a 13.5 foot wide by 209.83 lineal feet long strip of land on the north side of lots 1- to 7 Block 203, Map of the City of Anacortes, as per Plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington. The area of right-of-way vacation would be 2,832.71 square feet.

VIII. ROW DEDICATION:

A dedication request of right-of way consisting of a six (6) foot wide by 209.84 lineal feet long strip of land on the south side of lots 1-7 Block 203, Map of the City of Anacortes, as per Plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington. The area of right-of-way dedication would be 1,259.04 square feet. The dedicated right-of-way would expand the alley ROW from the typical 16 feet to 22 feet in width. Within a typical 16 foot alley ROW, there is a 14 foot paved area. The applicant proposes a 20 foot paved area within the 22 foot wide alley ROW which would extend to the west side of lot 7. West of lot 7, the paved area within the ROW would taper from 20 feet to 14 feet. The alley will be paved and connect “D” Avenue to “C” Avenue.

IX. 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. Notice of application and hearing with optional SEPA DNS was published, mailed to property owners within 300 feet of the subject property, and posted onsite as discussed above pursuant to AMC and state law.
3. Notice of application & hearing with optional SEPA DNS was also emailed to the Department of Ecology on February 01, 2016, for posting on to the SEPA register.
4. On March 3, 2016, a SEPA Mitigated Determination of Non-Significance (MDNS) was issued using the optional DNS process pursuant to WAC § 197.11.355.
5. The issued SEPA MDNS was emailed to the Department of Ecology for posting on to the SEPA register on March 03, 2016.

X. COMMENTS RECEIVED:

Public Comments:

Written public comments received can be seen in **Exhibit 3** hereafter.

Department & Agencies of Jurisdiction Comments:

Comments received from both agencies and departments of jurisdiction can be viewed in **Exhibit 4** hereafter.

XI. 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 proposal:

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 north, south, east, and west.

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 will access off of the alleyway from the residence's respective garages. 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 five (5) lots being created for the construction of single-family residences on each lot.

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 five (5) lots created by the subject preliminary replat 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 as stated above.

Housing Goal 7:

Improve visual appearance of residential neighborhoods and maintain integrity of existing residential areas and neighborhoods.

Staff Analysis:

The subject replat & PUD will improve the visual appearance of the residential neighborhood and will maintain the integrity of the existing and surrounding residential area and neighborhood. Access to the 5 lots will be from the alleyway. Additionally, a 6 to 10 foot wide pathway is proposed which would run east to west between "C" Avenue and "D" Avenue within unimproved 11th Street.

Housing Goal 8:

Encourage rehabilitation of substandard housing and neighborhoods.

Staff Analysis:

The subject property has an older dilapidated residence on it slated for demolition. The proposed development and associated improvements will improve the neighborhood along with vehicular and pedestrian access/ connectivity.

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 replat and PUD as allowed per AMC § 16.40.040.
3. The subject property is located in the Residential (R2) Zoning District.
4. Pursuant to AMC § 17.36.010, the purpose of the Residential (R2) Zoning District "is to maintain and create an environment which meets the standards for single-family residential development, by restricting uses within the district, and by requiring a minimum lot size and maximum density."
5. According to AMC § 17.36.020, "single-family dwellings" are permitted land uses within the Residential (R2) Zoning District.
6. According to AMC § 17.36.050, the minimum lot size for the Residential (R2) Zoning District is 7,500 square feet. Each of the proposed lots will meet this requirement.
7. AMC § 17.36.060 lists the required setbacks for the Residential (R2) Zoning District. The applicant will meet this requirement. Conformance with this requirement will be reviewed at time of building permit application submittal.
8. According to AMC 17.36.080, the maximum permitted lot coverage in the R2 Zoning District is thirty-five (35) percent. Conformance with this requirement will be reviewed at time of building permit application submittal.
9. According to AMC § 17.36.070, the maximum permitted density for the Residential (R2) Zoning District is four (4) dwelling units per gross acre. As stated above, the applicant has met this requirement.
10. According to AMC § 17.46.020, two (2) parking spaces are required for each residence. Conformance with this requirement will be reviewed at time of building permit application submittal.
11. Landscaping is required pursuant to AMC Chapter 17.41. The applicant has submitted a landscape plan meeting this requirement (**See Exhibit 09**).
12. According to AMC § 16.50.050, a Tree Preservation Plan is required as part of application for a subdivision /planned unit development. Accordingly, the applicant has submitted a Tree Assessment and Preservation Plan (**See Exhibit 08**). According to the report, thirty six (36) tree unit credits are required for the subject property which is 36,000 net square feet in area. The applicant has met this requirement as thirty-seven (37) tree units credits are proposed for retention. See above for a detailed discussion regarding this.
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 AMC § 17.05.070(3). For potable water, sewer/onsite 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. This project however would not cause the level of service on a concurrency facility or service to decline below adopted levels of service standards. Improvements associated with the development will be installed either before or concurrent to development.

15. The subject proposal **is, is not** consistent with the above development regulations.

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

The preliminary replat 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 PUP 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:

Comments and requirements were solicited from both agencies and departments of jurisdiction regarding the subject replat and PUD. Agency and department requirements have been incorporated as conditions of approval herein.

The applicant submitted the subject preliminary replat and PUD to the city for review on November 20, 2015. The application was deemed incomplete on December 16, 2015, Revisions were submitted to the city for review on January 11, 2016. On January 25, 2016, the city completed its review of the revisions resubmitted and deemed the application complete.

A Notice of Application and Hearing Using Optional SEPA DNS was noticed as is required by the AMC as stated in detail above. Both the preliminary replat and PUD were processed concurrently per the applicant's wishes. Accordingly, the subject applications go before an open-record public hearing with the Planning Commission followed by a closed-record public hearing before the City Council.

2. According to AMC § 16.12.010, 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. Accordingly, both an open record and close-record public hearing has been scheduled for the proposed project.

Staff Analysis:

Dates and times for both an open record and closed record public hearings have been established as is listed in the "Notice of Application and Hearing Using the Optional SEPA DNS" (See Exhibit 05).

3. According to AMC § 16.40.102, Common Open Space within a Planned Unit Development may include land area of the site that is not covered by buildings, parking structures, or accessory structures except recreational structures (i.e., decks). Open space cannot however include proposed street rights-of-way; open-parking areas and driveways for dwellings; school sites; commercial areas and the buildings; accessory buildings; parking and loading facilities for commercial areas; and land that is totally unsuitable for building due to topographic features.

Staff Analysis:

The applicant has designated the required 20% landscape area (See Exhibit 09) as their open space area. Additionally, the applicant has designated the offsite pedestrian pathway also as their open space.

4. 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 and dedication. 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 either before or concurrent to development without decreasing service levels below locally established minimum standards.

5. 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, and dedication. Additionally, impact fees associated with the construction of each residence will be paid for at time of building permit issuance.

6. 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 replat 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 replat, preliminary PUD, code modification(s), ROW vacation, and ROW dedication 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/denies** the subject preliminary replat, preliminary PUD, code modification(s), ROW vacation, and ROW dedication subject to the following conditions of approval:

1. 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. Notwithstanding, the preliminary plat and PUD approval becomes null and void.
4. Before final replat and PUD submittal or approval, the project land surveyor shall place the respective property corners of the subject property.
5. 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. Payment shall be made prior to final replat and PUD submittal or approval is given.

6. 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.
7. Mailbox locations shall be reviewed and approved by the City of Anacortes Public Works Department and the U.S. Postal Service.
8. Development shall comply with the submitted landscape plan. Landscaping shall be in place and complete before building permit certificate of occupancy will be issued.
9. 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.
10. 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 final replat and PUD map.
11. A note shall be added to the final replat and PUD map that reads as follows:

ZONING INFORMATION:

<i>Underlying Zone:</i>	<i>Residential District (R2)</i>
<i>Zone's Minimum Lot Size:</i>	<i>7,500 Square Feet</i>
<i>Gross Lot Area:</i>	<i>64,999 Square Feet (1.49 Acres) which includes ½ abutting & ROW vacation</i>
<i>Net Lot Area (Existing Lots):</i>	<i>36,000 Square Feet</i>
<i>Net Lot Area (with ROW Vacation):</i>	<i>37,523 Square Feet (0.86 Acres)</i>
<i>Zone's Maximum Density:</i>	<i>4 Dwelling Units (DU) per Gross Acre</i>
<i>Density Calculation:</i>	<i>4 DU X 1.49 Acres = 5.96 Acres</i>
<i>Proposed Lots:</i>	<i>5 Lots</i>

12. Before final replat and PUD submittal or approval is given, the applicant shall submit a revised landscape plan to the Planning Department for review and approval. The revised landscape plan shall show landscaping of the 5 proposed lots plus on both sides of the pedestrian pathway connecting "C" Avenue to "D" Avenue within unimproved 11th Street. The pedestrian pathway shall be densely landscaped on both sides of it for its full length utilizing only indigenous plants [perennials] native to Western Washington.
13. Before final replat or Planned Unit Development submittal or approval is given, the applicant shall compensate the city for the net area of the vacation and dedication pursuant to AMC § 12.50.130, § 12.50.135, § 12.50.140, & § 12.50.150.
14. Development shall comply with the SEPA Mitigated Determination of Non-Significance (MDNS) that was issued March 03, 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. Orange construction fencing shall be installed at the project boundary's clearing limits (MDNS Condition #2).
 - C. A grading permit is required for earthwork consisting of fifty (50) or more cubic yards (MDNS Condition #3).
 - D. All applicable permits shall be secured before any construction activities begin onsite (MDNS Condition #4).
 - E. Those trees designated for retention on the submitted tree preservation plan (onsite and in the ROW) 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) attached to concrete blocks shall be erected along the drip line (plus 6 feet) of each of the trees designated for retention on the plan (MDNS Condition #5).
 - F. Before any site development /grading and/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 (MDNS Condition #6).
 - G. Pursuant to AMC § 16.50.120(D), the applicant shall record a notice with the Skagit County Auditor's Office which provides a public record of any approved tree preservation plan and conservation areas; the application of this title to the property; and that limitations on actions in or affecting the property may exist. A note to this effect shall also be listed on the face of the final plat and PUD referencing the respective Auditor File Number (AFN) for the recorded Tree Preservation Plan [as revised] (MDNS Condition #7).
 - H. 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 law enforcement should be contacted. Any remains should be covered and secured against further disturbance, and communication should be immediately established with the Anacortes Police and the State Physical Anthropologist at DAHP for coordination with the Samish Nation, Swinomish Indian Tribal Community and any other interested Native Tribe(s) (MDNS Condition #8).
15. Development shall comply with the Public Works Department including but not limited to:

- A. A clearing and grading plan consistent with City requirements shall be submitted by the applicant for review and approval by the City of Anacortes Planning\Building and Public Works Departments prior to any construction activities taking place on or off-site.
- B. A 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.
- C. Prior to any clearing\fill\grade work beginning, construction civil plans consistent with the City of Anacortes Engineering Development Standards, including but not limited to, Clearing and Grading Plan, Erosion Control Plan, Site utility\Infrastructure improvements Plan, Roadway Improvements Plan, Signage Plan, 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.
- D. 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.
- E. 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.
- F. The Public streets, alleyways, sidewalk, curb and gutter and storm sewer system improvements are required in accordance with the Anacortes Municipal Code, to the extent required by the Public Works Department and current City of Anacortes Engineering Development Standards. Utilities, as identified in Anacortes Municipal Code § 16.20.080 are required to be extended and to serve the development.
- G. The meandering sidewalk in 11th Street shall have a minimum width of 6-feet and shall be constructed with Cement Concrete, meeting the requirements of the Public Works Department and the current WSDOT specifications for Roads Bridges and Municipal Construction.
- H. Street lighting shall be LED\Energy efficient 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.
- I. Storm water conveyance both on-site and off-site shall comply with City of Anacortes Storm drainage requirements.

These Findings of Fact, Conclusions of Law, and Recommendation were adopted by the City of Anacortes' Planning Commission on **March 09, 2016**, the date signed by the Planning Commission Chair.

Marty Laumbattus, Planning Commission Chair

Date

APPEALS:

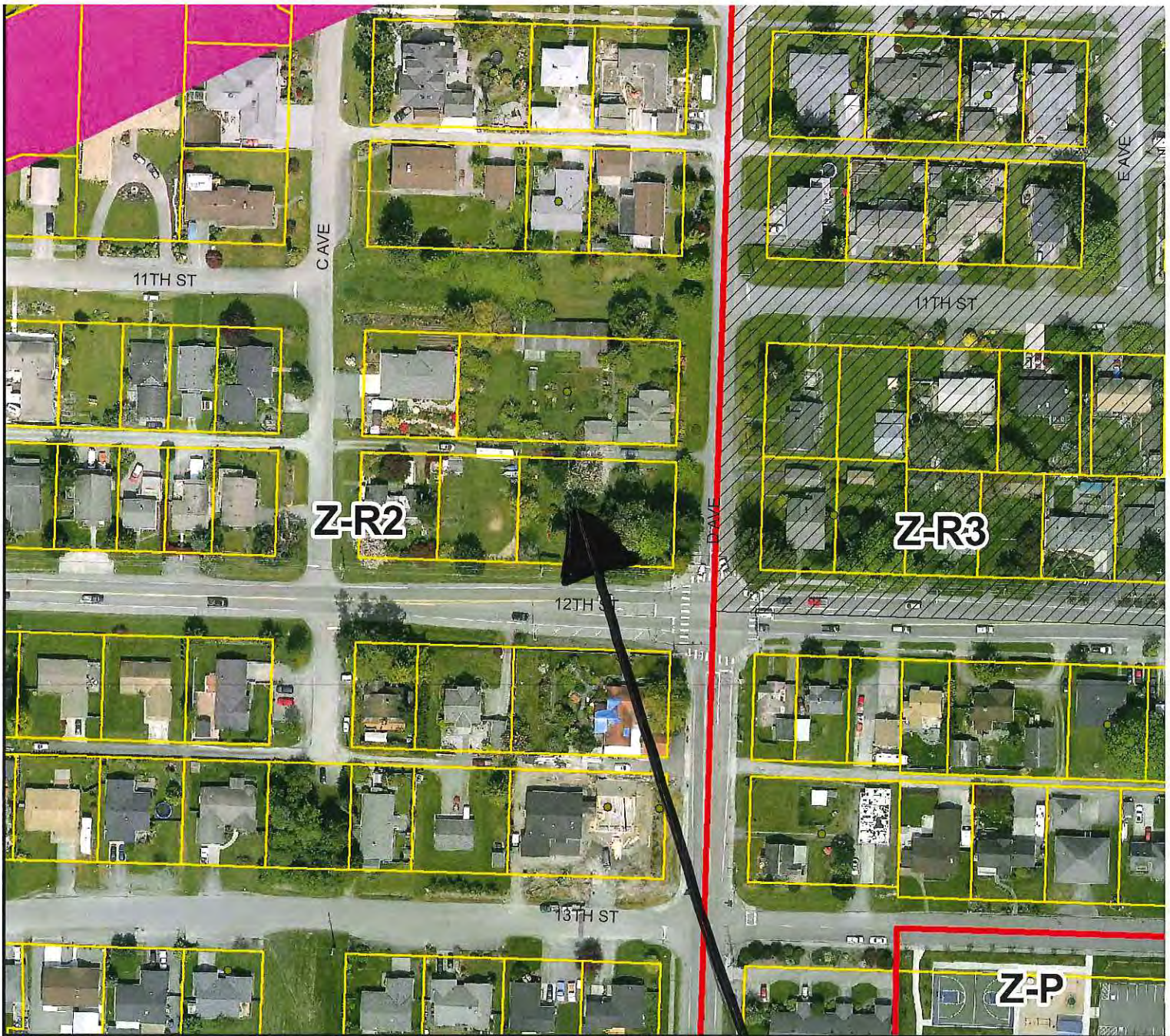
Any aggrieved party shall have five (5) working days from date of the action to appeal the recommendation of the Planning Commission to the City Council. The appeal shall be in writing and is to be filed with the city clerk. If an appeal is filed by an aggrieved party, this appeal shall be a closed-record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

EXHIBITS:

EXHIBIT NUMBER:	NAME OF EXHIBIT:
Exhibit #01	Assessor's Info & GIS Map
Exhibit #02	Master Permit Application, Environmental Checklist, & Narrative
Exhibit #03	Public Comments Received
Exhibit #04	Department /Agency Comments Received
Exhibit #05	Notice of Application & Hearing with Optional SEPA DNS
Exhibit #06	Issued SEPA MDNS
Exhibit #07	Cultural Resource Survey
Exhibit #08	Tree Assessment & Preservation Plan
Exhibit #09	Landscape Plan
Exhibit #10	Resolution to Vacate
Exhibit #11	Replat & PUD Site Plan

EXHIBIT #1:

ASSESSOR'S INFO AND GIS MAP



0 70 140 Feet

City of Anacortes Planning Dept.



Revised
November 2015

- Shoreline Data - Historic Property Inventory - DAHP Monitor Report Sites - National Register Sites - DAHP Potential Sites - DAHP Cemetery Sites - Zoning	- City Limits - County Parcels - Public Parks - ACPL Trails - Other Trails - Old Town - Conservancy - Natural - Shoreline Residential - Urban - Urban Maritime - Streams - High Tide - CHW - Lakes & Ponds - Wetlands
--	--

Subject
Property



Details for Parcel: P56224

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
P56224	3772-203-020-0006	02	24	35	01
Owner Information	Site Address(es)	Map Links			
CLASSIC TRANSITIONS LLC	1112 D AVENUE	Open in iMap			
13837 REDTAIL RIDGE LANE	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 \$155,200.00	Deed Type WARRANTY DEED	2016 Taxes will be available after 2/15/2016			
Land Market Value +\$384,500.00	Sale Date 2015-05-26	Use the Taxes link above for 2015 taxes			
Total Market Value \$539,700.00	Sale Price \$460,000.00				
Assessed Value \$539,700.00					
Taxable Value \$539,700.00					

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

Legal Description Definitions

ANACORTES, LOTS 1 TO 7 INCLUSIVE, AND LOTS 16 TO 20, INCLUSIVE, BLOCK 203, MAP OF THE CITY OF ANACORTES, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY. LOTS 1 TO 7 INCLUSIVE, AND LOTS 16 TO 20, INCLUSIVE, BLOCK 203, MAP OF THE CITY OF ANACORTES, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY.

*Land Use	(111) HOUSEHOLD, SFR, INSIDE CITY		WAC 458-53-030	
Neighborhood	(20ANORTH) ANACORTES NORTH RESIDENTIAL			
Levy Code	0900	Fire District		
School District	SD103	Exemptions		
Utilities	SEW PWR WTR-P	Acres	0.00	
Improvement 1 Attributes Summary				
Building Style	1 & 1/2 STORY			
Year Built	1927	Foundation		
Above Grade Living Area	1,996 Square Feet	Exterior Walls	SIDING	
Finished Basement		Roof Covering	COMP	
*Total Living Area	1,996 Square Feet	Heat/Air Conditioning	FORCED AIR	
Unfinished Basement	256 Square Feet	Fireplace		
*Total Garage Area	500 Square Feet	Bedrooms	3	
Bathrooms	FULL BATH, 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.

EXHIBIT #2:

MASTER PERMIT APPLICATION, ENVIRONMENTAL CHECKLIST, & NARRATIVE

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

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

- | | | | | | | | | | | | | | | | |
|--|---|--|--|---|---|---|---|--|---------------------------------|--|---|--|-------------------------------------|--|--------------------------------------|
| 1. | <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Applicant</p> <p>Name: <u>Classic Transitions, LLC</u></p> <p>Mailing Address: <u>13837 Redtail Ridge Ln</u></p> <p>City, State, Zip: <u>Anacortes, WA 98221</u></p> <p>Phone#: <u>360.391.9520</u></p> <p>Fax#: _____</p> <p>E-mail: <u>SMHarris@Comcast.net</u></p> </div> <div style="width: 45%;"> <p>Contact Person (if different)</p> <p><u>Mark & Susan Harris</u></p> </div> </div> | | | | | | | | | | | | | | |
| 2. | <p>Applicant's Interest to Property (check one)</p> <p> ☒ Owner ☐ Contract Purchaser ☐ Lessee ☐ Other _____ </p> | | | | | | | | | | | | | | |
| 3. | <p>All Persons/Firms having an ownership interest in the property:</p> <p>Name: <u>Classic Transitions LLC</u> Phone# <u>360.391.9520</u></p> <p>Address: <u>13837 Redtail Ridge Ln, Anacortes, WA 98221</u></p> <p>Name: _____ Phone# _____</p> <p>Address: _____</p> <p>Name: _____ Phone# _____</p> <p>Address: _____</p> | | | | | | | | | | | | | | |
| 4. | <p>General location of property (including nearest intersection): SEC: <u>24</u> TWP: <u>35</u> RNG: <u>01</u></p> <p><u>1112 D-Avenue</u></p> | | | | | | | | | | | | | | |
| 5. | <p>Attach legal description of property. (If recording of legal description is required, the formal MUST comply with Recording Requirements.)</p> | | | | | | | | | | | | | | |
| 6. | <p>List all Property Tax Account Numbers involved in this application (Attach separate pages if necessary):</p> <p><u>P56624</u></p> | | | | | | | | | | | | | | |
| 7. | <p>Approximate acreage: <u>0.826 Ac</u></p> | | | | | | | | | | | | | | |
| 8. | <p>Present zoning: <u>R2</u></p> | | | | | | | | | | | | | | |
| 9. | <p>Present use of property: <u>Single-family residence</u></p> | | | | | | | | | | | | | | |
| 10. | <p>Source of water supply and sewer supply: <u>City of Anacortes</u></p> | | | | | | | | | | | | | | |
| 11. | <p>Permits requested from City:</p> <table border="0" style="width: 100%;"> <tr> <td>☐ Binding Site Plan</td> <td>☐ Shoreline Management Conditional Use Permit</td> </tr> <tr> <td>☐ Conditional Use Permit</td> <td>☐ Shoreline Management Substantial Development</td> </tr> <tr> <td>☐ Preliminary Plat</td> <td>☐ Shoreline Variance</td> </tr> <tr> <td>☒ Short Plat</td> <td>☐ Rezone</td> </tr> <tr> <td>☒ Planned Unit Development</td> <td>☐ Comprehensive Plan Amendment</td> </tr> <tr> <td>☐ Plat Modification</td> <td>☐ Annexation</td> </tr> <tr> <td>☒ Variance</td> <td>☐ Special Use</td> </tr> </table> | ☐ 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 |
| ☐ 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:

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: _____ 17. Number of Lots: _____

FOR SHORT SUBDIVISIONS (SHORT PLATS):

18. Number of Lots: 5 19. Duplex Lots Proposed: _____

FOR SHORELINE MANAGEMENT SUBSTANTIAL DEVELOPMENT OR CONDITION USE:

20. Total cost or fair market value (whichever is higher) of project (please state total value of all construction finishing work for which the permit will be issued, including all permanent equipment to be installed on the premises): \$ _____

21. Construction dates for which permit is requested (month & year): Begin: _____
End: _____

22. Does the project require a Shoreline/Floodplain location? ☐ Yes ☐ No If yes, please explain why:

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

FOR VARIANCE (ZONING AND SHORELINE):

25. Code sections involved: _____

26. Description of variance requested:

1. Waiver of requirement for frontage on an improved public street.
2. Waiver of roadway standards
- 3a. Vacation of 1,500 square feet of 11th Street right-of-way, or
- 3b. Minimum lot size of 7,000 square feet (versus 7,500 square feet)

STATE OF WASHINGTON)

) ss

I (we) Mark & Susan Harris, of Classic Transitions, LLC, 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: Mark & Susan Harris
Property Owner

Subscribed and sworn to before me this 30 day of November, 20 15



Megan MEEKS
Notary Public in and for the State of Washington
residing at Oak Harbor, WA

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 _____

Redwood Glen PUD Application

1. **Legal Description:** ANACORTES, LOTS 1 TO 7 INCLUSIVE, AND LOTS 16 TO 20, INCLUSIVE, BLOCK 203, MAP OF THE CITY OF ANACORTES, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY. LOTS 1 TO 7 INCLUSIVE, AND LOTS 16 TO 20, INCLUSIVE, BLOCK 203, MAP OF THE CITY OF ANACORTES, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY.
2. **Present & Proposed Ownership:**
 - a. Present: All lots are owned by Classic Transitions, LLC.
 - b. Proposed: All lots will be sold as single-family dwellings.
3. **General Objectives, Characteristics & Rationales:** Currently the subject parcel has a distinct “secret garden like” feel – with its multiple varieties of rhododendrons and mature landscaping. Additionally, the property is flanked by an unimproved section of 11th Street - running from C to D-Avenues - which has served local residents as a pocket park, wildlife corridor, pet run and neighborhood orchard for years. Except for a small patch of brambles, neighboring residents have voluntarily maintained this corridor for general public use. Our intention is to preserve as much of the park-like feel as possible, while increasing the availability of affordable housing near Old Town.
4. **Present Zoning:** R2
5. **Density Calculations:** Currently we are asking for 5 lots. The gross acreage calculation for this property is 1.4952 acres – which will support a density of up to 6 lots (AMC 17.36.080 4 units/gross acre).
6. **Proposed Zoning & Variances to Code:** Lots 1 and 2 front on 12th Street and contain a total of 15,000 sqft. This allows for two standard 7500 sqft building lots. Lots 3 and 4 front on the unimproved section of 11th Street and also contain 15,000 sqft - allowing for two additional 7500 sqft building lots. Lot 5 fronts on D Avenue, but contains only 6000 sqft - which is substandard to the requisite minimum lot size of 7500 sqft for R2. This PUD proposes the following variances to the code:
 - a. **Fire Access for Lots 3 & 4:** In our initial due diligence for this property, we met with the DRG on March 17, 2015. It was determined that developing 11th Street from C-Avenue to D-Avenue was the best solution for meeting all applicable municipal codes for developing lots 3 and 4. However, sensing our plans, area residents began contacting us directly to voice their opposition to developing 11th Street.

To better quantify this concern, a public meeting was held on September 29th at the Anacortes City Library to allow for public comment on the proposed completion of 11th Street. Approximately thirty-five area residents were in attendance - as well as Don Measamer, Steve Lang, Dave Lervik, and Mark & Susan Harris (owners). At this meeting, there was overwhelming consensus to leave 11th Street unimproved. Our alternative proposal of developing the existing alleyway to meet fire access and road frontage requirements for Lots 3 & 4 - along with the development of a gravel pedestrian path along the 11th Street right-of-way - was viewed much more positively by area residents.

A meeting was also held with Don Measamer and Jack Kennedy (September 11, 2015) to define the necessary requirements for bringing the alleyway up to fire department specifications. Those specifications included:

- i. Repositioning or removing the existing house on Lot 5 so the setbacks conform with AMC 17.36.060
- ii. Widening the alleyway to 20-feet from D-Avenue to the mid-portion of Lot 3 via a 6-foot right-of-way dedication along the north side of the alley on Lots 3, 4 & 5
- iii. Paving the remainder of the alley right-of-way (14') from the mid-portion of Lot 3, westerly, to C-Avenue
- iv. Placement of signage along the easement indicating a dedicated fire access lane

It is our intention to comply with these stipulations. Please see the attached plans for any relevant engineering details.

- b. **30' of Frontage Requirement for Lots 3 & 4:** Pursuant to AMC 16.20.040, Lots 3 and 4 lack the required thirty feet of frontage on an improved public street. In lieu of completing 11th Street or flagging the lots to D-Avenue, we are requesting that the planned improvements for the alleyway be allowed to meet this requirement as a substandard "improved public street".
- c. **Variance & Remedy for Lot 5:** AMC 17.36.050 states that the minimum lot size for R2 zoning is 7500 sqft. Lot 5 is currently substandard at 6000 sqft. Additionally, the 6-foot right-of-way dedication for widening the alleyway from 14' to 20' (see Item 6.a.i above) places additional building restrictions on Lots 3, 4 and 5. Pursuant to this, we propose that the city vacate 6-feet of the 11th Street right-of-way to compensate for the 6-foot alley dedication, plus an additional 7.5-foot of the 11th Street right-of-way - along the north sides of Lots 3, 4 & 5 (1,575 total square footage). With

readjustment of the lot-lines, this vacation would allow for all lots within the subdivision to have the requisite 7500 sqft per lot. Note that no public utilities reside within the requested vacated area, and this action would not preclude future development of 11th Street.

- d. **11th Street Pedestrian Path:** To improve pedestrian circulation while still maintaining a “minimalist” approach to improving 11th Street right-of-way, we are proposing a 6’ gravel walking path that would meander along the middle of this right-of-way from C to D-Avenues. This would allow for better circulation of pedestrians through the neighborhood while still maintaining the natural setting desired by neighborhood residents.
 - e. **Open Spaces:** Given the limited number of lots (5), the 20% landscaping requirements and the creation of the 11th Street pedestrian walkway, we believe we are meeting the spirit of open space requirements set forth by AMC 16.40.102 & AMC 16.20.100(B).
7. **Street Request:** Pursuant to AMC 12.04.020, generally the "placement of the primary entrance or front door" determines a lot's address. However, given that the primary entrance for the homes on all of these lots face the alleyway (see AMC 12.04.020), for the purposes of addressing, we are requesting that the City Address Coordinator consider using the alleyway for addressing. Additionally, we would request the Coordinator consider renaming the alleyway "Redwood Lane" - which appears to meet the criteria set forth by AMC 12.04.100. Addressing would otherwise comply with addressing standards set forth in AMC 12.04.050.
8. **Sidewalks:** Will be added and constructed as directed by the City Engineer.
9. **Anticipated Development Schedule:**
- a. Anticipated Start Date: Immediately upon approval of PUD
 - b. Anticipated Completion Date: 2-years post approval
10. **Applicant’s Selling/Leasing Intentions:** All lots are to be sold.
11. **SEPA Report:** See attachment
12. **Grading and Drainage (16.20.070):** See attachment
13. **Utility Easements (16.20.080-090):** See attachment
14. **Landscaping & Tree Preservation:**
- a. This development will comply with the 20% landscaping requirement of AMC 16.20.110. See attached master plan concept.

- b. See attached Lervik Engineering documents regarding engineering details of the retaining wall on south side of Lots 1 & 2.
- c. Tree Preservation Plan (Section 16.50.070): We will meet the minimum number of tree units/acre set forth by AMC 16.50.070 (1 tree unit/1000sqft or 36 tree units). See attached report from Urban Forestry for details.

15. Site Plan & Supportive Maps (16.40.060-1Ah): See attachments

RESPONSE TO COMMENTS

Project: **REDWOOD GLEN P.U.D. (Harris)**

PFN: **PUD-2015-0002**

Date: February 29, 2016

The following details responses to the Review Completion Letter dated January 25, 2016

Comment	Response
Planner Comments	
1) Please provide us with an 11" X 17" copy of the replat /PUD once revised	Please see attached
2) Your revised plans and narrative appear to be inconsistent. Is a 7 foot or 13-1/2 foot right of way vacation proposed?	The project proposes to "shift" the lots northward by 6-feet through a combination of ROW dedication on the alley and a corresponding vacation on the 11 th Street ROW. In addition, an additional 7.5-foot vacation is requested to provide sufficient area to create three 7,500 SF building lots.
3) Is a setback modification proposed? In the R2 Zoning District, the residence must be setback 20 feet from both the front and rear property lines with a few exceptions discussed in AMC Chapter 17.36.060.	The applicant requests that the City retain the traditional interpretation of the alley as the "rear yard" for setback purposes. As such, AMC 17.36.060 (exception 2) can be applied allowing setback reductions for garages along the alley. If approved, the applicant anticipates the following setbacks, which require no modifications: Front (12 th & 11 th Streets) 20' Rear (alley) 10'
4) In your revised narrative, #6 therein states that lot 5 will only be 6,000 square feet. The revised plans however show all lots being 7,500 square or more thus meeting the minimum lots size for the R2 Zone. Please advise.	In the absence of the 7.5-foot ROW dedication (see item 2 above), Lot 6 would only be 6,000 SF. The applicant prefers to have 7,500 SF lots, rather than substandard lots. The 7.5' ROW dedication accomplishes this goal.
5) Is any fence proposed on top of or near the retaining walls along either 12th Street or "D" Avenue? Is any modification proposed? Height is limited on fences based on where staff determines the front yard to be located at.	Yes. A fence (30" sight-obscuring and 54" total maximums) will run along the 12 th Street ROW line. Inside the fence line, a planting strip and short rockery (less than 48" high) will create relatively flat lawn areas for the homes. A detail has been added to the plans to show what this will look like.

Comment	Response
6) Thank you for submitting a tree preservation plan prepared by Urban Forestry Services. Page 5 of the plan shows trees proposed for retention and/or removal. Is the white star located on the graphic designating trees for retention? Please clearly label what trees are proposed for retention and removal. Also, please show the trees that are designated for retention /removal on the tree preservation plan on the replat /PUD site plan /map. Please explore the feasibility of working around trees and retaining as many as possible. Both the tree preservation plan and replat /PUD site plan /map need to be consistent.	As shown in the legend on the Tree Preservation Map, trees represented by stars are recommended for preservation, if conditions allow. "Hollow" stars are trees located within the ROW, and "solid" stars are trees located within the property. It should be noted that several trees are clearly located within or too near homes and other improvements. Additional trees will be planted to comply with AMC 16.50. Tree preservation elements have been added to the plans.
7) The following revisions are needed from the Public Works Department:	
a) Identify the non-motorized bike /pedestrian path as 10-feet in width, per the current Engineering Development Standards, Chapter 3- Streets, Section STR-12 "Non-Motorized Paths and Access Roads."	City Engineering has deemed that this connection does not rise to the level of "non-motorized trail," and is, instead, a sidewalk connection. As such it will remain a 6-foot pathway that will meet ADA requirements.
b) Identify clearly the transitions, radius, bollards, detectable warning surfaces, etc. for the proposed pathway within 11th Street.	Notes added to plans.
c) Curb and gutter extensions on 12th Street to the end of the proposed ramp.	Plans revised to show Curb/Gutter in addition to the sidewalk.
d) A review of the downstream conveyance to determine capacity of the existing system. The existing report does not meet the intent of the drainage code regarding downstream analysis.	See attached revised Drainage Report.

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

A. BACKGROUND

1. Name of proposed project, if applicable:

11th Street PUD

2. Name of applicant:

Classic Transistions

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

*Mark & Susan Harris
3805 View Ridge
Anacortes, WA 98221
360.391.9520*

4. Date checklist prepared:

October 14, 2015

5. Agency requesting the checklist:

City of Anacortes Planning

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

Begin construction of homes and associated improvements beginning in the winter of 2016.

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

The applicant may seek to purchase the parcel immediately west of proposed Lots 1 & 2 and develop it in a manner similar to Lots 1 & 2.

No

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

None known

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.

No

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

Short Plat approval

Right-of-way permit

Waiver of Street Improvements



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.)

The proposal involves construction of three single-family residences along the 11th Street right-of-way, and two duplexes along the 12th Street right-of-way. Construction of a 20' wide alley in lieu of building 11th Street between C-Avenue and D-Avenue

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.

The project is located immediately west of D-Avenue between 11th Street and 12th Street. More specifically, the property is described as:

Lots 1-7, inclusive and lots 16-20, inclusive, Block 203, Map of the City of Anacortes, as per plat recorded in Volume 2 of Plats, Page 4, Records of Skagit County.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site

Gently sloping from southeast to northwest

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

5%

- 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.

The on-site soils are mapped as "Clallam-Urban land complex, 0 to 8 percent slopes" by the NRCS Soil Survey

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

No

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

Cut Volume 565 CY

Fill Volume 125 CY

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

Unlikely, except for minor isolated areas during construction.

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

New paved alley 4,800 sf
Driveways 3,000 sf
Homes 10,000 sf
TOTAL: 17,800 sf
PERCENTAGE COVERAGE: 43.6%

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

Because of the limited improvements proposed, there is a low erosion potential.

The applicant proposes to use reinforced turf (NDS "Turf Pave") as a portion of the required alley widening, which will provide support for emergency response vehicles while minimizing impervious surfaces.

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 emissions from natural gas appliances, if any. Vehicle exhaust and dust will be present during construction activities.

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

None known.

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

None proposed.

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.

- 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.

None.

- 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.
No.
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.
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.
Stormwater runoff from buildings, driveways, lawns, etc. will occur as a result of this project. The existing site currently consists of an existing home, outbuildings and paved surfaces that will be removed as part of the development.
- 2) Could waste materials enter ground or surface waters? If so, generally describe.
Not likely.

- d. Proposed measures to reduce or control surface, ground, and run-off water impacts, if any:
None.

4. Plants

- a. List the general types of vegetation found on the site.
*deciduous tree: maple, madrona,
evergreen tree: cedar, redwood
Blackberry, hedges, shrubs, groundcover, etc. typical of residential landscaping
Lawn/grass*

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

Much of the existing landscaping within the perimeter of the site will be removed to make way for new homes. Where possible, significant trees and shrubs will be preserved. Other suitable plants may be preserved and re-planted.

- 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:

Typical residential landscaping is proposed

5. Animals

- a. List 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, finches, sparrow, etc. typical of Anacortes
mammals: deer, raccoon, squirrels, chipmunk, etc.*

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

None

- 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:

None

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. Solar may be employed

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

No.

- 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:

The buildings will meet or exceed local energy code requirements

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.

An abandoned fuel tank may be located within the 11th Street right-of-way near the former trucking

company garage.

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

Excavation and removal of contaminated soil, if any.

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

Removal of the abandoned fuel tank.

b. Noise

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

12th Street (SR20 Spur) produces significant levels of traffic noise.

- 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.

Only typical residential noise levels

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

The buildings fronting on 12th Street may employ construction methods that minimize street noise inside the buildings. Additional landscaping and plantings may be employed to further dampen and minimize noise travel

8. Land and Shoreline Use

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

Single-family residence, lawn and outbuildings (currently unoccupied)

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

Only as a family garden

- c. Describe any structures on the site.

The existing family garage, greenhouse and abandoned trucking company garage have been removed. The applicant is reviewing offers to relocate the existing single-family residence to a nearby lot within Anacortes.

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

Yes, the greenhouse, garage and abandoned trucking company garage.

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

R2

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

R2

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

None

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.
No.
- i. Approximately how many people would reside or work in the completed project?
10-50
- j. Approximately how many people would the completed project displace?
The property is currently unoccupied. Prior to the sale of land, two people lived in the home
- k. Proposed measures to avoid or reduce displacement impacts, if any:
None
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
The applicant proposes applying the Planned Unit Development process to apply R3 zoning regulations to the site. The existing R3 Zone ends across D-Avenue.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
Single-family residential..... 3
Duplex..... 4
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
One single-family unit will be relocated from the site
- c. Proposed measures to reduce or control housing impacts, if any:
None

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?
35 feet
- b. What views in the immediate vicinity would be altered or obstructed?
Views of Guemes Channel may be opened up by removal of existing trees, and the proposed homes may then obscure them. Because home designs and locations, as well as the extent of tree removal and retention is unknown, this is difficult to quantify
- c. Proposed measures to reduce or control aesthetic impacts, if any:
None

11. Light and Glare

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

Typical residential lighting

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

Not significantly

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

Street and traffic lights

- 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?

The City of Anacortes has extensive recreational opportunities.

- 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?

Parks impact fees will be paid during the building permit process

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.

None known

- 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:

None

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 bordered by D-Avenue on the east, and 12th Street (SR20 Spur) on the south. The unopened right-of-way borders the site on the north. An alley connects C-Avenue to D-Avenue, but this is currently blocked by fencing and other improvements

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Yes. The nearest bus stop is on 12th Street near D-Avenue

- c. How many parking spaces would the completed project have? How many would the project eliminate?

A net increase in parking will occur. Each new home will provide two parking spaces for residents plus on-site guest parking. In addition, D-Avenue frontage improvements (curb/gutter & sidewalk) will provide on-street parking.

- 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 applicant proposes to improve the alley between C-Avenue and D-Avenue in lieu of constructing 11th Street. Along the length of the project, the alley will be widened to 20-feet; 14' asphalt paving and 6' of "grass paved" surface.

This proposal has broad support of the surrounding neighborhood. Construction of 11th Street would only be necessary to provide 30-feet of frontage on an improved public street for 2 of the 5 proposed lots.

The proposal provides the necessary access, while minimizing creation of new impervious surfaces and reducing negative impacts to the neighborhood.

- 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.

35-60 trips per day

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

Traffic impact fees will be paid as part of the Building Permit process

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.

No significant increases in demand are anticipated

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

None

16. Utilities

- a. Circle utilities currently available at the site:

Electricity, Natural Gas, Water, Refuse/recycling Service, Telephone, Sanitary Sewer, Storm

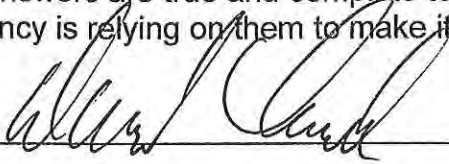
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

See 16.a above

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: _____

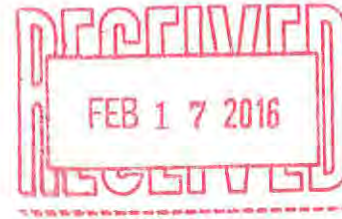
A handwritten signature in black ink, appearing to be "W. J. Smith", written over a horizontal line.

Date Submitted: 16 NOV 2015

EXHIBIT #3:

PUBLIC COMMENTS RECEIVED

Kevin Cricchio, AICP, Associate Planner
City of Anacortes
PO Box 547
Anacortes WA 98221



Reference: PUD Application 2015-0002

As residents at 1009 C Avenue for the past 17 years we would like to go on record to approve the Classic Transitions, LLC PUD-2015-0002 request for Redwood Glen. We support the proposal to leave 11th Street from C to D Avenues unimproved and develop the existing alleyway to meet fire access and road frontage access as stated in the application.

We are aware that the City is concerned about "connectivity" within the city limits. Our observations have been that most pedestrians that walk through our neighborhood are using "C" Avenue as part of the Old Town Scenic View Route to view the Guemes Channel at the corner of 10th and C. It is one of the few unrestricted views available for public access. Therefore, we feel it would not be imperative to construct a walking trail connecting C & D Avenues. Is a pedestrian path a necessity with this development?

One request we ask is that the entire portion of 11th Street from C to D Avenues from the center line to the north be protected during construction with orange fencing barricades to prevent any vehicles from damaging that area. We believe this parcel is special and we would like to continue to help protect the wildlife that exists there. Please help us keep 11th Street GREEN!

Thank you,

Cindy Morton

[Signature]
Don & Cindy Morton
1009 C Avenue
Anacortes WA 98221
360-299-9576

Cricchio, Kevin

From: Eugene Earnest <eugeneearnest@mac.com>
Sent: Tuesday, February 16, 2016 11:07 AM
To: Cricchio, Kevin
Subject: Re: 11th Street & "D" Avenue Replat & PUD; PUD-2015-0002

We are, one of two adjacent landowners on the west side of this proposed PUD. When we moved here, 7 years ago, the neighborhood was mostly single story homes, surrounded by lawns, gardens, trees and areas conducive to birds, berry bushes and various wild animals. An otter, probably a mother with young, walked across our lawn, as we were moving in. The only discordant note was the GEMS proposal to tear down for parking lots and pave green belts for the attendant vehicles. Our neighbors were able to thwart this misbegotten idea, I am pleased to say.

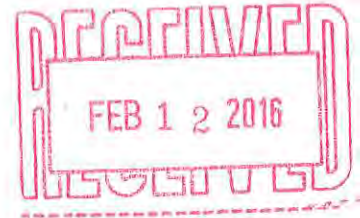
So to the present. Five large houses, probably two stories, with relatively small lots, a newly paved alley on our south line, and a proposed trail, on the City 11th Street right of way, are all part of this proposal. All of this brings no great joy to the neighborhood. However, trying to stay positive, a hiking, biking trail, leaving as much greenery as possible, then paving the alley for C Avenue access to the development, may be the best alternative. Things like set backs and fence heights, etc., will all need to be worked out.

Wishing you much wisdom.

Gene Earnest

February 9, 2016

Kevin Cricchico, AICP
Associate Planner
P.O. Box 547
Anacortes, WA 98221



Dear Sir:

Please accept this letter as our written comment regarding application of Classic Transitions, LLC, File Number: PUD-2015-002. We have reviewed the documents provided by Classic Transitions, LLC and the City of Anacortes. We are requesting that you consider the following points that we as neighbors and users of the natural spaces on 11th Street between C and D Avenues.

We are in agreement with the developer's plans for converting 11th Street into a pedestrian path and only minimalist approach to improving 11th Street right-of-way. We would ask that the City of Anacortes require the swale drainage, path and natural landscaping be completed before the houses are started. This should be done to insure the infrastructure is in place should the developer become short of funds to complete this phase of their development. It is also important the grass be reseeded, shrubs and brush replanted early in the process to protect the wildlife habitat.

Our second request is that the area between C and D Avenue of 11th Street be skirted with orange construction tarp and the City of Anacortes restricts the use of this fragile area from large trucks, dump trailers and recycling boxcars. This would also allow the vegetation to grow back and keep the damage to trees and natural landscaping to a minimum. Thank you for considering our comments.

Mr. and Mrs. George R. Way

2203 10th Street

February 16, 2016

Kevin Cricchio, AICP
City of Anacortes
PO Box 547
Anacortes WA 98221



RE: **11th Street & D Avenue Replat and PUD: PUD-2015-0002**

Dear Mr. Cricchio:

I am submitting these remarks as a party of record re the above-mentioned proposed project.

Our property is located at 1109 C Avenue and shares the north-south property line on the west side of Lot 3 of the proposed project. The undeveloped section of 11th Street between C and D Avenues abuts our property line on our north side. During the seven years we have lived at this address, we have had the pleasure and privilege of observing many wildlife species, especially birds, in the 11th St. ROW. We are grateful that there still remains, in an increasingly urbanized area, a green space of sufficient size to provide habitat and shelter for an important component of human life and enjoyment.

We support the proposed pedestrian path through the 11th St. ROW from C to D Avenues in order to preserve this healthy and esthetically pleasing undeveloped area. The proposed improvements to the alley through the middle of Block 203 should provide adequate access to the houses proposed to be built at this PUD, Redwood Glen.

Any new development in an established neighborhood causes disruption, consternation, and even unhappiness. However, having acknowledged that, it seems the wisest and best choice to work with the developers toward a course of action that will result in a satisfactory conclusion for all parties. I strongly believe that paving the alley and providing the pedestrian pathway is the best solution for all concerned.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads 'M. S. Mayo Earnest'.

Mary S. "Mayo" Earnest
1109 C Avenue
Anacortes WA 98221
Email: mayoearnest@comcast.net
Phone: 360-293-0143

Cricchio, Kevin

From: Measamer, Don
Sent: Thursday, February 04, 2016 4:29 PM
To: Cricchio, Kevin
Subject: FW: Notice of Application

Kevin,

Please include this in the record for the 12th street project. Thanks,

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

This message may contain information that is protected by the attorney-client and/or work product privilege. If this message was sent to you in error, any use, disclosure or distribution of its contents is prohibited. If you receive this message in error, please contact me at the telephone number or e-mail address listed above and delete this message without printing, copying, or forwarding it. Thank you.



Please consider the environment before deciding to print this e-mail.

From: Walters, Ryan (Anacortes City Council)
Sent: Thursday, February 04, 2016 4:23 PM
To: Tim Walters
Cc: Measamer, Don
Subject: Re: Notice of Application

Please do submit a written comment; once an application is pending I can't discuss it until the hearing. (It would be helpful if these notices included a notice to not contact the decisionmakers, e.g., Planning Commission and City Council.) The Planning Department will include this email in the written record.

Ryan Walters

Anacortes City Councilmember, Ward 1
follow my blog at www.ryanwalters.org
mobile 360-610-7770

To help me comply with records retention laws, please use ONLY my City email address for communication about City business.

From: Tim Walters <island_tim@hotmail.com>

Sent: Thursday, February 4, 2016 4:21 PM

To: Walters, Ryan (Anacortes City Council)

Subject: Notice of Application

Ryan,

I got this in the mail today and I assume this is message is early enough in the process for you to discuss. (see attached) I'm against this application for reasons I provided to you a couple of months ago. Now after seeing the drawing on the reverse, I'm really against approval. A paved 14' alley will become a main road for traffic trying to bypass the 12th street mess. I believe that 11th street must be constructed.

I guess what I'm looking for is your take on this project. I will be submitting a written comment as directed in the notice.

Thanks,

UT

Cricchio, Kevin

From: Lange, Steve
Sent: Wednesday, January 27, 2016 10:06 AM
To: 'Mayo Earnest'
Cc: Cricchio, Kevin; Grage, Libby
Subject: RE: 1112 D Avenue

Good morning,

They have submitted additional documents in an effort to have a complete submittal. There is a staff meeting at 12:00 pm, today, to determine the completeness.

Kevin is the lead Planner on this project. He will be scheduling the meetings for the Planning Commission and the City Council, as well as posting the site and neighborhood notifications.

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

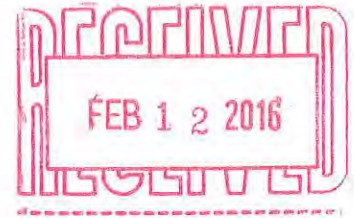
-----Original Message-----

From: Mayo Earnest [mailto:mayoearnest@comcast.net]
Sent: Wednesday, January 27, 2016 9:07 AM
To: Lange, Steve <stevel@cityofanacortes.org>
Subject: 1112 D Avenue

Good morning, Steve. Do you have any updates regarding any applications for permits or other business related to 1112 D Ave.? Thanks. M. S. Earnest

Sent from my iPad

February 9, 2016



Kevin Cricchio,

Our neighbors got together and reviewed the plans for the project at 12th Street and D Avenue.

I live on the alley between 10th Street and what would be 11th Street.

We all agreed that we did not want 11th Street to go through, as it is a wild life sanctuary. The deer walk through and eat my roses and look in the window at me. The raccoons play and tumble with rabbits and quail. There are woodpeckers in the trees and a Cooper Hawk that visits twice a year. Having the street go through would be a big loss to the neighborhood.

I have been to other towns that have little relaxing pocket parks and I think it is a good thing for the town. I would like to keep it as natural as possible.

I was a little concerned about water run off as the property is a little higher than mine. It looks like they have taken care of that in the plan.

Thank you for considering the neighbors in this project.

Winnifred Petersen

Winnifred Petersen
1010 D Ave.

Cricchio, Kevin

From: Eugene Earnest <eugeneearnest@mac.com>
Sent: Tuesday, February 16, 2016 11:07 AM
To: Cricchio, Kevin
Subject: Re: 11th Street & "D" Avenue Replat & PUD; PUD-2015-0002

We are, one of two adjacent landowners on the west side of this proposed PUD. When we moved here, 7 years ago, the neighborhood was mostly single story homes, surrounded by lawns, gardens, trees and areas conducive to birds, berry bushes and various wild animals. An otter, probably a mother with young, walked across our lawn, as we were moving in. The only discordant note was the GEMS proposal to tear down for parking lots and pave green belts for the attendant vehicles. Our neighbors were able to thwart this misbegotten idea, I am pleased to say.

So to the present. Five large houses, probably two stories, with relatively small lots, a newly paved alley on our south line, and a proposed trail, on the City 11th Street right of way, are all part of this proposal. All of this brings no great joy to the neighborhood. However, trying to stay positive, a hiking, biking trail, leaving as much greenery as possible, then paving the alley for C Avenue access to the development, may be the best alternative. Things like set backs and fence heights, etc., will all need to be worked out.

Wishing you much wisdom.

Gene Earnest

EXHIBIT #4:

DEPARTMENT /AGENCY COMMENTS RECEIVED

Cricchio, Kevin

From: Jackie Ferry <jferry@samishtribe.nsn.us>
Sent: Tuesday, March 01, 2016 10:18 AM
To: Cricchio, Kevin
Subject: RE: Anacortes PUD 2015-0002, 1112 D Avenue Cultural Review

Hi Kevin,

At this time, we have no cultural resources concerns with this project.

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: GL Baldwin [mailto:garth@draytonarchaeology.com]
Sent: Friday, February 19, 2016 8:58 AM
To: kevinc@cityofanacortes.org
Cc: Jackie Ferry; Gretchen Kaehler; Susan Harris
Subject: Anacortes PUD 2015-0002, 1112 D Avenue Cultural Review

Mr. Cricchio,

Attached is our cultural resources review in support of the Application: PUD 2015-0002 - For Classic Transitions LLC at 1112 D Avenue (Parcel: P56224).

We did not locate precontact or historic cultural materials in any of our shovel probes. The profiles of shovel probes revealed more or less intact naturally deposits soils and sediment.

Please let me and the Harris's know if there are concerns or comments.

Thank you,

Garth

Garth L. Baldwin, MA, RPA
Principal

Drayton Archaeology
PO Box 5424
Bellingham WA 98227

Phone: 360.739.3921

www.draytonarchaeology.com

Cricchio, Kevin

From: Jackie Ferry <jferry@samishtribe.nsn.us>
Sent: Tuesday, February 02, 2016 9:29 AM
To: Cricchio, Kevin
Subject: RE: 5 Lot Replat, PUD, Code Modification, ROW Vacation & Dedication, & SEPA, PUD-2015-0002

Hi Kevin,

There are three buildings in the project area listed on DAHP's Historic Property Inventory: 1010 D Ave, 1112 D Ave, and 2220 12th St. Additionally, no cultural resources surveys have been conducted in the project area and according to DAHP's predictive model, it's an area of high to very high risk of encountering cultural material with survey highly and 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: Monday, February 01, 2016 8:50 AM
To: Storme, Roland; 'Glasow, Robert F.'; 'Bob.Fritzen@ecy.wa.gov'; 'Clark, Dennis (DNR)'; 'Doug.Thompson@dfw.wa.gov'; 'TeamMillCreek@dfw.wa.gov'; Kaehler, Gretchen (DAHP); 'sepa@dahp.wa.gov'; 'brandonb@co.skagit.wa.us'; 'ddigges@skagittransit.org'; 'Colleen_Stinson@fws.gov'; 'Miller, Mark'; 'lcampbell@swinomish.nsn.us'; 'thyatt@skagitcoop.org'; Development Review Group; Christine Woodward; Jackie Ferry; 'sschuyler@UPPERSKAGIT.com'; 'masmundson@nwcleanair.org'; 'vwellington@asd103.org'; 'McCammant, Ted'; 'elizabeth.bartlett@pse.com'
Subject: 5 Lot Replat, PUD, Code Modification, ROW Vacation & Dedication, & SEPA, PUD-2015-0002

2/1/16

RE: 5 Lot Replat, PUD, Code Modification, ROW Vacation & Dedication, & SEPA Review; PUD-2015-0002

Good morning everyone. Attached is the 12th Street & "D" Avenue 5 Lot Replat & PUD. This was recently deemed complete and is being processed. Please provide comments and/or requirements to me no later than **February 17, 2016**. Thanks.

Kevin Cricchio, AICP
Associate Planner
Department of Planning, Community, & Economic Development
City of Anacortes
(360) 299-1969

Cricchio, Kevin

From: Hoxie, Robert
Sent: Tuesday, March 01, 2016 10:00 AM
To: Cricchio, Kevin
Subject: RE: 12th Street & "D" Avenue PUD

1 = 2201 11th Place
2 = 2205 11th Place
3 = 2210 11th Place
4 = 2206 11th Place
5 = 2202 11th Place OR 1112 D Avenue

From: Cricchio, Kevin
Sent: Tuesday, March 01, 2016 9:54 AM
To: Hoxie, Robert <robh@cityofanacortes.org>
Subject: RE: 12th Street & "D" Avenue PUD

Rob,

I need addresses for the 5 lots not a list of landowners.

Kevin Cricchio, AICP
Associate Planner
Department of Planning, Community, & Economic Development
City of Anacortes
(360) 299-1969

From: Cricchio, Kevin
Sent: Tuesday, March 01, 2016 9:44 AM
To: Hoxie, Robert <robh@cityofanacortes.org>
Subject: 12th Street & "D" Avenue PUD

Rob,

Can you please provide me with the addresses for the 5 lots proposed associated with the 12th Street & "D" Avenue PUD? Thanks.

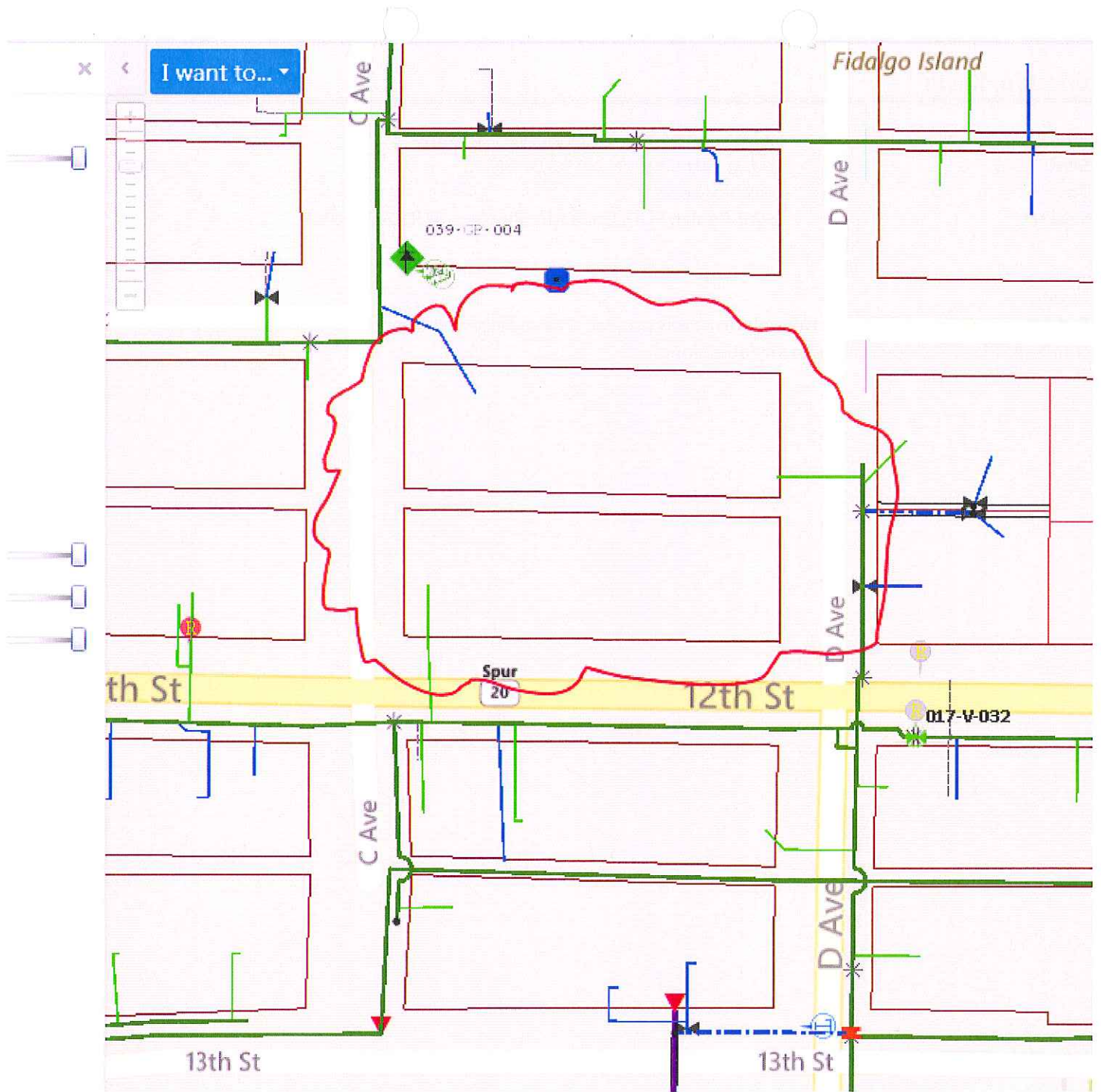
Kevin Cricchio, AICP
Associate Planner
Department of Planning, Community, & Economic Development
City of Anacortes
(360) 299-1969

Cricchio, Kevin

From: Hobbs, James <James.Hobbs@cngc.com>
Sent: Friday, February 19, 2016 3:07 PM
To: Cricchio, Kevin
Subject: 5-Lot Replat, PUD, Code Modification...PUD 2015-0002

Kevin,

Ted McCammant asked me to take a look at this project. I have reviewed the project and do not see any conflicts. Please contact me with any questions.



Jim Hobbs, P.E. | Engineering Associate
 Cascade Natural Gas Corporation | A Subsidiary of MDU Resources Group, Inc.
 1520 S. Second Street | Mt. Vernon, WA 98273
 360-336-3876 | james.hobbs@cngc.com





Development Review Group (DRG)

Name of Applicant: Classic Transitions, LLC

Brief Description: Preliminary Replat, PUD, code Modifications & SEPA
Environmental Review

Please initial if approved and/or include your comments:

Street Department: OK B.L.

Comments:

Water Department: TSU

Comments:

OK

Solid Waste: M.K.

Comments:

OK

Sandi Andersen: SA

Comments:

Public Works Conditions for Redwood Glen PUD

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. 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.
4. 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.
5. 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.

Site-Frontage:

6. The Public streets, alleyways, sidewalk, curb and gutter and storm sewer system improvements are required in accordance with the Anacortes Municipal Code, to the extent required by the Public Works Department and current City of Anacortes Engineering Development Standards. Utilities, as identified in Anacortes Municipal Code 16.20.080 are required to be extended and to serve the development.
7. The meandering sidewalk in 11th Street shall have a minimum width of 6-feet and shall be constructed with Cement Concrete, meeting the requirements of the Public Works Department and the current WSDOT specifications for Roads Bridges and Municipal Construction.
8. Mailbox locations shall be reviewed and approved by the City of Anacortes Public Works Department and the U.S. Postal Service.
9. Street lighting shall be LED\Energy efficient 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.

Storm Drainage:

10. Storm water conveyance both on-site and off-site shall comply with City of Anacortes Storm drainage requirements.

EXHIBIT #5:

NOTICE OF APPLICATION & HEARING WITH OPTIONAL SEPA DNS



NOTICE OF APPLICATION & HEARING WITH OPTIONAL SEPA DNS:

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

Request: The applicant has applied for a Replat, Planned Unit Development (PUD), SEPA environmental review, Code Modification(s), and a Right of Way Dedication and Vacation to create five (5) lots that is Zoned R2.

Applicant: Classic Transitions, LLC

File Number: PUD-2015-0002

Project Location: On the north side of 12th Street between “C” Avenue and “D” Avenue. Parcel #: P56224 is located in a portion of Section 24; Township 35 North; Range 01; Willamette Meridian.

Date of Application: November 20, 2015

Date of Completeness: January 25, 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 **February 17, 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 Environmental Checklist & Tree Preservation Plan

Open-Record Public Hearing: An open-record public hearing will be held by the **Planning Commission at 6:00 PM on March 09, 2016, with a site visit conducted onsite by members at 5:00 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 April 4, 2016, with a site visit conducted onsite by members at 5:00 PM.** Both hearings will be in City Council chambers located at 904 6th Street, Anacortes, WA.

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

For Project Information: 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: February 3, 2016

Publish: February 3, 2016

EXHIBIT #6:

ISSUED SEPA MDNS



Anacortes Planning, Community & Economic Development Dept.

Permit Center

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

PH (360) 293-1907

Don Measamer, *Director of Planning, Community and Economic Development* FAX (360) 293-1938

STATE ENVIRONMENTAL POLICY ACT (SEPA)
Mitigated Determination of Non-Significance (MDNS)

FILE NUMBER:

PUD-2015-0002

PROJECT NAME:

12th Street & "D" Avenue PUD

**APPLICANT &
LANDOWNER:**

Mark and Susan Harris
Classic Transitions, LLC
13837 Redtail Ridge Lane
Anacortes, WA 98221

PROJECT ENGINEER

David Lervik
Lervik Engineering
P.O. Box 684
Anacortes, WA 98221

PROJECT SURVEYOR:

Herrigstad Engineering & Surveying
4320 Whistle Lake Road
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 Replat, preliminary Planned Unit Development (PUD), SEPA environmental review, Code Modification(s), and a Right of Way Dedication and Vacation to create five (5) lots within the Residential (R2) Zoning District.

MODIFICATIONS PROPOSED:

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

1. A vacation request of right of way to unimproved 11th Street consisting of a 13.5 foot wide by 209.83 lineal feet long strip of land on the north side of lots 1- to 7 Block 203, Map of the City of Anacortes, as per Plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington. The area of right-of-way vacation would be 2,832.71 square feet.
2. A dedication request of right-of way consisting of a six (6) foot wide by 209.84 lineal feet long strip of land on the south side of lots 1-7 Block 203, Map of the City of Anacortes, as per Plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington. The area of right-of-way dedication would be 1,259.04 square feet. The dedicated right-of-way

would expand the alley ROW from the typical 16 feet to 22 feet in width. Within a typical 16 foot alley ROW, there is a 14 foot paved area. The applicant proposes a 20 foot paved area within the 22 foot wide alley ROW which would extend to the west side of lot 7. West of lot 7, the paved area within the ROW would taper from 20 feet to 14 feet. The alley will be paved and connect "D" Avenue to "C" Avenue.

3. In lieu of typical street improvements associated with development, the applicant proposes no improvements (street paving, curb, gutter, or sidewalk) to unimproved 11th Street between "C" Avenue and "D" Avenue. Instead, the applicant proposes a meandering six (6) foot wide pedestrian pathway that traverses east west between "C" Avenue and "D" Avenue within the unimproved 11th Street ROW.
4. According to AMC 16.20.040(C), each lot shall abut a public or private road. Additionally, the minimum required lot frontage on a public or private road ROW shall not be less than thirty (30) feet. As previously stated above, the applicant proposes a meandering pathway within the unimproved 11th Street ROW instead of making the typical requirements associated with development (paved street, curb, gutter, sidewalk, etc.). Therefore, the applicant does not meet the 30 feet of street frontage requirement. This too would be a modification to code. Accordingly, the applicant proposes accessing each residence via the alley ROW thus providing ingress and egress to each residence and garage.

PROJECT LOCATION:

The subject property is located on the north side of 12th Street between "C" Avenue and "D" Avenue in a portion of Section 24; Township 35 North; Range 01 East; Willamette Meridian.

SUBJECT PARCEL:

Parcel #: Parcel #: P56224

PERMITS REQUIRED:

The following permits /approval may be required in addition to the above: Final replat and PUD approval, Civil Construction Plan approval, NPDES Construction Stormwater General Permit, building permit(s); other applicable state and federal permits/authorizations.

EXISTING ENVIRONMENTAL DOCUMENTS:

SEPA Environmental Checklist, Tree Assessment & Preservation Plan, Cultural Resource Survey

ZONING DISTRICT /COMPREHENSIVE PLAN DESIGNATION:

The subject property is located in the Residential Low Density (R2) Zoning District and Comprehensive Plan Designation of the City of Anacortes.

CUT & FILL:

565 ± cubic yards of topsoil removed and 125 ± cubic yards of structural fill imported.

CRITICAL AREAS:

No known critical areas are located either on or within close proximity to the subject property with the exception of Cultural Resources discussed below.

Cultural Resources:

Planning Department staff received a request from the Samish Indian Nation that a cultural resource survey be performed. Accordingly, staff forwarded this request to the applicant and advised the applicant that a cultural resource survey would be required. On February 23, 2016, staff received a Cultural Resources Review of the subject property. According to a report dated February 19, 2016, prepared by Drayton Archaeology of Bellingham, Washington, a cultural resource survey of the subject property was performed. The report concludes that "the investigation included a background review into the environmental and historic context of the site, field review with subsurface probing and production of this report. Background review determined the project was located in an area of low probability for archaeological resources based upon geology, topography and past land use. The soils and sediments observed appear to be mostly disturbed naturally deposited materials. No evidence of pre-contact occupation or deposits was encountered during surface and subsurface review at the project area. Further archaeological oversight for the project appears unwarranted based upon the current review and project design."

TREE ASSESSMENT & PRESERVATION PLAN:

Urban Forestry Services Inc., prepared a Tree Preservation & Assessment Plan dated January 6, 2016. This report was revised by Urban Forestry Services, Inc., on February 29, 2016. According to the revised report, eight (8) significant trees worth 37 Tree Unit Credits are planned for retention within the 36,000 net square feet of the subject property. Six (6) additional trees worth 26 Tree Unit Credits are proposed for retention within the right-of-way.

According to AMC 16.50.070(D)(1), a minimum tree density of one (1) tree unit per one thousand (1,000) square feet during and following development. Since the subject property is 36,000 net square feet, 36 tree units are required. The applicant meets this requirement as 37 unit credits trees (8 trees) are proposed for retention onsite.

TRANSPORTATION:

The Public Works Department did not require that a Traffic Impact Analysis /Study be prepared associated with the subject proposal.

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. Orange construction fencing shall be installed at the project boundary's clearing limits.
3. A grading permit is required for earthwork consisting of fifty (50) or more cubic yards.
4. All applicable permits shall be secured before any construction activities begin onsite.
5. Those trees designated for retention on the submitted tree preservation plan (onsite and in the ROW) 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) attached to concrete blocks shall be erected along the drip line (plus 6 feet) of each of the trees designated for retention on the plan.
6. Before any site development /grading and/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.
7. Pursuant to AMC 16.50.120(D), the applicant shall record a notice with the Skagit County Auditor's Office which provides a public record of any approved tree preservation plan and conservation areas; the application of this title to the property; and that limitations on actions in or affecting the property may exist. A note to this effect shall also be listed on the face of the final plat and PUD referencing the respective Auditor File Number (AFN) for the recorded Tree Preservation Plan [as revised].
8. 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 law enforcement should be contacted. Any remains should be covered and secured against further disturbance, and communication should be immediately established with the Anacortes Police and the State Physical Anthropologist at DAHP for coordination with the Samish Nation, Swinomish Indian Tribal Community and any other interested Native Tribe(s).

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 Department

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

DATE: 3/3/16 **Signature:** 

For further information, contact the Anacortes Planning, Community, & Economic Development Department at (360) 299-1901. 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: March 03, 2016

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 #7:

CULTURAL RESOURCE SURVEY

CULTURAL RESOURCES SURVEY COVER SHEET

Authors: Garth L. Baldwin

Title of Report: Cultural Resources Review of the Classic Transitions Development Project, Anacortes, Washington.

Date of Report: February 19, 2016

County (ies): Skagit Section: 24 Township: 35N Range: 1E
Quad: Cypress Island, WA (1977) Acres: ~0.84

Does this replace a draft? ☐ Yes ☒ No

Archaeological Sites Found or Amended? ☐ Yes ☒ No

TCP(s) found? ☐ Yes ☒ No

Does this report fulfill a DAHP permit requirement? ☐ Yes ☒ No

DAHP Archaeological Site #:

REPORT CHECK LIST

Report should contain the following items:

- Clear objectives and methods
- A summary of the results of the survey
- A report of where the survey records and data are stored
- A research design that:
 - Details survey objectives
 - Details specific methods
 - Details expected results
 - Details area surveyed including map(s) and legal locational information
 - Details how results will be fed back in the planning process



Cultural Resources Review of the Classic Transitions Development Project, Anacortes, Washington.



By: Garth L. Baldwin, M.A., RPA

Prepared For:

Classic Transitions, LLC
13837 Redtail Ridge Lane
Anacortes, WA 98221

Drayton Archaeology Report: 0216C

February 19, 2016

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Cultural Resources Review of the Classic Transitions Development Project, Anacortes, Washington.

Author: Garth L. Baldwin

Date: February 19, 2016

Location: City of Anacortes, Skagit County, Washington

USGS Quad: Cypress Island, WA North 7.5 minute USGS Quadrangle (1977)

Township, Range, Section: T35N, R1E, S24

SUMMARY

Drayton Archaeology (Drayton or DA) was retained by Classic Transitions LLC to conduct a cultural resources survey for the above referenced project located at 1112 D Ave., Anacortes, Washington (Parcel: P56224). The proponents have submitted a permit to the City of Anacortes (the City) to remove existing structures and subdivide their approximately 0.85 acre parcel into five single family residential units (PUD 2015-0002). 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 based on geologic setting and topography. Field investigation included pedestrian survey and subsurface testing. As a result of the investigations no evidence of precontact or historic archaeological deposits were identified. As proposed the project does not appear to have the potential to effect archaeological resources. It is our recommendation that 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 consists of a 12-lot parcel of 0.85 acres located at 1112 D Ave, Anacortes, Washington. The legal location is the NW ¼ of Section 24 Township 35N, Range 1E, of the Willamette Meridian (Figure 1). The project area is bordered by single family residences located immediately to the north and west, and across the streets (D Ave. and 12th St.) to the east and south (Figure 2).

As stated, the proposal is to redevelop an existing single-family parcel into five lots with improvements to ingress/egress along the southern alley and the unimproved 11th Street on the northern boundary. The existing alley will be improved for vehicle access to all the lots and the 11th Street easement will host a pedestrian trail (Figures 3-4)

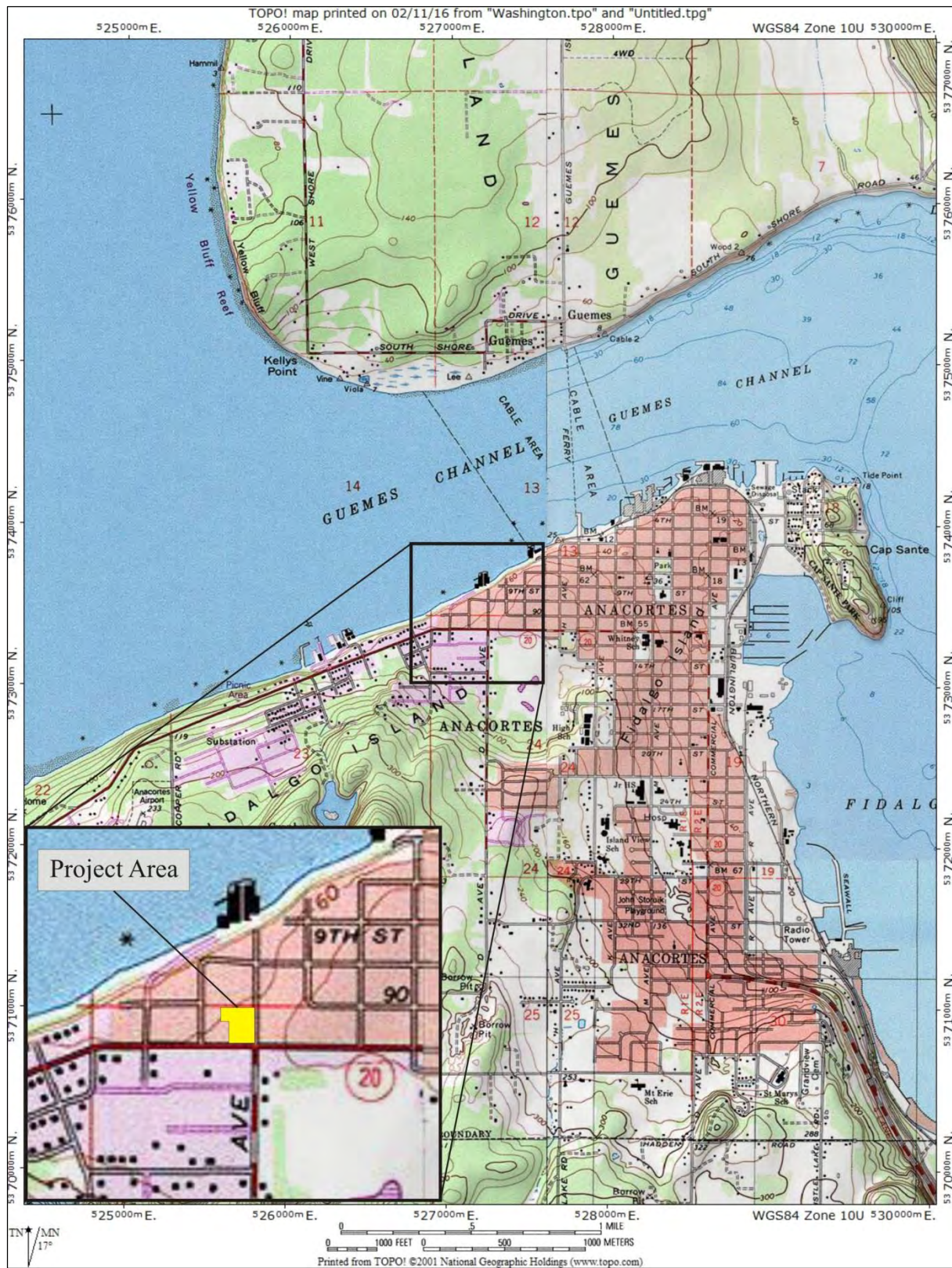


Figure 1. USGS map illustrating the project area, Cypress Island WA (1977) 7.5" minute U.S. Geological Survey quadrangle map.



Figure 2. Aerial image detailing the location of 1112 D Avenue. Google Earth image adapted by DA.

NOTE: ALL EXISTING BUILDINGS TO BE REMOVED

LEGEND

- CONTOUR, EXISTING MAJOR
- CONTOUR, EXISTING MINOR
- CONTOUR, PROPOSED MAJOR
- CONTOUR, PROPOSED MINOR
- BUILDING, EXISTING
- EDGE OF ASPHALT, EXISTING
- EDGE OF ASPHALT, PROPOSED
- RIGHT-OF-WAY LINE
- ROAD CENTERLINE
- LOT LINE, EXISTING (PLATTED)
- LOT LINE, PROPOSED

SITE INFORMATION

SITE ADDRESS: 1112 D-AVENUE, ANACORTES, WA
TAX ID NUMBERS: P06224

CURRENT ZONING: R2
RECYD MIN. LOT SIZE: 7,500 SQ.FT.
GROSS PARCEL SIZE: 36,000 SF (0.826 Ac)
LOTS PERMITTED: 4
LOTS PROPOSED: 5
MIN. LOT SIZE: 7,500 SF
MAX. LOT SIZE: 7,500 SF

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
CREATIVE TRANSITIONS, LLC
c/o SUSAN & MARK HARRIS
3805 VIEW RIDGE
ANACORTES, WA 98221

APPLICANT
CREATIVE TRANSITIONS, LLC
c/o SUSAN & MARK HARRIS
3805 VIEW RIDGE
ANACORTES, WA 98221

CONTACT PERSON
See applicant

PROJECT ENGINEER
DAVID A. LERVIK, PE
LERVIK ENGINEERING
PO BOX 884
ANACORTES, WA 98221
360.585.1592

PROJECT SURVEYOR
DALE HERRIGSTAD, PE PLS
HERRIGSTAD ENGINEERING & SURVEYING
4300 WHISTLE LAKE ROAD
ANACORTES, WA 98221

RE-SUBDIVISION NOTICE:
NO AND WITHIN A 300' SUBDIVISION MAY BE FURTHER SUBDIVIDED WITHIN A PERIOD OF FIVE (5) YEARS FROM THE DATE OF APPROVAL WITHOUT FILING A STANDARD PLAN.

LEGAL DESCRIPTION
(ANACORTES MUNICIPAL CODE 16.08.080)
LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614

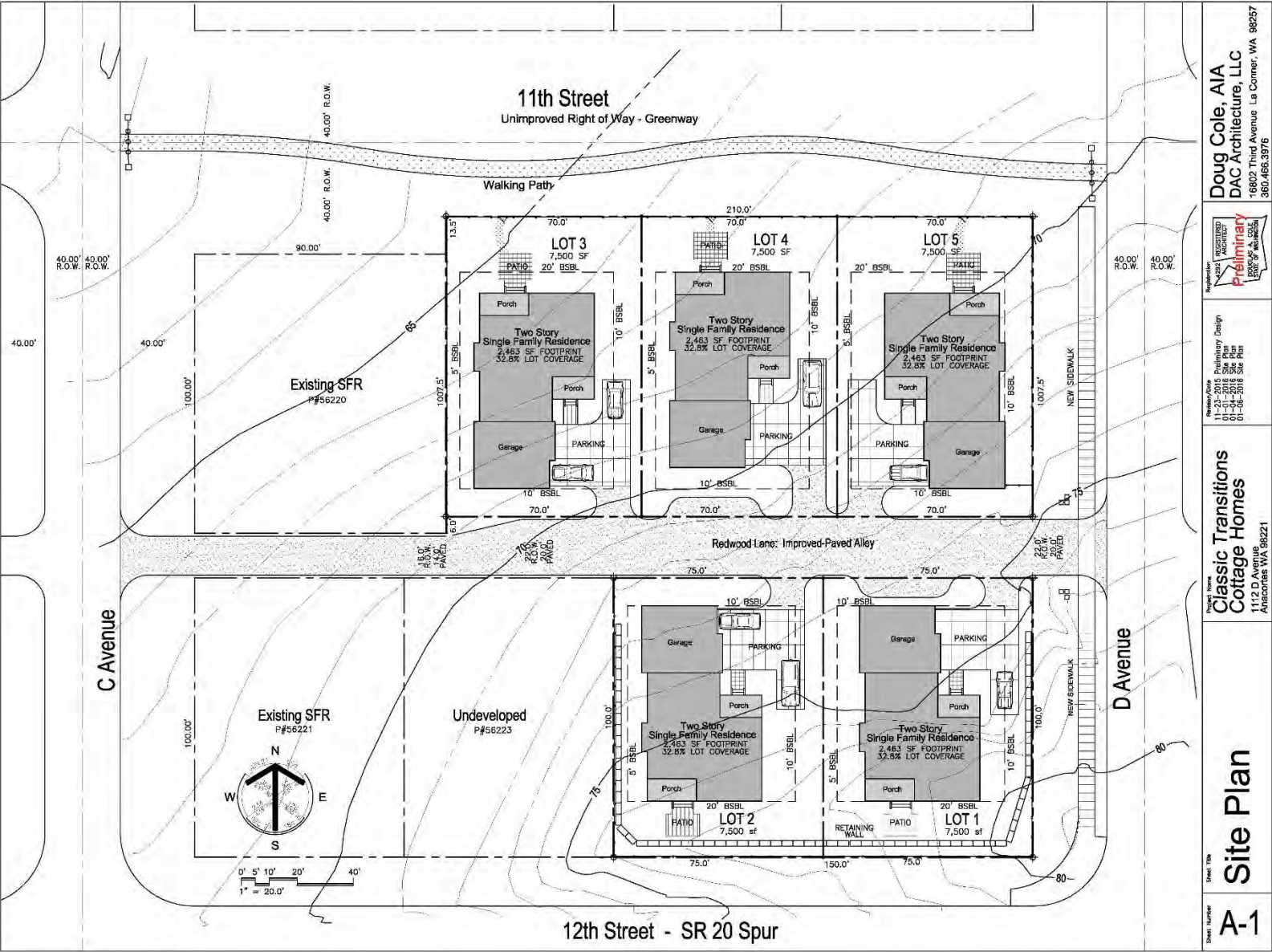


Figure 4. The proposed layout of lots, easement and development.

BACKGROUND REVIEW

Determining the probability for archaeological sites and Historic Properties 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 about 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.

Environmental Context

Topography and Geology

The project area is located 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 till.

Specific soils recorded for the project area are part of the Clallam series of soils (Klungland and McArthur 1989). Those soils are formed of glacial till over very compact glacial till located on glaciated hills and have slopes of 0 to 30 percent. It is a gravelly ashy sandy loam soil commonly found in a forested environment. The soils are further described as consisting of moderately deep to dense materials that are moderately well drained. The soil profile is recorded as follows:

“Oi--0 to 1 inch; slightly decomposed needles, leaves, and twigs.

Oe--1 to 2 inches; moderately decomposed needles, leaves, and twigs.

A--2 to 3 inches; brown (10YR 4/3) gravelly ashy sandy loam, light brownish gray (10YR 6/2) dry; weak fine and very fine granular structure parting to weak very fine subangular blocky; slightly hard, friable, slightly sticky and nonplastic; many fine and very fine roots; many fine and very fine irregular and tubular pores; 15 percent gravel; strongly acid (pH 5.2); abrupt smooth boundary. (1 to 4 inches thick)

Bw1--3 to 12 inches; brown (10YR 5/3) gravelly ashy sandy loam, light gray (2.5Y 7/2) dry; common medium distinct dark yellowish brown (10YR 4/4) redox concentrations, very pale brown (10YR 7/4) dry; weak fine and very fine subangular blocky structure; hard, friable, nonsticky and nonplastic; many fine and very fine and common medium roots; many fine and very fine irregular and tubular pores; 20 percent gravel and 5 percent cobbles; strongly acid (pH 5.4); clear smooth boundary. (3 to 14 inches thick)

Bw2--12 to 30 inches; brown (10YR 5/3) very gravelly ashy sandy loam, light gray (2.5Y 7/2); common medium distinct dark yellowish brown (10YR 4/4) redox concentrations, very pale brown (10YR 7/4) dry; weak fine and very fine subangular blocky structure; hard, firm, nonsticky and nonplastic; common fine and very fine, and few medium roots; many very fine irregular and common very fine tubular pores; 35 percent gravel and 10 percent cobbles; strongly acid (pH 5.4); clear wavy boundary. (7 to 18 inches thick)

Cd1--30 to 39 inches; light brownish gray (2.5Y 6/2) dense glacial till that crushed to very gravelly sandy loam, light gray (2.5Y 7/2) dry; common medium distinct strong brown (7.5YR 5/6) redox concentrations, reddish yellow (7.5YR 6/6) dry; massive; very hard, very firm, slightly sticky and nonplastic; few very fine irregular and common very fine tubular pores; 30 percent gravel and 5 percent cobbles; strongly acid (pH 5.4); clear wavy boundary. (7 to 19 inches thick)

Cd2--39 to 62 inches; grayish brown (2.5Y 5/2) dense glacial till that crushes to very gravelly loam, light gray (2.5Y 7/2) dry; massive; very hard, very firm, slightly sticky and slightly plastic; few very fine irregular pores; 30 percent gravel and 10 percent cobbles; moderately acid (pH 6.0)".

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.*) and 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*). Currently the project area is in a developed residential area. The ground is covered by lawn, landscape plants, a few mature Douglas fir trees, asphalt and concrete as well as standing structures.

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*), lincod (*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. Blacktail deer (*Odocoileus hemionus*) are still found in the area and elk (*Cervus canadensis*) were previously abundant as well.

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) 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

According to the WISAARD database (accessed February 11, 2016) there have been 12 cultural resource studies conducted within approximately one mile of the present project area (Appendix A). The majority of these reviews have been conducted along the northern and eastern shorelines of Fidalgo Island. Additionally, a large scale study of historic structures was conducted within the confines of the project area (Kohler 2007, 2010).

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 2003; Jordan et al. 2008; Kohler 2007, 2010; Koziarski and Baldwin 2010a, 2010b, 2010c; Thompson, et.al 2009).

In a review for Kiwanis Waterfront Park Barsh (2003) recorded 45SK294, a shell bearing site disturbed by railroad and sewer construction on the shoreline and potentially early historic wharves and shanties. Barth interpreted this midden as being associated with *qelecilč*, “ironwood,” a Samish village located near the Guemes Island ferry landing in Anacortes occupied in the early 1800s which had not been previously identified archaeologically (Suttles 1951: 43). *qelecilč* was affiliated with *sxʷaʼimel*, a large Samish plank house village located directly across Guemes channel to the north and likely represented archaeologically as 45SK13.

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.

Charles Hodges (2003) conducted a review of 2.7 miles of former railroad grade for a federally funded trail project in the city. Although he recorded a section of former railroad, spurs and features of the line as an archaeological resource it was not determined eligible for listing as a

Historic Property according to the NHPA. He did not encounter or observe precontact resources with the corridor he surveyed.

Jordan et al. (2008)'s cultural resources survey report for the Anacortes ferry dock embankment rip-rap replacement project, located 50m northwest of 45SK294. Jordan et al. noted nothing of precontact or historic significance. Also near the one mile boundary of the project area shoreward is a historic shipway recorded by Gilpin (2009). While monitoring backhoe trenching for the installation of a storm water system Gilpin observed this shipway which is affiliated with prominent local shipbuilder C.C. Keesling.

A review for contamination remediation was conducted by Thompson, et.al (2009) at a former mill location along the shoreline more than a mile from the present APE. The site investigation was conducted at the former Scott Paper Mill by the Port of Anacortes. Although the site was along the shoreline the extensive past use and modern fill deposition precluded the use of subsurface test excavations by archaeologists. They recommended monitoring excavations at particular locations of the site if excavation was below predetermined depths. No additional archaeological record was present for any follow-up work at the site. There were no cultural resources recorded as a result of the review.

Finally, Drayton Archaeology (Baldwin 2013, 2015) conducted at least two projects within about a mile of the area. The 2013 cultural resources endeavor reviewed a segment of the Guemes Channel Trail for the City of Anacortes. Baldwin recorded semi exposed and eroded railroad ties and wooden culvert associated with a former railroad grade for the Great Northern Railroad which serviced a historic cannery, the Fidalgo Island Packing Company. Then in 2015 Drayton conducted a cultural resources review of the Anacortes High School which planned various construction and renovations projects. Nothing of cultural concern resulted from that assessment.

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 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 are unlikely to contain cultural resources.

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 INVESTIGATIONS

The physical archaeological assessment of an area is conducted through visual reconnaissance of a project area, examination of existing ground disturbances and subsurface excavation as needed. Surface survey of an area proposed for ground alteration or other impact is employed in an attempt to locate any surficial cultural materials or structures with any historic or archaeological importance or cultural concern. When utilized, shovel probes (SPs or SP, singularly) or mechanical excavation can assist in providing a wider sample of subsurface soil conditions for determining the potential for, or presence/absence of, buried archaeological deposits. The employment of probes or trenches is most often dependent upon considerations of the landform, topography, project proposal and subsurface geologic conditions.

Field investigations were conducted by DA archaeologist Oliver Patsch and field technician Patrick Uskert. The initial fieldwork attempt occurred in February 15, 2016 under *very* rainy skies. Standing water covered portions of the project area and conditions were considered to be unsuitable for probing. The following day (February 17th) was mostly sunny and dry, so another fieldwork attempt was made. That investigation consisted of pedestrian survey and the excavation of 13 SPs (Figure 2).

The pedestrian survey resulted in the photo documentation of the existing residence, remnant outbuildings, yard features, and conditions. The residence (Photo 1) is a one-and-a-half story home constructed in 1927. Outbuildings (Photos 2 and 3) no longer present included a detached garage, a dilapidated barn and several greenhouses. Much of the yard area to the north was used as orchard and garden. No evidence of precontact cultural material was noted at the surface or in any soil exposures.

Thirteen SPs were excavated across the parcel. Probes were excavated as cylindrical pits, approximately 40 cm in diameter, with depths ultimately determined by geological conditions, water table, degree of disturbance, etc (Appendix B). Sediments encountered within the probes were varied across the site, but were generally variations of sandy loam strata; most of it disturbed (Photo 4). The minor variations that did occur include things such as cobble content, organic content and color. Water was encountered within several of the shovel probes (Photo 5). Excavated sediments were screened through ¼" hardware mesh. The SPs were completely backfilled and their locations marked with a GPS. Aside from one fragment of clear glass found in SP PU-5, no evidence of cultural resources was observed in the SPs.

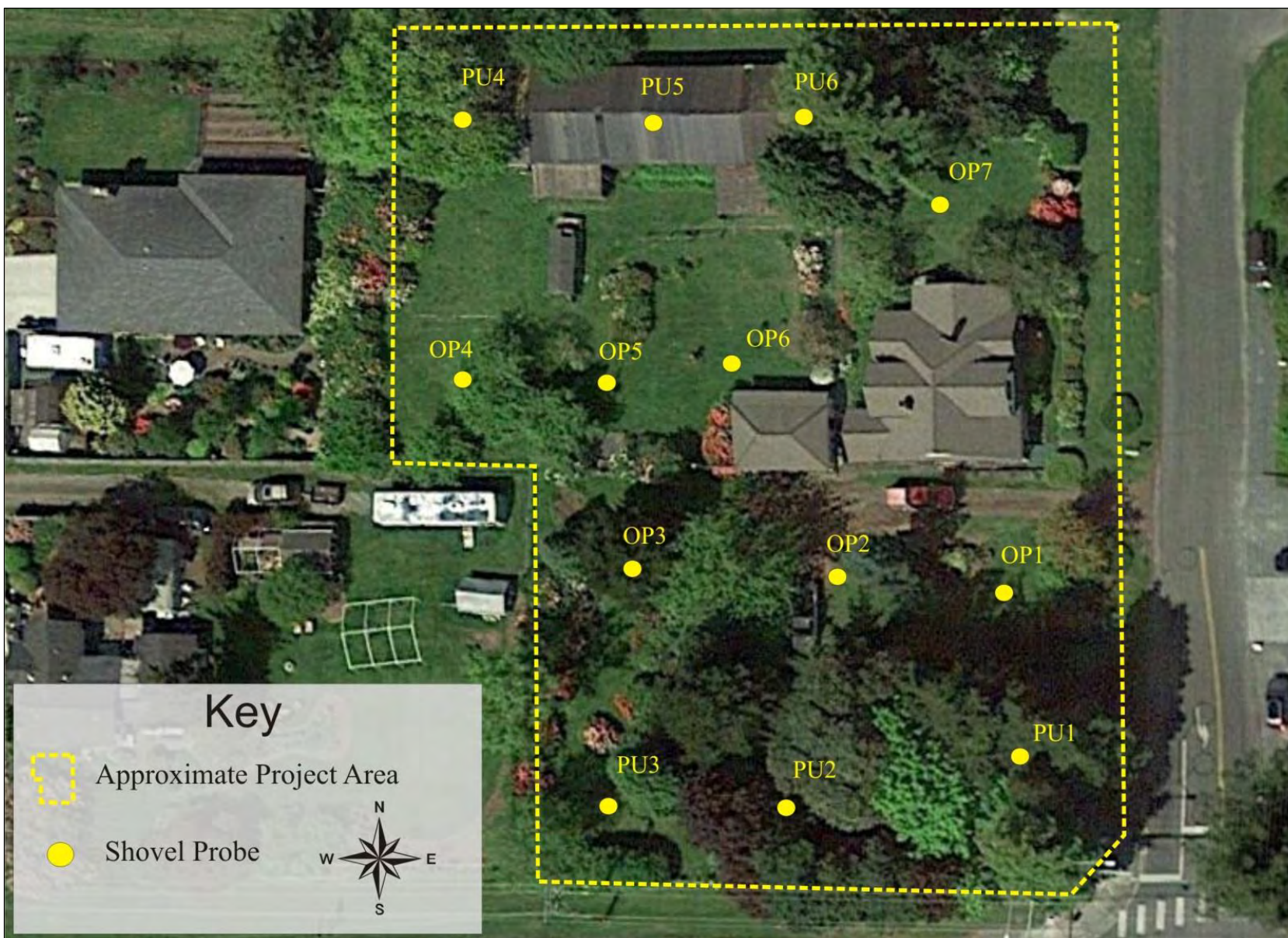


Figure 5. An adapted Google Earth image approximating probe locations.



Photo 1. Overview, rear and south, of the residence from the orchard area.



Photo 2. Overview of a former outbuilding location from orchard area; view south.



Photo 3. Demolished barn location; view west.



Photo 4. A representative soil profile observed in shovel probes (dry).



Photo 5. A representative soil profile observed in shovel probes (wet).

RECOMMENDATIONS

Both surface and subsurface surveys were conducted within the proposed development project area. Pedestrian survey was conducted within the entire project area. All exposed ground was examined for surface manifestations of cultural materials. Exposed surfaces were examined for any evidence of sub-surface cultural deposits or anthropogenic soils. Typical sediments encountered were sandy loam, most of it disturbed. Only one piece of clear glass was observed within shovel probe PU-5.

The investigation included a background review into the environmental and historic context of the site, field review with subsurface probing and production of this report. Background review determined the project was located in an area of low probability for archaeological resources based upon geology, topography and past land use. The soils and sediments observed appear to be mostly disturbed naturally deposited materials. No evidence of precontact occupation or deposits was encountered during surface and subsurface review at the project area. Further archaeological oversight for the project appears unwarranted based upon the current review and project design.

The assessment of the property has been conducted by a professional archaeologist and meets or exceeds the criteria set forth in RCW: 27.53 for professional archaeological reporting and assessment. Washington State law provides for the protection of archaeological resources. The

Revised Codes of Washington (RCW) Chapter 27.53, Archaeological Sites and Resources, prohibits the unauthorized removal, theft, and/or destruction of archaeological resources and sites. The statute also provides for prosecution and financial penalties covering consultation and recovery of archaeological resources. Additional legal oversight is provided for Indian burials and graves under RCW Chapter 27.44, Indian Graves and Records. RCW 27.44 states that the willful removal, mutilation, defacing, and/or destruction of Indian burials constitute a Class C felony. Lastly, RCW 68.50.645, Notification, provides a strict process for the notification of law enforcement and other interested parties in the event of the discovery of any human remains regardless of perceived patrimony.

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 law enforcement should be contacted. Any remains should be covered and secured against further disturbance, and communication should be immediately established with the Anacortes Police and the State Physical Anthropologist at DAHP for coordination with the Samish Nation, Swinomish Indian Tribal Community and any other interested Native Tribe(s).

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APPENDIX A: PREVIOUS INVENTORY TABLE

Citation	Report Title	Cultural Resources
Baldwin 2015	Cultural Resources Review of the Anacortes School District #103 High School Renovation and Reconstruction, Anacortes, Washington.	None
Baldwin 2013	Cultural Resources Review for the Guemes Channel Trail Project, City of Anacortes, Skagit County, Washington.	45SK520
Chatters, James 2011	Cultural Resources Assessment of the Dakota Avenue Gateway Marina, Anacortes, Washington	None
Gilpen, Jennifer et al 2009	Archaeological Monitoring Report for the Port of Anacortes Pier 1 Redevelopment Project, City of Anacortes, Skagit County, Washington	45SK410, 45SK411
deBoer, Trent 2009	Cultural Resources Survey. 6th Street and Guemes Island Ferry Terminal Project. Skagit County. Washington.	None
Bush, Kelly et al, 2009	Archaeological Investigation Report: Gems Motel and Restaurant Project 2326 11th Street, Anacortes, Washington.	None
Thompson, Gail et al, 2009	Cultural Resources Assessment of the Former Scott Paper Mill Site Anacortes, Skagit County, Washington	None
Gilpen, Jennifer and Gail Thompson, 2008	Archaeological Monitoring at the Port of Anacortes Cap Sante Marine Interim Action Project, City of Anacortes, Skagit County, Washington	45SK371
Jones and Stokes 2008 (Jordan et al)	Cultural Resources Survey Report Anacortes Ferry Dock Embankment Rip-Rap Replacement Project Skagit County, Washington	None
Johnson, Sarah 2007	Letter to Stephenie Kramer: Monitoring of an excavation by the City of Anacortes Parks Department	None
Goetz, Linda 2007	Cultural Resources Report, Cap Sante Marine Interim Action Project Skagit County, Anacortes, Washington	None
Boswell, Sharon et al, 2000	Heritage Resource Investigations of the Guemes Ferry/Anacortes Parking Lot	None

APPENDIX B: SHOVEL PROBE TABLE

DEPTH BELOW SURFACE (CM)	SEDIMENT DESCRIPTION	CONTENTS
Shovel Probe PU-01		
0 – 25 cm	Dark brown sandy loam, roots. Moderate amount of subangular pebbles ~20%.	No Cultural Material
25 – 52 cm	Lighter brown sand, moderate pebbles and gravel.	No Cultural Material
52 – 70 cm	Golden-brown silty clay, moderate pebbles.	No Cultural Material
70 – 100 cm	Very light-brown-beige silt with extremely small rounded pebbles ~1%-5%	No Cultural Material
Notes: Moderate roots from 0-30cm		
Shovel Probe PU-02		
0 – 30 cm	Dark brown sandy loam. Various sizes and types of pebbles.	No Cultural Material
30 – 70 cm	Golden grey-beige silt, various pebbles, larger cobbles, angular-subangular.	No Cultural Material
Notes: Water at 70cm.		
Shovel Probe PU-03		
0 – 30 cm	Brown sandy loam with roots. Moderate pebbles, subangular-rounded.	No Cultural Material
30 – 60 cm	Lighter brown sandy silt. Moderate to high pebbles and gravel, angular-rounded. Water at 60cm.	No Cultural Material
Notes: Water at 60cm.		
Shovel Probe PU-04		
0 – 30 cm	Dark brown sandy loam, with roots.	No Cultural Material
30 – 65 cm	Sand, dark brown-grey sand. Low pebble count.	No Cultural Material
Notes: Some pieces of wood coated with white paint in upper part of layer ~ 20 cmbs.		
Shovel Probe PU-05		
Surface, 0 cm	Shingles, splinters of lumber, various rocks, cobbles, remains of wrecked barn. Ground is disturbed.	No Cultural Material
0 – 40 cm	Mostly brown sandy loam, lenses of different shades of brown (disturbed)	One clear glass fragment
Notes: Within demolished barn footprint.		
Shovel Probe PU-06		
0 – 60 cm	Due to wet conditions, it is difficult to differentiate strata. This appears to be a jumble of mostly dark brown loam and dark grey sand. Pieces of lumber in upper portion, various rocks, pebbles.	No Cultural Material

DEPTH BELOW SURFACE (CM)	SEDIMENT DESCRIPTION	CONTENTS
Shovel Probe OP-01		
0 – 13 cm	10YR 4/3 (brown) sandy loam with less than 2% gravels, larger material.	No Cultural Material
13 – 40 cm	10YR5/3 (brown) sandy loam with orange mottling. Water at 40 cm.	No Cultural Material
Note: Abundant roots near surface.		
Shovel Probe OP-02		
0 – 15 cm	10YR5/3 (brown) sandy loam with ~5% sub-rounded gravel, cobbles.	No Cultural Material
15 – 40 cm	10YR5/3 (brown) sandy loam with ~ 7% larger material	No Cultural Material
Note: A few small chunks of burnt root noted.		
Shovel Probe OP-03		
0 – 28 cm	10YR 4/3 (brown) sandy loam with ~3% larger material.	No Cultural Material
28 – 48 cm	10YR5/3 (brown). Water at 48 cm	No Cultural Material
Note: Smells like possible leach field (septic).		
Shovel Probe OP-04		
0 – 15 cm	10YR 4/3 (brown) sandy loam.	No Cultural Material
15 – 23 cm	10YR4/4 (dark yellowish brown) sandy loam with ~ 10% larger material.	No Cultural Material
23 – 60 cm	10YR5/3 (brown) with a ~10% larger material.	No Cultural Material
Note: Slow water seepage, starting ~ 58cm.		
Shovel Probe OP-05		
0 – 48 cm	10YR 4/3 (brown) silty loam, increasingly rocky (cobbles) with depth.	No Cultural Material
Note: Water seepage ~45cm.		
Shovel Probe OP-06		
0 – 60 cm	Disturbed 10YR 4/3 (brown) silty loam horizon with ~3%, larger material.	No Cultural Material
60 – 62 cm	Cobble layer.	No Cultural Material
Note: Periodic small charcoal chunks noted (burnt roots)		
Shovel Probe OP-07		
0 – 55 cm	Disturbed 10YR 4/3 (brown) silty loam horizon with abundant roots.	No Cultural Material
Note: Stopped on large root @55cm.		

EXHIBIT #8:

TREE ASSESSMENT & PRESERVATION PLAN



Urban Forestry Services, Inc.

Arboricultural Consulting | Wholesale Tree Nursery

Title: Redwood Glen Development
REVISED Tree Assessment and Tree Preservation Plan
1112 D Avenue
Anacortes, Washington 98221

Prepared for: Creative Transitions, LLC
C/O Susan and Mark Harris
13837 Red Tail Ridge Ln.
Anacortes, WA 98221

Prepared by: Urban Forestry Services, Inc.
James M. Barborinas
Registered Consulting Arborist #356
ISA Certified Arborist #PN-0135
Tree Risk Assessor Qualified

Date: February 29, 2016

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Summary
Introduction
Method of Evaluation
Findings
Site Map with Tree Locations
Tree Evaluation Matrix
General Tree Protection Guidelines
Critical Root Zone Explanation
Assumptions and Limitations

Summary

Eight significant trees, worth 37 Tree Unit Credits are planned for retention in the 36,000 square foot Redwood Glen Development at 1113 D Avenue in Anacortes, Washington. Additional trees, worth 26 Tree unit Credits are being retained in the ROW. The attached General Tree Protection Guidelines should be followed during construction. Our office should

15119 McLean Road
Mount Vernon, WA 98273

Office (360) 428-5810
Fax (360) 428-1822
Cell (360) 770-9921

be retained for questions or onsite inspections when construction work significantly encroaches Critical Root Zones.

Redwood Glen

Total Site Area = 36,000 sq. ft.

Total Tree Credit Required 1 Unit /1,000 square feet. = 36 Credits

Trees Retained On Site = 8 trees worth 37 Tree Unit Credits

Trees Retained in ROW = 6 trees worth 26 Tree Unit Credits

TOTAL TREE UNIT CREDITS RETAINED ONSITE = 37

Introduction

A total of 21 trees were considered for retention on the Redwood Glen Development. See the attached site map. A total of 8 tree worth 37 Tree Unit Credits (TUC) are being retained with the present design, and assuming the property line adjustment into the ROW along the north edge of the site. A minimum of 36 TUC are required on this site lot of 36,000 square feet. An additional 6 trees are being retained in the ROW worth another 26 TUC, although they do not count towards the minimum credits required.

This little over $\frac{3}{4}$ of an acre site at 1112 D Avenue at the corner of D Avenue and 12th Street was likely an early settlers home-site. Significantly large native trees as well as large ornamental trees were found all over the site strategically retained or planted, especially at the property corners and edges. Of greatest interest are the 3 coast redwood trees, *Sequoiadendron sempervirens* located near 3 of the four property corners. Three are located inside the property.

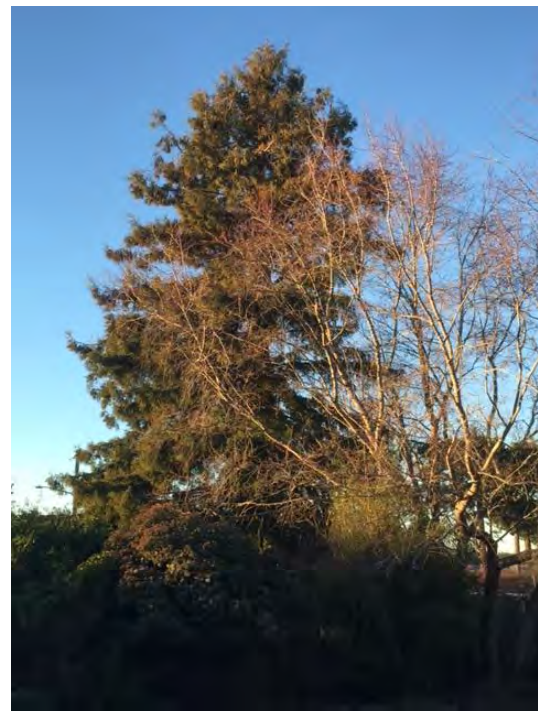


Photo 1. The 44 inch diameter coast redwood, tree #13, behind the deciduous tree in this photo will be retained on the property, assuming the approved property line adjustment to the north.

Larger trees are valued in city lots like this but are challenging to retain because of their wide spreading root system. However, following the attached General Tree Protection Guidelines, especially protecting roots and only disturbing the absolute minimum of the root system, allows larger tree retention in many cases.

Method of Evaluation

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.)*

The Tree Assessment Matrix that we provide in this report simplifies the reporting of our findings in laymen terms to increase the understanding of our recommendations.

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.



Photo #3. Three European weeping birch are being retained in the ROW on the north side of the property (left side of photo). The large coast redwood (center) and a Pacific madrone, within the property are also being retained.

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.

Findings and Recommendations

Twenty-one significant trees on the Redwood Glen site are worthy in health and structure to retain. The 8 trees that are planned to be retained within the property are indicated on the attached site map. Tree #13, a large coast redwood and tree # 21, a pacific madrone is included in this number and assumes the property line adjustment into the ROW to the north. Critical Root Zones (CRZ) of all trees are shown.

Tree Retention

The Redwood Glen site consist of 36,000 square feet. In accordance with the Anacortes Tree Preservation Code 16.50 that requires a minimum number of **36 tree credits** for this development. These 8 trees, worth 37 Tree Unit Credits meet that requirement.

Retained tree ID numbers, diameters and species are:

1. #7-11" Leyland Cypress, *Cupressocyparis leylandii*
2. #8-8" Layland Cypress, *Cupressocyparis leylandii*
3. #9-6" Layland Cypress, *Cupressocyparis leylandii*
4. #11-10" & 10" quaking aspen, *Populous tremuloides*
5. #13-44" coast redwood, *Sequoiadendron sempervirens*
6. #15-5", 4", 4" & 3" vine maple, *Acer circinatum*
7. #17-36" coast redwood, *Sequoiadendron sempervirens*
8. #21-15" Pacific madrone, *Arbutus menziesii*

An additional 6 significant trees in the ROW, worth 26 TUC that do not count towards the minimum TUC requirement are still considered worthy to retain and will contribute significantly to the site. One of these is a large coast redwood that is located in the ROW at the corner on D Avenue and 12th Street. All of the ROW trees will also be protected and retained during construction except for tree #3, a 12" lodgepole pine tree. This tree is very tall and narrow and being crowded out by the 2 large trees on either side of it that will be retained. Removing this tree would allow the adjacent trees to grow and fill out more naturally in the long term.

Note: See site map for locations and Critical Root Zones.

Tree Protection

General Tree Protection Guidelines are attached to this report. They provide important instructions to protect retained trees during construction. They refer to the Critical Root Zone in many cases which is important to protect at all times. However, it is typical that work must occur within and all around the CRZ in many cases. The attached CRZ Explanation differentiates between the Perimeter CRZ and Interior CRZ. In most cases, some encroachment into the CRZ is acceptable and still allows tree retention if the contractor continues to follow the General Tree Protection Guidelines especially within the Interior CRZ. Refer to the CRZ Explanation for understanding the difference.

The contractor or owner should call our office whenever work must proceed within the CRZ. In many cases, we can answer questions over the phone or in some cases a site visit is necessary. The owner may also want to consider having us periodically check the site for contract compliance to the tree protection standards.

Let me know if you have questions regarding this Tree Retention Plan.

Redwood Glen Tree Preservation Plan

Date: January 2016
Prepared for: Creative Transitions, LLC.
Project: Redwood Glen Project



Urban Forestry Services, Inc.
15119 McLean Rd
Mt. Vernon, WA 98273

Key

Type of Tree Sites

- Planting site
- Removal site
- Stump
- Tree location

Tree Diameter (Inches)

- 1 - 12 inches
- 13 - 24 inches
- 25 + inches

- Inner Critical Root Zone
- Perimeter Critical Root Zone
- Parcel Boundary (County)



Tree Assessment by Urban Forestry Services, Inc. Jim Barborinas ISA Certified Arborist				Redwood Glen, 1112 D Avenue, Anacortes, WA 98221										Date: February 29, 2016
Tree #	Species	Diameter (Inches)	Structure	Vigor	Risk of Failure	Preservation Value	Retain Tree on Subject Property	Potentially Retain Tree	ROW Tree	On Property Tree Unit Credits	ROW Tree - Tree Unit Credits	Defects / Comments	Recommendations	Notes
1	Pacific madrone, <i>Arbutus menziesii</i>	5	Good	Fair	Low	High	Yes		Yes		1		protect-fence/mulch	Protect tree.
2	fir, Noble, <i>Abies nobilis</i>	24	Good	Fair	Moderate	High	Yes		Yes		5	structural-branch architecture with long laterals	prune-crown reduce, prune-crown clean, Inspect-Inspect large lateral branches.	This tree has large lateral branches. Consider removing the large laterals to reduce wind sail in upper canopy.
3	pine, Lodgepole, <i>Pinus contorta</i>	12	Good	Good	Moderate	Low		No	Yes				remove tree	Crown is not competing well with surrounding canopy, consider removal.
4	Coast Redwood, <i>sequoia sempervirens</i>	25	Good	Good	Moderate	High/Exceptional	Yes		Yes		5		protect-fence/mulch	
5	mapl, Norway, <i>Acer platanoides</i>	10	Good	Good	Moderate	High		No					prune-subordinate, protect-fence/mulch	Prune to balance the crown.
6	Cypress Cultivar, <i>Chamaecyparis</i> spp.	17	Good	Fair	Moderate	High		No					inspect-inspect the crown for structure and defect, protect-fence/mulch	Species is a <i>Chamaecyparis</i> cultivar
7	cypress, Leyland, <i>Chamaecyparis leylandii</i>	11	Good	Poor-Fair	Moderate	Moderate	Yes			5			protect-fence/mulch	Tree species is maintained as a hedge.
8	cypress, Leyland, <i>Chamaecyparis leylandii</i>	8	Good	Poor-Fair	Low	Moderate	Yes			2			protect-fence/mulch	Tree species is maintained as a hedge.

9	cypress, Leyland, <i>Chamaecyparis leylandii</i>	6	Good	Poor-Fair	Low	Moderate	Yes			2			protect-fence/mulch	Tree species is maintained as a hedge.
10	aspen, Quaking <i>Populus tremuloides</i>	10	Good	Good	Moderate	Moderate	Yes						protect-fence/mulch	
11	aspen, Quaking <i>Populus tremuloides</i>	11	Good	Good	Moderate	Moderate	Yes			5			protect-fence/mulch	Co-dominant trunks / crown.
12	Apple, <i>Malus</i>	16	Good	Fair	Low	Moderate		No					prune-crown clean, protect-fence/mulch	
13	Coast Redwood, <i>sequoia sempervirens</i>	44	Good	Good	Moderate	High/Exceptional	Yes			8			inspect-inspect the crown for defects, protect-fence/mulch	
14	Dogwood spp, <i>Cornus</i> spp	4	Fair	Fair	Low	Moderate		No				structural-deadwood	prune-crown clean, excavate-remove grass growing at tree base.	Codominant trunks
15	maple, Vine, <i>Acer circinatum</i>	5.2	Good	Good	Low	High	Yes			2			excavate-remove grass growing at tree base, protect-fence/mulch	Actually a multi-stem tree with d.b.h. 5, 4, 4 inches
16	Cypress Cultivar, <i>Chamaecyparis</i> spp.	33	Good	Fair	Moderate	High		No					inspect-inspect the crown for defects, prune-crown clean, protect-fence/mulch	Species is a <i>Chamaecyparis</i> cultivar
17	Coast Redwood, <i>sequoia sempervirens</i>	36	Good	Good	Moderate	High/Exceptional	Yes			8			protect-fence/mulch, prune-crown	
18	birch, European white, <i>Betula pendula</i>	11	Good	Good	Moderate	High		No	Yes		5		monitor-monitor for birch borer insect attack, protect-fence/mulch	

19	birch, European white, <i>Betula pendula</i>	12	Good	Good	Moderate	High	Yes		Yes		5		monitor-monitor for birch borer insect attack, protect-fence/mulch	
20	birch, European white, <i>Betula pendula</i>	11	Good	Good	Moderate	High	Yes		Yes		5		monitor-monitor for birch borer insect attack, protect-fence/mulch	
21	Pacific madrone, <i>Arbutus menziesii</i>	15	Good	Good	Low	High	Yes		Yes	5			protect-fence/mulch	This tree has an interesting curved trunk.
									Tree Credit Unit Totals :	37	26			

DEFINITIONS AND NOTES:

- (1) **d.b.h.** = Diameter at breast height (approximately 4.5 ft. above surface grade).
- (2) **Vigor** = Health based on size and color of leaf or needle and length of growth.
- (3) **Structure** = Trunk and branch development and it's estimated susceptibility to failure.
- (4) **Risk of Failure** = The estimate of tree or limb stability based on its present condition.
 - Low = Little if any danger of failure at this time.
 - Moderate = Conditions observed show potential failure in extreme conditions.
 - High = Low vigor, poor crown to height ratio, root damage or structural defect make potential for failure high in near future.
 - Extreme** = Conditions warrant that tree is in eminent danger of failure. Remove immediately.
- (5) **Maintenance Recommendations Explanation:** These recommendations are based on the condition of the trees as they are now.
 - (a) **Crown Clean** = Selective removal of one or more of the following items: dead, dying, diseased, weak branches, and watersprouts from a tree's crown.
 - (b) **Crown Thin** = Selective removal of branches to increase light penetration, air movement, and reduce end weight.
 - (c) **Crown Raise** = Selective removal of lower branches of the tree in order to provide clearance.
 - (d) **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.

(e) Crown Restoration = Pruning to improve the structure, form, and appearance of trees that have been severely headed, vandalized, or storm damaged.

(f) Cable and/or Brace = Cabling and/or Bracing would decrease the potential risk of failure, but not eliminate the possibility.

(g) Remove = The high to extreme risk of failure warrants that the tree shall be removed immediately.

(h) Create Wildlife Snag = Trees cut to wildlife snags provide perching, nesting, and a source of food for birds and other wildlife.

(I) Monitor = 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.

(6) Preservation Value Explanation:

LOW = Poor specimen

MODERATE = Common species with minimal character.

HIGH = Good character tree, save if possible.

SPECIAL = Unique species, save if possible.

(7) PRUNING NOTE: Pruning shall be performed by an ISA Certified Arborist with proven knowledge and ability using ANSI A300 Pruning Specifications.

(8) Time Estimate: Time estimate is based on a 3-person crew performing the work. This is only an estimate. The actual work should be bid by companies qualified to do the work.

(9) Comments Explanation:

(a) Included Bark = Junction just below two branches where bark ridge is curled inward towards center of tree creating high probability of failure.

(b) Critical Rootzone (CRZ) = A circular area under a tree to be protected from construction activities. This area is equal to 1 ft. radius for every 1 in. diameter of tree measured at 4.5 ft. above ground.

(10) P & I CRZ = Perimeter and Interior Critical Root Zone. See Critical Root Zone Explanation Attachment to Report.



General Tree Protection Guidelines With Critical Root Zone Explanation Attachment

- 1. Responsibilities:** These Guidelines pertain to any disturbance, use or activity within the Critical Root Zone of any retained tree on this project. See attached **Critical Root Zone Explanation** for reference. The owner's arborist and general contractor shall meet onsite before any site work begins, to review and designate the most appropriate methods to be used to protect the retained trees during construction.

These guidelines apply to work provided by all contractors and sub-contractors on the project.

The project consulting arborist shall be contacted prior to any work that may need to enter the tree protection fencing. Two days notice shall be provided to the project consulting arborist. A proposed method for work shall be provided to the arborist. This method shall be reviewed by the project consulting arborist and either approval and / or comments provided by the project consulting arborist prior to commencing works within the tree protection area. He or she should be notified within 8 hours should any injury occur to any protected tree or its larger roots (greater than 2-inch diameter) so that appropriate assessment and/or treatment may be made.

- 2. Soil Disturbance:** No soil disturbance shall take place before tree protection fences are installed. All evaluated trees to be retained within these areas are clearly illustrated on the Site Plan.
- 3. Designated Tree Removals:** The owner's arborist and contractor shall confirm on site which trees are to be removed and those to be retained. Directional felling and removal of trees will be completed with great care to avoid any damage to the trunks, limbs, and critical root zones of the retained trees.
- 4. The Tree Protection Site Plan** shows the recommended location of the Tree Protection Fence (TPF). Immediately after the clearing limits and grading stakes are set in the field, the owner's arborist, during review and discussion with the contractor, will make a final determination on the tree protection requirements depending on construction limits and impact on major roots and soil condition. The arborist may adjust clearing limits in the field so that, in his/her opinion, tree roots and soils are protected while necessary work can proceed.
- 5. The Tree Protection Fence (TPF)** shall be installed along the clearing limits, with special consideration of the Critical Root Zone (CRZ) of trees to be preserved. The CRZ of a tree is generally described as an area equal to 1-foot radius for every 1-inch diameter of tree. For example, a 10-inch diameter tree has a CRZ of 10-foot radius. Work within the CRZ may be limited to hand work or alternate method of construction.

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Mount Vernon, WA 98273

Office (360) 428-5810
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The Tree Protection Fence (TPF) shall be constructed with steel posts driven into the ground with 6-ft. chain link fence attached. Upon consultation with the contractor, the arborist shall determine the placement of the fence and the extent and method of clearing that may be done near preserved trees. Additional follow-up determinations may be required as work progresses on the project. See attached **Critical Root Zone Explanation**.

No parking, storage, dumping, or burning of materials is allowed beyond the clearing limits or within the Tree Protection Fence.

The TPF shall not be moved without authorization by the owner's arborist or City arborist. The TPF shall remain in place for the duration of the project.

Work within this area shall be reviewed with and approved by the owner's arborist. Call Urban Forestry Services, Inc. at 360-428-5810 with questions.

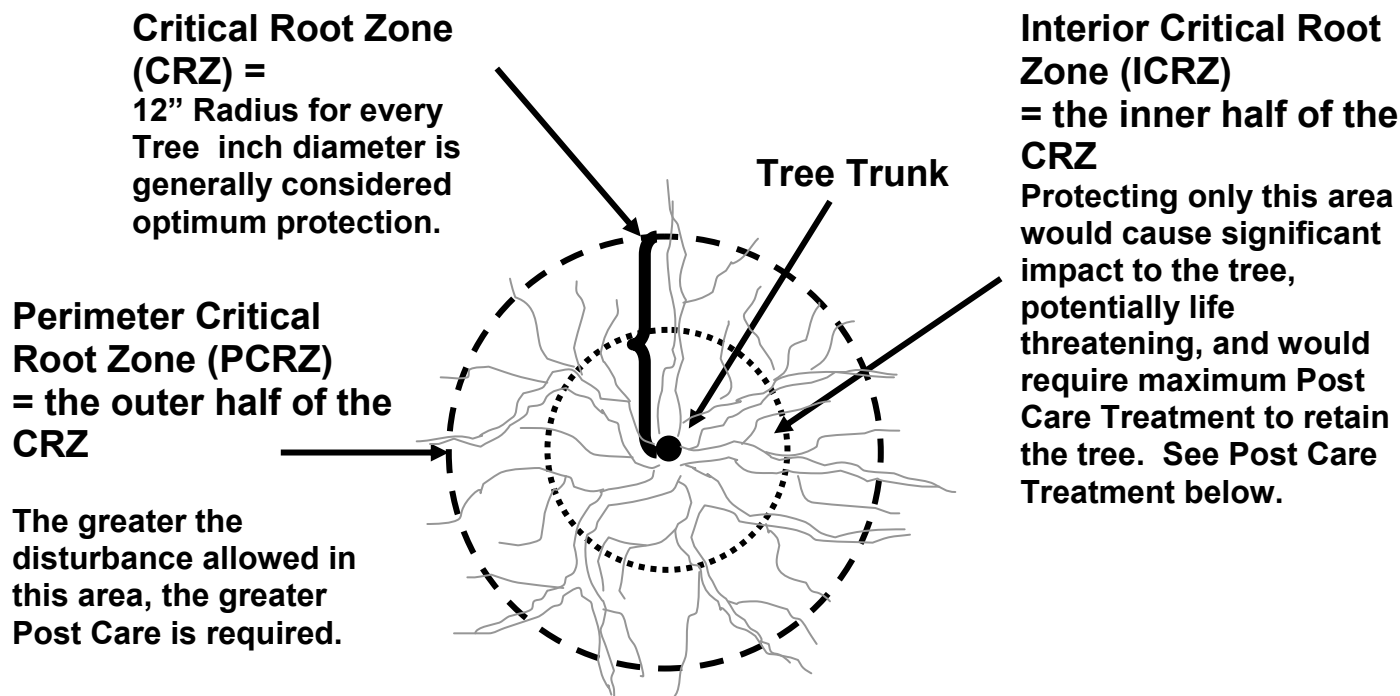
6. **Silt Fence:** If a silt fence is required to be installed within the Critical Root Zone of a retained tree, the bottom of the silt fence shall not be buried in a trench, but instead, folded over and placed flat on the ground. The flat portion of the silt fence shall be covered with gravel or soil for anchorage.
7. **CRZ over Hardscape:** Where the Critical Root Zone (CRZ) includes an area covered by hardscape, the TPF can be placed along the edge of the hardscape if and until it is removed. After hardscape removal, the available CRZ should be backfilled with topsoil up to 6 inches deep and protected with the TPF. Incorporation of topsoil into the existing sub-grade shall be determined by the consulting arborist. Where applicable a specification for topsoil will be provided or approved by Urban Forestry Services, Inc.
8. **Tree Protection Signs** shall be attached to the fence only and shall be shown as required on the Site Plan. They should read "Protect Critical Root Zone (CRZ) of trees to be retained. No soil disturbance, parking, storage, dumping, or burning of materials is allowed within the Tree Protection Barrier. " Monetary Fines based on the appraised dollar value of the retained trees may also be included on these signs. Telephone contact details for the project consulting arborist should also be included in the sign.
9. **Soil Protection within the Critical Root Zone (CRZ):** Where vehicular access, temporary work pad or storage pad is required within the CRZ of any preserved tree that is not protected with hardscape, the soil shall be protected with 18" of woodchips and/or plywood or metal sheets to protect from soil compaction and damage to roots of retained trees. A biodegradable coir mat netting is recommended to be placed on the existing grade before woodchip placement to protect the condition and confirm the location of the existing grade. The netting is a valuable benchmark upon removal of the material within the CRZ.

- 10. Landscape Plans, Irrigation Design and Installation Details:** Great care shall be exercised when landscaping within the Critical Root Zone (CRZ) of any tree. Roots of preserved trees and other vegetation shall not be damaged by planting or installation of irrigation lines. The owner's arborist shall review the Landscape Plan for any potential design and tree preservation conflicts and approve related irrigation and landscape installation activities within the CRZ of retained trees. A proposed method for work shall be provided to and approved by the arborist.
- 11. Backfill and Grade Changes:** The owner's arborist will determine to what extent backfilling may be allowed within the Critical Root Zone of a preserved tree, and if needed, the specific material which may be used. Grade cuts are usually more detrimental than grade filling within the CRZ and should be reviewed by the arborist well in advance of construction.
- 12. Tree Maintenance and Pruning:** Trees recommended for maintenance and approved by the owner, shall be pruned for deadwood, low hanging limbs, and proper balance, as recommended for safety, clearance or aesthetics. All pruning shall be done by an International Society of Arboriculture Certified Arborist. *ANSI A300 American Standards for Pruning* shall be used. Limbs of retained trees within 10 feet or less, of any power line, depending on power line voltage, may only be pruned by a Utility Certified Arborist. This pruning must be coordinated with the local power company, as they may prefer to provide this pruning.
- 13. Underground Utilities:** Utility installation within the Critical Root Zone (CRZ) of any retained tree shall be reviewed by the Project Consulting Arborist. A less root disturbing route or minimal impact installation method of utility installation may be discussed and recommended i.e. tunneling or trenchless excavation. Trenching through the Interior CRZ of a retained tree is not usually allowed. **See CRZ Explanation to differentiate between the Perimeter and Interior CRZ.** An Air spade and Vac Truck may be required when utility installation is mandatory near a retained tree or other methodology such as trenchless excavation.
- 14. Root Pruning:** Required work may result in the cutting of roots of retained trees. Cutting roots 2" or greater should be avoided. Potential root pruning needs should be reviewed in advance with the Project Consulting Arborist to minimize potential root fracturing and other damage. Severed roots of retained trees shall be cut off cleanly with a sharp saw or pruning shears. Applying pruning paint on trunk or root wounds is not recommended. Severed roots shall be covered immediately after final pruning with moist soil or covered with mulch until covered with soil. Excavation equipment operators shall take extreme care not to hook roots and pull them back towards retained trees. In all cases, the excavator shall sit outside of the CRZ. Soil excavation within the CRZ shall be under the direct supervision of the owner's arborist.
- 15. Supplemental Tree Irrigation:** If clearing is performed during the summer, supplemental watering and/or mulching over the root systems within the Tree Protection Fencing of preserved trees may be required by the owner's arborist. The arborist should be notified of the proposed schedule for clearing and grading work. Supplemental watering and mulching over the root systems of roots impacted or stressed trees are strongly recommended to compensate for root loss and initiate new root growth. Long periods of slow drip irrigation will be most effective. A large coil of soaker hose starting at least

18" from the trunk and covering the Interior Critical Root Zone area is recommended. Water once per week and check soils for at least 12 inches infiltration. This work shall be under the direct supervision of the owner's arborist.

16. Additional Measures: Additional tree protection recommendations may be required and may be specified in Urban Forestry Services, Inc. report(s).

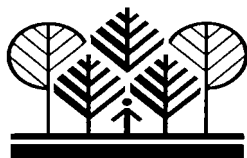
17. Final Inspection: The owner's arborist shall make a final site visit to report on retained tree condition following completed work and shall report to the city to release the bond for the retained trees.



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,
Certified Tree Risk Assessor #PNW-0327

Date: 2014

Not to Scale

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.



Urban Forestry Services, Inc.

Arboricultural Consulting | Wholesale Tree Nursery

Title: Redwood Glen Development
1112 D Avenue
Anacortes, Washington 98221

Prepared for: Creative Transitions, LLC
C/O Susan and Mark Harris
13837 Red Tail Ridge Ln.
Anacortes, WA 98221

Prepared by: Urban Forestry Services, Inc.
James M. Barborinas
Registered Consulting Arborist #356
ISA Certified Arborist #PN-0135
Tree Risk Assessor Qualified

Date: January 6, 2016

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Introduction
Method of Evaluation
Findings
Site Map with Tree Locations
Tree Evaluation Matrix
General Tree Protection Guidelines
Critical Root Zone Explanation
Assumptions and Limitations

Summary

Nine significant trees, worth 36 Tree Unit Credits are planned for retention in the 36,000 square foot Redwood Glen Development at 1113 D Avenue in Anacortes, Washington. Additional trees are being retained in the ROW and other trees onsite are trying to be retained with alternative designs. The attached General Tree Protection Guidelines should be followed during construction. Our office should be retained for questions or onsite inspections when construction work significantly encroaches Critical Root Zones.

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Redwood Glen

Total Site Area = 36,000 sq. ft.

Total Tree Credit Required 1 Unit /1,000 square feet. = 36 Credits

Trees Retained On Site = 9 trees worth 36 Tree Unit Credits

Trees Retained in ROW = 7 trees worth 31 Tree Unit Credits

Trees Trying to Save = 5 trees worth 22 Tree Unit Credits

TOTAL TREE UNIT CREDITS = 36

Introduction

A total of 21 trees were considered for retention on the Redwood Glen Development. See the attached site map. A total of 9 tree worth 36 Tree Unit Credits (TUC) are being retained with the present design, and assuming the property line adjustment into the ROW along the north edge of the site. A minimum of 36 TUC are required on this site lot of 36,000 square feet. An additional 7 trees are being retained in the ROW worth another 31 TUC, although they do not count towards the minimum credits required. Significant effort was made and is still being made to retain an additional 5 trees on the site.

This little over $\frac{3}{4}$ of an acre site at 1112 D Avenue at the corner of D Avenue and 12th Street was likely an early settlers home-site. Significantly large native trees as well as large ornamental trees were found all over the site strategically retained or planted, especially at the property corners and edges. Of greatest interest are the 3 coast redwood trees, *Sequoiadendron sempervirens* located near 3 of the four property corners. Two are in the property. The third is in the ROW.

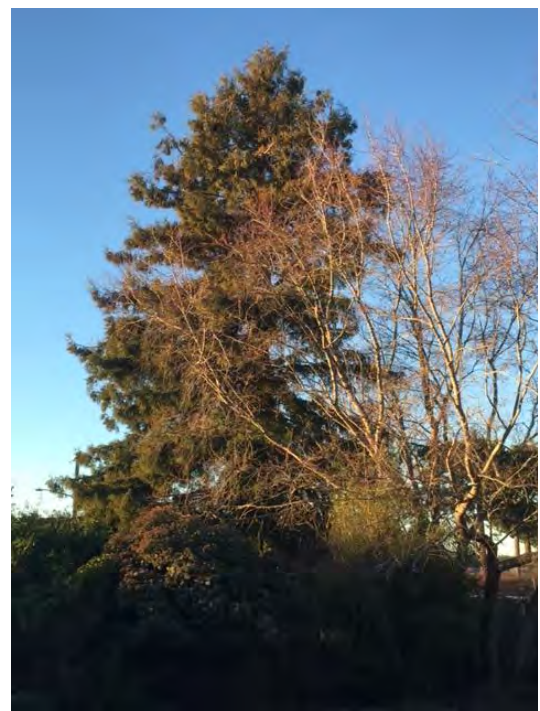


Photo 1. The 44 inch diameter coast redwood, tree #13, behind the deciduous tree in this photo will be retained on the property, assuming the approved property line adjustment to the north.

Larger trees are valued in city lots like this but are challenging to retain because of their wide spreading root system. However, following the attached General Tree Protection Guidelines, especially protecting roots and only disturbing the absolute minimum of the root system, allows larger tree retention in many cases.

Method of Evaluation

The methodology to assess these trees follows the process and criteria provided in the Tree Risk Assessment Course and Exam (TRACE) developed and administered by the Pacific Northwest Chapter (PNW) of the International Society of Arboriculture (ISA). The condition of these trees was determined based on visual inspection of the above-ground portions of the trees. Of particular concern was 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.

Invasive procedures, such as increment borer or Resistograph, may be used when considered necessary to confirm soundness and depth of decay. While no one can predict with absolute certainty which trees will fail and which trees will remain healthy, one can by methodical process, predict those most likely to fail by the conditions observed and take appropriate action to reduce or eliminate the potential hazard.

Findings and Recommendations

Twenty-one significant trees on the Redwood Glen site are worthy in health and structure to retain. The 9 trees that are planned to be retained within the property are indicated on the attached site map. Tree #13, a large coast redwood, is included in this number and assumes the property line adjustment into the ROW to the north. Critical Root Zones (CRZ) of all trees are shown.



Photo #3. Three European weeping birch and a large Pacific madrone are being retained in the ROW on the north side of the property (left side of photo). The large coast redwood (center) within the property is also being retained.

Tree Retention

The Redwood Glen site consist of 36,000 square feet. In accordance with the Anacortes Tree Preservation Code 16.50 that requires a minimum number of **36 tree credits** for this development, these 9 trees meet that requirement.

Save tree numbers, diameters and species are:

1. #7-11" Leyland Cypress, *Cupressocyparis leylandii*
2. #8-8" Layland Cypress, *Cupressocyparis leylandii*
3. #9-6" Layland Cypress, *Cupressocyparis leylandii*
4. #10-10" quaking aspen, *populous tremuloides*
5. #11-10" & 10" quaking aspen, *populous tremuloides*
6. #13-44" coast redwood, *sequoiadendron sempervirens*
7. #14-4" & 4" flowering dogwood, *Cornus* spp.
8. #15-5", 4", 4" & 3" vine maple, *Acer circinatum*
9. #17-36" coast redwood, *sequoiadendron sempervirens*

An additional 7 significant trees in the ROW, worth 31 TUC that do not count towards the minimum TUC requirement are still considered worthy to retain and will contribute significantly to the site. One of these is a large coast redwood that is located in the ROW at the corner on D Avenue and 12th Street. All of the ROW trees will also be protected and retained during construction except for tree #3, a 12" lodgepole pine tree. This tree is very tall and narrow and being crowded out by the 2 large trees on either side of it that will be retained. Removing this tree would allow the adjacent trees to grow and fill out more naturally in the long term.

There are 5 additional trees worth 22 TUC that might be retained if footprint changes are requested during development. Retention of these trees are not required to meet the minimum TUC threshold but they are surveyed and noted to be retained if possible.

Note: See site map for locations and Critical Root Zones.

Tree Protection

General Tree Protection Guidelines are attached to this report. They provide important instructions to protect retained trees during construction. They refer to the Critical Root Zone in many cases which is important to protect at all times. However, it is typical that work must occur within and all around the CRZ in many cases. The attached CRZ Explanation differentiates between the Perimeter CRZ and Interior CRZ. In most cases, some encroachment into the CRZ is acceptable and still allows tree retention if the contractor continues to follow the General

Tree Protection Guidelines especially within the Interior CRZ. Refer to the CRZ Explanation for understanding the difference.

The contractor or owner should call our office whenever work must proceed within the CRZ. In many cases, we can answer questions over the phone or in some cases a site visit is necessary. The owner may also want to consider having us periodically check the site for contract compliance to the tree protection standards.

Let me know if you have questions regarding this Tree Retention Plan.

Redwood Glen Tree Preservation Plan

Date: January 2016
Prepared for: Creative Transitions, LLC.
Project: Redwood Glen Project



Urban Forestry Services, Inc.
15119 McLean Rd
Mt. Vernon, WA 98273

Key

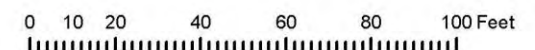
Type of Tree Sites

- Planting site
- Removal site
- Stump
- Tree location

Tree Diameter (Inches)

- 1 - 12 inches
- 13 - 24 inches
- 25 + inches

- Inner Critical Root Zone
- Perimeter Critical Root Zone
- Parcel Boundary (County)



Tree Assessment by Urban Forestry Services, Inc. Jim Barborinas ISA Certified Arborist				Redwood Glen, 1112 D Avenue, Anacortes, WA 98221											Date: January 6, 2016
Tree #	Species	Diameter (Inches)	Structure	Vigor	Risk	Preservation Value	Retain Tree on Subject Property	Potentially Retain Tree	ROW Tree	On Property - TUC	ROW Tree - TUC	Try to Save - TUC	Defects / Comments	Recommendations	Notes
1	Pacific madrone, <i>Arbutus menziesii</i>	5	Good	Fair	Low	High	Yes		Yes		1			protect-fence/mulch	Protect tree.
2	fir, Noble, <i>Abies nobilis</i>	24	Good	Fair	Moderate	High	Yes		Yes		5		structural-branch architecture with long laterals	prune-crown reduce, prune-crown clean, Inspect-Inspect large lateral branches.	This tree has large lateral branches. Consider removing the large laterals to reduce wind sail in upper canopy.
3	pine, Lodgepole, <i>Pinus contorta</i>	12	Good	Good	Moderate	Low		Maybe	Yes			5		remove tree	Crown is not competing well with surrounding canopy, consider removal.
4	Coast Redwood, <i>sequoia sempervirens</i>	25	Good	Good	Moderate	High/Exceptional	Yes		Yes		5			protect-fence/mulch	
5	maple, Norway, <i>Acer platanoides</i>	10	Good	Good	Moderate	High		Maybe				2		prune-subordinate, protect-fence/mulch	Prune to balance the crown.
6	Cypress Cultivar, <i>Chamaecyparis</i> spp.	17	Good	Fair	Moderate	High		Maybe				5		inspect-inspect the crown for structure and defect, protect-fence/mulch	Species is a <i>Chamaecyparis</i> cultivar
7	cypress, Leyland, <i>Chamaecyparis leylandii</i>	11	Good	Poor-Fair	Moderate	Moderate	Yes			5				protect-fence/mulch	Tree species is maintained as a hedge.
8	cypress, Leyland, <i>Chamaecyparis leylandii</i>	8	Good	Poor-Fair	Low	Moderate	Yes			2				protect-fence/mulch	Tree species is maintained as a hedge.

9	cypress, Leyland, <i>Chamaecyparis leylandii</i>	6	Good	Poor-Fair	Low	Moderate	Yes			2				protect-fence/mulch	Tree species is maintained as a hedge.
10	aspen, Quaking <i>Populus tremuloides</i>	10	Good	Good	Moderate	Moderate	Yes			2				protect-fence/mulch	
11	aspen, Quaking <i>Populus tremuloides</i>	11	Good	Good	Moderate	Moderate	Yes			5				protect-fence/mulch	Co-dominant trunks / crown.
12	Apple, <i>Malus</i>	16	Good	Fair	Low	Moderate		Maybe				2		prune-crown clean, protect-fence/mulch	
13	Coast Redwood, <i>sequoia sempervirens</i>	44	Good	Good	Moderate	High/Exceptional	Yes			8				inspect-inspect the crown for defects, protect-fence/mulch	
14	Dogwood spp, <i>Cornus</i> spp	4	Fair	Fair	Low	Moderate	Yes			2			structural-deadwood	prune-crown clean, excavate-remove grass growing at tree base.	Codominant trunks
15	mapl, Vine, <i>Acer circinatum</i>	5.2	Good	Good	Low	High	Yes			2				excavate-remove grass growing at tree base, protect-fence/mulch	Actually a multi-stem tree with d.b.h. 5, 4, 4 inches
16	Cypress Cultivar, <i>Chamaecyparis</i> spp.	33	Good	Fair	Moderate	High		Maybe				8		inspect-inspect the crown for defects, prune-crown clean, protect-fence/mulch	Species is a <i>Chamaecyparis</i> cultivar
17	Coast Redwood, <i>sequoia sempervirens</i>	36	Good	Good	Moderate	High/Exceptional	Yes			8				protect-fence/mulch, prune-crown	
18	birch, European white, <i>Betula pendula</i>	11	Good	Good	Moderate	High	Yes		Yes		5			monitor-monitor for birch borer insect attack, protect-fence/mulch	

19	birch, European white, <i>Betula pendula</i>	12	Good	Good	Moderate	High	Yes		Yes		5			monitor-monitor for birch borer insect attack, protect-fence/mulch	
20	birch, European white, <i>Betula pendula</i>	11	Good	Good	Moderate	High	Yes		Yes		5			monitor-monitor for birch borer insect attack, protect-fence/mulch	
21	Pacific madrone, <i>Arbutus menziesii</i>	15	Good	Good	Low	High	Yes		Yes		5			protect-fence/mulch	This tree has an interesting curved trunk.
									Tree Credit Unit Totals :	36	31	22			



General Tree Protection Guidelines With Critical Root Zone Explanation Attachment

- 1. Responsibilities:** These Guidelines pertain to any disturbance, use or activity within the Critical Root Zone of any retained tree on this project. See attached **Critical Root Zone Explanation** for reference. The owner's arborist and general contractor shall meet onsite before any site work begins, to review and designate the most appropriate methods to be used to protect the retained trees during construction.

These guidelines apply to work provided by all contractors and sub-contractors on the project.

The project consulting arborist shall be contacted prior to any work that may need to enter the tree protection fencing. Two days notice shall be provided to the project consulting arborist. A proposed method for work shall be provided to the arborist. This method shall be reviewed by the project consulting arborist and either approval and / or comments provided by the project consulting arborist prior to commencing works within the tree protection area. He or she should be notified within 8 hours should any injury occur to any protected tree or its larger roots (greater than 2-inch diameter) so that appropriate assessment and/or treatment may be made.

- 2. Soil Disturbance:** No soil disturbance shall take place before tree protection fences are installed. All evaluated trees to be retained within these areas are clearly illustrated on the Site Plan.
- 3. Designated Tree Removals:** The owner's arborist and contractor shall confirm on site which trees are to be removed and those to be retained. Directional felling and removal of trees will be completed with great care to avoid any damage to the trunks, limbs, and critical root zones of the retained trees.
- 4. The Tree Protection Site Plan** shows the recommended location of the Tree Protection Fence (TPF). Immediately after the clearing limits and grading stakes are set in the field, the owner's arborist, during review and discussion with the contractor, will make a final determination on the tree protection requirements depending on construction limits and impact on major roots and soil condition. The arborist may adjust clearing limits in the field so that, in his/her opinion, tree roots and soils are protected while necessary work can proceed.
- 5. The Tree Protection Fence (TPF)** shall be installed along the clearing limits, with special consideration of the Critical Root Zone (CRZ) of trees to be preserved. The CRZ of a tree is generally described as an area equal to 1-foot radius for every 1-inch diameter of tree. For example, a 10-inch diameter tree has a CRZ of 10-foot radius. Work within the CRZ may be limited to hand work or alternate method of construction.

15119 McLean Road
Mount Vernon, WA 98273

Office (360) 428-5810
Fax (360) 428-1822
Cell (360) 770-9921

The Tree Protection Fence (TPF) shall be constructed with steel posts driven into the ground with 6-ft. chain link fence attached. Upon consultation with the contractor, the arborist shall determine the placement of the fence and the extent and method of clearing that may be done near preserved trees. Additional follow-up determinations may be required as work progresses on the project. See attached **Critical Root Zone Explanation**.

No parking, storage, dumping, or burning of materials is allowed beyond the clearing limits or within the Tree Protection Fence.

The TPF shall not be moved without authorization by the owner's arborist or City arborist. The TPF shall remain in place for the duration of the project.

Work within this area shall be reviewed with and approved by the owner's arborist. Call Urban Forestry Services, Inc. at 360-428-5810 with questions.

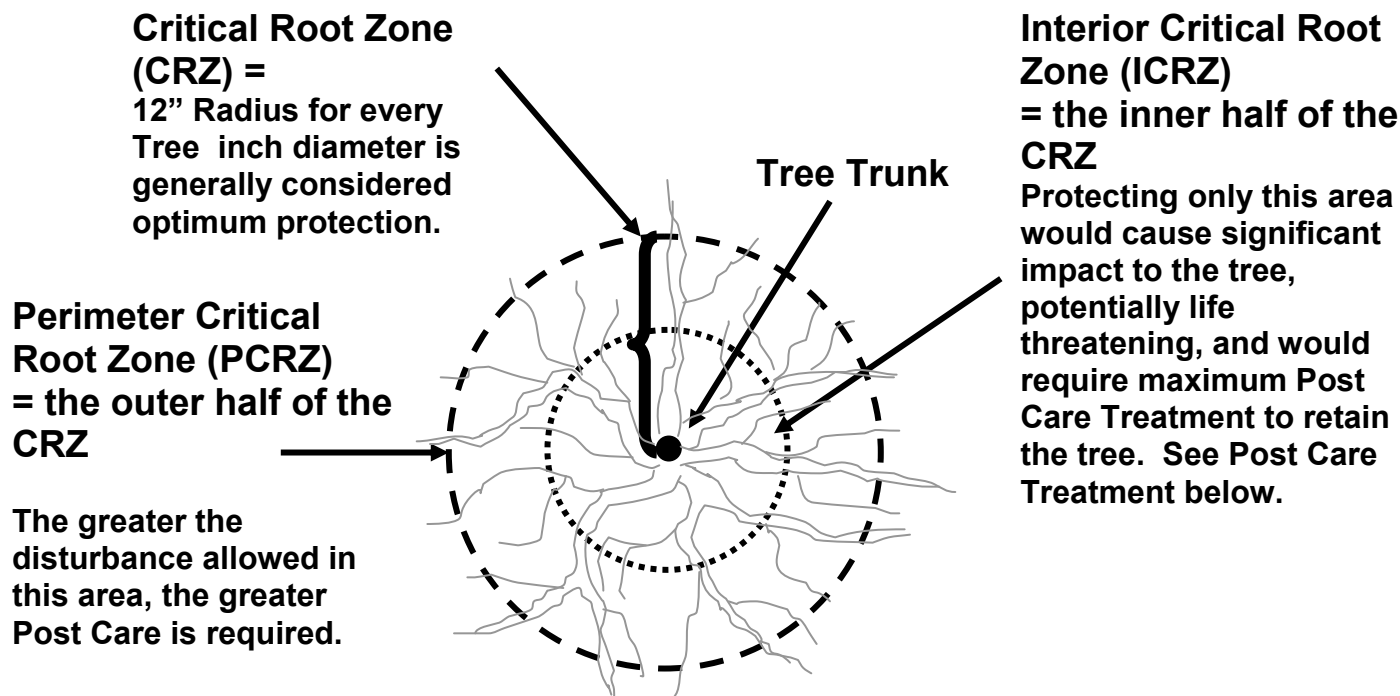
6. **Silt Fence:** If a silt fence is required to be installed within the Critical Root Zone of a retained tree, the bottom of the silt fence shall not be buried in a trench, but instead, folded over and placed flat on the ground. The flat portion of the silt fence shall be covered with gravel or soil for anchorage.
7. **CRZ over Hardscape:** Where the Critical Root Zone (CRZ) includes an area covered by hardscape, the TPF can be placed along the edge of the hardscape if and until it is removed. After hardscape removal, the available CRZ should be backfilled with topsoil up to 6 inches deep and protected with the TPF. Incorporation of topsoil into the existing sub-grade shall be determined by the consulting arborist. Where applicable a specification for topsoil will be provided or approved by Urban Forestry Services, Inc.
8. **Tree Protection Signs** shall be attached to the fence only and shall be shown as required on the Site Plan. They should read "Protect Critical Root Zone (CRZ) of trees to be retained. No soil disturbance, parking, storage, dumping, or burning of materials is allowed within the Tree Protection Barrier. " Monetary Fines based on the appraised dollar value of the retained trees may also be included on these signs. Telephone contact details for the project consulting arborist should also be included in the sign.
9. **Soil Protection within the Critical Root Zone (CRZ):** Where vehicular access, temporary work pad or storage pad is required within the CRZ of any preserved tree that is not protected with hardscape, the soil shall be protected with 18" of woodchips and/or plywood or metal sheets to protect from soil compaction and damage to roots of retained trees. A biodegradable coir mat netting is recommended to be placed on the existing grade before woodchip placement to protect the condition and confirm the location of the existing grade. The netting is a valuable benchmark upon removal of the material within the CRZ.

- 10. Landscape Plans, Irrigation Design and Installation Details:** Great care shall be exercised when landscaping within the Critical Root Zone (CRZ) of any tree. Roots of preserved trees and other vegetation shall not be damaged by planting or installation of irrigation lines. The owner's arborist shall review the Landscape Plan for any potential design and tree preservation conflicts and approve related irrigation and landscape installation activities within the CRZ of retained trees. A proposed method for work shall be provided to and approved by the arborist.
- 11. Backfill and Grade Changes:** The owner's arborist will determine to what extent backfilling may be allowed within the Critical Root Zone of a preserved tree, and if needed, the specific material which may be used. Grade cuts are usually more detrimental than grade filling within the CRZ and should be reviewed by the arborist well in advance of construction.
- 12. Tree Maintenance and Pruning:** Trees recommended for maintenance and approved by the owner, shall be pruned for deadwood, low hanging limbs, and proper balance, as recommended for safety, clearance or aesthetics. All pruning shall be done by an International Society of Arboriculture Certified Arborist. *ANSI A300 American Standards for Pruning* shall be used. Limbs of retained trees within 10 feet or less, of any power line, depending on power line voltage, may only be pruned by a Utility Certified Arborist. This pruning must be coordinated with the local power company, as they may prefer to provide this pruning.
- 13. Underground Utilities:** Utility installation within the Critical Root Zone (CRZ) of any retained tree shall be reviewed by the Project Consulting Arborist. A less root disturbing route or minimal impact installation method of utility installation may be discussed and recommended i.e. tunneling or trenchless excavation. Trenching through the Interior CRZ of a retained tree is not usually allowed. **See CRZ Explanation to differentiate between the Perimeter and Interior CRZ.** An Air spade and Vac Truck may be required when utility installation is mandatory near a retained tree or other methodology such as trenchless excavation.
- 14. Root Pruning:** Required work may result in the cutting of roots of retained trees. Cutting roots 2" or greater should be avoided. Potential root pruning needs should be reviewed in advance with the Project Consulting Arborist to minimize potential root fracturing and other damage. Severed roots of retained trees shall be cut off cleanly with a sharp saw or pruning shears. Applying pruning paint on trunk or root wounds is not recommended. Severed roots shall be covered immediately after final pruning with moist soil or covered with mulch until covered with soil. Excavation equipment operators shall take extreme care not to hook roots and pull them back towards retained trees. In all cases, the excavator shall sit outside of the CRZ. Soil excavation within the CRZ shall be under the direct supervision of the owner's arborist.
- 15. Supplemental Tree Irrigation:** If clearing is performed during the summer, supplemental watering and/or mulching over the root systems within the Tree Protection Fencing of preserved trees may be required by the owner's arborist. The arborist should be notified of the proposed schedule for clearing and grading work. Supplemental watering and mulching over the root systems of roots impacted or stressed trees are strongly recommended to compensate for root loss and initiate new root growth. Long periods of slow drip irrigation will be most effective. A large coil of soaker hose starting at least

18" from the trunk and covering the Interior Critical Root Zone area is recommended. Water once per week and check soils for at least 12 inches infiltration. This work shall be under the direct supervision of the owner's arborist.

16. Additional Measures: Additional tree protection recommendations may be required and may be specified in Urban Forestry Services, Inc. report(s).

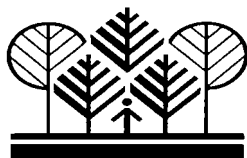
17. Final Inspection: The owner's arborist shall make a final site visit to report on retained tree condition following completed work and shall report to the city to release the bond for the retained trees.



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,
Certified Tree Risk Assessor #PNW-0327

Date: 2014

Not to Scale

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

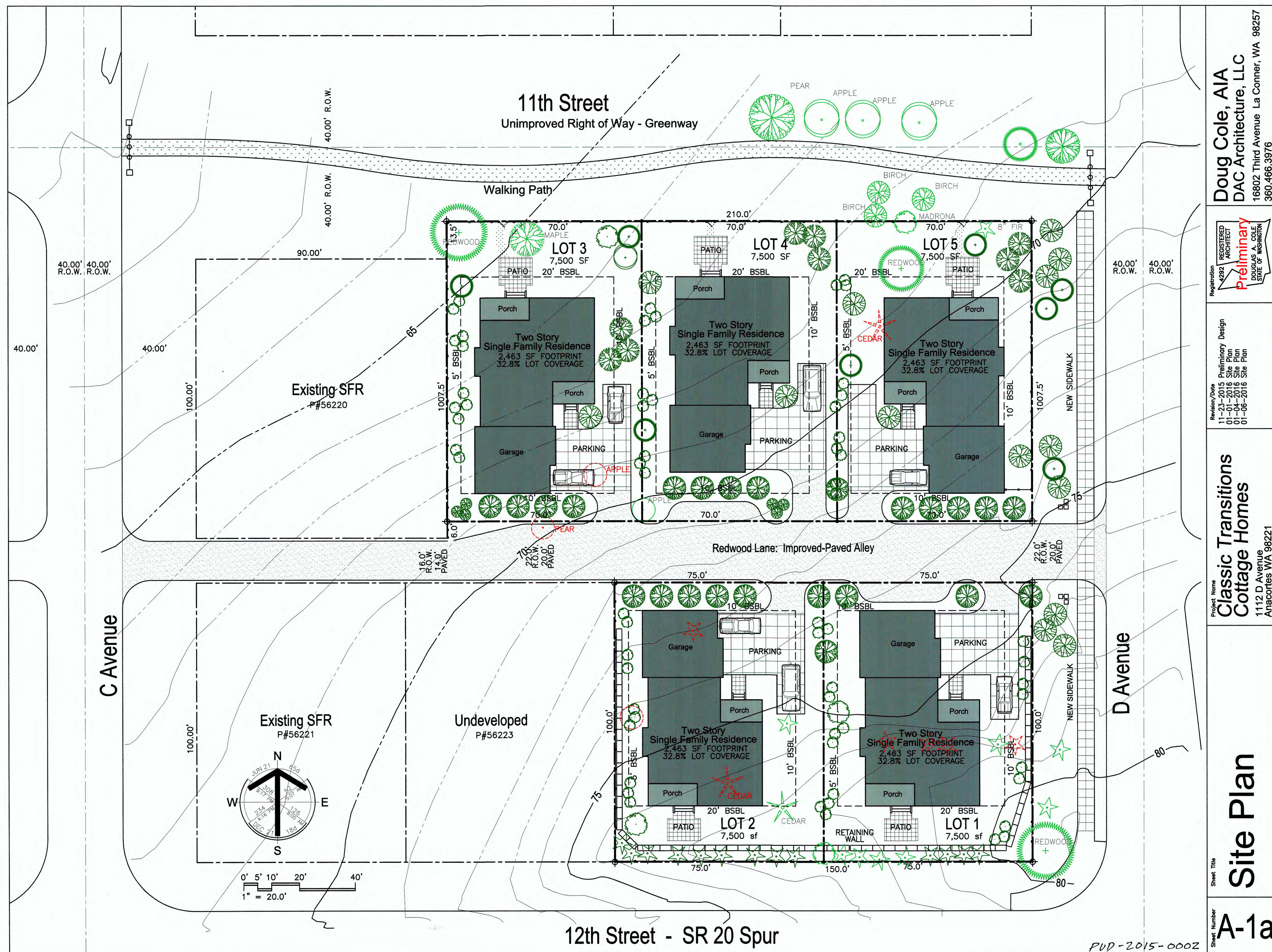
Any plans and/or illustrations in this Assessment are included only to help the Client visualize the issues in this Assessment and shall not be relied upon for any other purpose.

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 #9:

LANDSCAPE PLAN



Doug Cole, AIA
DAC Architecture, LLC
11802 Third Avenue La Conner, WA 98257
360.466.3976



Revision/Date	Preliminary Design
11-23-2015	Site Plan
01-01-2016	Site Plan
01-04-2016	Site Plan
01-06-2016	Site Plan

Project Name
Classic Transitions
Cottage Homes
1112 D Avenue
Anacortes WA 98221

Site Plan

Sheet Number **A-1a**

PVD-2015-0002

EXHIBIT #10:

RESOLUTION TO VACATE

\



RESOLUTION NO. 1945

**A RESOLUTION FIXING A DATE & TIME WHEN A PETITION FOR VACATION
MAY BE HEARD AND DETERMINED BY THE CITY COUNCIL AT
A PUBLIC HEARING**

WHEREAS, a petition for the vacation of the below described property has been filed with the City Council of the City of Anacortes; and,

WHEREAS, the subject vacation request is associated with a a Replat, Planned Unit Development (PUD), SEPA environmental review, Code Modification(s), and a Right of Way Dedication to create five (5) lots from the subject property; and,

WHEREAS, the City Council has determined not to refer the subject vacation petition /request to the Board of Adjustment pursuant to Anacortes Municipal Code § 12.50.060(F); and,

WHEREAS, it is necessary to fix a date and time for a public hearing on said matter; now, therefore,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANACORTES, WASHINGTON, AS
FOLLOWS:**

SECTION 1. That petition asking for the vacation of the following described property shall be processed concurrently with the associated Replat, Planned Unit Development (PUD), SEPA environmental review, Code Modification(s), and a Right of Way Dedication to create five (5) lots from the subject property; and,

SECTION 2. That the vacation request and associated applications stated above shall be heard in an open-record public hearing before the Planning Commission at 6:00 PM on March 9, 2016; and,

SECTION 3. That the Planning Commission will make a recommendation of approval or denial concerning the subject vacation petition /request and associated applications to City Council; and,

SECTION 4. That the Planning Commission's recommendation will be heard at a closed-record public hearing before City Council at 6:00 PM on the 4th day of April 2016; and,

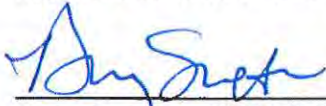
SECTION 5. That the subject vacation request is to unimproved 11th Street for approximately 210 feet from lots 1- to 7 Block 203, Map of the City of Anacortes, as per Plat recorded n Volume 2 of Plats, page 4, records of Skagit County, Washington.

INTRODUCED, PASSED, AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ANACORTES on this 16th day of February 2016.

CITY OF ANACORTES, WASHINGTON


LAURIE M. GERE, MAYOR

Approved as to form and legality:


Darcy Swetham, WSBA# 40530
City Attorney

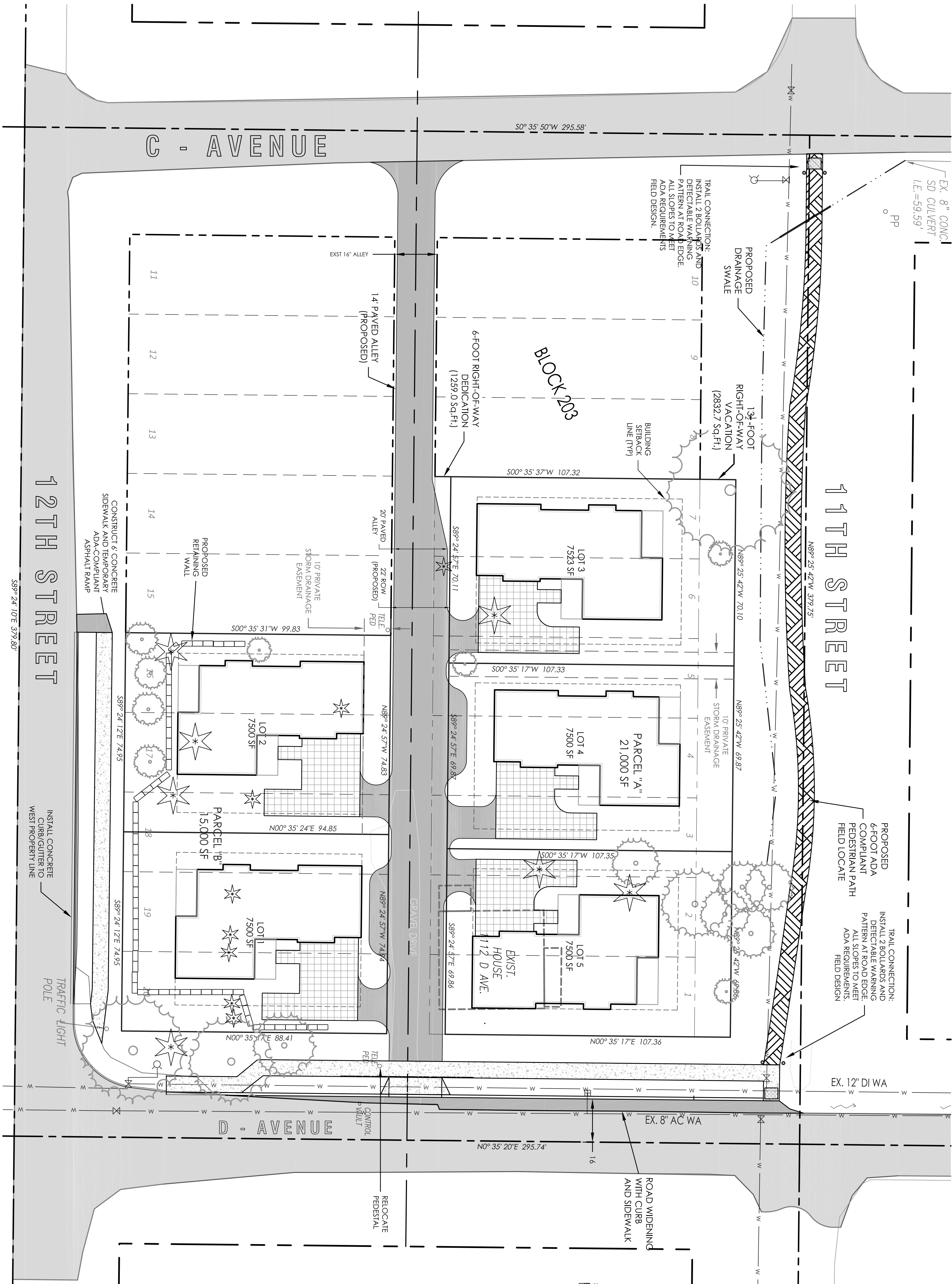
ATTEST:


Steve D. Hoglund, City Clerk Treasurer

EXHIBIT #11:

REPLAT & PUD SITE PLAN

A PORTION OF THE NW ¼ OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 01 EAST, W.M.



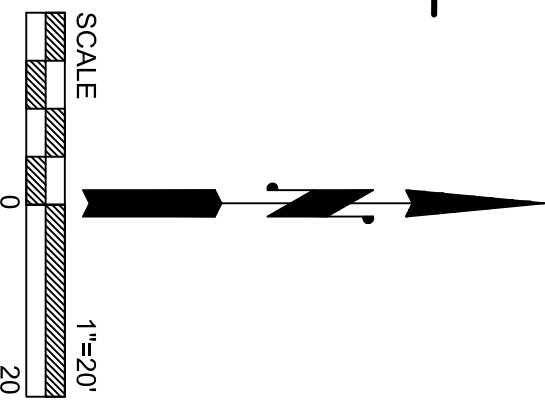
LOT COVERAGE CALCULATIONS

(PER AMC 17.36.080)
BUILDING AREA 2,440 SF
LOT SIZE (Lots 1, 2, 4 & 5) 7,500 SF
LOT SIZE (Lot 3) 7,523 SF
100 x (2,440 / 7,500) = 32.5%
100 x (2,440 / 7,523) = 32.4%

NOTE: ALL EXISTING BUILDINGS TO BE REMOVED

LEGEND

- CONTOUR, EXISTING MAJOR
- CONTOUR, EXISTING MINOR
- CONTOUR, PROPOSED MAJOR
- CONTOUR, PROPOSED MINOR
- BUILDING, EXISTING
- BUILDING, PROPOSED
- EDGE OF ASPHALT, EXISTING
- EDGE OF ASPHALT, PROPOSED
- RIGHT-OF-WAY LINE
- ROAD CENTERLINE
- LOT LINE, EXISTING (PLATTED)
- LOT LINE, PROPOSED
- TREE PROPOSED FOR PRESERVATION
- TREE PROPOSED FOR REMOVAL



SITE INFORMATION

SITE ADDRESS: 1112 D-AVENUE, ANACORTES, WA
TAX ID NUMBERS: P562224

CURRENT ZONING: R2
RECD. MIN. LOT SIZE: 7,500 SQ.FT.
GROSS LOT AREA: 64,999 SF (1.492 Ac)
NET AREA (EXIST LOTS): 36,000 SF (0.826 Ac)
NET AREA (w/ ROW VACA): 37,523 SF (0.861 Ac)
LOTS PERMITTED: 1,492 Ac x 4DU / Ac = 5
LOTS PROPOSED: 5
MIN. LOT SIZE: 7,500 SF
MAX LOT SIZE: 7,500 SF

SCHOOL DISTRICT: Anacortes School District No. 103
WATER PROVIDER: City of Anacortes
SEWAGE TREATMENT: City of Anacortes
STORMWATER UTILITY: City of Anacortes (98221)
FIRE DISTRICT: City of Anacortes

OWNER

CREATIVE TRANSITIONS, LLC
C/O SUSAN & MARK HARRIS
3805 VIEW RIDGE
ANACORTES, WA 98221

APPLICANT

CREATIVE TRANSITIONS, LLC
C/O SUSAN & MARK HARRIS
3805 VIEW RIDGE
ANACORTES, WA 98221

CONTACT PERSON

See applicant

PROJECT ENGINEER

DAVID A LERVIK, PE
LERVIK ENGINEERING
PO BOX 684
ANACORTES, WA 98221
360.588.1592

PROJECT SURVEYOR

DALE HERRIGSTAD, PE, PLS
HERRIGSTAD ENGINEERING & SURVEYING
4320 WHISTLE LAKE ROAD
ANACORTES, WA 98221

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 PLAN.

(ANACORTES MUNICIPAL CODE 16.08.080)

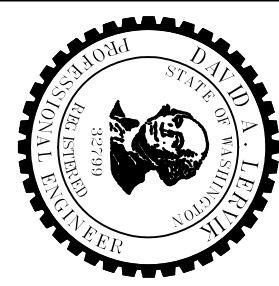
LEGAL DESCRIPTION

LOTS 1-7 INCLUSIVE AND LOTS 16-20 INCLUSIVE, BLOCK 203, MAP OF THE CITY OF ANACORTES, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY.
SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

PRELIMINARY PLAT MAP
PLANNED UNIT DEVELOPMENT

MARK & SUSAN HARRIS
CLASSIC TRANSITIONS LLC
13837 REDTAIL RIDGE LANE
ANACORTES, WA 98221
REDWOOD GLEN PLANNED UNIT DEVELOPMENT
NW ¼ OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.

Designer: D LERVIK
Drafted: D LERVIK
Checked by: D LERVIK
Date: NOVEMBER 2015
Revision No: 1: DECEMBER 2015
2: JANUARY 2016
3: -
4: -
5: -



LERVIK ENGINEERING
CIVIL DESIGN AND DEVELOPMENT CONSULTING
PO BOX 684 ANACORTES, WA 98221 360.588.1592



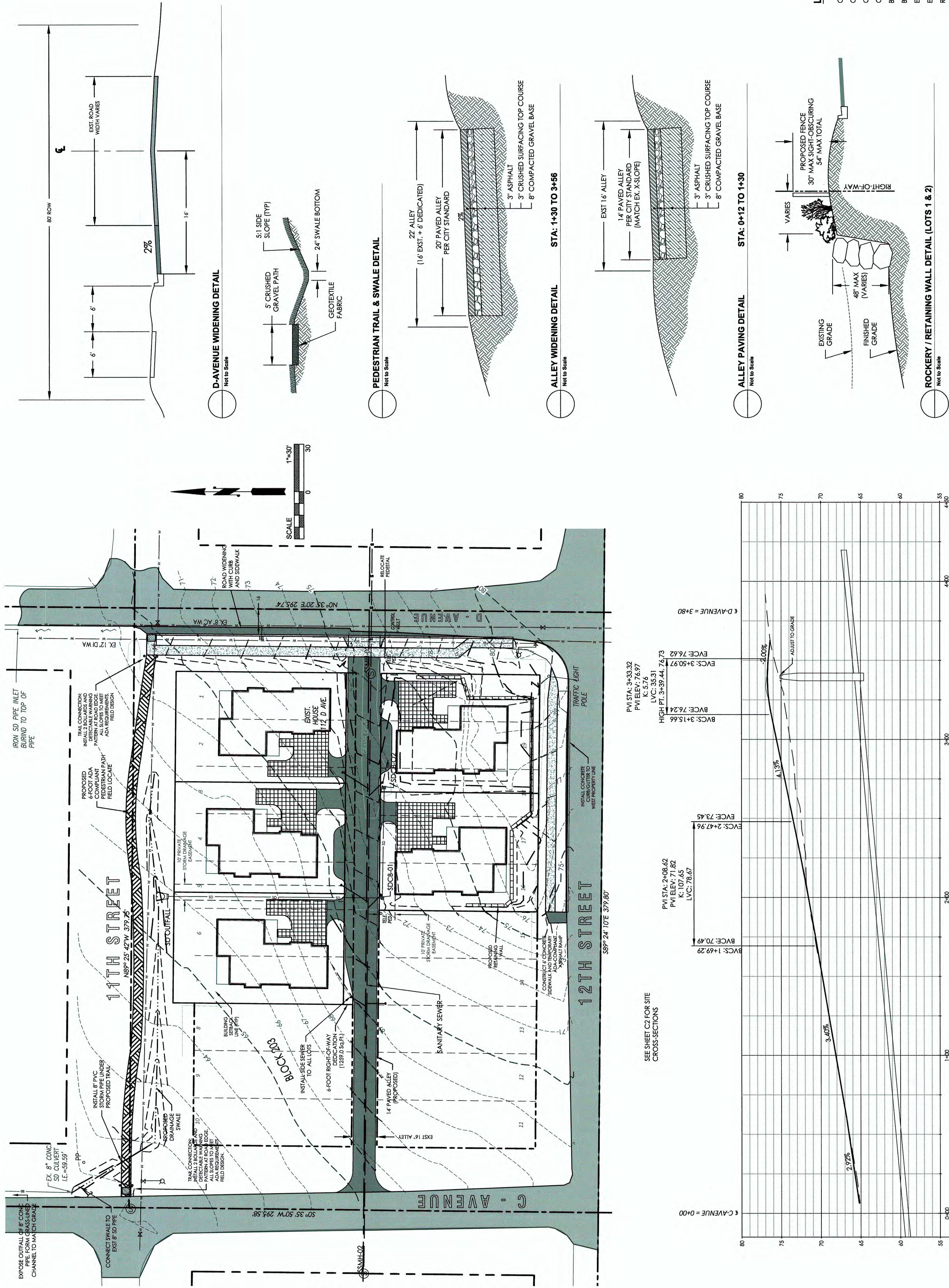
5.	
4.	
3.	
2.	JANUARY 2016
1.	NOVEMBER 2015

MARK & SUDAN MARKIS
CLASSIC TRANSITIONS LLC
13837 REVERAL RIDGE LANE
ANACOSTIA, WA 98021

REDWOOD GLEN PLANNED UNIT DEVELOPMENT
NW 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.

UTILITY, DRAINAGE AND ROAD CONSTRUCTION

NOTE: ALL EXISTING BUILDINGS TO BE REMOVED



LEGEND

CONTOUR, EXISTING MAJOR
CONTOUR, EXISTING MINOR
CONTOUR, PROPOSED MAJOR
CONTOUR, PROPOSED MINOR
BUILDING, EXISTING
BUILDING SETBACK LINE
EDGE OF ASPHALT, EXISTING
EDGE OF ASPHALT, PROPOSED
RIGHT-OF-WAY LINE
ROAD CENTERLINE
LOT LINE, EXISTING (PLATTED)
LOT LINE, PROPOSED