

ANACORTES PLANNING COMMISSION

Site Visit : 3:00 PM Site Visit, West 10th Street Replat /PUD, PUD-2015-0001. At the conclusion of the site visit, the Planning Commission will resume the continued public hearing on this matter at the scheduled January 6, 2016 evening meeting.



JANUARY 6, 2016

Municipal Building Council Chambers

6th Street and "Q" Avenue

AGENDA

6 P.M.

1. **Roll Call**
2. **Minutes of December 9, 2015**
3. **Correspondence**
Election of Planning Commission Chair & Vice Chair
4. **Old Business**
 - a. **Continued Public Hearing**: West 10th Street Replat/PUD 2015-0001 – Discussion/Possible Action
5. **New Business**
 - a. **LID Presentation**
 - b. **Public Hearing**: 2016 Comp Plan - Parks/Rec/Open Space & Environment & Conservation Elements

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 – December 9, 2015

Chair Laumbattus called the Meeting of December 9, 2015 to order at approximately 6 p.m.

Roll Call

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

Minutes

October 14, 2015, October 28, 2015 and November 7, 2015 were approved as presented.

Correspondence

None

Old Business

None

New Business

Public Hearing: James Stevens, Conditional Use Permit 7656 State Route 20 – Discussion/Possible Action

Commissioner Curt Oppel announced that he had a discussion with the applicant regarding the proposed conditional use permit, not realizing it was coming before the Planning Commission but believes he can make an unbiased decision. The Chair asked if anyone from the audience has an objection to Commissioner Oppel sitting on the board to hear the proposed conditional use. There were no objections from the audience. Chair Laumbattus stated he does have a relationship with the applicant and will recuse himself and not vote on the proposal.

Mr. Kevin Cricchio introduced the application for a Conditional Use Permit to permit a doctors' office within an existing medical marijuana collective business to serve patients. Currently, a medical marijuana collective business is located on the subject property. The current zoning is LM1, which medical marijuana collective's gardens are a permitted use within this zone.

The surrounding land is also zoned LM1; various uses in the area include a commercial parking lot, marijuana production & single family residential, produce and antique store. Lastly, Mr. Cricchio noted that expansion of the building is not proposed and that staff recommends approval.

In answering a question from Commissioner Pollard, Mr. Don Measamer, Director of Planning, Community & Economic Development, explained that the proposed application does meet the criteria as an office space and is compatible with the conditional use permit criteria. With that, the Chair opened the hearing to take public comment.

Mr. James Stevens, 4028 Sharpe Road, pointed out that medical marijuana has been allowed since 2008. He hopes that the clinic will be a designated specialty clinic recognized by the State of Washington along with being a primary care physician clinic to treat other patients and not just for medical marijuana. The Chair closed the public hearing.

Commissioner Oppel asked for clarification that there “will be only one doctor at the facility for patient care.” Commissioner Pollard expressed her concerns relative to the proposed project not meeting the “office” definition and that the proposed use would be more compatible to a “clinic,” which would not be consistent with the conditional use permit process. Commissioner Hansen and Commissioner Farnsworth expressed concern relative to allowing a medical office in a LM1 zone as an appropriate use for the area.

In addressing a concern of Commissioner Cleland-McGrath, the Chair reopened the public hearing for Mr. Stevens to explain that the proposed doctor office will provide consultation and prescriptions, no procedures will be performed on site and restroom facilities are provided on site. Again, the Chair closed the public hearing.

After discussion, Commissioner Pollard made a recommendation to City Council to deny the conditional use application as submitted, this was seconded by Commissioner Cleland-McGrath. Vote: 2 ayes and 4 nays (Chair Laumbattus abstained from voting). Motion failed. Commissioner Farnsworth then made a motion to approve the Conditional Use Application as submitted, this was seconded by Commissioner Hansen. Vote 4 ayes and 2 nays (Commissioner Laumbattus abstained) motion passed to recommend approval to City Council.

Public Hearing: 10th Street Replat/PUD – Discussion/Possible Action

Mr. Kevin Cricchio, Associate Planner, introduced the proposed replat, Planned Unit Development (PUD) and SEPA environmental review to create 8 lots and 1 wetland tract (9 lots total), located south of West 10th Street between Minnesota and Kansas Avenues. Wetland buffer averaging and a modification to the underlying zoning district's minimum lot size requirement is also proposed. Mr. Cricchio explained that the applicant is also proposing a right-of-way dedication and vacation. The vacation request is for unimproved West 11th Street for approximately 212 feet from Lots 5 to 11 Block 1121 Northern Pacific Addition to Anacortes, along with approximately 185 feet from Lots 1 to 6 Blocks 1120 & 1121 Northern Pacific. With that, the Chair opened the public hearing to take testimony.

Mr. Steve Wilcox, 3610 West 10th, referred to a packet of comments that he submitted to the Commissioners listing concerns regarding the proposed project. Mr. Wilcox said that most of his questions have been addressed by the developer. Mr. Wilcox suggested that the developer be required to continue street improvements from the last lot on West 10th up to the forest lands. He feels that this would eliminate future impact on the existing neighborhood. Mr. Wilcox also requested that the City put in yellow center line stripes off of Kansas and West 10th along with a sign under the stop sign at Minnesota and West 10th that states "oncoming traffic does not stop".

Ms. Claudia Hogan, 3616 West 10th, expressed concerns regarding the reduced lot sizes and increased noise levels during construction. She also is concerned that West 10th Street access remain open during construction. Ms. Claudia Jensen, 3708 West 11th Street, also expressed concern relative to increased noise levels and that smaller lot sizes are not in character with the existing neighborhood.

Mr. Jim Schemmer, 910 34th Street, Schemmer Consulting Group, explained that the applicant proposes to continue the sidewalk up to the existing sidewalk and the lot sizes are proposed to be smaller although required setbacks will be per City Code. As far as shutting down access of West 10th during construction, Mr. Schemmer explained that there is plenty of staging area so that West 10th Street traffic should not be affected. He explained that the alley access into the proposed cul-de-sac will allow easier access for the fire trucks and sanitation crews.

In answering a question from Chair Laumbattus, Mr. Schemmer verified the location on the proposed split rail fence that establishes boundary lines around the wetland area. Commissioner Oppel asked Mr. Schemmer to verify grade levels in regard to where storm water runoff will travel to the storm system. In answering a question from

Commissioner Hansen, Mr. Schemmer explained that the proposed access to the lots were decided in meetings with City Staff for what was the safest access.

Ms. Rachel Johnson, 3710 West 10th Street, expressed concern relative to construction vehicles being parked in front of her home. Ed McGuiness, 3620 West 10th Street, expressed concern over reducing the lot sizes. Mr. Don Measamer, Director of Planning, Community & Economic Development, explained that the purpose of a planned unit application is designed to accommodate building on land that has difficult topography such as the wetlands and wetland buffers on the proposed site. By requesting smaller lot sizes, the applicant can maintain the number of lots to be built while protecting the wetland. These requirements can be found in the City's Zoning Ordinance pertaining to Planned Unit Developments.

Commissioner McNett expressed concern relative to the impact on the existing neighborhood by creating more lots than originally platted. Commissioner Hansen expressed concern relative to the alley being used for services and causing a negative impact on the neighbors. Mr. Ed Jensen, 3708 West 11th Street, clarified that the alley is not currently used for services at this time, although residents do use the alley for private access.

Ms. Claudia Jensen, 3708 West 11th Street, also clarified that the neighbors do drive up the alley for access to their garages. She also commented on the two homes with back yards that face the alley and how the proposed development will have a negative effect in the backyard of those homes. With that, the Chair closed the public hearing.

Chair Laumbattus disclosed that he had a previous working relationship with Mr. Irving, the applicant. He asked if anyone objected to him voting. There were no objections from the audience. Commissioner Oppel recommended placing an emergency barrier in the alley and not allow the sanitation crews to use it.

Commissioner Farnsworth expressed concern over reducing lot size in this particular area. The consensus of the Commissioners was to have another site visit when they have more day light prior to taking action on this application. With that, the Chair continued the public hearing until a further date.

2015 Sewer Comp Plan - Discussion

Mr. Matt Reynolds, Assistant City Engineer, gave an overview of the draft Wastewater Comprehensive Plan. The City of Anacortes Wastewater Comprehensive Plan is a document that describes the location and type of facilities needed to provide wastewater service through 2035. It includes upgrades, rehabilitation, and improvements to the sanitary sewer mains, pump stations, and the Wastewater Treatment Plant. The Plan

was last updated in 1996. A SEPA Determination of Non-Significance was issued for the proposal on November 30, 2015.

Parking Variation – Anacortes Family Center – Discussion/Action

Mr. Measamer, Director of Planning, Community & Economic Development, gave an overview of the proposed application. He explained that the applicant is asking to utilize the right-of-way for four parking stalls on 27th Street. The applicant will also provide 4 off-street parking stalls off the alley. Mr. Measamer explained that the current location of the building does not allow the applicant to meet the City's parking requirements. Mr. Measamer noted that Staff is in favor of the parking variance; this layout makes the most sense for the location.

Mr. Dustin Johnson, Executive Director of the Anacortes Family Center, explained that the family shelter is a facility that provides services to women, kids and family with kids, predominantly Anacortes residents. Because of the overwhelming need for the facility, the facility needs to expand. Mr. Johnson explained that their existing building, which is across the street from the proposed project, would allow for extra parking. He pointed out that the current parking lot is never full because most clients do not have cars and there are few employees at the center. In answering a question from Commissioner Hansen, Mr. Nels Strandberg, Anacortes Family Center board member, pointed out that there will be a 15 foot planting strip in front of the stalls. There were no comments from the audience. With that, the Chair closed the public hearing.

After discussion, the Commission approved to reduce the required on-street parking spaces from 9 to 4 with an additional 5 on-street parking spaces. Commissioner Hansen made a motion, seconded by Commissioner Farnsworth. Motion passed unanimously.

Meeting adjourned at approximately 8:20 p.m.

**ANACORTES PLANNING COMMISSION
SITE VISIT
WEST 10TH STREET REPLAT/PUD**



JANUARY 6, 2016

Municipal Building Council Chambers

6th Street and "Q" Avenue

AGENDA

3 p.m.

**THE PLANNING COMMISSION WILL CONDUCT A SITE
VISIT AT WEST 10TH STREET TO VIEW THE SITE FOR A
STREET REPLAT/PUD AT 3 P.M.**



DEPARTMENT OF PLANNING, COMMUNITY & ECONOMIC DEVELOPMENT

DATE: December 24, 2015

TO: Planning Commission

FROM: Kevin Cricchio, AICP
Associate Planner
Department of Planning, Community & Economic Development

SUBJECT: West 10th Street Replat & PUD, PUD-2015-0001

BRIEFING & BACKGROUND:

At 6:00 PM on January 6, 2016, a continuation of the open record public hearing that was conducted on December 9, 2015, will occur concerning a proposed replat, Planned Unit Development (PUD) and SEPA environmental review to create 8 lots and 1 wetland tract (9 lots total) on the subject property. Wetland buffer averaging and a modification to the underlying zoning district's minimum lot size requirement is also proposed. The applicant also proposes a right-of-way (ROW) dedication and vacation. Please bring your packets to the January 6, 2016, continued open-record public hearing. Please note, a 3:00 PM site visit is also scheduled for this prior to the continued hearing.

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 replat, Planned Unit Development (PUD) SEPA environmental review, wetland buffer averaging, modification to the underlying zoning district's minimum lot size requirement, and right-of-way (ROW) dedication and vacation subject to the staff suggested conditions of approval.

[Click here to view project documents.](#)



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[Click here to view project documents.](#)



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

Open Record Public

Hearing Date: Continued to January 6, 2016, @ 6:00 PM with 3:00 PM Site Visit
December 9, 2015, @ 6:00 PM with 5:15 PM Site Visit

Project Name: West 10th Street Replat & PUD

File Number: PUD-2015-0001

Applicant: Schemmer Consulting Group
3014 Commercial Avenue, Suite C
Anacortes, WA 98221

Landowner: Irving Construction Corporation
819 Commercial Avenue, Suite G
Anacortes, WA 98221

**Project Engineer
& Surveyor:** Schemmer Consulting Group
3014 Commercial Avenue, Suite C
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 replat, Planned Unit Development (PUD) and SEPA environmental review to create 8 lots and 1 wetland tract (9 lots total) on the subject property. Wetland buffer averaging and a modification to the underlying zoning district's minimum lot size requirement is also proposed. The applicant also proposes a right-of-way (ROW) dedication and vacation. The vacation request is to unimproved West 11th Street for approximately 212 feet from lots 5 to 11 Block 1121

Northern Pacific Addition to Anacortes. Additionally, the applicant proposes a vacation request to the alley for approximately 185 feet from lots 1 to 6 Blocks 1120 & 1121 Northern Pacific Addition to Anacortes.

Project Location:

The subject properties are located south of West 10th Street between Minnesota and Kansas Avenues.

Subject Parcels:

P58251, P58253, P102477, P102478, P132138, & P132139

Zoning District:

The subject property is located in the Residential (R2) Zoning District of the City of Anacortes.

Comprehensive Plan Designation:

Residential Low Density (R2)

Existing Land Use:

The subject property is vacant with no structures or improvements located on it.

Surrounding Zoning & Land Uses:

Direction:	Zoning:	Land Uses:
North:	Residential (R2)	Single-Family Residences
South:	Residential (R2)	Vacant Land, Single-Family Residences, & Anacortes Community Forest Land
East:	Residential (R2)	Vacant Land
West:	Residential (R2)	Single-Family Residences

Wetland & Buffer Area (See Exhibit 10):

- Wetland Area on Property = 902 square feet
- 110-foot Buffer Area = 19,304 square feet
- Reserve Tract Buffer Area 19,335 Square Feet
- Increased Buffer Area = 2,935 Square Feet
- Reduced Buffer Area = 2,904 Square Feet

R2 Minimum Lot Size:

- 7,500 Square Feet

R2 Maximum Permitted Density:

- Four (4) Dwelling Units Per Gross Acre

Site Area:

- Net area = 1.584 acres (69,011 square feet)
- Gross area = 2.239 acres (97,530 square feet)

Density Calculation

- 2.239 Gross Acres X 4 Dwelling Units Per Acre = 8.956 Lots (**Rounded To 9**) Permitted

Permits Required:

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

Existing Environmental Documents:

Wetland Report; SEPA Environmental Checklist; Geotechnical Evaluation; Tree Assessment & Preservation Plan; & Landscape Plan

Utilities:

- **Water:** City of Anacortes
- **Sewer:** City of Anacortes
- **Garbage:** City of Anacortes
- **Stormwater:** City of Anacortes

Fire:

- City of Anacortes

Police:

- City of Anacortes

A. FINDINGS OF FACT:

I. SITE DESCRIPTION:

The project site is vacant with no structures located on it. It was partially cleared previously but does have a number of trees and shrubs located on it which are predominantly located in the southern and southeastern portion of the subject property as is discussed in the Tree Assessment and Preservation Plan (**See Exhibit 11**).

The proposed replat and Planned Unit Development (PUD) would include the construction of a cul-de-sac off of West 10th Street which would provide ingress and egress to the 8 single-family residential lots and 1 NGPE tract created as a result of the subject replat /PUD.

II. REPLAT /PUD CHRONOLOGY & BACKGROUND:

1. The applicant submitted the subject application for a replat/ PUD of the subject property to the City of Anacortes on May 08, 2015.
2. After reviewing the application material, the subject replat /PUD was deemed incomplete on June 3, 2015.
3. The applicant resubmitted application material on September 10, 2015, but the subject application was still deemed incomplete on September 21, 2015.
4. The applicant resubmitted again on October 9, 2015, but the subject application was still deemed incomplete on October 20, 2015.
5. Staff held a meeting with the applicant and agent on November 3, 2015, to discuss some remaining items needing resolution and clarification.
6. The subject replat /PUD application was deemed complete on November 11, 2015.

III. CRITICAL AREAS REVIEW:

Geologically Hazardous Area:

Geotest prepared a reconnaissance level report dated June 9, 2015, concerning the project site's topography, soils, drainage, and geologically hazardous areas (**See Exhibit 8**). No known geologically hazardous areas exists on the subject property.

Wetlands:

According to a Wetland Report (**See Exhibit 9**) prepared by Advanced Environmental Solutions dated March 20, 2015, there is a Category III wetland located onsite that is 0.16 acres. The wetland extends off-site to the northwest and southwest. The onsite portion of the wetland is 902 square feet in area. According to AMC 17.70.340(1) and consistent with current Department of Ecology buffer requirements, Category III (3) wetlands require a 110-foot buffer as measured from the edge of the wetland.

The applicant proposes wetland buffer averaging per AMC 17.70.340(F)(4), which would reduce a portion of the 110 foot buffer as it extends onto lots 5 & 6. The reduced buffer along lots 5 and 6 would result in a 91 foot buffer width. The reduced buffer area proposed is 2,904 square feet while the increased buffer area would be 2,935 square feet (**See Exhibit 10**). This reserved area is greater than the area represented by the standard 110-foot buffer. This increased reserved area also complies with AMC 17.70.340(F)(4) as it will not reduce the wetland functions or performance, contains a total area greater than which would be contained in the standard buffer, and contains variations in sensitivity due to the existing physical characteristics.

Priority Habitat & Species:

No known priority habitat or species are located on or within close proximity to the subject properties following a review of Washington State Department of Fish and Wildlife's website.

Cultural Resources:

No known cultural resources are located on or within close proximity to the subject property. Both the Samish Indian Nation and the Washington State Department of Archaeology and Historic Preservation (DAHP) was provided an opportunity to comment on the subject development. No comment was received.

IV. TREE ASSESSMENT & PRESERVATION PLAN:

Urban Forestry Services Inc., prepared a Tree Assessment and Preservation Plan dated August 5, 2015. The applicant /landowner proposes retaining seventy-three (73) trees within a wetland tract that is approximately 0.46 acres in area. Chapter 16.50 of the Anacortes Municipal Code requires that one tree credit unit per 1,000 square feet of property. The subject property is 69,011 net square feet in area. Therefore, 70 tree credits are required based on this net square footage. The applicant /landowner proposed retention of seventy-three (73) trees within the wetland tract equates to two hundred and seventy-two (272) tree credits (**See Exhibit 11**). The wetland tract would be designated as a native growth protection area easement (NGPE).

V. TRANSPORTATION:

The City of Anacortes' Public Works Department did not require that a Traffic Impact Study be prepared associated with the subject development. Access is proposed via West 10th Street by way of a cul-de-sac that would serve the 8 single-family residential lots. Traffic impact fees will be collected at time of building permit application issuance.

VI. ROW DEDICATION & VACATION:

Both a right-of-way (ROW) dedication and vacation is proposed as part of the subject replat and PUD. Pursuant to AMC 17.70.570(D)(3), street/alley vacations that are contiguous with an Anacortes Community Forest Lands (ACFL), half of the area to be vacated that is adjacent to the ACFL shall be incorporated into the ACFL and be subject to all ACFL related requirements. City staff will prepare an ordinance for City Council approval related to this site vacation.

The total area to be vacated is **10,660.87 square feet** (6,360 square feet West 11th Street + 4300.87 square feet alley). The vacation request is to unimproved West 11th Street for approximately 212 feet from lots 5 to 11 Block 1121 Northern Pacific Addition to Anacortes. Additionally, the applicant proposes a vacation request to the alley for approximately 185 feet from lots 1 to 6 Blocks 1120 & 1121 Northern Pacific Addition to Anacortes.

The total area of dedication is **7,458 square feet** (cul-de-sac) in area. The subject development includes the construction of a cul-de-sac to serve the subject replat and PUD located off of West 10th Street. This cul-de-sac would be built to city standards and dedicated to the City of Anacortes.

VII. PROPOSED MODIFICATION TO CODE:

The applicant has applied for a Planned Unit Development (PUD) which allows for some modification to city code. Specifically, the applicant has proposed a reduction to the minimum lot size for the underlying R2 Zoning District be reduced from the required minimum lot size of 7,500 square feet (per AMC § 17.36.050) to lots that range from 6,000 to 6,654 square feet in area. This reduced lot size is similar to the R3 minimum lot size standards (6,000 square feet).

VIII. NOTICE OF APPLICATION & HEARING:

1. A “Notice of Application & Hearing with Optional SEPA DNS” was published in the Anacortes American Newspaper on November 11, 2015.
2. Notice was also posted on the subject property in three (3) different locations on November 06, 2015.
3. Notice was posted at city hall, the library, and the USPS on November 05, 2015. Additionally, the notice was posted on the city’s website on November 06, 2015.
4. Neighbors within 300 feet of the subject property were mailed “Notice of Application & Hearing with Optional SEPA DNS” on November 06, 2015.
5. Departments and agencies of jurisdiction were emailed the respective application material, notice, and comment form on November 09, 2015.
6. Notice of application & hearing with optional SEPA DNS was emailed to Department of Ecology on November 09, 2015, for posting on to the SEPA register.
7. The 15-day comment period ended at 5:00 PM on **November 24, 2015**.
8. A SEPA MDNS was issued on November 25, 2015 (**See Exhibit 4**). Parties of record and departments/ agencies of jurisdiction were mailed /emailed copies of the MDNS. The SEPA MDNS was emailed to Department of Ecology for posting again on to the SEPA register on November 25, 2015.

IX. COMMENTS RECEIVED:

Public Comments:

At the time of this writing, one (1) public comment has been received concerning the proposed development (**See Exhibit 7**).

Department & Agencies of Jurisdiction Comments:

At the time of this writing, the following comments from departments and agencies of jurisdiction were received (**See Exhibit #6**).

Departments & Agencies:	
1.	Public Works Department
2.	Street Department
3.	Water Department
4.	Solid Waste Department
5.	GIS

X. 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 required by AMC and state law.
3. Notice of application & hearing with optional SEPA DNS was also emailed to the Department of Ecology on November 9, 2015, for posting on to the SEPA register.
4. On November 25, 2015, a SEPA Mitigated Determination of Non-Significance (MDNS) was issued using the optional DNS process pursuant to WAC § 197.11.355. Parties of record and departments/agencies of jurisdiction were mailed /emailed copies of the MDNS.
5. The issued SEPA MDNS was emailed to the Department of Ecology for posting on to the SEPA register on November 25, 2015.

B. CITY OF ANACORTES' 2012 COMPREHENSIVE PLAN:

The following goals from the City of Anacortes' Comprehensive Plan appear to be applicable to the subject Replat /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 located in the R2 Zoning District.

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. 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 development would create 8 lots for single-family residences to be constructed.

Housing Goal 2:

Maintain and allow for open-space corridors in Anacortes.

Staff Analysis:

The creation of an NGPE Tract where a wetland and associated buffer would be located would also serve as an open-space corridor.

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 8-lots created by the subject replat /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.

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.

Housing Goal 8:

Encourage rehabilitation of substandard housing and neighborhoods.

Staff Analysis:

The proposed development and associated improvements will improve the neighborhood.

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

C. ZONING ORDINANCE/ 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 subject property is located in the Residential (R2) Zoning District.

3. 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.
4. According to AMC § 17.36.020, “single-family dwellings” are permitted land uses within the Residential (R2) Zoning District.
5. According to AMC § 17.36.050, the minimum lot size for the Residential (R2) Zoning District is 7,500 square feet. The applicant has proposed a reduction to the minimum lot size for the underlying R2 Zoning District be reduced to lots that range from 6,000 to 6,654 square feet in area. A Planned Unit Development (PUD) allows for some flexibility in how standards for health, safety, and welfare are met.
6. AMC § 17.36.060 lists the required setbacks for the Residential (R2) Zoning District. This requirement is reviewed at time of building permit application submittal. The applicant however has not requested a modification thereto.
7. The maximum lot coverage for the Residential (R2) Zoning District is thirty-five (35) percent per AMC § 17.36.080. This requirement is reviewed at time of building permit application submittal. The applicant however has not requested a modification thereto.
8. According to AMC § 17.36.070, the maximum permitted density for the Residential (R2) Zoning District is four (4) dwelling units per gross acre. The applicant has 2.239 gross acres or 97,530 square feet. Eight (8) single-family residential lots plus one (1) wetland tract (9 lots total) are proposed as part of the subject replat/ PUD request. Four (4) single family residential lots multiplied by 2.239 gross acres equals 8.956 or nine (9) lots permitted according underlying R2 Zoning District.
9. AMC § 17.46.020, two (2) parking spaces are required for each residence. The applicant proposes two (2) car garages attached to each residence.
10. Landscaping is required according to AMC Chapter 17.41. The applicant has submitted a landscape plan meeting this requirement (**See Exhibit 12**).
11. 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 11**). The minimum tree density per AMC § 16.50.070 is one (1) tree unit per one thousand (1,000) square feet of property. The applicant has met this requirement.
12. According to AMC § 17.42.010, street and alley vacations associated with dedication of new rights-of-way (ROW) shall go through the replatting process set forth in AMC Title 17. An ordinance for street and alley vacations will be drafted by city staff for City Council review and approval.
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.

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

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

The preliminary replat /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. In this case however the applicant has requested concurrent review of the subject PUD and preliminary replat as allowed per AMC § 16.40.040.
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.
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. The applicant has designated portions of their front and rear yards as "Open Space" thus meeting this requirement.
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.” Accordingly, as provided in the subject proposal and as conditioned below, appropriate provisions are made for the public health, safety, and general welfare.

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.”* Accordingly, as provided herein, written findings have been provided that address appropriate provisions for the public health, safety, and general welfare.
6. The subject proposal **is, is not** consistent with the above code sections /regulations.

E. 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 planned unit development and preliminary replat 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 proposal makes appropriate provisions for the elements listed in AMC § 16.12.020(E).

3. The proposal includes a street vacation request to unimproved West 11th Street for approximately 212 feet from lots 5 to 11 Block 1121 Northern Pacific Addition to Anacortes. Additionally, the applicant proposes a vacation request to the alley for approximately 185 feet from lots 1 to 6 Blocks 1120 & 1121 Northern Pacific Addition to Anacortes. The Planning Commission supports the proposed street vacation through the re-platting and Planned Unit Development (PUD) process and finds no evidence to do so otherwise.
4. The requirements of the State Environmental Policy Act have been complied with.
5. 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.
6. 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.

F. 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, ROW vacation request, ROW dedication request, SEPA review, and wetland buffer averaging subject to the staff suggested conditions of approval.

G. 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, ROW vacation request, ROW dedication request, SEPA review, and wetland buffer averaging subject to the following conditions of approval:

1. 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.
2. Construction activities may require an NPDES Construction Storm Water Discharge Permit issued by the Department of Ecology prior to any construction activities taking place on or off-site.

3. Clearing activities may require a logging permit issued by the Department of Natural Resources prior to construction activities taking place on or off-site.
4. Prior to any clearing\fill\grade work beginning, construction civil plans consistent with the City of Anacortes Engineering Development Standards, including but not limited to, Clearing and Grading Plan, Erosion Control Plan, Site utility\Infrastructure improvements Plan, Roadway Improvements Plan, Signage Plan, Street Lighting Plan and other plans and\or information required by the City Planning\Building and Public Works Departments shall be submitted for review and approval. 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. Site grading shall not adversely impact adjacent neighbors.
5. 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.
6. 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.
7. 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.
8. Mailbox locations shall be reviewed and approved by the City of Anacortes Public Works Department and the U.S. Postal Service.
9. All Sanitary Sewer Easements shall be 20-foot minimum width and dedicated to the City of Anacortes.
10. All Sanitary Sewer structures shall have vehicular access, including but not limited to: 1) A 12-foot minimum width access road with an approved all-weather surface asphalt road, or other approved Low Impact Development Best Management Practice design, 2) Meeting the minimum structural requirements for Access Road approved by the City of Anacortes.
11. Pursuant to AMC 17.70.570(D)(3), half of the subject vacation request that is contiguous with Anacortes Community Forest Lands (ACFL) shall be incorporated into the ACFL and be subject to all ACFL related requirements.
12. Prior to final replat /PUD approval, the applicant /landowner shall obtain an appraisal of the cost of the subject vacation and dedication. The difference in monetary value of the vacation and dedication shall be paid in full to the City of Anacortes prior to final replat /PUD submittal or approval is given.
13. City staff shall develop an ordinance for the subject street and alley vacation request to be reviewed and approved by City Council.

14. The scope of the project shall not exceed that as set-out in the replat /PUD (including attachments), and in accordance with the determinations made and conditions imposed. **Exhibit 13** shall be the approved site plan.
15. Prior to final replat /PUD approval, the applicant shall be responsible for reimbursement to the City for the cost of mailing and publication of the public hearing for this proposal.
16. Development shall comply with the landscape plan (**See Exhibit 12**). Landscaping shall be in place and complete before building permit certificate of occupancy will be issued.
17. 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.
18. 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 recorded on the final plat map.
19. Pursuant to RCW 58.17.140(3)(a), the final replat /PUD shall be submitted to the City of Anacortes Department of Planning, Community, & Economic Development within five (5) years from the date of preliminary approval.
20. Development shall comply with the issued SEPA Mitigated Determination of Non-Significance (MDNS) mitigation measures 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 (SEPA MDNS #1).
 - B. Orange construction fencing shall be installed at the project boundary's clearing limits (SEPA MDNS #2).
 - C. A grading permit is required for earthwork consisting of fifty (50) or more cubic yards (SEPA MDNS #3).
 - D. All applicable permits shall be secured before any construction activities begin onsite (SEPA MDNS #4).
 - E. The Wetland Tract shall be owned and maintained by the property owner, property owner's association, successors or assigns. A note to this effect shall be recorded on the final replat/ PUD map (SEPA MDNS #5).
 - F. The wetland Tract shall be designated as a Native Growth Protection Easement (NGPE). A note to this effect shall be recorded on the final replat /PUD map (SEPA MDNS #6).
 - G. Note on the final replat /PUD, "Within the NGPE, vegetation or tree removal, topping, or trimming is prohibited unless approved by the City. The applicant would

need to submit an ISA certified arborist report that states a tree is dead, diseased, or dying to the City of Anacortes' Planning Department and Parks and Recreation Department for review and approval. Notwithstanding, vegetation /tree removal from an NGPE is prohibited" (SEPA MDNS #7).

- H. Before final replat /PUD approval shall be given, a split rail cedar wood fence shall be constructed along the buffer's edge of the wetland thereby demarcating the beginning of the Category III (3) wetland. Wetland critical area signage obtained from the City of Anacortes' Department of Planning, Community, & Economic Development shall be placed on the fence (SEPA MDNS #8).
- I. Note on the final replat /PUD, "Those trees designated for retention on the submitted tree preservation plan shall be protected before and during site development and construction through adherence to AMC § 16.50.100. Chain link fencing (or other sturdy construction fencing) 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" (SEPA MDNS #9).
- J. Before any site development 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 (SEPA MDNS #10).
- K. Note on the final replat /PUD, "No yard extension, yard waste dumping, or off leash pets are permitted in the NGPE tract" (SEPA MDNS #11).

These Findings of Fact, Conclusions of Law, and Recommendation were adopted by the City of Anacortes' Planning Commission on January 6, 2016, the date signed by the Planning Commission Chair.

Marty Laumbattus, Planning Commission Chair

Date

APPEALS:

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

EXHIBITS:

EXHIBIT NUMBER:	NAME OF EXHIBIT:
Exhibit #1	Master Permit Application, Environmental Checklist, & Narrative
Exhibit #2	Notice of Application & Hearing with Optional DNS
Exhibit #3	Assessor's Info & GIS Map
Exhibit #4	Issued SEPA MDNS
Exhibit #5	Resolution # 1934, Fixing A Date & Time When A Petition For Vacation May Be Heard By City Council
Exhibit #6	Department /Agency Comments Received
Exhibit #7	Public Comments Received
Exhibit #8	Geotechnical Report
Exhibit #9	Wetland Report
Exhibit #10	Wetland Buffer Site Plan
Exhibit #11	Tree Assessment & Preservation Plan
Exhibit #12	Landscape Plan
Exhibit #13	Replat /PUD Site Plan
Exhibit #14	Anacortes Community Forest Lands (ACFL) Map

EXHIBIT #1:

MASTER PERMIT APPLICATION, ENVIRONMENTAL CHECKLIST, & NARRATIVE

City of Anacortes – Planning, Community, and Economic Development

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

MASTER PERMIT APPLICATION

1. Applicant Contact Person (if different)
Name: Scott Irving
Mailing Address: 819 Commercial Ave # 4
City, State, Zip: Anacortes, WA 98221
Phone#: 360 293-16354
Fax#: 360 293-2979
E-mail: iccl@fidalgo.net
2. Applicant's Interest to Property (check one)
☒ Owner ☐ Contract Purchaser ☐ Lessee ☐ Other (specify) _____
3. All Persons/Firms having an ownership interest in the property:
Name: Scott Irving (Irving Construction) Phone# _____
Address: (Same)
Name: _____ Phone# _____
Address: _____
Name: _____ Phone# _____
Address: _____
4. General location of property (including nearest intersection): SEC: 23 TWP: 35 RNG: 1E
INT-X Minnesota Avenue & West 10th Street
- *By submittal of this application, the property owner/applicant grants permission for public officials at the City of Anacortes to enter the subject property, if necessary, for the purpose of site inspection.
5. Attach legal description of property. (If recording of legal description is required, the format MUST comply with Recording Requirements.) See Schedule A-1 of Title Report
6. List all Property Tax Account Numbers involved in this application (Attach separate pages if necessary):
3809-120-003-0000 3809-121-004-0100 3809-121-000-0001
3809-120-011-0000 3809-121-008-0100
7. Approximate acreage: Gross: 2.239
Net: 1.584 8. Present zoning: R2
9. Present use of property: Vacant

10. Source of water supply and sewer supply: City of Anacortes

11. Permits requested from City:

- | | |
|--|---|
| ☐ Annexation | ☐ Rezone |
| ☐ Boundary Line Adjustment | ☐ Shoreline Exemption |
| ☐ Binding Site Plan | ☐ Shoreline Management Conditional Use Permit |
| ☐ Conditional Use Permit | ☐ Shoreline Management Substantial Development |
| ☐ Comprehensive Plan Amendment | ☐ Shoreline Variance |
| ☒ Planned Unit Development | ☐ Short Plat |
| ☐ Plat Modification | ☐ Special Use |
| ☐ Preliminary Plat | ☐ Variance |

☐ Other: _____

12. Explain your request and ALL proposed uses included in this proposal: REQUEST APPROVAL OF
PUD FOR 8 LOTS FOR RESIDENTIAL SINGLE FAMILY USE.

PLEASE FILL IN ALL APPLICABLE SECTIONS

FOR REZONES:

13. Requested zoning: N/A

14. Comprehensive Plan designation: N/A

15. Has anyone applied for a rezone of this property within the last five years? N/A
If yes, who? _____ Year? _____

FOR SUBDIVISIONS (PLATS):

16. Plat Name: West 10th Street Planned
Unit Development

17. Number of Lots: 8

FOR SHORT SUBDIVISIONS (SHORT PLATS):

18. Number of Lots: _____

19. Duplex Lots Proposed: _____

FOR SHORELINE MANAGEMENT SUBSTANTIAL DEVELOPMENT OR CONDITIONAL 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): \$ 200,000 (est.)
21. Construction dates for which permit is requested (month & year): Begin: JULY / 2015
End: SEPT. / 2015
22. Does the project require a Shoreline/Floodplain location? If yes, please explain why: NO
23. Water Body: N/A 24. Shoreline Environment Designation: N/A

FOR VARIANCE (ZONING AND SHORELINE):

25. Code sections involved: N/A
26. Description of variance requested: N/A.

A notarized affidavit is required to be completed by all persons having an ownership interest in the subject property and the applicant, if different from the property owner(s). If the signatory is not listed as the owner in the title report, or if the signatory is signing on behalf of an entity, documentation authorizing the signatory to sign the affidavit on behalf of the individual or entity shall provided.

STATE OF WASHINGTON)

) ss

I (we) W. Scott Irving, 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: _____

Property Owner

Subscribed and sworn to before me this

7th

day of

May

, 20 15



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

STATE OF WASHINGTON)

) ss

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

Signed: _____

Applicant

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

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

September 09, 2015

City of Anacortes
attn: Kevin Cricchio
904 6th Street
Anacortes, WA 98221

Re: **W 10th Street PUD-Project Narrative**

Kevin,

I am pleased to present Scott Irving's and Irving Construction Company's project for your review.

Background

Scott initiated this project in 2007 and due to economic considerations decided to wait until now for more favorable economic conditions to proceed with developing his property.

Several design proposals have been prepared and discarded due to several considerations. One consideration, the desire by the City of Anacortes to utilize Kansas Ave. right of way as a buffer for City of Anacortes Forrest Lands that lie east of Scott's property, is acknowledged and provided for in this current proposal.

Scott's property is currently used by the neighborhood and others as a dump for their yard waste. This activity diminishes the quality and effectiveness of any desired buffer by presenting a real fire hazard in close proximity to lands that our community has a vested interest in. Our design proposes two elements to stop this activity: 1) single family use for the property that will remove easy access to viable dumping sites and 2) a fence along the border of the developed area of the property and lands we and the City seek to protect. Limiting access to forest land to maintainable trailheads and City provided access points gives City staff charged with these tasks a powerful tool to keep our community lands in great shape.

Critical Areas

In 2007 a 7,096 square foot Depressional Category III Palustrine (PFO) Wetland with a 60 foot buffer was identified by Tina Mirabile, PWS, and flagged at the southeast corner of the property. A design for development was prepared with that in mind. This wetland was recently re-evaluated by Tina Mirabile, PWS, and found to have changed little in the eight years.

However the buffer now required is 110 feet. This is a second consideration that our present design acknowledges. To accommodate the new buffer the format of the development was changed from a simple plat to that of the more complex PUD process.

Buffer averaging and reduction has been prepared by Ms. Mirabile, PWS consistent with City of Anacortes Code Chapter 17.70.340 F 4(a), 4(b), 4(c) and 4(d) and is proposed in the current design.

Though the existing wetland is a Category III Wetland, we meet the requirement in ACC 17.70.340 F 4(d) that applies to the more restricted class Category I and Category II Wetlands and restrict buffer reduction to 75% of the standard buffer. We also provide more total area than required in ACC 17.70.340 F 4(c). Additionally Tina Mirabile, PWS, points out that we meet the requirements in ACC 17.70.340 F 4(a) and 4(b) as well.

A natural ridge exists on the property and divides the proposed developed area from the area we propose to protect; it is at this natural boundary that we propose a split rail fence to further segregate the developed and protected areas of the property and the forest lands to the east.

Access, ROW Exchange & Stormwater Management

As you can see the boundary of the developable portion of the property, having significantly changed since 2007, requires a new design.

The proposed PUD meets the City requirement to leave Kansas Ave. ROW unopened and also meets Scott's desire to avoid impacting W 11th Street adversely by opening that route of access. When W 11th Street was installed the grade was achieved by blasting into native rock. W 11th Street now terminates in a 10 foot high wall of native rock. To provide access to Scott's property by this route would severely impact all neighboring properties as blasting is the only viable method available to affect this.

ROW exchange is proposed as part of this application. The ROW dedicated to the City for Tika Court is given in exchange for the adjoining ROW of W 11th Street to the South of the property and vacation of a portion of the 16 foot alley that is east of the proposed cul-de-sac as Open Space. A portion of the alley west of the proposed cul-de-sac will be improved for access to proposed Lot 1.

The access we propose is a short cul-de-sac that intersects W 10th Street. Tika Court is proposed as a City Standard short cul-de-sac with concrete curb, gutter. The 5 foot wide sidewalk adjoining Tika Court is placed in an Open Space Easement. The drive area is proposed as asphalt. The alley between W 10th and W 11th will also be paved asphalt to provide access to Lot 1 as mentioned above. Driveways installed by individual home owners will be as shown on Plan Sheet 09 and 10.

Pavement will drain to a catch basin network that connects to the City infrastructure at Catch Basin #2235; roof drains from the proposed residences will connect to 4" storm drain stubouts provided for each lot as shown on the plan Sheet 03. The outfall for the project is the detention pond on West 7th Street as shown on plan Sheet 11.

Water & Sewer

Water will be supplied by the City of Anacortes through an existing main in W 10th Street. Gravity sewer will serve Lots 3, 4, 5, 6, 7 and 8; Lots 1 and 2 will require force main service. All lots will drain to the southwest corner of the property into a series of two drop manholes that will tie in to the existing City of Anacortes sanitary sewer system located in W 11th Street. This design presents the least impact to neighboring properties and avoids tearing up existing City Streets to install sanitary service to the site. See plan Sheet 03.

Clearing & Grading

Four lots that abut W 10th Street are largely cleared. Four lots that will access via Tika Court are forested. Minimal clearing is proposed to preserve native trees and plants consistent with the tone of the development. Northwest Landscaping will be required by covenant. Minimal use of pesticides and fertilizers will be required due to the proximity of critical areas. To achieve grade for the entrance to the cul-de-sac, 1573 cubic yards of fill material will be installed. The road grade will not exceed 12%, 9.2% typical, and the cul-de-sac cross slope will be 1.5%. Fill will be structural in nature and will be compacted to WSDOT and City of Anacortes specifications.

Lot Coverage and Density

See attached appendix for detail as to how the design meets the City of Anacortes Zone Requirements ACC 17.36-Residential District (R2). **We are requesting as part of the PUD that ACC 17.36.050 – Minimum Lot Size at 7500 square feet be waived.**

Our minimum lot size is 6000 square feet. We are placing 20,237 square feet of the property into a reserve tract. We meet set back requirements and have a Maximum Density of 3.57 Dwelling Units per Gross Acre. Attributing 1/8th the area committed to the reserve tract to each lot keeps lot coverage below 35%.

Parking

We have provided two off street driveway parking spots for each lot. Additionally we have two garage parking spots for each lot. See plan Sheet 10.

Conclusion

We look forward to working with you as this project accomplishes the process for PUD approval set out by the City of Anacortes.

Sincerely,

James T. Schemmer, P.E.
President

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

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

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

West 10th Street Planned Unit Development

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

Irving Construction Corporation

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

819 Commercial Ave. Suite #G

Anacortes, WA 98221

Contact: Scott Irving

Phone: 360.293.6354

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

09/09/2015

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

City of Anacortes

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Begin Project as soon as possible.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#) **No**

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

Geotech Reconnaissance performed by GeoTest 01/06/2015.

Wetland Site Assessment performed by Advanced Environmental Solutions 03/20/2015 and subsequent response to comments.

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

No

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

[\[help\]](#)

City of Anacortes Planned Unit Development Approval

City of Anacortes Preliminary Plat Approval

City of Anacortes Building Permit

City of Anacortes Fill and Grade Permit

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

The property in this proposal will be subdivided into 9 lots: 8 lots for single family residences and one large lot dedicated to critical area protection. Four 6000 (+/-) square foot lots and four 6500 (+/-) square foot lots will be created. The larger lot, at 97,530 (+/-) square feet gross area, will be fenced to provide added protection for critical areas and results from applying buffer averaging to the required wetland buffer. Right of way will be exchanged to provide access to the lots created for single family residences. The ratio of dwelling units to gross area is 3.57 and less than that proscribed for the R2 Zone. (See attached Appendix "West 10th Street PUD R2 Zone Compliance")

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



Directions:

In Anacortes, WA.
 1) Hwy 20 West
 2) South on Hartford
 3) West on West 3rd.
 4) South on Illinois Ave.
 5) West on West 5th St.
 6) South on Kansas Ave.
 7) East on West 10th St.
 Arrive at Site on South side of West 10th St.

Site is comprised of six parcels:
**P58251, P58253, P102477,
 P102478, P132138, P132139**
 in Anacortes, Skagit County,
 Washington in the SE ¼ of the SW
 ¼ of Sec. 23 Twp. 35 N, Rng. 01E,
 W.M.

Please see the title report
 included with
 this submittal for legal
 descriptions of the six parcels
 called out above.

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth [\[help\]](#)

a. General description of the site: [\[help\]](#)

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

Stepped

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

30% at step location.

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

The GeoTest Survey confirmed Fidalgo-Lithic Xerochrepts-Rock complex with low erosion susceptibility. No agricultural soils are present on site; none will be disturbed by this project.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

No; see GeoTest report.

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

Purpose: Cul-de-Sac fill, Road Base, Driveway Base, and Lot Pad leveling.

Source: Lakeside Industries, 11497 Havekost Road, Anacortes 98221 (360) 293-2168

Total Area: 10,900 Square feet

Approximate Quantities: 1573 cubic yards of fill; 273 cubic yards cut.

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

[\[help\]](#)

Site soils have a low susceptibility for erosion. However a TESC Plan and permanent stormwater controls are proposed to prevent erosion resulting from project activities.

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

Approximate Building Coverage: 13918 square feet @ 14.3% of gross area.

Approximate Driveway Coverage: 6623 square feet.

Approximate Roadway and Cul-de-Sac Coverage: 7458 square feet

Approximate Sidewalk Coverage: 3442 square feet

Net Area of Site: 50,265 square feet (1.15 acres)

Gross Area of Site: 97,531 square feet (2.39 acres)

Total Impervious Surface Area: 31,441 square feet (63% of net; 32% of gross)

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

The site will implement an Engineered TESC Plan and a SWPPP to minimize impacts due to construction at the beginning of construction. Site shall be stabilized and permanent stormwater controls in place at the end of construction. During construction, monitoring on site and by inspection will provide updated BMPs as needed to control erosion on site.

2. Air [\[help\]](#)

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

General emissions from construction equipment will occur while the access road and cul-de-sac are constructed. Site grading will also require heavy equipment that will temporarily exhaust diesel engine emissions in the area of construction. No emissions are projected as a part of maintenance or operation of the project once completed other than those typical for single family residences.

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

None known.

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

Contractor will be required to maintain equipment in proper working order and to limit exhaust through proper operation of equipment.

3. **Water** [\[help\]](#)

a. Surface Water:

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

Yes a Depressional Category III Palustrine (PFO) Wetland crosses the southeast corner of the property.

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

Yes. Work will occur within 200 feet of the wetland but will occur to the west of a natural ridge that divides the development from the wetland. Additionally a split rail fence will be installed to further segregate the wetland from development activities and from daily residential activities after the project is complete.

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

No work in wetlands will occur as part of this project.

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

No.

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

No.

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

No .

b. Ground Water:

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

No .

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

No waste material will be discharged into the ground. Sanitary Sewer service will be provided by the City of Anacortes.

c. Water runoff (including stormwater):

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

The site is located near the top of a ridge. In the existing condition Stormwater sheds to the north and west towards West 10th Street and is conveyed in gutters to the City of Anacortes Catch Basin #2235. This flow path will be maintained by the proposed development.

In the proposed design runoff will be collected in gutters of the proposed access road and cul-de-sac, catch basin inlets and by roof drains tied in to an underground pipe network connected to existing City of Anacortes storm water conveyance system at the same Catch Basin #2235. The City of Anacortes conveyance system outfalls into the West 7th Street Detention Pond. Water exits this pond through control structures and finally exits the City of Anacortes System outfalling into Guemes Channel.

Water shedding to the south and east toward the existing wetland will be left to follow its historical path to the wetland so that the wetland will remain unperturbed by the development.

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

No. A TESC Plan has been developed to prevent waste materials from leaving the site. This plan requires monitoring and maintenance throughout the construction period to ensure that waste material is properly managed. Permanent design features are proposed to prevent waste materials from leaving the completed site.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

No. As described above the site's natural topography will be left intact, thereby maintaining the existing drainage pattern.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

Development will occur in the northwest 2/3 of the site to avoid impacting identified critical areas at the southwest corner of the property.

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

a. Check the types of vegetation found on the site: [\[help\]](#)

- ☒ deciduous tree: alder, maple, aspen, other
- ☒ evergreen tree: fir, cedar, pine, other
- ☒ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ Orchards, vineyards or other permanent crops.
- ☒ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☒ water plants: water lily, eelgrass, milfoil, other
- ☒ other types of vegetation

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

The northern lots 1 to 4 are cleared; lots 5 to 8 have second growth trees that will be selectively removed to allow for access and for building pads.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None known.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Northwest native species matching neighboring property landscaping and allowed by covenant will be used to augment existing species that will be preserved.

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

Himalayan Blackberry is present on site.

5. Animals [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

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

mammals: deer, bear, elk, beaver, other:

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

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

None known.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

None known.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

A split rail fence will be constructed on the property/buffer line to segregate the developed area of the site from the critical area of the site. The fence will be along the Reserve Tract boundary with the lot boundaries proposed.

e. List any invasive animal species known to be on or near the site. [\[help\]](#)

None Known.

6. Energy and Natural Resources [\[help\]](#)

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

Electrical energy is available for heating at the site.

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

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: [\[help\]](#)

Single family residences will meet City of Anacortes Building Code requiring IBC 2012 standards.

7. Environmental Health [\[help\]](#)

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

No

1) Describe any known or possible contamination at the site from present or past uses.
[\[help\]](#)

None known.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

None known.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

None known.

4) Describe special emergency services that might be required. [\[help\]](#)

None known.

5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

A SWPPP plan will be required for the site and TESC measures will be in place to control stormwater at the site.

b. Noise [\[help\]](#)

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

None.

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

Normal construction noise.

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

City of Anacortes building and construction management requirements will be adhered to.

8. Land and Shoreline Use [\[help\]](#)

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

The site is vacant and is surrounded on three sides by residential single family development.

City of Anacortes Forestland is across the unopened Kansas Street ROW to the east.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

Not applicable.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

No

c. Describe any structures on the site. [\[help\]](#)

None .

d. Will any structures be demolished? If so, what? [\[help\]](#)

No

e. What is the current zoning classification of the site? [\[help\]](#)

R2

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Not applicable.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

Yes. A Depressional Category III Palustrine (PFO) Wetland crosses the southwest corner of the property.

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

16 to 24

j. Approximately how many people would the completed project displace? [\[help\]](#)

None

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

NONE

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

The project dedicates a Reserve Tract and fences off 20,237 square feet of critical area adjoining City of Anacortes Forestland. No development east of the site is projected. This development is consistent with existing residential development in the area and serves to protect and limit the access to City Forestland to existing access routes maintained by the City for the public.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

A split rail fence will separate the residential use of the property from the route to the City Forestlands to the east. Limiting access to public lands to approved access points serves to enhance those lands the City is mandated to maintain.

9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

Eight high to middle income single family residences will be provided.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None

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

None

10. **Aesthetics** [\[help\]](#)

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

R2 Zone maximum height is 35 feet; may be amended to less by covenant. Principal building exterior material is wood.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

The property is uphill to the views of surrounding properties. No view impacts are anticipated.

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

Standards for construction will be a very high level according to City of Anacortes Code and by Covenant.

11. **Light and Glare** [\[help\]](#)

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

None anticipated. Lights from the residences will be directed away from the critical areas.

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

None anticipated. Lights from the residences will be directed away from the critical areas.

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

no affect anticipated

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

Lights from the residences will be directed away from the critical areas. See Critical Area Report for recommendations.

12. **Recreation** [\[help\]](#)

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

Neighborhood activities common to City of Anacortes neighborhoods are available, given the sites location. City Forestland is accessible to the east via existing access points and trailheads.

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

No .

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

None proposed

13. **Historic and cultural preservation** [\[help\]](#)

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

No

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

None Known

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

None Known

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

None anticipated.

14. **Transportation** [\[help\]](#)

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

Neighborhood activities common to City of Anacortes neighborhoods are available, given the sites location. City Forestland is accessible to the east via existing access points and trailheads.

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

SKAT Bus is available approximately one mile away on Highway 20.

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

Sixteen off street parking spaces will be created in accord with R2 Zone requirements.

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

Tika Court will need to be constructed to provide access to the proposed lots 1, 2, 3, 5, 6, 7 and 8. In addition a the ally between West 10th Street and West 11th Street will be improved and will intersect with the cul-de-sac of Tika Court providing access to Lot 1 and access for City of Anacortes garbage truck access. The City of Anacortes Standard Short Cul-de-Sac design proposed meets the City standard for access and maneuverability.

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

None anticipated

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

Eighty trips per day is the estimate based on the Institute of Transportation Engineers Trip Generation Handbook. This estimate is based on data suggesting that for singl fmily residences the average number of trip ends is 10 trips per day.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

None anticipated

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

City of Anacortes Road Design Standards will be used throughout the project.

15. Public Services [\[help\]](#)

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

None anticipated over the normal expected for the addition of 16 to 24 persons to the City of Anacortes.

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

None anticipated.

16. Utilities [\[help\]](#)

a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

Electricity	PSE
Water, Sewer, Refuse	City of Anacortes
Telephone/Cable	Varies

C. Signature [\[help\]](#)

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

Signature: _____

Name of signee _____

Position and Agency/Organization _____

Date Submitted: _____

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

(IT IS NOT NECESSARY to use this sheet for project actions)

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

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

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

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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

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

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

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

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

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

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

EXHIBIT #2:

NOA & NOH WITH OPTIONAL SEPA DNS



NOTICE OF CONTINUATION OF HEARING:

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) and SEPA environmental review to create 8 lots and 1 wetland tract (9 lots total) at the subject property. Wetland buffer averaging and a modification /deviation to the underlying zoning district's minimum lot size requirement is also proposed. The applicant also proposes a right-of-way (ROW) dedication and vacation. The vacation request is to unimproved West 11th Street for approximately 212 feet from lots 5 to 11 Block 1121 Northern Pacific Addition to Anacortes. Additionally, the applicant proposes a vacation request to the alley for approximately 185 feet from lots 1 to 6 Blocks 1120 & 1121 Northern Pacific Addition to Anacortes.

Applicant: Irving Construction Corporation **File Number:** PUD-2015-0001

Project Location: The subject properties are located south of West 10th Street between Minnesota and Kansas Avenues; Parcel numbers involved area: P58251, P58253, P102477, P102478, P132138, & P132139

Date of Application: May 08, 2015

Date of Completeness: November 11, 2015

Public Comment Period: The comment period ended on **November 25, 2015, at 5:00 pm.** Written comments on the proposal however will be accepted until the close of the Open-Record Public Hearing. Any person may comment on this application by writing to the address below and/or by testifying at the open-record public hearing.

Continuation of Open-Record Public Hearing: The continuation of the open-record public hearing will be held by the **Planning Commission at 6:00 PM on Wednesday January 06, 2016, with a site visit conducted by members at 3:00 PM.** A closed-record hearing to hear any appeals of the Planning Commission's recommendation and to make a decision on the application will be held by the **City Council at 6:00 PM on Tuesday, January 19, 2016, with a site visit conducted by members at 3:00 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: December 16, 2015

Publish: December 16, 2015



NOTICE OF APPLICATION & HEARING WITH OPTIONAL SEPA DNS:

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

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Date of Application: May 08, 2015

Date of Completeness: November 11, 2015

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 **November 25, 2015, 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 replat /PUD Approval, Civil Construction Plan approval, & Building Permit Application Approval

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

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

Existing Environmental Documents: SEPA Checklist, Critical Area Reports, & Tree Preservation Plan

Open-Record Public Hearing: An open-record public hearing will be held by the **Planning Commission at 6:00 PM on December 09, 2015, with a site visit conducted by members at 5:15 PM.** A closed-record 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 January 4, 2016.** 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: November 11, 2015

Publish: November 11, 2015

EXHIBIT #3:

ASSESSOR'S INFO & GIS MAP



City of
Anacortes
Planning Dept.



Shoreline Data		Voting Wards	
Structure	City Limits	WARD-1	Zoning
bc_land	Easements	WARD-2	
expline	Vacations	WARD-3	
expoly	Surrounding Islands	Old Town	
dxpline	County Parcels		Z-AZ
expoly	Eagles Nest		Z-C
expoly	Heronry		Z-CBD
rxpline	Public Parks		Z-CM
rxpoly	ACFI Trails		Z-CM1
satline	Other Trails		Z-CM2
satline	Conservancy		Z-HM
seagline	Natural		Z-I
seagpoly	Shoreline Residential		Z-LM
shorencod	Urban		Z-LM1
seagpoly	Urban Maritime		Z-M
shoreline	Sail Water		Z-P
subline	Monument		Z-R1
shorpoly	Street Sign		Z-R2
subline			Z-R3
subpoly	Wheel Chair Ramp		Z-R4
szline	SP20-SPUR20		Z-R4A
szline	County Roads		Z-R4B
szpoly	Alleyway		
szline	Gravel Streets		
szcind_1	Paved Streets		
szpt	Sidewalks		
szpoly	Lock Box		
kepline	Airport		
OakGrass2005	Docks		
kep2004	Sprinkled Buildings		
wabowit	Streams		
	High Tide		
	OHW		
	Lakes & Ponds		
	Wellands		

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

Details for Parcel: P102477



Jurisdiction: ANACORTES
Please contact the city of ANACORTES for ANACORTES zoning information.

Zoning Designation:

Parcel Number	XrefID	Quarter	Section	Township	Range
P102477	3809-121-008-0100	03	23	35	01

Owner Information

IRVING CONSTRUCTION CORP
819 COMMERCIAL AVE STE G
ANACORTES, WA 98221

Site Address(es)**Location Map**

[Locate this Parcel on iMap](#)

Assessor's Parcel Map: [PDF](#) | [DWF](#)

2014 Values for 2015 Taxes*

Building Market Value \$.00
Land Market Value +\$104,000.00
Total Market Value \$104,000.00
Assessed Value \$104,000.00
Taxable Value \$104,000.00

Sale Information

Deed Type WARRANTY DEED
Sale Date 2007-08-09
Sale Price \$.00

2015 Property Tax Summary

2015 Taxable Value \$104,000.00
General Taxes \$998.87
Special Assessments/Fees
Total Taxes \$998.87

* Effective date of value is January 1 of the assessment year (2014)

Legal Description [Definitions](#)

N P TO ANACORTES, BLOCK 1121, LOT 5, 6, 7 & E1/2 8

Land Use (111) HOUSEHOLD, SFR, INSIDE CITY
Neighborhood (21AVIEW) ANACORTES VIEW RESIDENTIAL
Utilities

[WAC 458-53-030](#)

Levy Code 0900
City District Anacortes
School District SD103
Fire District
Year Built
Acres 0.26
Living Area
Bedrooms
Appliances
Exemptions

Foundation
Construction Style
Exterior Walls
Roof Style
Roof Covering
Floor Construction
Plumbing
Heat-AirCond
Fireplace

Details for Parcel: P102478



Jurisdiction: ANACORTES
Please contact the city of ANACORTES for ANACORTES zoning information.

Zoning Designation:

Recorded Documents

Documents scanned and recorded by the Auditor's office

Parcel Number

P102478

XrefID

3809-121-004-0100

Quarter Section Township Range

03 23 35 01

Owner Information

IRVING CONSTRUCTION CORP
819 COMMERCIAL AVE STE G
ANACORTES, WA 98221

Site Address(es)

Location Map

[Locate this Parcel on iMap](#)

Assessor's Parcel Map: [PDF](#) | [DWF](#)

2014 Values for 2015 Taxes*

Building Market Value \$.00
Land Market Value +\$104,000.00
Total Market Value \$104,000.00
Assessed Value \$104,000.00
Taxable Value \$104,000.00

Sale Information

Deed Type WARRANTY DEED
Sale Date 2007-08-09
Sale Price \$.00

2015 Property Tax Summary

2015 Taxable Value \$104,000.00
General Taxes \$998.87
Special Assessments/Fees
Total Taxes \$998.87

* Effective date of value is January 1 of the assessment year (2014)

Legal Description Definitions

N P TO ANACORTES, LOT 1-4, INCLUSIVE, BLOCK 1121, "NORTHERN PACIFIC ADDITION TO ANACORTES", AS PER PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGES 9 THROUGH 11, RECORDS OF SKAGIT COUNTY, WASHINGTON. LOT 1-4, INCLUSIVE, BLOCK 1121, "NORTHERN PACIFIC ADDITION TO ANACORTES", AS PER PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGES 9 THROUGH 11, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Land Use (111) HOUSEHOLD, SFR, INSIDE CITY

[WAC 458-53-030](#)

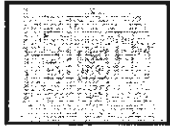
Neighborhood (21AVIEW) ANACORTES VIEW RESIDENTIAL

Utilities

Levy Code 0900
City District Anacortes
School District SD103
Fire District
Year Built
Acres 0.32
Living Area
Bedrooms
Appliances
Exemptions

Foundation
Construction Style
Exterior Walls
Roof Style
Roof Covering
Floor Construction
Plumbing
Heat-AirCond
Fireplace

Details for Parcel: P132139



Jurisdiction: ANACORTES
Please contact the city of ANACORTES for ANACORTES zoning information.

Zoning Designation:

Parcel Number

P132139

XrefID

3808-120-011-0000

Quarter Section Township Range

03 23 35 01

Owner Information

IRVING CONSTRUCTION CORP
819 COMMERCIAL AVE STE G
ANACORTES, WA 98221

Site Address(es)**Map Links**

[Open in iMap](#)

Assessor's Parcel Map:

[PDF](#) | [DWF](#)

2015 Values for 2016 Taxes*

Building Market Value \$.00
Land Market Value +\$117,000.00
Total Market Value \$117,000.00
Assessed Value \$117,000.00
Taxable Value \$117,000.00

Sale Information

Deed Type QUIT CLAIM DEED
Sale Date 2014-07-28
Sale Price \$.00

2016 Property Tax Summary

2016 Taxes will be available after 2/15/2016

Use the Taxes link above for 2015 taxes

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

Legal Description Definitions

LOT 4, BLA-2014-003 RECORDED UNDER AF#201407290002, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE WEST 15 FEET OF LOT 9 AND ALL OF LOTS 10 AND 11, BLOCK 1120, NORTHERN PACIFIC ADDITION TO ANACORTES, RECORDED IN VOLUME 2 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON.

*Land Use	(111) HOUSEHOLD, SFR, INSIDE CITY			WAC 458-53-030	
Neighborhood	(21AVIEW) ANACORTES VIEW RESIDENTIAL				
Levy Code	0900	Fire District			
School District	SD103	Exemptions			
Utilities		Acres	0.19		
Improvement 1 Attributes Summary					
Building Style	SINGLE FAMILY RESIDENCE				
Year Built		Foundation			
Above Grade Living Area		Exterior Walls			
Finished Basement		Roof Covering			
*Total Living Area		Heat/Air Conditioning			
Unfinished Basement		Fireplace			
*Total Garage Area		Bedrooms			
Bathrooms					
For additional information on individual segments see Improvements tab					

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

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

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

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

Details for Parcel: P58251



Jurisdiction: ANACORTES
Please contact the city of **ANACORTES** for ANACORTES zoning information.

Zoning Designation:

[Recorded Documents](#)

Documents scanned and recorded by the Auditor's office

Parcel Number

P58251

XrefID

3809-120-011-0000

Quarter Section Township Range

03 23 35 01

Owner Information

IRVING CONSTRUCTION CORP
819 COMMERCIAL AVE STE G
ANACORTES, WA 98221

Site Address(es)**Location Map**

[Locate this Parcel on iMap](#)

Assessor's Parcel Map: [PDF](#) | [DWF](#)

2014 Values for 2015 Taxes*

Building Market Value \$.00
Land Market Value +\$126,200.00
Total Market Value \$126,200.00
Assessed Value \$126,200.00
Taxable Value \$126,200.00

Sale Information

Deed Type QUIT CLAIM DEED
Sale Date 2014-07-28
Sale Price \$.00

2015 Property Tax Summary

2015 Taxable Value \$126,200.00
General Taxes \$1,212.10
Special Assessments/Fees
Total Taxes \$1,212.10

* Effective date of value is January 1 of the assessment year (2014)

Legal Description [Definitions](#)

LOT 2, BLA-2014-003 RECORDED UNDER AF#201407290002, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE WEST 25 FEET OF LOT 3 AND ALL OF LOT 4 AND THE EAST 20 FEET OF LOT 5, BLOCK 1120, NORTHERN PACIFIC ADDITION TO ANACORTES, RECORDED IN VOLUME 2 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON. EXCEPT THE SOUTH 10 FEET THEREOF.

Land Use (111) HOUSEHOLD, SFR, INSIDE CITY

[WAC 458-53-030](#)

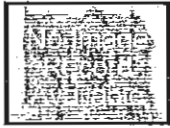
Neighborhood (21A)VIEW) ANACORTES VIEW RESIDENTIAL

Utilities

Levy Code 0900
City District Anacortes
School District SD103
Fire District
Year Built
Acres 0.17
Living Area
Bedrooms
Appliances
Exemptions

Foundation
Construction Style
Exterior Walls
Roof Style
Roof Covering
Floor Construction
Plumbing
Heat-AirCond
Fireplace

Details for Parcel: P132138



Jurisdiction: ANACORTES
Please contact the city of ANACORTES for ANACORTES zoning information.

Zoning Designation:

Parcel Number
P132138

XrefID
3809-120-011-0000

Quarter	Section	Township	Range
03	23	35	01

Owner Information
IRVING CONSTRUCTION CORP
819 COMMERCIAL AVE STE G
ANACORTES, WA 98221

Site Address(es)

Location Map

[Locate this Parcel on iMap](#)

Assessor's Parcel Map: [PDF](#) | [DWF](#)

2014 Values for 2015 Taxes*

Building Market Value	\$0.00
Land Market Value	+\$138,800.00
Total Market Value	\$138,800.00
Assessed Value	\$138,800.00
Taxable Value	\$138,800.00

Sale Information

Deed Type	QUIT CLAIM DEED
Sale Date	2014-07-28
Sale Price	\$0.00

2015 Property Tax Summary

2015 Taxable Value	\$138,800.00
General Taxes	\$1,333.11
Special Assessments/Fees	
Total Taxes	\$1,333.11

* Effective date of value is January 1 of the assessment year (2014)

Legal Description [Definitions](#)

LOT 3, BLA-2014-003 RECORDED UNDER AF#201407290002, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE WEST 10 FEET OF LOT 5 AND ALL OF LOTS 6, 7 AND 8 AND THE EAST 15 FEET OF LOT 9, BLOCK 1120, NORTHERN PACIFIC ADDITION TO ANACORTES, RECORDED IN VOLUME 2 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH THE SOUTH 10 FEET OF LOTS 1 TO 4 AND THE WEST 20 FEET OF LOT 5.

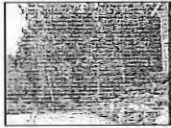
Land Use (111) HOUSEHOLD, SFR, INSIDE CITY
Neighborhood (21A)VIEW ANACORTES VIEW RESIDENTIAL
Utilities

[WAC 458-53-030](#)

Levy Code 0900
City District Anacortes
School District SD103
Fire District
Year Built
Acres 0.33
Living Area
Bedrooms
Appliances
Exemptions

Foundation
Construction Style
Exterior Walls
Roof Style
Roof Covering
Floor Construction
Plumbing
Heat-AirCond
Fireplace

Details for Parcel: P58253



Jurisdiction: ANACORTES
Please contact the city of ANACORTES for ANACORTES zoning information.

Zoning Designation:

[Recorded Documents](#)

Documents scanned and recorded by the Auditor's office

Parcel Number

P58253

XrefID

3809-121-000-0001

Quarter Section Township Range

03 23 35 01

Owner Information

IRVING CONSTRUCTION CORP
819 COMMERCIAL AVE STE G
ANACORTES, WA 98221

Site Address(es)**Location Map**

[Locate this Parcel on iMap](#)

Assessor's Parcel Map: [PDF](#) | [DWF](#)

2014 Values for 2015 Taxes*

Building Market Value \$.00
Land Market Value +\$104,000.00
Total Market Value \$104,000.00
Assessed Value \$104,000.00
Taxable Value \$104,000.00

Sale Information

Deed Type WARRANTY DEED
Sale Date 2007-08-09
Sale Price \$.00

2015 Property Tax Summary

2015 Taxable Value \$104,000.00
General Taxes \$998.87
Special Assessments/Fees
Total Taxes \$998.87

* Effective date of value is January 1 of the assessment year (2014)

Legal Description [Definitions](#)

(0.2600 ac) N P TO ANACORTES, BLOCK 1121, LOT W1/2 OF LOT 8 AND ALL LOTS 9 THROUGH 11., ACRES 0.26

Land Use (111) HOUSEHOLD, SFR, INSIDE CITY

[WAC 458-53-030](#)

Neighborhood (21AVIEW) ANACORTES VIEW RESIDENTIAL

Utilities

Levy Code 0900
City District Anacortes
School District SD103
Fire District
Year Built
Acres 0.00
Living Area
Bedrooms
Appliances
Exemptions

Foundation
Construction Style
Exterior Walls
Roof Style
Roof Covering
Floor Construction
Plumbing
Heat-AirCond
Fireplace

EXHIBIT #4:

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-2015-0001

PROJECT NAME:

West 10th Street Replat /PUD

APPLICANT:

Schemmer Consulting Group
3014 Commercial Avenue, Suite C
Anacortes, WA 98221

LANDOWNER:

Irving Construction Corporation
819 Commercial Avenue, Suite G
Anacortes, WA 98221

**PROJECT ENGINEER &
SURVEYOR:**

Schemmer Consulting Group
3014 Commercial Avenue, Suite C
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 replat, Planned Unit Development (PUD), and SEPA environmental review to create 8 lots and 1 wetland tract (9 lots total) on the subject property. Wetland buffer averaging and a modification /deviation to the underlying zoning district's minimum lot size requirement is also proposed. The applicant also proposes a right-of-way (ROW) dedication and vacation. The vacation request is to unimproved West 11th Street for approximately 212 feet from lots 5 to 11 Block 1121 Northern Pacific Addition to Anacortes. Additionally, the applicant proposes a vacation request to the alley for approximately 185 feet from lots 1 to 6 Blocks 1120 & 1121 Northern Pacific Addition to Anacortes.

PROJECT LOCATION:

The subject properties are located south of West 10th Street between Minnesota and Kansas Avenues.

SUBJECT PARCELS:

P58251, P58253, P102477, P102478, P132138, & P132139

PERMITS REQUIRED:

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

EXISTING ENVIRONMENTAL DOCUMENTS:

Wetland Report; SEPA Environmental Checklist; Geotechnical Evaluation; Tree Assessment & Preservation Plan; & Landscape Plan

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:

1,573 ± cubic yards of fill & 273 ± cubic yards of cut

CRITICAL AREAS:

Geologically Hazardous Area:

Geotest prepared a reconnaissance level report concerning the project site's topography, soils, drainage, and geologically hazardous areas. No known geologically hazardous areas exists on the subject property.

Wetlands:

According to a Wetland Report prepared by Advanced Environmental Solutions dated March 20, 2015, there is a Category III wetland located onsite that is 0.16 acres. The wetland extends off-site to the northwest and southwest. The onsite portion of the wetland is 902 square feet in area. According to AMC 17.70.340(1) and consistent with current Department of Ecology buffer requirements, Category III (3) wetlands require a 110-foot buffer as measured from the edge of the wetland.

The applicant proposes wetland buffer averaging which would reduce a portion of the 110 foot buffer as it extends onto lots 5 & 6. The reduced buffer along lots 5 and 6 would result in a 91 foot buffer width. The reduced buffer area proposed is 2,904 square feet while the increased buffer area would be 2,935 square feet.

Priority Habitat & Species:

No known priority habitat or species are located on or within close proximity to the subject properties following a review of Washington State Department of Fish and Wildlife's website.

Cultural Resources:

No known cultural resources are located on or within close proximity to the subject property. Both the Samish Indian Nation and the Washington State Department of Archaeology and Historic Preservation (DAHP) was provided an opportunity to comment on the subject development. No comment was received.

TREE ASSESSMENT & PRESERVATION PLAN:

Urban Forestry Services Inc., prepared a Tree Assessment and Preservation Plan dated August 5, 2015. The applicant /landowner proposes retaining seventy-three (73) trees within a wetland tract that is approximately 0.46 acres in area. Chapter 16.50 of the Anacortes Municipal Code requires that one tree credit unit per 1,000 square feet of property. The subject property is 69,011 net square feet in area. Therefore, 70 tree credits are required based on this net square footage. The applicant /landowner proposed retention of seventy-three (73) trees within the wetland tract equates to two hundred and seventy-two (272) tree credits. The wetland tract would be designated as a native growth protection area easement (NGPE).

TRANSPORTATION:

The City of Anacortes' Public Works Department did not require that a Traffic Impact Study be prepared associated with the subject development.

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:

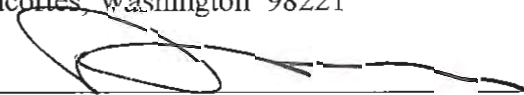
1. Erosion control, dust control, and best management practices shall be employed during construction /development activities as required by both the Building and Public Works Departments.
2. Orange construction fencing shall be installed at the project boundary's clearing limits.
3. A grading permit 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. The Wetland Tract shall be owned and maintained by the property owner, property owner's association, successors or assigns. A note to this effect shall be recorded on the final replat/ PUD.
6. The wetland Tract shall be designated as a Native Growth Protection Easement (NGPE). A note to this effect shall be recorded on the final replat /PUD map.
7. Note on the final replat /PUD, "Within the NGPE, vegetation or tree removal, topping, or trimming is prohibited unless approved by the City. The applicant would need to submit an ISA certified arborist report that states a tree is dead, diseased, or dying to the City of Anacortes' Planning Department and Parks and Recreation Department for review and approval. Notwithstanding, vegetation /tree removal from an NGPE is prohibited."
8. Before final replat /PUD approval shall be given, a split rail cedar wood fence shall be constructed along the buffer's edge of the wetland thereby demarcating the beginning of the Category III (3) wetland. Wetland critical area signage obtained from the City of Anacortes' Department of Planning, Community, & Economic Development shall be placed on the fence.
9. Note on the final replat /PUD, "Those trees designated for retention on the submitted tree preservation plan shall be protected before and during site development and construction through adherence to AMC § 16.50.100. Chain link fencing (or other sturdy construction fencing) 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."
10. Before any site development 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.
11. Note on the final replat /PUD, "No yard extension, yard waste dumping, or off leash pets are permitted in the NGPE tract" (SEPA MDNS #11).

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: 11/24/15 **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: November 25, 2015

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 #5:

RESOLUTION 1934



RESOLUTION NO. 1934

**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 proposed replat /Planned Unit Development (PUD) to create 8 lots and 1 wetland tract (9 lots total) of the subject property. The subject replat /PUD also involves SEPA environmental review, wetland buffer averaging and the dedication of right-of-way in addition to said vacation request; 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, wetland buffer averaging and the proposed dedication of right-of-way; 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 December 9, 2015; 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 January 2016; and,

SECTION 5. That the subject vacation request is to unimproved West 11th Street for approximately 212 feet from lots 5 to 11 Block 1121 Northern Pacific Addition to Anacortes.

Additionally, the applicant proposes a vacation request to the alley for approximately 185 feet from lots 1 to 6 Blocks 1120 & 1121 Northern Pacific Addition to Anacortes.

INTRODUCED, PASSED, AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ANACORTES on this 16th day of November 2015.

CITY OF ANACORTES, WASHINGTON



LAURIE M. GERE, MAYOR

Approved as to form and legality:



Darcy Swetnam, WSBA# 40530
City Attorney

ATTEST:



Steve D. Hoglund, City Clerk Treasurer

EXHIBIT #6:

DEPARTMENT /AGENCY COMMENTS RECEIVED

Public Works Conditions for West 10th P.U.D - Irving

Paperwork:

1. A clearing and grading plan consistent with City requirements shall be submitted by the applicant for review and approval by the City of Anacortes Planning\Building and Public Works Departments prior to any construction activities taking place on or off-site.
2. A Large Parcel Storm Water Plan and Water Quality Control Plan consistent with City requirements shall be submitted by the applicant for review and approval by the Planning\Building and Public Works Departments prior to any construction activities taking place on or off-site.
3. Construction activities may require an NPDES Construction Storm Water Discharge Permit issued by the Department of Ecology prior to any construction activities taking place on or off-site.
4. Clearing activities may require a logging permit issued by the Department of Natural Resources prior to construction activities taking place on or off-site.
5. 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.
6. 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.
7. Prior to the final plat approval, all infrastructure improvements shall be completed as required by the City of Anacortes Public Works Director and a 2-year Maintenance Bond in place. The 2-year Maintenance Bond is 10% of the actual construction cost.

Water:

8. 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.

Site-Frontage:

9. Mailbox locations shall be reviewed and approved by the City of Anacortes Public Works Department and the U.S. Postal Service.
10. Street lighting shall be required at Tika Court and within the Cul-de-Sac. 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 52, 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:

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

Sanitary Sewer:

12. All Sanitary Sewer Easements shall be 20-foot minimum width and dedicated to the City of Anacortes.
13. All Sanitary Sewer structures shall have vehicular access, including but not limited to: 1) A 12-foot minimum width access road with an approved all-weather surface asphalt road, or other approved Low Impact Development Best Management Practice design, 2) Meeting the minimum structural requirements for Access Road approved by the City of Anacortes.
14. The individual private shut off valve locations have not been determined and will be worked out at the approval of the Construction Civil Plans.



Development Review Group (DRG)

Name of Applicant: Irving Construction / Schemmer Engineering & Surveying

Brief Description: Minnesota Ave & West 10th St. 8 lot residential Re-plat

Please initial if approved and/or include your comments:

Street Department: BL

Comments:

OK

Water Department: EP

Comments:

OK

Solid Waste: M.K.

Comments:

OK

Sandi Andersen: ~~EP~~

Comments:

Cricchio, Kevin

From: Hoxie, Robert
Sent: Tuesday, November 24, 2015 11:37 AM
To: Cricchio, Kevin
Subject: RE: addresses 10th Street PUD

Lot 1 = 3619 W10th Street
2 = 3617 W10th Street or 2102 Tika Court
3 = 3613 W10th Street or 2101 Tika Court
4 = 3611 W10th Street
5 = 2105 Tika Court
6 = 2109 Tika Court
7 = 2108 Tika Court
8 = 2106 Tika Court

From: Cricchio, Kevin
Sent: Tuesday, November 24, 2015 11:31 AM
To: Hoxie, Robert <robh@cityofanacortes.org>
Subject: addresses 10th Street PUD

Rob,

Can you tell me what the addresses are for the 8 lots West 10th Street PUD? Thanks.

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

EXHIBIT #7:

PUBLIC COMMENTS RECEIVED

Cricchio, Kevin

From: Bob and Claudia Hogan <hoganhouse@comcast.net>
Sent: Monday, December 14, 2015 4:41 PM
To: Cricchio, Kevin
Subject: Comment regarding proposed PUD on W. 10th Street in Anacortes
Attachments: PUD Objection Letter-Exhibit A.pdf; PUD Objection Letter-Exhibit B.pdf; PUD Objection Letter-Exhibit C.jpeg

To: The Anacortes Planning Commission

From: Bob and Claudia Hogan, 3616 W. 10th St., Anacortes, WA

Re: Proposed PUD on West 10th Street by Irving Construction

Date: December 14, 2015

A Planned Unit Development (PUD) is described in the City of Anacortes' Municipal Code Chapter 17.44.010 as having the purposes of, among others, promoting a "more economical and efficient use of the land while providing a **harmonious** variety of housing choices, a **higher level of city attractiveness and quality**" and to "encourage developments which will provide a desirable and stable environment **in harmony with that of the surrounding area**. A copy of that Chapter is attached as Exhibit A.

Irving Construction Corporation is requesting a PUD for 8 additional homes on W. 10th Street, along with a reduction in the previously established minimum square foot lot size from 7500 to 6000. The average lot size of this proposed 8-lot PUD would be less than 6300 square feet.

The average lot size of the existing homes on W. 10th Street is 11,228. Lot sizes of the North side of W. 10th are indicated in the Land Title Company of Skagit County sketch, attached as Exhibit B. Information regarding the square footage of the two developed lots on the same side of W. 10th was obtained by searching those two addresses (3713 and 3711) on realtor.com, and each of those two lots are approximately 8750 square feet. The proposed lot sizes in the PUD are significantly smaller than the existing lots in this area.

Also attached, as Exhibit C, is a birds-eye view of the homes and undeveloped lots on W. 10th, provided by Google Maps. It is apparent just from looking at this photo of the homes and lots on this street (and surrounding streets) that squeezing 8 houses into this proposed PUD area on significantly smaller lots would not in fact be in harmony with the surrounding area, and would therefore be contrary to the purpose and intent of a PUD in this circumstance.

Next time you are in the area, we would also invite you to drive up to Rockridge Parkway and Antone Way, just a few blocks southwest of W. 10th, where you will see there are still numerous lots yet to be developed. Although we understand that the Planning Commission may be feeling some pressure to accommodate additional future growth in Anacortes, we point out these areas to make sure you are aware of the vast number of existing lots still available in this area alone, and we ask that you not unduly burden our street with 8 lots crammed together into an area that should only hold five or six homes.

We respectfully request that you take this information into consideration, as well as the testimony of the numerous other neighbors who voiced their objections and concerns at the December 9, 2015 Planning Commission meeting. We are not opposed to the addition of homes on this site in general, but the lot size and

Exhibit A

Chapter 17.44 - PLANNED UNIT DEVELOPMENT AND COTTAGE HOUSING

Sections:

17.44.010 - Purpose.

The zone map adopted as part of this title establishes zone boundaries, and this title establishes the permitted use of land in the various zones. The conditions and requirements set forth in this title are general and designed to apply to individual lots and minimum area of parcels. A planned unit development (PUD), as the term is used in this title, has the following purposes:

- A. To permit greater flexibility and consequently more creative and imaginative design for the development of residential and business uses than generally is possible under conventional zoning regulations;
 - B. To promote more economical and efficient use of the land while providing a harmonious variety of housing choices, a higher level of city attractiveness and quality, and preservation of scenic open space;
 - C. To correlate the intentions of this title and other ordinances of the city to encourage developments which will provide a desirable and stable environment in harmony with that of the surrounding area.
(Ord. 2316 (part), 1994)
-

Exhibit B

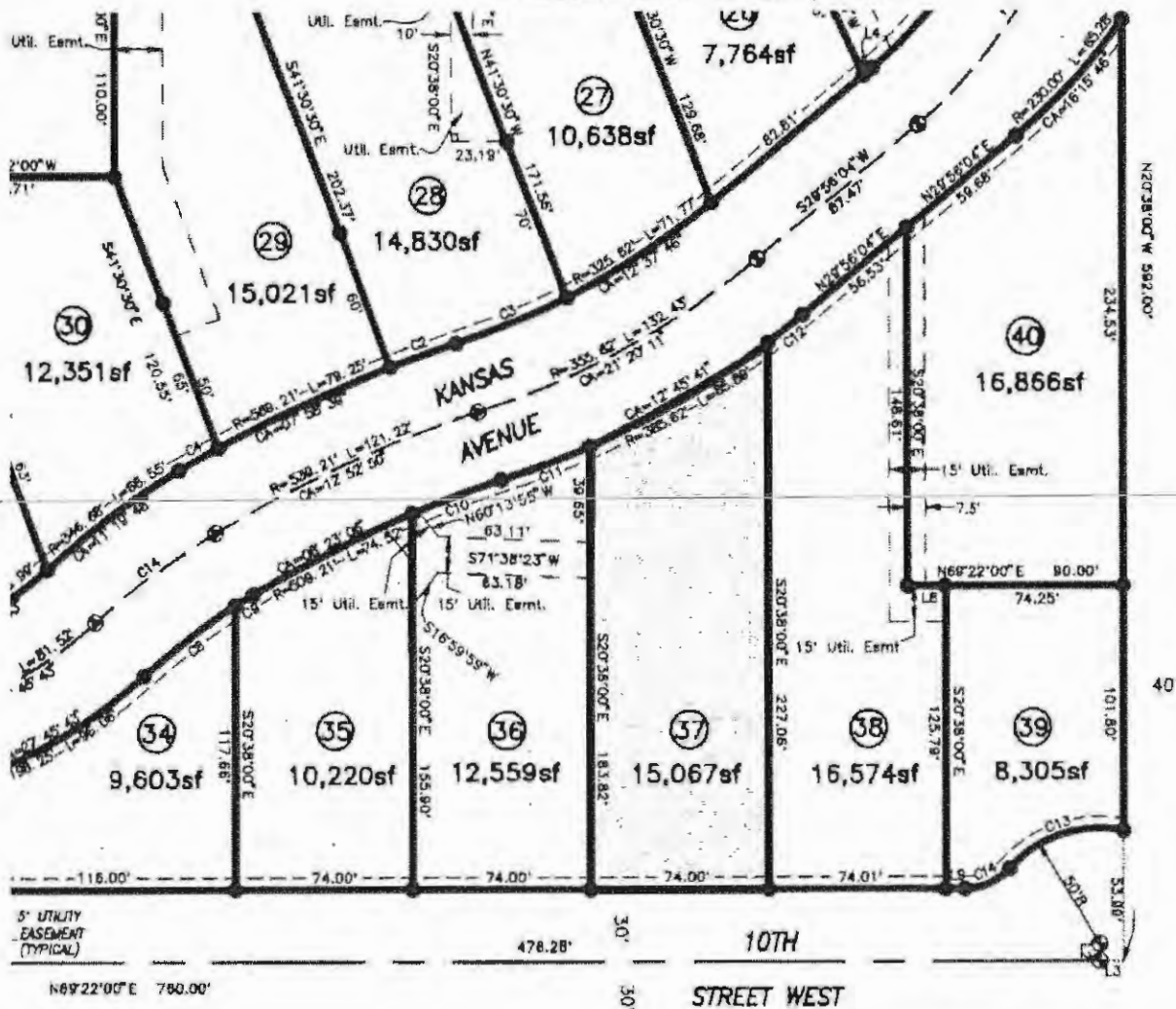


Land Title & Escrow Company

Of Skagit County & Island County

"We deliver results...not just promises"

Order No. 151655-SAE



This sketch is a courtesy of LAND TITLE COMPANY OF SKAGIT COUNTY to assist in locating the premises. It is not based on a Survey and the Company assumes no liability for variations, if any, in dimensions and locations. This map does not purport to show all highways, roads or easements affecting the property.



Cricchio, Kevin

From: Irving Construction <icc@fidalgo.net>
Sent: Tuesday, December 08, 2015 8:19 AM
To: The Wilhoits
Cc: Cricchio, Kevin; James T Schemmer, P.E.
Subject: re: from Steve Wilhoit- continuing conversation to Scott Irving memo dated 12/5/2015
Attachments: Input to city for Irving project scott irving response- third update.docx

From: "The Wilhoits" <tenstreet@comcast.net>
Sent: Monday, December 07, 2015 7:28 PM
To: "Irving Construction" <icc@fidalgo.net>, kevinc@cityofanacortes.org
Subject: from Steve Wilhoit- continuing conversation to Scott Irving memo dated 12/5/2015

Scott and Kevin,

Additional conversation to Scott Irving Memo dated 12/5/2015

Steve and Linda Wilhoit
3610 west 10th
Anacortes

November 19, 2015- December 7, 2015

Subject: Impacted Resident Input to File Number PUD-2015- 001; Applicant Irving Construction Company

From Steven and Linda Wilhoit 3610 West 10th St, Anacortes, WA

Introduction: While those of us who purchased property and built custom homes on West 10th St over the past 10-15 years always expected the subject property to be developed we were expecting 4-5 custom homes not 8-9 spec houses. This is legally owned property and we expect it will be developed according to City of Anacortes requirements. While we would prefer to see 4-5 larger lots and homes more in keeping with the existing neighborhood we are not challenging the overall project, subject to the answers to questions and requests below. We would ask the City and the Developer to seriously consider the following.

Observations:

1. There are currently 8 developed properties on West 10th St. There are 2 additional individual lots that could be developed. This proposal will double the number of existing structures that could or will access West 10th St increasing the traffic on at least the western half of the street considerably.
2. Seven of the 8 existing homes are occupied by senior couples- retired or semi-retired. The remaining house is a rental that routinely houses Navy officers and their families. Other than people accessing the ACFL trailhead on West 10th, this is a very quiet, low traffic volume, dead end street with a small population. Depending on the developers intent, this situation and West 10th lifestyle could be substantially impacted.
3. The proposed lots average 6284 square feet. The existing 10 lots (8 with structures) average 9612 square feet, ranging from 7500 sq foot (owned by the co- owner of the applicants property) to 16866 square feet. This substantial differential will likely change the size and type of houses and therefore the character of the neighborhood.
4. The Developer is proposing minimal size lots impacted with multiple easements without providing any common space within the new neighborhood for use by new residents or children.
5. The awkward intersection of Kansas, Minnesota and West 10th is already a hazardous intersection with close calls being a routine occurrence (which never show up as reported accidents or incidents). Due to the large number of houses in Rock Ridge relative to the number of houses on West 10th the bulk of the up and downhill traffic moves to and from Minnesota and Kansas. That path, either up or down is largely visible to/ from both directions. The path to and from Kansas to West 10th is substantially blind and is routinely where the issues occur with people rolling/running the stop from Minnesota or not staying in lane uphill on Kansas. While the existing configuration is the most appropriate for the awkward situation, the potential increase of traffic between Kansas and West 10th will increase the issues and potential accidents at the intersection.
6. The alley from Minnesota is currently a dead end. The proposal is to make the alley a through street to Tika Court. This creates a new circular path that does not exist now impacting the

houses that currently enjoy a dead end street as well as a new entry path onto West 10th. While the developer/ city may have run a traffic study for this proposal, it was not provided with the distributed material. The issues identified in #4 and #5 create a substantial change to long established traffic flows and volumes in the immediate neighborhood.

Questions (and requests):

1. What proposed lots will have a primary access by way of a curb cut directly onto West 10th?
What road/ alley will be the primary access to the other lots?
The driveway access to one lot is from W. 10th. The rest of the lots access from Tika Ct.
We assume this is lot 4- correct? Lot 1 does not connect to Tika place- will it be accessed from the alley if not West 10th? Lot 4 driveway access is shown on W. 10th If we end up with a Garage in the back of Lot 1, it will be accessed from the alley.
2. It appears that a new easement will be created for the sanitary sewer to west 11th St. Where will the other utilities (gas, electric, water, storm sewer, cable, telephone) be accessed? If they will be accessed on West 10th St where will the connections be made and to what extent will the pavement be disturbed and patched on West 10th St; West 10th St pavement is substantially pristine at the moment.
Gos, woter and electric will come from the existing underground services on W. 10th. Every effort will be made to minimize the number of rood cuts. No road closures are anticipated. Storm sewer will connect to existing catch basin on the South West corner of the project.
Thank you for minimizing the cut and cover damage to West 10th.
3. Since property P126321 is not included in the proposal but is owned by a co-owner of the development will the utility extensions being proposed be extended to that property to minimize the future impact to West 10th St, if and when that property is developed? If not why not?
Utilities will be extended to P126321. That parcel is not owned by Irving Construction Corp. and is not part of the development.
The 10/28/2015 planned unit development document lists Dale and Elizabeth as a co-owner with you and the property you are developing has a long history between you and them- therefore we consider them a player. If the utilities are extended to the property line with P1125321, that seems reasonable. But see below. They are not a player in this development. The City will most likely require a sidewalk extension as a condition for a building permit for that lot.
4. The curb, gutter and sidewalk currently end on the west end of the proposed development. Will the new curb, gutter and sidewalk be extended just through the proposed development or through to the cul de sac which would include the property (P 126321) currently owned by the co- owner of the development. If it were extended along the entire length of the property owned by the proposal principals it would complete all the potential sidewalks on west 10th St and reduce the impact to the street if and when P 126321 is developed. If not, why not?
Sidewalks will extend the length of the proposed development. It will be up ta the awner of P126321 to extend the sidewalk if the City requires.
The 10/28/2015 planned unit development document lists Dale and Elizabeth Fowler as a co-owner with you and the property you are developing has a long history between you and them- therefore we consider them a player. With the activity to extend the curbs, gutter and sidewalks from the current end of the sidewalk through the proposed development, there will never be a

more appropriate and cost effective time to extend them through P126321- not to mention the least additional impact to the existing and new residents of West 10th. Please communicate with Dale and Elizabeth that we ask them to complete the work that the City will require them to do when they develop P126321.

5. What is the developer's intent relative to the houses that will be offered for sale? What size and style are being proposed for each house? What will be an approximate range of proposed sales prices? Will they include full or partial landscaping? What are the proposed front and side setbacks for each lot?

The zoning for this area is R-2. The required setbacks for R-2 zoning will be enforced. (20 feet front and back, 5 & 10 side setbacks) The homes will be single family residences of high quality, approximately 2,400 sq. ft. Each will be designed individually to fit the topography and maximize view potential. The sites will be fully landscaped as required by the City.

Thanks- What price range to you anticipate they will sell for- a range is sufficient. Price point will be \$500,000.00

6. Does the developer have CC&R's for the property? Do the CC&R's envision a homeowners association? **We would like a copy of the formal CC&R's if they exist.**

There are no CC&R's yet. We would prefer not to create a HOA if possible.

7. What is the development schedule? When will site prep start, when will initial construction start and when will the entire development be complete. Does the developer intend this to be a continuous development through to completion of the 8 houses? Or is there the potential that due to market conditions or other situations the development may be partially completed, suspended and / or restarted in the future? **We would like a copy of the proposed schedule.**

Development schedule TBD. We would like to start as soon as permits are available. Our intention is to build the site out within 18 months. Once permits are obtained, we will produce a schedule. This is an ideal site for winter/spring construction; dust is the biggest potential nuisance and for that reason, we hope to start soon.

Should we assume these will be spec type homes- built first and then sold? Or will you be attempting to market them first and build afterwards? The 18 months is fair timeframe- but would hate to see it become 24- 36 months. We intend to begin a marketing strategy after preliminary approval which will result in pre-sales.

8. Tika Court is shown as 25' wide with right angle corners relative to its intersection with West 10th St. This would appear to be a very difficult turn/ entrance for large emergency equipment. Can the largest of City of Anacortes fire equipment make the turn from West 10th St? Will there be new fire hydrants in Tika Court?

Tika Court has been designed to accommodate all City vehicles. The development has been signed off by the required City services officials. There will be a fire hydrant on Tika Court.

Thank you.

9. Will Tika Court have any traffic control at the intersection with West 10th St- stop sign or yield sign?

A stop sign will be required at Tika Court.

Thank you.

Requests of the Applicant:

1. This development will be a substantial impact to the neighborhood and we would like to see the project (1) be continuous to completion and (2) as short a duration as possible.
7. Above.
2. The developer is requested to keep all construction equipment and materials on the job site. No storage of equipment, materials or dumpsters on West 10th St should be permitted. This has been a problem for this street in the past with another contractor.
This is an important issue with the neighborhood- we would like an answer. We do not expect West 10th to be a staging or storage area for construction equipment and material. W. 10th will not be a staging area for construction
3. The developer is requested do everything possible to minimize construction debris and dust.
7. Above? Developer will maintain construction fencing and silt fencing throughout the project.
4. The developer is requested to seek to maintain work days/ hours to as close to normal business hours as possible.
What hours should the neighborhood consider to be 'normal'- what hours is the schedule predicated on? Monday through Friday, 7:30-4:00 are normal hours with an occasional Saturday morning as needed
5. The developer is requested to keep the adjacent neighbors informed as to the progress of the project and any activities/deviations that might impact the neighborhood. This especially applies if West 10th St will be closed to access at any time.
Please. I can provide email addresses if that would be useful to you. OK
6. Should the developer's plan incorporate a common security mailbox on West 10th St for the development the existing neighbors may be interested in participating in that mailbox system. Please keep us apprised.
With the construction activity and growth of the number of housing units on West 10th the existing owners are considering a secure unit for mail- it might be beneficial for everyone including the USPS to have a single unit. If you are going to install one when the curb, gutter and sidewalks on west 10th are put in we would be interested in participating in one 16 box unit. If you are going to install a unit on Tika Place rather than West 10th we would will proceed with one on West 10th. We can talk this over with the USPS and get their input

Requests of the City:

Kevin- these requests are current. If 3. has been satisfied, only 1. and 2. are requested to be accomplished by the City.

1. Public Works is requested to apply centerline yellow stripes on Kansas, Minnesota and West 10th for a reasonable distance leading up to the awkward intersection of the three streets. This will better delineate the critical lane areas of the intersection.
2. Public Works is requested to install a sign below the stop sign on Minnesota stating "oncoming traffic does not stop", putting those people on notice of that reality in the intersection.
3. Fire Department is requested to ensure that all fire equipment can enter and exit the narrow opening to Tika Court from West 10th St. The cul de sac at the east end of West 10th St is sized

and signed " no parking" to ensure emergency equipment can move effectively on West 10th St. If equipment cannot properly access Tika Court it will be forced to muster from West 10th St effectively blocking ingress/ egress to those of us living east of the Tika Court entrance.

Thank you for your consideration; we look forward to your responses,

Steven and Linda Wilhoit

3610 West 10th St

360.293.6707

Cricchio, Kevin

From: The Wilhoits <tenstreet@comcast.net>
Sent: Monday, December 07, 2015 5:19 PM
To: Cricchio, Kevin
Subject: December 9 Site Tour- Irving Construction West 10th project

Kevin,

The announcement indicates that there will be a site visit to West 10th st on December 9 at 5:15 pm- ahead of the meeting. It may go without saying but it is really dark up here at that time and the street lights are only on the far ends of West 10th- the actual development area is too dark to tour.

Steve and Linda Wilhoit]
3610 west 10th

December 3, 2015

To: Don Measamer

Subject: Failure of City of Anacortes Email system to accept Party of Record Input

Don,

I sent a series of comments concerning File # PUD-2015- 001 on November 20, 2015, per city request.

I requested a receipt request of Kevin, which I have never received- obviously per the postmaster of City of Anacortes automated message dated December 3, 2015, the City email system has never delivered it.

I formally request that the input be considered properly submitted and received per City requirements.

A handwritten signature in black ink, appearing to read "Steven and Linda Wilhoit", written over the printed name.

Steven and Linda Wilhoit

3610 West 10th

Anacortes, WA 98221

2 attachments

Kevin,

I have no idea what this is about but I submitted Party of Record comments on time.

From: postmaster@cityofanacortes.org [mailto:postmaster@cityofanacortes.org]
Sent: Thursday, December 03, 2015 8:38 PM
To: tenstreet@comcast.net
Subject: Delivery delayed:Party of Record submittal- File # PUD-2015-001

Delivery is delayed to these recipients or groups:

kevinc@cityofanacortes.org

Subject: Party of Record submittal- File # PUD-2015-001

This message hasn't been delivered yet. Delivery will continue to be attempted.

The server will keep trying to deliver this message for the next 1 days, 19 hours and 57 minutes. You'll be notified if the message can't be delivered by that time.

Diagnostic information for administrators:

Generating server: BELL.cityofanacortes.org
Receiving server: BELL.cityofanacortes.org (192.168.0.13)

kevinc@cityofanacortes.org

Remote Server at BELL.cityofanacortes.org (192.168.0.13) returned '400 4.4.7 Message delayed'
12/4/2015 4:32:31 AM - Remote Server at BELL.cityofanacortes.org (192.168.0.13) returned '432 4.3.2 STOREDRV;
mailbox database is offline; STOREDRV.Deliver.Exception:MailboxOfflineException.MapiExceptionMdbOffline; Failed to
process message due to a transient exception with message Cannot open mailbox /o=City of Anacortes/ou=Exchange
Administrative Group (FYDIBOHF23SPDLT)/cn=Configuration/cn=Servers/cn=BELL/cn=Microsoft System Attendant.
16.55847:7E000000, 17.43559:76040000BA00, 4.32881:76040000,
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4.29881:76040000'

Original message headers:

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BELL.cityofanacortes.org (192.168.0.13) with Microsoft SMTP Server (TLS) id
15.0.1076.9; Thu, 3 Dec 2015 16:34:35 -0800
Received: from bell.cityofanacortes.org (192.168.0.3) by
BELL.cityofanacortes.org (192.168.0.13) with Microsoft SMTP Server id
15.0.1076.9 via Frontend Transport; Thu, 3 Dec 2015 16:34:35 -0800
X-Sendio-Return-Path: tenstreet@comcast.net
X-Sendio-Delivered: Thu, 03 Dec 2015 16:34:35 -0800
X-Sendio-Delivered-To: kevinc@cityofanacortes.org
X-Sendio-Released: Thu, 03 Dec 2015 16:34:35 -0800
X-Sendio-Released-By: by user request explicit
X-Sendio-SAV-Sent: Fri, 20 Nov 2015 08:31:49 -0800
X-Sendio-Received: Fri, 20 Nov 2015 08:31:49 -0800
Received: (sendio-qmail 17026 invoked by uid 5002); 4 Dec 2015 00:34:35 -0000
X-Sendio-SenderIP: 69.252.207.33
X-Sendio-RemoteSenderIP: 69.252.207.33
Authentication-Results: cityofanacortes.org; dkim=none (no signatures)
X-Sendio-DKIMResults: NoSignature
Received-SPF: Pass (bell.cityofanacortes.org: domain of comcast.net designates
69.252.207.33 as permitted sender) client-ip=69.252.207.33; envelope-
from="tenstreet@comcast.net"; helo=resqmta-ch2-01v.sys.comcast.net;
receiver=bell.cityofanacortes.org; mechanism="ip4:69.252.207.0/25"; identity=mailfrom
X-IP-Reputation: 69.252.207.33 neutral, ipclass:R4, risk-level: 30% (low)
X-Sendio-MessageID: 1448037109.16498.1
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by bell.cityofanacortes.org with SMTP; 20 Nov 2015 16:31:49 -0000
Received: from resomta-ch2-08v.sys.comcast.net ([69.252.207.104])
by resqmta-ch2-01v.sys.comcast.net with comcast
id jsXalr0042Fh1PH0lsXosr; Fri, 20 Nov 2015 16:31:48 +0000
Received: from WilhoitsDesktop ([1PvG:2601:601:4100:a14d:3dfd:e6f3:9e73:7344])
by resomta-ch2-08v.sys.comcast.net with comcast
id jsXnlr00C0FVdW20lsXnSd; Fri, 20 Nov 2015 16:31:48 +0000
From: The Wilhoits <tenstreet@comcast.net>
To: <kevinc@cityofanacortes.org>
Subject: Party of Record submittal- File # PUD-2015-001
Date: Fri, 20 Nov 2015 08:31:36 -0800
Message-ID:
<!AAAAAAAAAAAAAYAAAAAAAAAJsEoblUm4dHuZ+Dj8W0dbzCgAAAEAAAADPQlkWA98xGsAki8HwHShwBAAAAAA==@comcast.net>
MIME-Version: 1.0
Content-Type: multipart/mixed;
boundary="-----_NextPart_000_004E_01D1236D.DF8DBAB0"
Content-Language: en-us
X-WatchGuard-Spam-ID:
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X-WatchGuard-Spam-Score: 0, clean; 0, virus threat unknown
X-WatchGuard-Mail-Client-IP: 69.252.207.33
X-WatchGuard-Mail-From: tenstreet@comcast.net
Return-Path: tenstreet@comcast.net

The Wilhoits

From: Cricchio, Kevin <kevinc@cityofanacortes.org>
Sent: Thursday, December 03, 2015 8:55 PM
To: The Wilhoits
Subject: Please verify your email address to join my trusted email community
Attachments: FW: Delivery delayed: Party of Record submittal- File # PUD-2015-001 (769 bytes)
Importance: High



Sendio Opt-Inbox™

Your email to
Cricchio, Kevin
<kevinc@cityofanacortes.org>
is almost there!



We need to verify your email address.
Click the button to instantly become a trusted sender.

✓ Verify me

(To view this message as a web page, [click here.](#))

Thanks for your email. City of Anacortes is using Sendio's Opt-Inbox technology to ensure they do not receive unwanted email. Verifying your email address will ensure that all future email from tenstreet@comcast.net will be delivered directly to Cricchio, Kevin's inbox without delay.

Verification using the button above is instantaneous but if you prefer, simply [sending a reply](#) to this email will also work.

Need help, or want to learn more about how Opt-Inbox verification works?

If you did not send a recent email to kevinc@cityofanacortes.org, please disregard this message.

Thanks,

Team Sendio

*I Responded to this
AS REQUESTED — NO
POSITIVE Response Received.
Ken Wilhoit*

The Wilhoits

From: The Wilhoits <tenstreet@comcast.net>
Sent: Friday, November 20, 2015 8:32 AM
To: 'kevinc@cityofanacortes.org'
Subject: Party of Record submittal- File # PUD-2015-001
Attachments: Input to city for Irving project.docx

Kevin,

Subject to your solicitation dated November 11, 2015, we have attached our comments for the record concerning the Irving Construction Company development on West 10th St.

You are requested to confirm receipt of this letter.

Regards,

Steven and Linda Wilhoit
3610 West 10th St
Anacortes, WA 98221
360.293.6707

November 19, 2015

Subject: Impacted Resident Input to File Number PUD-2015- 001; Applicant Irving Construction Company

From Steven and Linda Wilhoit 3610 West 10th St, Anacortes, WA

Introduction: While those of us who purchased property and built custom homes on West 10th St over the past 10-15 years always expected the subject property to be developed we were expecting 4-5 custom homes not 8-9 spec houses. This is legally owned property and we expect it will be developed according to City of Anacortes requirements. While we would prefer to see 4-5 larger lots and homes more in keeping with the existing neighborhood we are not challenging the overall project, subject to the answers to questions and requests below. We would ask the City and the Developer to seriously consider the following.

Observations:

1. There are currently 8 developed properties on West 10th St. There are 2 additional individual lots that could be developed. This proposal will double the number of existing structures that could or will access West 10th St increasing the traffic on at least the western half of the street considerably.
2. Seven of the 8 existing homes are occupied by senior couples- retired or semi-retired. The remaining house is a rental that routinely houses Navy officers and their families. Other than people accessing the ACFL trailhead on West 10th, this is a very quiet, low traffic volume, dead end street with a small population. Depending on the developers intent, this situation and West 10th lifestyle could be substantially impacted.
3. The proposed lots average 6284 square feet. The existing 10 lots (8 with structures) average 9612 square feet, ranging from 7500 sq foot (owned by the co- owner of the applicants property) to 16866 square feet. This substantial differential will likely change the size and type of houses and therefore the character of the neighborhood.
4. The Developer is proposing minimal size lots impacted with multiple easements without providing any common space within the new neighborhood for use by new residents or children.
5. The awkward intersection of Kansas, Minnesota and West 10th is already a hazardous intersection with close calls being a routine occurrence (which never show up as reported accidents or incidents). Due to the large number of houses in Rock Ridge relative to the number of houses on West 10th the bulk of the up and downhill traffic moves to and from Minnesota and Kansas. That path, either up or down is largely visible to/ from both directions. The path to and from Kansas to West 10th is substantially blind and is routinely where the issues occur with people rolling/running the stop from Minnesota or not staying in lane uphill on Kansas. While the existing configuration is the most appropriate for the awkward situation, the potential increase of traffic between Kansas and West 10th will increase the issues and potential accidents at the intersection.
6. The alley from Minnesota is currently a dead end. The proposal is to make the alley a through street to Tika Court. This creates a new circular path that does not exist now impacting the

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Questions (and requests):

1. What proposed lots will have a primary access by way of a curb cut directly onto West 10th? What road/ alley will be the primary access to the other lots?
2. It appears that a new easement will be created for the sanitary sewer to west 11th St. Where will the other utilities (gas, electric, water, storm sewer, cable, telephone) be accessed? If they will be accessed on West 10th St where will the connections be made and to what extent will the pavement be disturbed and patched on West 10th St; West 10th St pavement is substantially pristine at the moment.
3. Since property P126321 is not included in the proposal but is owned by a co-owner of the development will the utility extensions being proposed be extended to that property to minimize the future impact to West 10th St, if and when that property is developed? If not why not?
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9. Will Tika Court have any traffic control at the intersection with West 10th St- stop sign or yield sign?

Requests of the Applicant:

1. **This development will be a substantial impact to the neighborhood and we would like to see the project (1) be continuous to completion and (2) as short a duration as possible.**
2. **The developer is requested to keep all construction equipment and materials on the job site. No storage of equipment, materials or dumpsters on West 10th St should be permitted. This has been a problem for this street in the past with another contractor.**

3. The developer is requested do everything possible to minimize construction debris and dust.
4. The developer is requested to seek to maintain work days/ hours to as close to normal business hours as possible.
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6. Should the developer's plan incorporate a common security mailbox on West 10th St for the development the existing neighbors may be interested in participating in that mailbox system. Please keep us apprised.

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2. Public Works is requested to install a sign below the stop sign on Minnesota stating "oncoming traffic does not stop", putting those people on notice of that reality in the intersection.
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Thank you for your consideration; we look forward to your responses,

Steven and Linda Wilhoit

3610 West 10th St

360.293.6707

November 19, 2015- **December 7, 2015**

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Questions (and requests):

1. What proposed lots will have a primary access by way of a curb cut directly onto West 10th? What road/ alley will be the primary access to the other lots?

The driveway access to one lot is from W. 10th. The rest of the lots access from Tika Ct.

We assume this is lot 4- correct? Lot 1 does not connect to Tika place- will it be accessed from the alley if not West 10th?

2. It appears that a new easement will be created for the sanitary sewer to west 11th St. Where will the other utilities (gas, electric, water, storm sewer, cable, telephone) be accessed? If they will be accessed on West 10th St where will the connections be made and to what extent will the pavement be disturbed and patched on West 10th St; West 10th St pavement is substantially pristine at the moment.

Gas, water and electric will come from the existing underground services on W. 10th. Every effort will be made to minimize the number of road cuts. No road closures are anticipated. Storm sewer will connect to existing catch basin on the South West corner of the project.

Thank you for minimizing the cut and cover damage to West 10th.

3. Since property P126321 is not included in the proposal but is owned by a co-owner of the development will the utility extensions being proposed be extended to that property to minimize the future impact to West 10th St, if and when that property is developed? If not why not?

Utilities will be extended to P126321. That parcel is not owned by Irving Construction Corp. and is not part of the development.

The 10/28/2015 planned unit development document lists Dale and Elizabeth as a co-owner with you and the property you are developing has a long history between you and them- therefore we consider them a player. If the utilities are extended to the property line with P1125321, that seems reasonable. But see below.

4. The curb, gutter and sidewalk currently end on the west end of the proposed development. Will the new curb, gutter and sidewalk be extended just through the proposed development or through to the cul de sac which would include the property (P 126321) currently owned by the co- owner of the development. If it were extended along the entire length of the property owned by the proposal principals it would complete all the potential sidewalks on west 10th St and reduce the impact to the street if and when P 126321 is developed. If not, why not?

Sidewalks will extend the length of the proposed development. It will be up to the owner of P126321 to extend the sidewalk if the City requires.

The 10/28/2015 planned unit development document lists Dale and Elizabeth Fowler as a co-owner with you and the property you are developing has a long history between you and them- therefore we consider them a player. With the activity to extend the curbs, gutter and sidewalks from the current end of the sidewalk through the proposed development, there will never be a more appropriate and cost effective time to extend them through P126321- not to mention the least additional impact to the existing and new residents of West 10th. Please communicate with

Dale and Elizabeth that we ask them to complete the work that the City will require them to do when they develop P126321.

5. What is the developer's intent relative to the houses that will be offered for sale? What size and style are being proposed for each house? What will be an approximate range of proposed sales prices? Will they include full or partial landscaping? What are the proposed front and side setbacks for each lot?

The zoning for this area is R-2. The required setbacks for R-2 zoning will be enforced. (20 feet front and back, 5 & 10 side setbacks) The homes will be single family residences of high quality, approximately 2,400 sq. ft. Each will be designed individually to fit the topography and maximize view potential. The sites will be fully landscaped as required by the City.

Thanks- What price range to you anticipate they will sell for- a range is sufficient.

6. Does the developer have CC&R's for the property? Do the CC&R's envision a homeowners association? *We would like a copy of the formal CC&R's if they exist.*
There are no CC&R's yet. We would prefer not to create a HOA if possible.

7. What is the development schedule? When will site prep start, when will initial construction start and when will the entire development be complete. Does the developer intend this to be a continuous development through to completion of the 8 houses? Or is there the potential that due to market conditions or other situations the development may be partially completed, suspended and / or restarted in the future? **We would like a copy of the proposed schedule.**

Development schedule TBD. We would like to start as soon as permits are available. Our intention is to build the site out within 18 months. Once permits are obtained, we will produce a schedule. This is an ideal site for winter/spring construction; dust is the biggest potential nuisance and for that reason, we hope to start soon.

Should we assume these will be spec type homes- built first and then sold? Or will you be attempting to market them first and build afterwards? The 18 months is fair timeframe- but would hate to see it become 24- 36 months.

8. Tika Court is shown as 25' wide with right angle corners relative to its intersection with West 10th St. This would appear to be a very difficult turn/ entrance for large emergency equipment. Can the largest of City of Anacortes fire equipment make the turn from West 10th St? Will there be new fire hydrants in Tika Court?

Tika Court has been designed to accommodate all City vehicles. The development has been signed off by the required City services officials. There will be a fire hydrant on Tika Court.

Thank you.

9. Will Tika Court have any traffic control at the intersection with West 10th St- stop sign or yield sign?

A stop sign will be required at Tika Court.

Thank you.

Requests of the Applicant:

1. This development will be a substantial impact to the neighborhood and we would like to see the project (1) be continuous to completion and (2) as short a duration as possible.

7. Above.

2. The developer is requested to keep all construction equipment and materials on the job site. No storage of equipment, materials or dumpsters on West 10th St should be permitted. This has been a problem for this street in the past with another contractor.

This is an important issue with the neighborhood- we would like an answer. We do not expect West 10th to be a staging or storage area for construction equipment and material.

3. The developer is requested do everything possible to minimize construction debris and dust.
- 7. Above?**

4. The developer is requested to seek to maintain work days/ hours to as close to normal business hours as possible.

What hours should the neighborhood consider to be 'normal'- what hours is the schedule predicated on?

5. The developer is requested to keep the adjacent neighbors informed as to the progress of the project and any activities/deviations that might impact the neighborhood. This especially applies if West 10th St will be closed to access at any time.

Please. I can provide email addresses if that would be useful to you.

6. Should the developer's plan incorporate a common security mailbox on West 10th St for the development the existing neighbors may be interested in participating in that mailbox system. Please keep us apprised.

With the construction activity and growth of the number of housing units on West 10th the existing owners are considering a secure unit for mail- it might be beneficial for everyone including the USPS to have a single unit. If you are going to install one when the curb, gutter and sidewalks on west 10th are put in we would be interested in participating in one 16 box unit. If you are going to install a unit on Tika Place rather than West 10th we would will proceed with one on West 10th.

Requests of the City:

Kevin- these requests are current. If 3. has been satisfied, only 1. and 2. are requested to be accomplished by the City.

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Steven and Linda Wilhoit

3610 West 10th St

360.293.6707

Cricchio, Kevin

From: The Wilhoits <tenstreet@comcast.net>
Sent: Friday, November 20, 2015 8:32 AM
To: Cricchio, Kevin
Subject: Party of Record submittal- File # PUD-2015-001
Attachments: Input to city for Irving project.docx

Kevin,

Subject to your solicitation dated November 11, 2015, we have attached our comments for the record concerning the Irving Construction Company development on West 10th St.

You are requested to confirm receipt of this letter.

Regards,

Steven and Linda Wilhoit
3610 West 10th St
Anacortes, WA 98221
360.293.6707



Friends of the Forest

*Dedicated to the preservation of the Anacortes Community
Forest Lands through education, outreach & stewardship*

November 24, 2015

Anacortes Planning Department,

Board Members

Andy Stewart
President

Monica Ochs
Vice President

Lin Nichols
Treasurer

Bill Dietrich
Secretary

Jean Andrich
Charlie Collins
Denise Crowe
Ed Gastelum
Scott Gudmundsen

We are writing in regard to the PUD-2015-0001 site plan on West 10th. As this proposed development is seeking significant alterations from current zoning, street and alley vacations, and borders the Anacortes Community Forest Lands, we have given it our attention.

Upon review, we are open to the concept of reconfiguration of the grid formation of lots to a higher density cul de sac with one access off 10th St. The vacation of alleys and 11th St make sense in this context, and preserve the existing trees on the undeveloped 11th St. right of way. We support this. We understand that the extension of lots into the 110' wetland buffer will only go so far as to not take down any more trees, and that the extension of the boundary into the buffer zone is only into a previously cleared area. We will leave questions of appropriate lot density (8-6) in the allowable buildable space to others.

Given this, our primary concerns are these:

1) That the wetland buffer zone be diligently designated and protected by the developer, and the City ensure that private homeowners do not encroach into this area with yard extension, yard waste dumping, off leash pets, or native plant and tree removal or alteration.

2) That no new access trails be made for the development as a whole, or from any individual yards to the ACFL.

Staff

Denise Crowe
*Education and
Outreach Director*

Jean Ford Andrich
*Development and
Outreach Director*

These are serious issues in other border areas of the ACFL, and we hope to see continuing improvement in homeowner understanding of ACFL /wetland buffer stewardship and real consequences for those who degrade or disregard these critical areas.

Respectfully yours on behalf of the Friends of the Forest Board,

611 R Ave. / P.O. Box 2213
Anacortes, WA 98221
(360) 293-3725
info@friendsoftheacfl.org
www.friendsoftheacfl.org

Andy Stewart
Board President

Friends of the Anacortes
Community Forest Lands is a
not for profit 501c3 organization.
Tax ID: 91-1430220

EXHIBIT #8:

GEOTECHNICAL REPORT



741 Marine Drive
Bellingham, WA 98225

20611-67th Avenue NE
Arlington, WA 98223

PHONE
360 733_7318

TOLL FREE
888 251_5276

FAX
360 733_7418

June 9, 2015
Job No. 14-0672

Scott Irving
819 Commercial Avenue # 6
Anacortes, WA 98221

**Re: Revised Feasibility for New Development
West 10th Street Project
West 10th Street
Anacortes, Washington**

Dear Mr. Irving,

As requested, we have visited and conducted a field investigation of the subject property in order to determine the feasibility for residential development within the 8 new lots on the property.

The purpose of this report is to prepare a reconnaissance level report that discusses site topography, site soils, geologically hazardous areas, preliminary drainage and construction recommendations, and the overall compatibility of proposed development on the subject property.

PROJECT DESCRIPTION

We understand that the currently undeveloped subject property, located in Anacortes, Washington, has been divided into 8 lots upon which construction of new single family residences will occur (Figure 1). According to preliminary design plans, the 8 lots are located adjacent to and surrounding a proposed cul-de-sac that will extend into the center of the property from West 10th Street. An east to west oriented alley way is also planned to be located in the center of the site and to the east and west of the proposed cul-de-sac.

At the time of this report the proposed locations of the residences are undetermined and/or undisclosed to GeoTest (GTS). GTS anticipates that planned residences will contain foundations that will most likely consist of a conventional, shallow, cast-in-place concrete footing and stem wall construction. GTS also anticipates that stormwater drainage and associated drain lines from imperious surfaces will be tightlined to the existing municipal stormwater catchment system located north of the property on West 10th Street and/or southwest of the property on the West 11th Street cul-de-sac. According to design plans a landscape wall is planned to be located where a rock wall outcrop exists east of the 11th Street cul-de-sac and southwest of lots 7 and 8. Plans indicate that a sewer easement/system will exist between lots 7 and 8 and will run from the proposed cul-de-sac in the center of the site, where it will be a collection point for site lots, into an existing sewer system on the 11th Street cul-de-sac.

SITE CONDITIONS

This section discusses the general surface and subsurface conditions observed and interpreted at the project site at the time of our site visit. Interpretations of the site conditions are based on the results of our review of available information, site reconnaissance, and our experience in the project vicinity.

Site Geology

Geologic information for the project site was obtained from the DNR – Washington Interactive Geologic Map, published by the Washington State Department of Natural Resources (DNR). According to DNR, the site is underlain by Jurassic aged intrusive igneous rocks locally named Fidalgo ophiolites (Ji(f)). Ophiolites are tectonically emplaced slices of oceanic crust into or onto continental crust. Native bedrock outcrops observed within exposed areas of the subject property appeared consistent with the mapped geology.

Soil Survey

According to the United States Department of Agriculture (USDA) Natural Resource Conservation Service Soil Survey website, soils within the vicinity of the project site are mapped as Fidalgo-Lithic Xerochrepts-Rock complex with 3 to 30 percent slopes.

According to the Soil Survey, the near surface soil components of the Fidalgo-Lithic Xerochrepts-Rock complex is rated as having a low erosion susceptibility with an erosion K factor (susceptibility of a soil to sheet and rill erosion by water) of 0.15. Values of K range from 0.02 to 0.69, and, the higher the value, the more susceptible the soil is to water erosion. Native site soils observed at the project site were generally consistent with the Soil Survey.

Limited Aerial Photo Review

We reviewed historical images dating from 1969, 1977, 1994, 1998, 2001, 2004, 2005, 2006, 2009 and 2011 in order to determine if there has been any recent significant earth slide activity within the vicinity of the project site. Aerial photos were obtained from Google Earth, Skagit County's interactive mapping service, and Washington State Coastal Zone Atlas. Based on aerial imagery review, the entire site appears to have been logged sometime between 1977 and 1998 and the northern half of the site was cleared of vegetation sometime between 2005 and 2006. However, it appears that the general appearance of the site slopes have not changed significantly within the approximately 42 reviewed years.

Surface Conditions

A representative from GeoTest visited the site on December 18, 2014, to provide a visual evaluation of the site topography and soils, concerning existing stability and erosion potential of the native slopes.

At the time of our site visit, the subject property was surrounded by West 10th Street, adjacent residences, and forested land to its north, west, and south and east, respectively (Photos 1 and 2). No developed structures were present on the property.

Topographic slopes within the northern and southwestern portions of the site generally contained an overall northwest gradient of approximately 10H:1V (10%) but ranged from approximately flat to 5H:1V (20%). A relatively flat and broad ridge, oriented northeast to southwest, existed in the southeast portion of the property. Site slopes to the south of the ridge contained a southeast oriented aspect and a grade of approximately 10H:1V (10%) that leveled out upon contacting a designated wetland area (Photo 3). A vertical rock face, lacking any evidence of rock topples, existed off of and adjacent to the southeast corner of the site.



Photo 1: Looking southeast along West 10th Street. Proposed locations of lots 1 and 2 (foreground) and lots 3, 4, 5 and 6 (background, woodland area).



Photo 2: Looking south along western edge of subject property at proposed location of lot 1 (foreground) and lot 8 (background, woodland area).

The northern portion of the site was dominantly covered with a variety of brush including blackberry while the southern portion of the site contained relatively thick stands of Douglas fir and alder with an understory of salal, moss, and ferns. Vegetative patterns indicated that recent significant soil erosion processes and slope instability have not occurred on site. There was no indication that the property had been regraded in the past, however it is probable that site soils were disturbed during historic logging activities. Soils in various locations on the site were probed with a steel tipped soil probe to determine a general soil thickness and consistency. It was deemed that bedrock throughout the site either outcropped at the surface or was overlain with soft to stiff topsoil and forest duff ranging from approximately 1 inch to 12 inches and commonly approximately 5 inches in thickness (Photo 4).



Photo 3: Looking north along the slope located within the southeast portion of the site, just north of the designated wetland area. Note stable growth habits of trees.



Photo 4: Bedrock outcropping within Lot 1.

Evidence of significant soil creep, typically indicated by severe pistol butting of tree trunks, was not observed on the site slopes at the time of our visit. In addition, we did not observe any recent landslides, evidence of significant erosion or other indications of instability on the subject slope faces. Surface water was not observed running over the face of site slopes. Further, no obvious signs of recent instability or significant erosion were observed within the vicinity of the proposed development site at the time of our visit in December of 2014.

CONCLUSIONS AND RECOMMENDATIONS

Based upon evaluation of the data collected during this investigation, it is our opinion that development on the subject property is feasible and should not impact on the site from a geotechnical perspective by decreasing slope stability or increasing erosion potential. Further, we anticipate that development will pose no unreasonable threat to persons or property either on or off site provided the recommendations contained herein are incorporated into the project design.

Geologically Hazardous Areas

According to the referenced *City of Anacortes Code Chapter 17.70.180 Designation of Geologically Hazardous Areas*, geologically hazardous areas include erosion hazard, landslide hazard, seismic hazard, mine hazards, volcanic hazards and other geological events including tsunamis, mass wasting, debris flows, rock fall and differential settlement. The potential hazards that may affect the site are erosion and landslide hazards. It is our understanding that the City of Anacortes has not identified landslide and erosion hazard areas on the subject property. Further, the Skagit County Potential Landslide and Erosion Area map does not indicate that geohazards exist on the property.

As mentioned previously, no obvious signs of severe instability or evidence of large scale global instability were observed at the time of our site visit. Large scale global instability, consisting of deep-seated rotational failures, can extend down into the subsurface to substantial depths. These failures typically leave geomorphic evidence of their existence on the slope. Typical indicators are head scarps, tension cracks, sag ponds, seepage zones, hummocky ground surface and slump blocks. Obvious visual indications of large scale global slope instability, such as those referenced above, were not observed at the subject property. Due to the observed globally stable condition of the site slopes, it is our opinion that large scale landslides are unlikely to occur and affect the future development.

Erosion Control

The following recommendations are intended to prevent erosion from occurring during and after the construction phase of the project:

- All clearing and grading activities for the future residential construction should incorporate Best Management Practices (BPMs) for erosion control in compliance with current City of Anacortes codes and standards.
- We recommend leaving as much of the existing vegetation on site slopes near areas of the proposed improvements as possible. Leaving the existing

vegetation and planting additional brush and vegetation on site slopes and in areas disturbed by excavation activities will help maintain near surface slope stability by providing a stable root base within the near surface soils. Removal of vegetation and trees may increase the risk of failure for the surficial soils during periods of wet weather.

- Yard waste should not be dumped over the face of site slopes. Yard waste can retain water and cause instability on the slope soils.
- All areas disturbed by construction practices should be vegetated or otherwise protected to limit the potential for erosion as soon as practical during and after construction. Areas requiring immediate protection from the effects of erosion should be covered with either plastic, mulch or erosion control netting/blankets. Areas requiring permanent stabilization should be seeded with an approved grass seed mixture, or hydroseeded with an approved seed-mulch-fertilizer mixture. We recommend that appropriate silt fencing be incorporated into the construction plan for erosion control.
- Proper drainage controls have a significant effect on erosion. All surface water and any collected drainage water should not be allowed to be concentrated and discharged down the face of site slopes. All collected stormwater should be directed to an appropriate collection system to be discharged within the local stormwater collection system.

Based on observations made during our site visit and assuming that the above recommendations are carried out, as well as appropriate maintenance is carried out for the life of the residences, it is our opinion that site slopes do not present a hazard to the future development.

Limited Foundation and Grading Recommendations

In general, the near surface fractured and/or undisturbed native bedrock observed and interpreted to underlie the site should provide suitable bearing conditions for the proposed development. In order to reduce the potential for differential settlement to occur, we recommend that all foundation elements bear directly on competent rock and uniform conditions. Any encountered soft/saturated soil, organics or areas of highly fractured and unsuitable rock conditions should be removed from below foundation areas prior to construction.

Assuming the above foundation support criteria are satisfied, continuous or isolated spread footings founded directly on the bedrock, or on properly compacted structural fill placed over the bedrock, may be proportioned using a maximum net allowable soil bearing pressure of 4,000 psf. The term "net allowable bearing pressure" refers to the pressure that can be imposed on the soil at foundation level resulting from the total of all dead plus live loads, exclusive of the weight of the footing or any backfill placed above the footing. The net allowable bearing pressure may be increased by one-third for transient wind or seismic loads.

With regards to site grading immediately around proposed residences, the planned cul-de-sac and associated alley, and/or planned parking areas, we recommend that permanent soil slopes be graded no steeper than approximately 2H:1V (50 percent) and should be protected or vegetated to reduce erosion potential. Exposed competent rock

slopes should not exceed 3/4H:1V slope, while highly fractured rock slopes should be sloped similar to soil slopes. We do not recommend that any site fill (if applicable) be placed over or within any steeper portions of the property without being properly engineered and/or retained with a suitably designed retaining wall system, as appropriate.

Limited Drainage Recommendations

We recommend that all stormwater resulting from roof downspouts, footing drains and pavements be tightlined to a suitable off site location such as the municipal stormwater collection system located on West 10th Street and West 11th Street.

Due to thin to absent site soils we do not recommend direct on site infiltration.

Summary

Based on observations made during our site visit and assuming that the above recommendations are incorporated into project construction, as well as appropriate maintenance being carried out for the life of the project, it is our opinion that the site does not present a hazard in relation to development on site provided residential foundations bear entirely on suitably prepared rock subgrade surfaces. In our opinion, appropriate pinning of foundations to the underlying rock is at the owner's option and is not required for stability if foundations are placed on stepped and level surfaces. In addition, it is our opinion that it is possible to prevent significant erosion from occurring during and after site grading activities provided the stormwater discharge recommendations referenced above and the applicable BMP's within the current City of Anacortes Code are followed.

LIMITATIONS

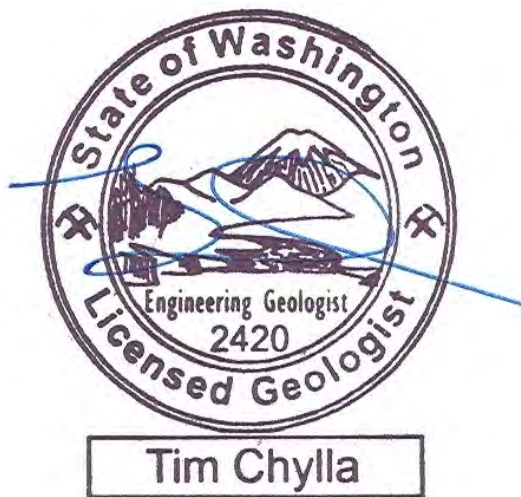
Our conclusions are based on visual observations of surface conditions made during our site visit on December 18, 2014, review of available information and our experience in the area. Our study area included the area of the proposed residential development only, as referenced in this report. Our services have been performed in a manner consistent with that level of professional care and skill exercised by other members of the professional community practicing under similar conditions in the area. No warranty, expressed or implied, is made. Our services have been executed in accordance with generally accepted site evaluation practices in this area at the time the report was prepared.

We appreciate the opportunity to be of service to you on this project. If any questions should arise regarding this report, please contact the undersigned.

Respectfully Submitted,
GeoTest Services, Inc.



Josh Hardesty, M.S.
Staff Geologist



Tim Chylla, L.E.G.
Engineering Geologist

Attached: Figure 1 Vicinity Map
 Figure 2 Site Plan

REFERENCES

DNR, 2014, Washington Interactive Geologic Map. Washington Division of Geology and Earth Resources. Washington State Department of Natural Resources.

Skagit County website, iMap. <http://www.skagitcounty.net/maps/iMap/>

Skagit County website, Potential Landslide and Erosion Areas Map, http://www.skagitcounty.net/GIS/Documents/GeoHazard/t35r1_2.pdf

Soil Survey website, Skagit County, WA, prepared by the USDA National Resource Conservation Service. <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

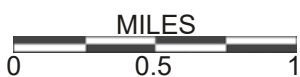
Washington State Department of Ecology. Coastal Zone Atlas. <http://www.ecy.wa.gov/>.

PROJECT LOCATION



MAP REFERENCED FROM USGS NATIONAL MAP VIEWER 2014

NORTH



GEOTEST SERVICES, INC.

741 Marine Drive
Bellingham, WA 98225
phone: (360) 733-7318
fax: (360) 733-7418

Date: 12-22-14

By: JH

Scale: As shown

Project

VICINITY MAP
WEST 10TH STREET PROJECT
WEST 10TH STREET
ANACORTES, WASHINGTON

14-0672

Figure

1

EXHIBIT #9:

WETLAND REPORT

August 20, 2015

Mr. Don Measamer, Director
Planning, Community & Economic Development Department
City of Anacortes
P.O. Box 547
Anacortes, Washington 98221

RE: Preliminary Irving Replat/P.U.D. Submittal – West 10th Street (PUD-2014-001)

Dear Don:

This letter provides response to the City of Anacortes's (City) comments provided by Mr. Kevin Cricchio, AICP, Associate Planner, in a letter to Mr. Jim Schemmer of Schemmer Engineering & Surveying, dated June 3, 2015, regarding the wetland critical areas report submittal for the Irving Construction- 10th Street Replat (File #: PUD-2014-001). The critical areas report, prepared by Advanced Environmental Solutions on March 20, 2015, describes the environmental conditions on the Irving property (approximately 66,524 square feet [1.53 acres]), comprised of six parcels P132138, P132139, P58251, P58253, P102477 and P102478. A Category III Palustrine Forested Wetland (PFO) that extends off-site on City-owned land to the south, encumbers approximately 902 square feet (0.02 acre) of the southeast corner of the subject Irving Parcel P102478. The wetland, approximately 7,008 square feet (0.16 acre) in total size, provides moderate habitat functions and is protected by the City with a standard buffer width of 110-feet (Anacortes Municipal Code [AMC] 17.70.340).

No direct wetland impacts are associated with the Irving replat proposal. However in order to mitigate for the reduction of approximately 2,904 square feet of buffer area situated within the replat area for proposed Lots 5 and 6, buffer width averaging, as outlined in AMC Section 17.70.340.F.4, is utilized. Increased buffer areas, representing 2,935 square feet in total area, are proposed to the east of Lots 4 and 5 and to the south of Lots 6 and 7, as illustrated in Figure 1. A total buffer area of 19,335 square feet is to be preserved in a reserve tract on the southern portion of the property. This reserved buffer area is greater than the area represented by the standard 110-foot buffer of 19,304 square feet. The total reserve tract, including the on-site wetland and buffer areas represents 20,327 square feet (0.46-acre). The minimum and maximum buffer widths resulting from buffer width averaging on the property, are 91-feet and 240-feet, respectively.

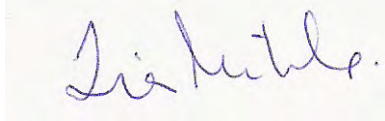
No reductions in wetland functions or buffer functional performance are anticipated to occur as a factor of buffer width averaging on the property. Existing forested wetland and buffer conditions within the reserve tract will be preserved.

Partial vegetation clearing on the northern lots in the plat had already occurred in the past. A split rail fence is to be installed along the boundary of reserve tract to discourage potential disturbances or encroachment from adjacent residential use.

The southern portion of the reserve tract, where increased buffer width area is proposed, consists a forested ridge along the vacated Right of Way associated with West 11th Street. Stormwater run-off on the south side of the ridge, which is to remain in a forested condition within the reserve tract, will continue to drains towards the wetland, consistent with current conditions. Although stormwater run-off from proposed development areas on the north side of the ridge will be increased from current conditions, it will continue to drain to the north, away from the site wetland, and therefore is not anticipated to result in a change of functions from current conditions.

Please contact me directly at (360) 202-6839, should you have any questions or comments regarding this letter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tina Mirabile", on a light-colored rectangular background.

Tina Mirabile, PWS

Attachment: Figure 1 – Buffer Site Plan PUD, Schemmer Engineering, August 18, 2015

Advanced Environmental Solutions

1500A EAST COLLEGE WAY, STE. 506, MOUNT VERNON, WA 98273 (360) 202-6839

March 20, 2015

Ms. Libby Grage
City of Anacortes
Planning, Community & Economic Development Department
P.O. Box 547
Anacortes, WA 98221

RE: Irving Construction – West 10th Street Replat

Dear Ms. Grage:

This letter summarizes the results of Wetlands Site Assessment conducted by Advanced Environmental Solutions (AES) on seven Parcels P132138, P132139, P126321, P58251, P58253, P102477 and P102478, approximately 1.75 acres, located between West 10th and 11th Street in Anacortes, Washington (Figure 1). In 2007, a Category III Palustrine forested wetland was documented near the southeast corner of Parcel P102478 (AES, 2007). The purpose of this current assessment is to document the existing environmental site conditions using updated wetland methodologies that have since been adopted by regulatory agencies based on best available science.

The applicant, Mr. Scott Irving, Irving Construction Corporation (Anacortes) is resubmitting a development plat with nine single-family residential lots for planning review (Figure 1)(The Schemmer Group Engineering, PLLC, 2015). Access to the lots is proposed via a cul-du-sac from West 10th Avenue. The proposed plat site plan incorporates a vacated alley and 30-feet of the vacated right-of-way associated with 11th Street to the south. Proposed utilities include hookups to the City's sewer system.

The proposed project has been designed to avoid direct impacts to the wetland and the City of Anacortes' (City) regulated protective wetland buffer, as previously delineated and surveyed (Figure 1). The subject wetland extends off-site onto the City-owned Forest Lands and the unimproved right-of-way associated with Kansas Avenue.

Ms. Tina Mirabile, Professional Wetlands Scientist (PWS), conducted a field investigation on January 29, 2015. Wetland identification and delineation was based on protocols outlined in *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* (U.S. Army Corps of Engineers [Corps] 2010). This manual is a supplement to the *1987 Corps of Engineers Delineation Manual* (U.S. Army Corps of Engineers 1987). Although the 1997 version of the Washington State Department of Ecology's *Washington State Identification and Delineation Manual* is referenced in Section 17.70.320 (Wetland Designation) of Anacortes Municipal Code, it is no longer validated by Ecology and therefore was not

used. The wetland delineation methodology requires evidence that at least one positive wetland indicator must be found for each of three parameters (vegetation, soils and hydrology) to make a positive wetland determination.

Representative wetland and upland conditions were documented at Sample Plots SP1 and SP2, respectively (Figure 1). Based on data recorded during the field investigation; the existing site conditions have not changed significantly since 2007. Flagging from the delineation and professional survey of the wetland boundaries in 2007 remained present at some locations. Sequentially numbered pink survey flagging, labeled as A0 – A16, was used to mark re-delineated features during the 2015 site visit (Figure 1). The wetland is situated within a shallow depression. The transition between wetland and upland conditions is dictated by the topography. The vegetation, soils and hydrology within the shallow depressional wetland basin are distinctly different from the conditions observed on the adjacent upland areas immediately upslope. Dataforms and photographs depicting the site conditions are attached.

Wetland categorization is based on the *Washington State - Wetland Rating System for Western Washington: 2014 Update* as revised by Ecology for use effective on January 1, 2015 (Hruby, 2014). The system rates wetlands into four categories (Category I, II, III and IV) on the basis of their sensitivity to disturbance and the functions, including habitat, they provide. Water quality and hydrologic functions are rated specific to a wetland's hydrogeomorphic (HGM) class (depressional, lake fringe, slope estuarine-tidal fringe, riverine and freshwater tidal).

The Category III wetland rating completed in 2007 was based on the August 2004 *Washington State - Wetland Rating System for Western Washington* (Hruby, 2004). The use of updated versions of the State's Wetland Rating System, for the purposes of classifying wetlands within the jurisdiction of the City of Anacortes for local regulatory review is provided for in the Section 17.70.320 of the City's municipal code.

Details regarding the existing environmental site conditions observed by AES during the field investigation are provided below:

Previously Cleared Lots 1 -4

The vegetation on proposed Lots 1-5 consists of mixed grasses, weedy herbaceous plants and non-native invasive Scotch broom (*Cystisus scoparius*) and Himalayan blackberry (*Rubus armeniacus*). Timber clearing on the parcels had occurred prior to the 2007 site visit. The lots are disturbed due to past fill and grading. Accumulated building materials, pallets and other debris are present the ground surface. No wetland characteristics were observed by AES to be on or within the immediate vicinity of these lots. An existing residence is present to the west of the property. City owned Forest Lands are east of the property and the terminus of West 10th Street.

Upland Forest – Lots 5-9

Lots 5 to 9 span across a low topographic ridge. Mixed deciduous and coniferous upland forest, typical of the Pacific Northwest region, dominates the vegetation. Representative canopy species include red alder (*Alnus rubra*), bitter cherry (*Prunus emarginata*), grand fir (*Abies grandis*), Douglas fir (*Pseudotsuga menziesii*), western red cedar (*Thuja plicata*) and western hemlock (*Tsuga heterophylla*). Common snowberry (*Symphoricarpos albus*), western salmonberry (*Rubus spectabilis*) and salal (*Gautheria shallon*) are the dominant shrubs. Representative ground cover plants include swordfern (*Polystichum munitum*), trailing blackberry (*Rubus ursinus*), Dewey sedge (*Carex deweyana*). Although native species are dominant, non-native Himalayan blackberry (*Rubus armeniacus*) is encroaching from adjacent cleared areas on parcels to the north and developed residential areas to the west. Snags and downed woody debris of various class sizes and ages is abundant on the ground surface.

Sample Plot SP2 was located upslope of the depressional wetland in the southeast corner of Parcel 102478. An approximate 1-inch thick layer of humus/organic duff and downed leaves covered the ground surface. Dry, friable, dark brown silt loams displaying high matrix chromas of 10 YR 3/3, as measured on a Munsell color chart, and characteristic of non-hydric soils, were observed (Munsell, 2009). The soils observed at SP2 were representative of the upland soils previously documented at six upland sample plots in 2007. No primary or secondary indicators of wetland hydrology were observed at the sample location.

Depressional Category III Palustrine Forest (PFO) Wetland – SE Corner Parcel P1025478

The field investigation reconfirmed the presence of a shallow closed depressional seasonally inundated/saturated Category III Palustrine Forested (PFO) wetland on the southeast corner of Parcel P1025478 (Figure 1). The approximate 0.16-acre wetland, surveyed in 2007, extends off-site to the northeast and southwest; its on-site portion represents 897 square feet (AES, 2007).

Hydrophytic species of trees, shrubs and herbaceous plants dominate the wetland's vegetation. Representative canopy species include red alder, black cottonwood (*Populus balsamifera* spp. *trichocarpa*) and western red cedar. Native black twinberry (*Lonicera involucrata*) and salmonberry are the dominant native shrubs. Non-native Himalayan blackberry is present in clearings in the forest canopy, where mature trees appear to have succumbed to wind throw. Several large rootwads from uprooted conifers are present near the southwest boundary of the wetland. Herbaceous vegetation is scarce in the central and southwestern portions of the wetland, where downed leaves covered the majority of the ground surface. Isolated clumps of slough sedge (*Carex obnupta*) and scattered Pacific water parsley (*Oenanthe sarmentosa*) were however observed. A dense patch of herbaceous slough sedge is dominant in the off-site southeast portion of the wetland (Figure 1).

At the time of the October 2007 site investigation, typical primary indicators of wetland hydrology - saturated soils and or a seasonally high groundwater table within the upper twelve inches of the soil profile- were not observed; positive wetland hydrology was inferred using secondary indicators, such as the wetland's geomorphic position (depression) within the landscape. Redox concentrations, contrasting blotches of color occurring in the soil matrix that are characteristic of hydric soils that are seasonally saturated at some portion of the growing season, were observed at depths of ten inches or above from the ground surface in the wetland soil profiles previously documented.

At the time of the February 2015 site investigation, saturated surface soils were present throughout the wetland and approximately one-half of the wetland area was inundated. The ponded shallow surface water within the wetland did not exceed one-inch above the ground surface. The micro-topography within the shallow depressional wetland includes hummocks, some of which are capable of supporting non-hydrophytic ground cover plants, such as sword fern.

Due to the conditions of the seasonally high ground water table and surface water inundation within the wetland, digging a definitive soil profile in the wetland was challenging. Black greasy mucky loamy soils displaying low matrix chromas (10 YR 2/1, 10 YR 3/2) were observed in the wetland at Sample Plot SP1 (Figure 1). The soils at SP1 met the hydric soil criteria of a F1: Loamy Mucky Mineral. The saturated soil had a consistency similar to cottage cheese, which is often characteristic of soils with organic content. In other locations in the wetland, low matrix surface soils displaying redox concentrations (mottles) were observed, as previously documented (AES, 2007).

The wetland received a score of 16 points on the updated 2014 Washington State wetland rating dataforms (attached). Wetlands in Western Washington receiving scores of 16 to 19 points on the rating dataforms are classified as Category III wetlands (Hruby, 2014).

The criteria for rating the wetland based on special characteristics were not applicable. The wetland does not include Washington State Natural Heritage Program features (WDNR, 2014). The site is not documented as providing habitat for federal or State listed plant, animal or plant species. The wetland's canopy consists of second-growth aged timber or younger and therefore does not meet the criteria for categorization based on special characteristics as old-growth or mature forest. Some of the trees in the surrounding wetland buffer area are however large enough to be considered as mature second-growth timber.

The wetland received moderate scores for improving water quality (5 points), hydrological functions (5 points) and habitat (6 points)(Hruby, 2014). The site has a high potential to improve water quality due to is seasonal ponding and persistent ungrazed vegetation. However the landscape has a low potential to support water quality functions due to the lack of pollutants available to enter the undeveloped basin (Figure 2). Hydrologic functions are rated as moderate. The wetland does not received direct stormwater discharges. Due to the lack of development on adjacent parcels within the wetland's contributing basin, excess stormwater is not generated. Run-off from developed parcels to the north and west of the property are managed such that surface

water does not enter the contributing basin of the wetland. The wetland is closed depressional and therefore does not contribute flows to downstream waters. There are no 303d listed waters or Total Maximum Daily Load (TMDL) programs for the basin in which the wetland resides, which includes City owned Forest Lands associated with Cranberry Lake to the south (Figures 3 and 4) (Ecology, 2012).

The forested wetland is situated within a large-sized wildlife corridor with terrestrial, riparian, wetland and lake components. The landscape's potential to support habitat functions however is restricted due to the high intensity land use present within the City of Anacortes that represents approximately 50% of the total area surrounding the site at a distance of 1 kilometer (Figure 2)(Skagit County, 2015). Large woody debris and snags are present as habitat features within the wetland and the surrounding forested buffer areas.

Recommendations for Protection

Long-Term Measures

Typically, residential uses that are located adjacent to natural areas inadvertently create disturbances to the native habitat and associated wildlife. Table 17.70.340(2) of the City's Critical Areas Ordinance lists the following measures that can be utilized to assist in minimizing impacts to wetlands from proposed changes in land use that have the potential for high impacts:

Residential Lighting:	Direct lights away from wetland
Residential Noise:	Locate activity that generates noise away from wetland to the maximum extent practicable
Toxic Run-off Residential Areas, Roads and Landscaping:	Route all new, untreated runoff away from wetland while ensuring wetland is not dewatered. Establish covenants limiting use of pesticides within 150-feet of wetland. Apply integrated pest management.
Stormwater Runoff/ Residential Areas, Roads and Landscaping:	Retrofit stormwater detention and treatment for roads and existing adjacent development. Prevent channelized flow from lawns that directly enter the buffer. Avoid changes to the wetland's hydrology regime through the infiltration or treatment, detention and dispersal of increased runoff from impervious surfaces.
Pets & Human Disturbances/ Residential Areas:	Use privacy fencing: plant dense vegetation to delineate buffer edge and to discourage disturbances using vegetation appropriate for the eco-region: place wetland and the buffer in a separate tract.

Provided that the provisions above are implemented, the City's standard required protective wetland buffer for Category III wetlands that score 20-28 points for habitat on

the 2004 rating forms is 110-feet. The standard buffer width to protect Category III wetlands not meeting these characteristics is 60-feet.

The habitat score assessed in 2007 for the Category III wetland on the 2004 rating forms was 19 points and the City's required 60-foot wide standard buffer was applied to the design plan. Based on the moderate habitat score of 6 points received on the 2014 rating forms, an increased buffer may be applicable. The proposed plan utilizes buffer-width averaging to provide protection to the wetland while also accommodating development. The minimum buffer width proposed is 85.5 feet and the maximize buffer width is 249.5-feet. The total buffer area based on the 110-foot standard buffer is 16,356 feet. The total proposed buffer area after applying buffer-width averaging is increased to 16,917 square feet.

The plan avoids direct impacts to the wetland. Indirect impacts associated with stormwater run-off are also minimized. The reduction of infiltration functions and increased stormwater run-off on the subject property will be proportional to the area of introduced built surfaces in association with the project. However the wetland basin receives stormwater run-off from the southern side of the low ridge that parallels the southern property boundary and 11th Street easement (Figure 1). Stormwater run-off from areas to the north of the ridge flows naturally to the north, away from the wetland. Residential development on the property has been planned to occur on the north side of the low ridge and therefore the reduced buffer associated with these lots will not result in a change in the natural hydrology of the site. The retained forested buffer areas to the south of the residential lots will continue to serve infiltration functions similar to existing conditions.

A split rail fence is proposed to delineate the boundary between the reserved buffer areas and the residential lots. A split rail fence accommodates migration of wildlife, such as deer and small mammals, passing through the area.

Temporary Measures – Construction

The utilization of low-impact design elements in the residential development project, such as limiting the amount of lawn areas on the residential sites and increasing the use of native vegetation for typical residential and street landscaping, are additional recommendations. Such minimal actions will reduce the need for fertilizers and irrigation of areas adjacent to the natural forest habitat.

In order to minimize indirect temporary impacts associated with the sedimentation of aquatic habitats resulting from potential of erosional stormwater run-off, Best Management Practices (BMPs), as outlined in the Washington Department of Ecology's *Stormwater Management Manual*, shall be implemented during the construction phase of the project (Ecology, 2012). Although not inclusive of all appropriate measures that may be implemented at the project site, examples of BMPs that should be utilized include:

- Installation of silt fencing along the downslope perimeter of proposed clearing/building areas;
- Limiting soil disturbances to only those areas necessary to complete the project;

- Limiting ground construction operations to dry periods and stable soil conditions;
- Excluding equipment use and operations within the drip line of trees that are to be retained on-site or that are located directly adjacent to the site.

I can be reached directly at (360) 202-6839 should you have any questions or comments regarding this assessment letter.

Sincerely,



Tina Mirabile, PWS

Attachments: Figures 1 – 4
Photographs
Dataforms

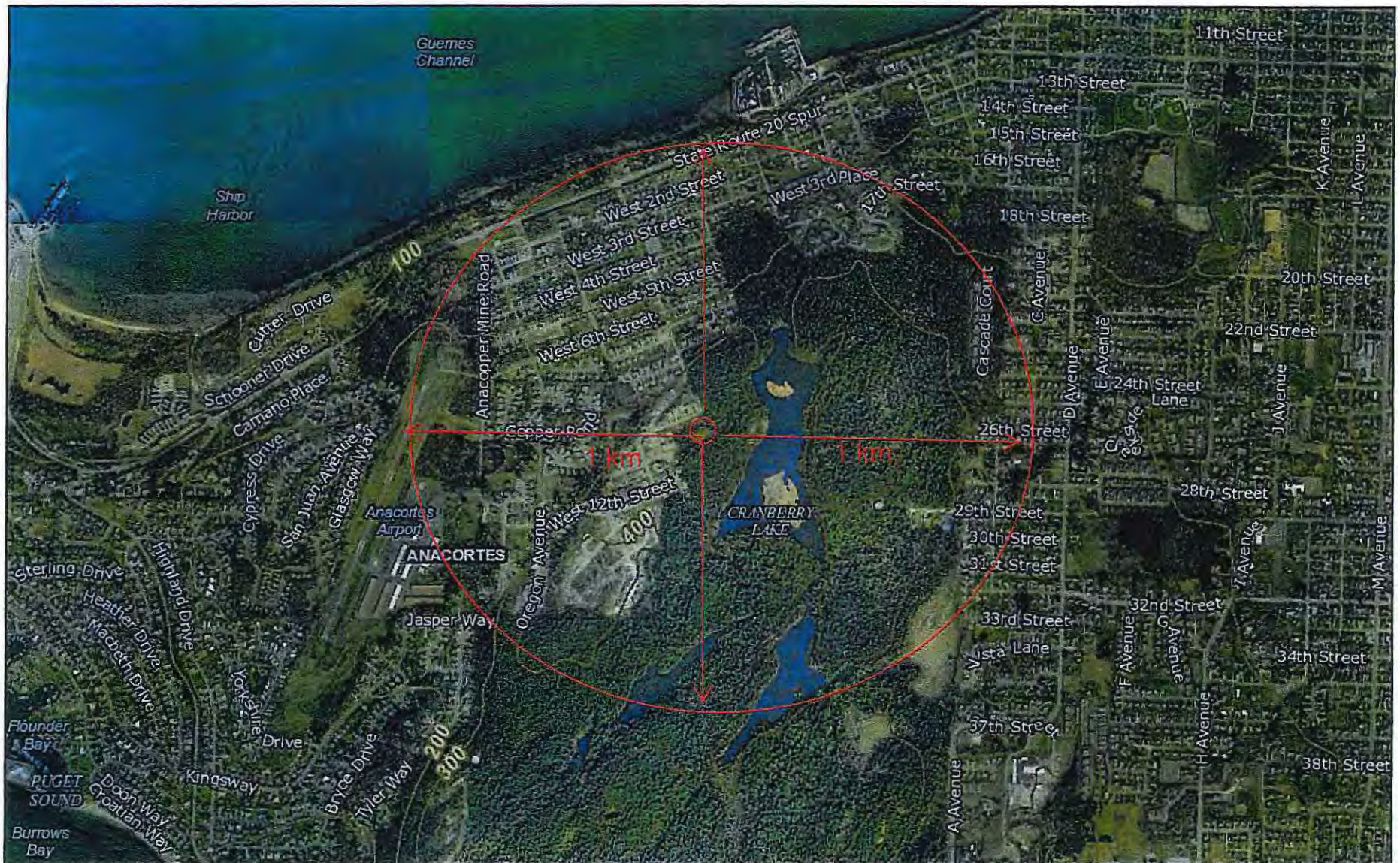
Disclaimer

The findings and conclusions documented in this report have been prepared in a manner consistent with established scientific methods in making wetland determinations. Conclusions and recommendations presented in this report are the professional opinions of AES based on interpretation of information currently available. It should be noted that wetland boundaries are dynamic elements that vary with changes in climate, vegetation and up-slope modifications in the drainage patterns. AES has used the most current, State and federally approved methodology to make the determination as to the location, size, and type of critical areas on the subject property. Wetland boundaries identified by AES are considered to be preliminary until validated by the Corps and/or the local jurisdiction agency(ies).

References

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February 23, 2015

Legend



County Boundary

City Names

Road Labels

Hydro Labels

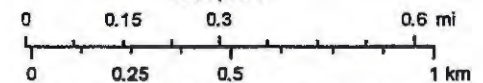
Regional Labels

— 500 foot contours

— 100 foot contours

Figure 2. Skagit County Aerial Photo

1:18,056



Data Accuracy Warning: All GIS data was created from available public records and existing map sources. Map features have been adjusted to achieve a best-fit registration. While great care was taken in this process, maps from different sources rarely agree as to the precise location of geographic features. Map discrepancies can be as great as 300 feet.

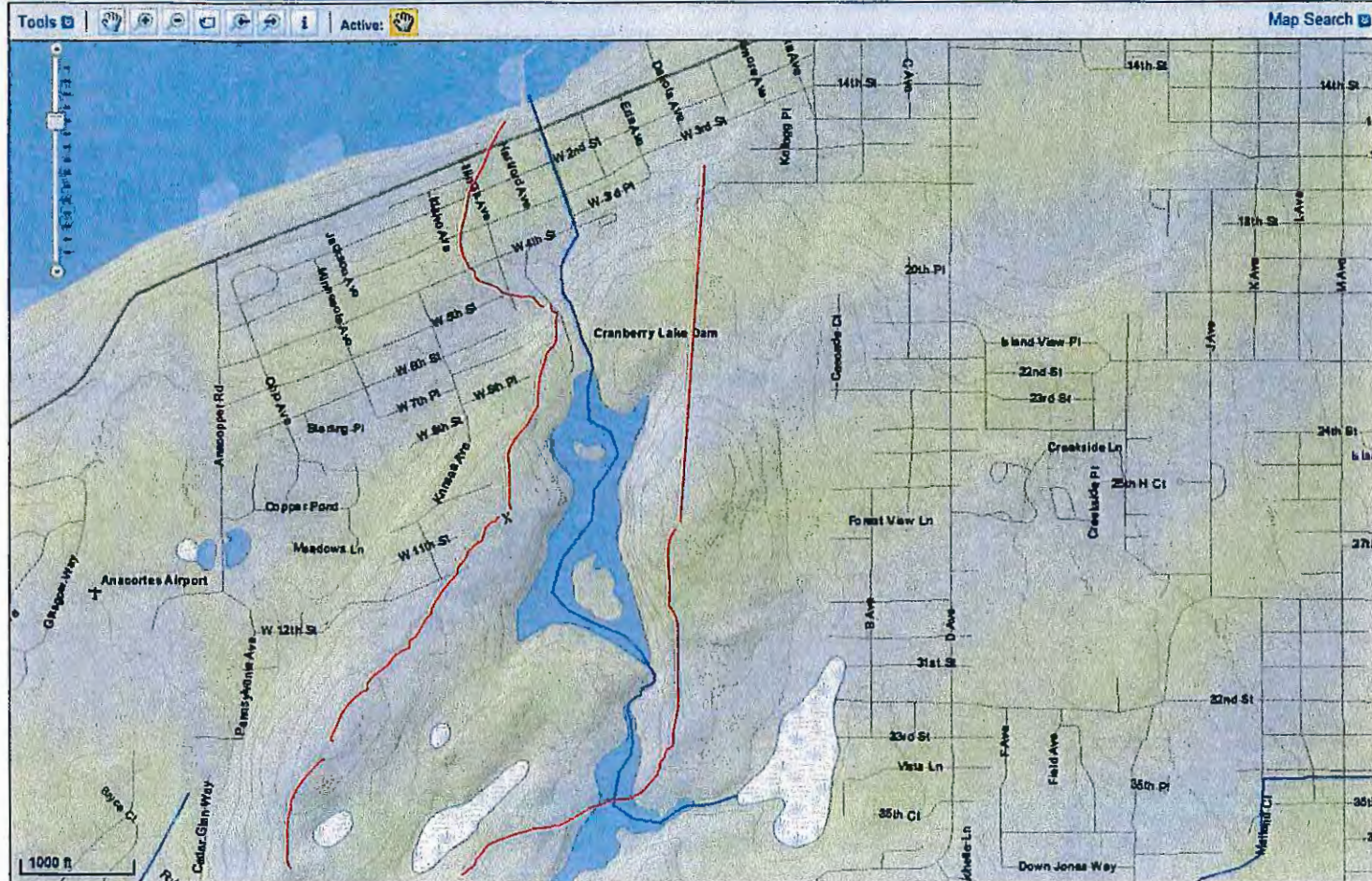


Figure 3. Ecology 303d Mapping Tool

Water Quality Improvement Projects (TMDLs)

[Water Quality Improvement](#) > [Water Quality Improvement Projects by WRIA](#) > WRIA 3: Lower Skagit-Samish

WRIA 3: Lower Skagit-Samish

The following table lists overview information and links to specific water quality improvement projects (including total maximum daily loads, or TMDLs) for this water resource inventory area (WRIA). Please use links (where available) for more information on a project.



Counties

- [Skagit](#)
- [Snohomish](#)
- [Whatcom](#)

Waterbody Name	Pollutant(s)	Status**	TMDL Lead
Campbell Lake	Total Phosphorus	EPA approved	Tricia Shoblom 425-649-7288
Erie Lake	Total Phosphorus	EPA approved	Tricia Shoblom 425-649-7288
Samish Watershed	Fecal Coliform	EPA approved Has an implementation plan	Danielle DeVoe 425-649-7036
Skagit Basin	Fecal Coliform	EPA approved Has an implementation plan	Danielle DeVoe 425-649-7036
	Temperature	EPA approved	

** Status will be listed as one of the following: Approved by EPA, Under Development or Implementation

For more information about WRIA 3:

- [Waterbodies in WRIA 3](#) - using the Water Quality Assessment Query Tool
- [Watershed Information for WRIA 3](#)

* The Department of Ecology and other state resource agencies frequently use a system of 62 "Water Resource Inventory Areas" or "WRIAs" to refer to the state's major watershed basins.

Last updated December 2013

Figure 4. Ecology's TMDL Programs for WRIA 3



Previously cleared Lots 1- 4. Non-native and invasive Scotch broom and Himalayan blackberry are present. (Photos: January 29, 2015)





Upland forest is present near the staked NE corner of Lot 5 (Parcel 102478) and throughout proposed Lots 6-7 (Photos: January 29, 2015).



Views of on-site shallow depressional seasonally inundated/saturated Category III PFO wetland. The wetland extends off-site to the southwest and northeast (Photos January 29, 2015).





Slough sedge and some water parsley are present in some portions of the wetland (Photos January 29, 2015).





The vegetation, soils and hydrology differ according to the site topography. A few upland humps are present within the wetland, situated within a shallow depression (Photos: January 29, 2015).





Views of representative dark saturated wetland and bright non-hydric upland soils at Sample Plots SP1 and SP2, respectively (Photos: January 29, 2015).



WETLAND DETERMINATION DATA FORM -- Western Mountains, Valleys, and Coast Region

Project/Site: Parcel 102478 City/County: Anacortes Sampling Date: 01/27/2015
 Applicant/Owner: Mr. Scot Irving, Irving Construction Corp State: WA Sampling Point: SP1
 Investigator(s): Tina Mirabile, PWS Section, Township, Range: Section 23, T35N, R01E, W.M.
 Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): concave Slope (%): 2
 Subregion (LRR): A Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: Fidalgo-Lithic Xerochrepts-Rock outcrop complex (Soil Series #55) NWI classification: PFO

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)

Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS -- Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☒ No ☐	Is the Sampled Area within a Wetland? Yes ☒ No ☐
Hydric Soil Present? Yes ☒ No ☐	
Wetland Hydrology Present? Yes ☒ No ☐	
Remarks: Sample plot located in a shallow depressional wetland swale. Wetland parameters for vegetation, soils and hydrology are positive..	

VEGETATION -- Use scientific names of plants.

Tree Stratum (Plot size: 15')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>5</u> (A) Total Number of Dominant Species Across All Strata: <u>5</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)
1. <u>Alnus rubra</u>	<u>30</u>	<u>Y</u>	<u>FAC</u>	
2. <u>Populus balsamifera spp. trichocarpa</u>	<u>20</u>	<u>Y</u>	<u>FAC</u>	Prevalence Index worksheet: Total % Cover of: _____ Multiply by: OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	Hydrophytic Vegetation Indicators: ☐ Rapid Test for Hydrophytic Vegetation ☒ Dominance Test is >50% ☐ Prevalence Index is ≤3.0 ¹ ☐ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ☐ Wetland Non-Vascular Plants ¹ ☐ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
_____	<u>50</u>	= Total Cover		
Sapling/Shrub Stratum (Plot size: _____)				Hydrophytic Vegetation Present? Yes ☒ No ☐
1. <u>Rubus spectabilis</u>	<u>20</u>	<u>Y</u>	<u>FAC</u>	
2. _____	_____	_____	_____	Hydrophytic Vegetation Present? Yes ☒ No ☐
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	Hydrophytic Vegetation Present? Yes ☒ No ☐
5. _____	_____	_____	_____	
Herb Stratum (Plot size: _____)				Hydrophytic Vegetation Present? Yes ☒ No ☐
1. <u>Carex deweyana</u>	<u>20</u>	<u>Y</u>	<u>FAC</u>	
2. <u>Juncus effusus</u>	<u>40</u>	<u>Y</u>	<u>FACW</u>	Hydrophytic Vegetation Present? Yes ☒ No ☐
3. <u>Carex obnupta</u>	<u>5</u>	<u>N</u>	<u>OBL</u>	
4. _____	_____	_____	_____	Hydrophytic Vegetation Present? Yes ☒ No ☐
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	Hydrophytic Vegetation Present? Yes ☒ No ☐
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	Hydrophytic Vegetation Present? Yes ☒ No ☐
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	Hydrophytic Vegetation Present? Yes ☒ No ☐
11. _____	_____	_____	_____	
Woody Vine Stratum (Plot size: _____)				Hydrophytic Vegetation Present? Yes ☒ No ☐
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	Hydrophytic Vegetation Present? Yes ☒ No ☐
_____	_____	_____	_____	
% Bare Ground in Herb Stratum <u>0</u>				Hydrophytic Vegetation Present? Yes ☒ No ☐
_____ = Total Cover				
Remarks: Vegetation is dominated by facultative and hydrophytic facultative wet indicator plant species.				

SOIL

Sampling Point: SP1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features			Loc ²	Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹			
0-14	10 YR 2/1	100						greasy, cottage cheese consistency
14-16	10 YR 3/2	100					1	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)		Indicators for Problematic Hydric Soils ³ :
☐ Histosol (A1)	☐ Sandy Redox (S5)	☐ 2 cm Muck (A10)
☐ Histic Epipedon (A2)	☐ Stripped Matrix (S6)	☐ Red Parent Material (TF2)
☐ Black Histic (A3)	☒ Loamy Mucky Mineral (F1) (except MLRA 1)	☐ Very Shallow Dark Surface (TF12)
☐ Hydrogen Sulfide (A4)	☐ Loamy Gleyed Matrix (F2)	☐ Other (Explain in Remarks)
☐ Depleted Below Dark Surface (A11)	☐ Depleted Matrix (F3)	
☐ Thick Dark Surface (A12)	☐ Redox Dark Surface (F6)	
☐ Sandy Mucky Mineral (S1)	☐ Depleted Dark Surface (F7)	
☐ Sandy Gleyed Matrix (S4)	☐ Redox Depressions (F8)	

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (If present): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes ☐ No ☒
--	---

Remarks: Soils meet hydric criteria of Loamy Mucky Mineral. The low matrix chromas soils have a greasy feel typical of soils with organic content. The texture of the soil was similar to cottage cheese.

HYDROLOGY

Wetland Hydrology Indicators:		
Primary Indicators (minimum of one required; check all that apply)		Secondary Indicators (2 or more required)
☒ Surface Water (A1)	☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	☐ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
☒ High Water Table (A2)	☐ Salt Crust (B11)	☐ Drainage Patterns (B10)
☒ Saturation (A3)	☐ Aquatic Invertebrates (B13)	☐ Dry-Season Water Table (C2)
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☐ Saturation Visible on Aerial Imagery (C9)
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres along Living Roots (C3)	☒ Geomorphic Position (D2)
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Shallow Aquitard (D3)
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☒ FAC-Neutral Test (D5)
☐ Iron Deposits (B5)	☐ Stunted or Stressed Plants (D1) (LRR A)	☐ Raised Ant Mounds (D6) (LRR A)
☐ Surface Soil Cracks (B6)	☐ Other (Explain in Remarks)	☐ Frost-Heave Hummocks (D7)
☐ Inundation Visible on Aerial Imagery (B7)		
☐ Sparsely Vegetated Concave Surface (B8)		
Field Observations: Surface Water Present? Yes ☒ No ☐ Depth (inches): <u>+0.25-0.5 inch</u> Water Table Present? Yes ☐ No ☐ Depth (inches): <u>0</u> Saturation Present? (includes capillary fringe) Yes ☒ No ☐ Depth (inches): <u>0</u>		Wetland Hydrology Present? Yes ☒ No ☐
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:		

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Parcel 102478 City/County: Anacortes Sampling Date: 01/27/2015
 Applicant/Owner: Mr. Scot Irving, Irving Construction Corp State: WA Sampling Point: SP2
 Investigator(s): Tina Mirabile, PWS Section, Township, Range: Section 23, T35N, R01E, W.M.
 Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): concave Slope (%): 2
 Subregion (LRR): A Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: Fidalgo-Lithic Xerochrepts-Rock outcrop complex (Soil Series #55) NWI classification: Upland forest

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)

Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☐ No ☒	Is the Sampled Area within a Wetland? Yes ☐ No ☒
Hydric Soil Present? Yes ☐ No ☒	
Wetland Hydrology Present? Yes ☐ No ☒	
Remarks: Sample plot located upslope of a depressional wetland. No wetland parameters are positive.	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 15')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>4</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>50</u> (A/B)
1. <u>Alnus rubra</u>	<u>30</u>	<u>Y</u>	<u>FAC</u>	
2. <u>Populus balsamifera spp. triocarpus</u>	<u>20</u>	<u>Y</u>	<u>FAC</u>	Prevalence Index worksheet: Total % Cover of: _____ Multiply by: OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species <u>50</u> x 3 = <u>150</u> FACU species <u>50</u> x 4 = <u>200</u> UPL species _____ x 5 = _____ Column Totals: <u>100</u> (A) <u>350</u> (B) Prevalence Index = B/A = <u>3.5</u>
3. <u>Pseudotsuga menziesii</u>	_____	_____	_____	
4. _____	_____	_____	_____	Hydrophytic Vegetation Indicators: ☐ Rapid Test for Hydrophytic Vegetation ☐ Dominance Test is >50% ☐ Prevalence Index is ≤3.0 ¹ ☐ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ☐ Wetland Non-Vascular Plants ¹ ☐ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
50 = Total Cover				
Seedling/Shrub Stratum (Plot size: _____)				Hydrophytic Vegetation Present? Yes ☐ No ☒
1. <u>Gaultheria shallon</u>	<u>30</u>	<u>Y</u>	<u>FACU</u>	
2. <u>Rubus spectabilis</u>	<u>15</u>	<u>N</u>	<u>FAC</u>	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
20 = Total Cover				
Herb Stratum (Plot size: _____)				
1. <u>Rubus ursinus</u>	<u>20</u>	<u>Y</u>	<u>FACU</u>	
2. <u>Pteridium aquilinum</u>	<u>10</u>	<u>N</u>	<u>FACU</u>	
3. <u>Carex deweyana</u>	<u>5</u>	<u>N</u>	<u>FAC</u>	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
65 = Total Cover				
Woody Vine Stratum (Plot size: _____)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
_____ = Total Cover				
% Bare Ground in Herb Stratum <u>0</u>				
Remarks: Vegetation is mixed but is not dominated by hydrophytic species.				

SOIL

Sampling Point: SP2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)							
Depth (inches)	Matrix		Redox Features			Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹		
0-14	10 YR 3/3	100					friable silt loam. No redox.
						1	fire scar/charcoal
							2 round rocks

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

☐ Histosol (A1)	☐ Sandy Redox (S5)	Indicators for Problematic Hydric Soils³:
☐ Histic Epipedon (A2)	☐ Stripped Matrix (S6)	
☐ Black Histic (A3)	☐ Loamy Mucky Mineral (F1) (except MLRA 1)	
☐ Hydrogen Sulfide (A4)	☐ Loamy Gleyed Matrix (F2)	
☐ Depleted Below Dark Surface (A11)	☐ Depleted Matrix (F3)	
☐ Thick Dark Surface (A12)	☐ Redox Dark Surface (F6)	
☐ Sandy Mucky Mineral (S1)	☐ Depleted Dark Surface (F7)	
☐ Sandy Gleyed Matrix (S4)	☐ Redox Depressions (F8)	

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ☐ No ☒

Remarks: Soils do not meet hydric criteria.

HYDROLOGY

Wetland Hydrology Indicators:		
Primary Indicators (minimum of one required; check all that apply)		Secondary Indicators (2 or more required)
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	☐ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
☐ High Water Table (A2)	☐ Salt Crust (B11)	☐ Drainage Patterns (B10)
☐ Saturation (A3)	☐ Aquatic Invertebrates (B13)	☐ Dry-Season Water Table (C2)
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☐ Saturation Visible on Aerial Imagery (C9)
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres along Living Roots (C3)	☐ Geomorphic Position (D2)
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Shallow Aquitard (D3)
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☐ FAC-Neutral Test (D5)
☐ Iron Deposits (B5)	☐ Stunted or Stressed Plants (D1) (LRR A)	☐ Raised Ant Mounds (D6) (LRR A)
☐ Surface Soil Cracks (B6)	☐ Other (Explain in Remarks)	☐ Frost-Heave Hummocks (D7)
☐ Inundation Visible on Aerial Imagery (B7)		
☐ Sparsely Vegetated Concave Surface (B8)		

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches): N/A

Water Table Present? Yes ☐ No ☒ Depth (inches): N/A

Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches): N/A

Wetland Hydrology Present? Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: No primary or secondary indicators of wetland hydrology are positive.

Remarks: Inundated and saturated soils. Secondary indicators for geomorphic position and FAC-Neutral Test are also positive.

Wetland name or number Irving P102478-Anacortes, WA

RATING SUMMARY – Western Washington

Name of wetland (or ID #): Irving -Parcel 102478, Anacortes Date of site visit: 01/29/2015

Rated by Tina Mirabile, PWS Trained by Ecology? X Yes No Date of training) 10/ 2005;Credit/Debit: 09/15/11

HGM Class used for rating Depressional Wetland has multiple HGM classes? Y X N

NOTE: Form is not complete without the figures requested (figures can be combined).

Source of base aerial photo/map www.skagitcounty.net - iMap (2013)

OVERALL WETLAND CATEGORY III (based on functions X or special characteristics)

1. Category of wetland based on FUNCTIONS

 Category I – Total score = 23 - 27

 Category II – Total score = 20 - 22

X Category III – Total score = 16 - 19

 Category IV – Total score = 9 - 15

FUNCTION	Improving Water Quality			Hydrologic			Habitat			
Circle the appropriate ratings										
Site Potential	H	M	L	H	M	L	H	M	L	
Landscape Potential	H	M	L	H	M	L	H	M	L	
Value	H	M	L	H	M	L	H	M	L	
Score Based on Ratings	5			5			6			TOTAL
										16

Score for each
function based
on three
ratings
(order of ratings
is not
important)

9 = H,H,H

8 = H,H,M

7 = H,H,L

7 = H,M,M

6 = H,M,L

6 = M,M,M

5 = H,L,L

5 = M,M,L

4 = M,L,L

3 = L,L,L

2. Category based on SPECIAL CHARACTERISTICS of wetland

CHARACTERISTIC	CATEGORY
Estuarine	I II
Wetland of High Conservation Value	I
Bog	I
Mature Forest	I
Old Growth Forest	I
Coastal Lagoon	I II
Interdunal	I II III IV
None of the above Special Characteristics are	Not Applicable

Wetland name or number Irving Parcel P102478-Anacortes

Maps and figures required to answer questions correctly for Western Washington

Depressional Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	D 1.3, H 1.1, H 1.4	1
Hydroperiods	D 1.4, H 1.2	1
Location of outlet (<i>can be added to map of hydroperiods</i>)	D 1.1, D 4.1	1
Boundary of area within 150 ft of the wetland (<i>can be added to another figure</i>)	D 2.2, D 5.2	1,2
Map of the contributing basin	D 4.3, D 5.3	2
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	2
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	D 3.1, D 3.2	3
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	D 3.3	4

Riverine Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Ponded depressions	R 1.1	
Boundary of area within 150 ft of the wetland (<i>can be added to another figure</i>)	R 2.4	
Plant cover of trees, shrubs, and herbaceous plants	R 1.2, R 4.2	
Width of unit vs. width of stream (<i>can be added to another figure</i>)	R 4.1	
Map of the contributing basin	R 2.2, R 2.3, R 5.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	R 3.1	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	R 3.2, R 3.3	

Lake Fringe Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	L 1.1, L 4.1, H 1.1, H 1.4	
Plant cover of trees, shrubs, and herbaceous plants	L 1.2	
Boundary of area within 150 ft of the wetland (<i>can be added to another figure</i>)	L 2.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	L 3.1, L 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	L 3.3	

Slope Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Plant cover of dense trees, shrubs, and herbaceous plants	S 1.3	
Plant cover of dense, rigid trees, shrubs, and herbaceous plants (<i>can be added to figure above</i>)	S 4.1	
Boundary of 150 ft buffer (<i>can be added to another figure</i>)	S 2.1, S 5.1	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	S 3.1, S 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	S 3.3	

HGM Classification of Wetlands in Western Washington

For questions 1-7, the criteria described must apply to the entire unit being rated.

If the hydrologic criteria listed in each question do not apply to the entire unit being rated, you probably have a unit with multiple HGM classes. In this case, identify which hydrologic criteria in questions 1-7 apply, and go to Question 8.

1. Are the water levels in the entire unit usually controlled by tides except during floods?

NO – go to 2

YES – the wetland class is Tidal Fringe – go to 1.1

- 1.1 Is the salinity of the water during periods of annual low flow below 0.5 ppt (parts per thousand)?

NO – Saltwater Tidal Fringe (Estuarine)

YES – Freshwater Tidal Fringe

*If your wetland can be classified as a Freshwater Tidal Fringe use the forms for **Riverine** wetlands. If it is Saltwater Tidal Fringe it is an **Estuarine** wetland and is not scored. This method **cannot** be used to score functions for estuarine wetlands.*

2. The entire wetland unit is flat and precipitation is the only source (>90%) of water to it. Groundwater and surface water runoff are NOT sources of water to the unit.

NO – go to 3

YES – The wetland class is Flats

*If your wetland can be classified as a Flats wetland, use the form for **Depressional** wetlands.*

3. Does the entire wetland unit **meet all** of the following criteria?

- ___ The vegetated part of the wetland is on the shores of a body of permanent open water (without any plants on the surface at any time of the year) at least 20 ac (8 ha) in size;
___ At least 30% of the open water area is deeper than 6.6 ft (2 m).

NO – go to 4

YES – The wetland class is Lake Fringe (Lacustrine Fringe)

4. Does the entire wetland unit **meet all** of the following criteria?

- ___ The wetland is on a slope (*slope can be very gradual*),
___ The water flows through the wetland in one direction (unidirectional) and usually comes from seeps. It may flow subsurface, as sheetflow, or in a swale without distinct banks,
___ The water leaves the wetland **without being impounded**.

NO – go to 5

YES – The wetland class is Slope

NOTE: Surface water does not pond in these type of wetlands except occasionally in very small and shallow depressions or behind hummocks (depressions are usually <3 ft diameter and less than 1 ft deep).

5. Does the entire wetland unit **meet all** of the following criteria?

- ___ The unit is in a valley, or stream channel, where it gets inundated by overbank flooding from that stream or river,
___ The overbank flooding occurs at least once every 2 years.

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NO – go to 6

YES – The wetland class is Riverine

NOTE: The Riverine unit can contain depressions that are filled with water when the river is not flooding

6. Is the entire wetland unit in a topographic depression in which water ponds, or is saturated to the surface, at some time during the year? *This means that any outlet, if present, is higher than the interior of the wetland.*

NO – go to 7

YES – The wetland class is Depressional

7. Is the entire wetland unit located in a very flat area with no obvious depression and no overbank flooding? The unit does not pond surface water more than a few inches. The unit seems to be maintained by high groundwater in the area. The wetland may be ditched, but has no obvious natural outlet.

NO – go to 8

YES – The wetland class is Depressional

8. Your wetland unit seems to be difficult to classify and probably contains several different HGM classes. For example, seeps at the base of a slope may grade into a riverine floodplain, or a small stream within a Depressional wetland has a zone of flooding along its sides. **GO BACK AND IDENTIFY WHICH OF THE HYDROLOGIC REGIMES DESCRIBED IN QUESTIONS 1-7 APPLY TO DIFFERENT AREAS IN THE UNIT** (make a rough sketch to help you decide). Use the following table to identify the appropriate class to use for the rating system if you have several HGM classes present within the wetland unit being scored.

NOTE: Use this table only if the class that is recommended in the second column represents 10% or more of the total area of the wetland unit being rated. If the area of the HGM class listed in column 2 is less than 10% of the unit; classify the wetland using the class that represents more than 90% of the total area.

HGM classes within the wetland unit being rated	HGM class to use in rating
Slope + Riverine	Riverine
Slope + Depressional	Depressional
Slope + Lake Fringe	Lake Fringe
Depressional + Riverine along stream within boundary of depression	Depressional
Depressional + Lake Fringe	Depressional
Riverine + Lake Fringe	Riverine
Salt Water Tidal Fringe and any other class of freshwater wetland	Treat as ESTUARINE

If you are still unable to determine which of the above criteria apply to your wetland, or if you have more than 2 HGM classes within a wetland boundary, classify the wetland as Depressional for the rating.

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DEPRESSIONAL AND FLATS WETLANDS

Water Quality Functions - Indicators that the site functions to improve water quality

D 1.0. Does the site have the potential to improve water quality?		
D 1.1. Characteristics of surface water outflows from the wetland: Wetland is a depression or flat depression (QUESTION 7 on key) with no surface water leaving it (no outlet) points = 3 Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet. points = 2 Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing points = 1 Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch. points = 1		3
D 1.2. The soil 2 in below the surface (or duff layer) is true clay or true organic (use NRCS definitions). Yes = 4 No = 0		0
D 1.3. Characteristics and distribution of persistent plants (Emergent, Scrub-shrub, and/or Forested Cowardin classes): Wetland has persistent, ungrazed, plants > 95% of area points = 5 Wetland has persistent, ungrazed, plants > 1/2 of area points = 3 Wetland has persistent, ungrazed plants > 1/10 of area points = 1 Wetland has persistent, ungrazed plants < 1/10 of area points = 0		5
D 1.4. Characteristics of seasonal ponding or inundation: <i>This is the area that is ponded for at least 2 months. See description in manual.</i> Area seasonally ponded is > 1/2 total area of wetland points = 4 Area seasonally ponded is > 1/4 total area of wetland points = 2 Area seasonally ponded is < 1/4 total area of wetland points = 0		4
Total for D 1 Add the points in the boxes above		12

Rating of Site Potential If score is: X 12-16 = H 6-11 = M 0-5 = L Record the rating on the first page

D 2.0. Does the landscape have the potential to support the water quality function of the site?		
D 2.1. Does the wetland unit receive stormwater discharges?	Yes = 1 No = 0	0
D 2.2. Is > 10% of the area within 150 ft of the wetland in land uses that generate pollutants?	Yes = 1 No = 0	0
D 2.3. Are there septic systems within 250 ft of the wetland?	Yes = 1 No = 0	0
D 2.4. Are there other sources of pollutants coming into the wetland that are not listed in questions D 2.1-D 2.3? Source _____	Yes = 1 No = 0	0
Total for D 2 Add the points in the boxes above		0

Rating of Landscape Potential If score is: 3 or 4 = H 1 or 2 = M X 0 = L Record the rating on the first page

D 3.0. Is the water quality improvement provided by the site valuable to society?		
D 3.1. Does the wetland discharge directly (i.e., within 1 mi) to a stream, river, lake, or marine water that is on the 303(d) list?	Yes = 1 No = 0	0
D 3.2. Is the wetland in a basin or sub-basin where an aquatic resource is on the 303(d) list?	Yes = 1 No = 0	0
D 3.3. Has the site been identified in a watershed or local plan as important for maintaining water quality (answer YES if there is a TMDL for the basin in which the unit is found)?	Yes = 2 No = 0	0
Total for D 3 Add the points in the boxes above		0

Rating of Value If score is: 2-4 = H 1 = M X 0 = L Record the rating on the first page

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DEPRESSIONAL AND FLATS WETLANDS

Hydrologic Functions - Indicators that the site functions to reduce flooding and stream degradation

D 4.0. Does the site have the potential to reduce flooding and erosion?

D 4.1. Characteristics of surface water outflows from the wetland:

- | | | |
|---|------------|---|
| Wetland is a depression or flat depression with no surface water leaving it (no outlet) | points = 4 | 4 |
| Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet | points = 2 | |
| Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch | points = 1 | |
| Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing | points = 0 | |

D 4.2. Depth of storage during wet periods: Estimate the height of ponding above the bottom of the outlet. For wetlands with no outlet, measure from the surface of permanent water or if dry, the deepest part.

- | | | |
|--|------------|---|
| Marks of ponding are 3 ft or more above the surface or bottom of outlet | points = 7 | 0 |
| Marks of ponding between 2 ft to < 3 ft from surface or bottom of outlet | points = 5 | |
| Marks are at least 0.5 ft to < 2 ft from surface or bottom of outlet | points = 3 | |
| The wetland is a "headwater" wetland | points = 3 | |
| Wetland is flat but has small depressions on the surface that trap water | points = 1 | |
| Marks of ponding less than 0.5 ft (6 in) | points = 0 | |

D 4.3. Contribution of the wetland to storage in the watershed: Estimate the ratio of the area of upstream basin contributing surface water to the wetland to the area of the wetland unit itself.

- | | | |
|---|------------|---|
| The area of the basin is less than 10 times the area of the unit | points = 5 | 3 |
| The area of the basin is 10 to 100 times the area of the unit | points = 3 | |
| The area of the basin is more than 100 times the area of the unit | points = 0 | |
| Entire wetland is in the Flats class | points = 5 | |

Total for D 4 Add the points in the boxes above 7

Rating of Site Potential If score is: 12-16 = H X 6-11 = M 0-5 = L Record the rating on the first page

D 5.0. Does the landscape have the potential to support hydrologic functions of the site?

- | | | |
|---|----------------|---|
| D 5.1. Does the wetland receive stormwater discharges? | Yes = 1 No = 0 | 0 |
| D 5.2. Is >10% of the area within 150 ft of the wetland in land uses that generate excess runoff? | Yes = 1 No = 0 | 0 |
| D 5.3. Is more than 25% of the contributing basin of the wetland covered with intensive human land uses (residential at >1 residence/ac, urban, commercial, agriculture, etc.)? | Yes = 1 No = 0 | 0 |

Total for D 5 Add the points in the boxes above 0

Rating of Landscape Potential If score is: 3 = H 1 or 2 = M X 0 = L Record the rating on the first page

D 6.0. Are the hydrologic functions provided by the site valuable to society?

D 6.1. The unit is in a landscape that has flooding problems. Choose the description that best matches conditions around the wetland unit being rated. Do not add points. Choose the highest score if more than one condition is met.

- | | | |
|---|------------|---|
| The wetland captures surface water that would otherwise flow down-gradient into areas where flooding has damaged human or natural resources (e.g., houses or salmon redds): | | 0 |
| • Flooding occurs in a sub-basin that is immediately down-gradient of unit. | points = 2 | |
| • Surface flooding problems are in a sub-basin farther down-gradient. | points = 1 | |
| Flooding from groundwater is an issue in the sub-basin. | points = 1 | |
| The existing or potential outflow from the wetland is so constrained by human or natural conditions that the water stored by the wetland cannot reach areas that flood. Explain why _____ | points = 0 | |
| There are no problems with flooding downstream of the wetland. | points = 0 | |

D 6.2. Has the site been identified as important for flood storage or flood conveyance in a regional flood control plan? 0

Yes = 2 No = 0

Total for D 6 Add the points in the boxes above 0

Rating of Value If score is: 2-4 = H 1 = M X 0 = L Record the rating on the first page

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These questions apply to wetlands of all HGM classes.

HABITAT FUNCTIONS - Indicators that site functions to provide important habitat

H 1.0. Does the site have the potential to provide habitat?

H 1.1. Structure of plant community: *Indicators are Cowardin classes and strata within the Forested class. Check the Cowardin plant classes in the wetland. Up to 10 patches may be combined for each class to meet the threshold of ¼ ac or more than 10% of the unit if it is smaller than 2.5 ac. Add the number of structures checked.*

- ☐ Aquatic bed 4 structures or more: points = 4
☐ Emergent 3 structures: points = 2
☐ Scrub-shrub (areas where shrubs have > 30% cover) 2 structures: points = 1
☒ Forested (areas where trees have > 30% cover) 1 structure: points = 0

If the unit has a Forested class, check if:

- ☒ The Forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/ground-cover) that each cover 20% within the Forested polygon

1

H 1.2. Hydroperiods

Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland or ¼ ac to count (see text for descriptions of hydroperiods).

- ☐ Permanently flooded or inundated 4 or more types present: points = 3
☒ Seasonally flooded or inundated 3 types present: points = 2
☐ Occasionally flooded or inundated 2 types present: points = 1
☒ Saturated only 1 type present: points = 0
☐ Permanently flowing stream or river in, or adjacent to, the wetland
☐ Seasonally flowing stream in, or adjacent to, the wetland
☐ Lake Fringe wetland 2 points
☐ Freshwater tidal wetland 2 points

1

H 1.3. Richness of plant species

Count the number of plant species in the wetland that cover at least 10 ft².

Different patches of the same species can be combined to meet the size threshold and you do not have to name the species. Do not include Eurasian milfoil, reed canarygrass, purple loosestrife, Canadian thistle

- If you counted: > 19 species points = 2
 5 - 19 species points = 1
 < 5 species points = 0

1

H 1.4. Interspersion of habitats

Decide from the diagrams below whether interspersion among Cowardin plants classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, moderate, low, or none. *If you have four or more plant classes or three classes and open water, the rating is always high.*



None = 0 points



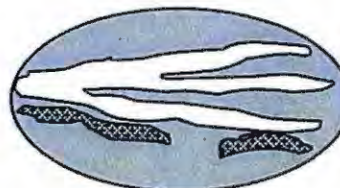
Low = 1 point



Moderate = 2 points



All three diagrams in this row are HIGH = 3points



0

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H 1.5. Special habitat features: Check the habitat features that are present in the wetland. <i>The number of checks is the number of points.</i> ☒ Large, downed, woody debris within the wetland (> 4 in diameter and 6 ft long). ☒ Standing snags (dbh > 4 in) within the wetland ☐ Undercut banks are present for at least 6.6 ft (2 m) and/or overhanging plants extends at least 3.3 ft (1 m) over a stream (or ditch) in, or contiguous with the wetland, for at least 33 ft (10 m) ☐ Stable steep banks of fine material that might be used by beaver or muskrat for denning (> 30 degree slope) OR signs of recent beaver activity are present (<i>cut shrubs or trees that have not yet weathered where wood is exposed</i>) ☐ At least ¼ ac of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated (<i>structures for egg-laying by amphibians</i>) ☒ Invasive plants cover less than 25% of the wetland area in every stratum of plants (<i>see H 1.1 for list of strata</i>)		
Total for H 1	Add the points in the boxes above	3

Rating of Site Potential If score is: 15-18 = H 7-14 = M ☒ 0-6 = L

Record the rating on the first page

H 2.0. Does the landscape have the potential to support the habitat functions of the site?		
H 2.1. Accessible habitat (include <i>only habitat that directly abuts wetland unit</i>). Calculate: % undisturbed habitat <u> </u> + [(% moderate and low intensity land uses)/2] <u> </u> = <u> </u> % If total accessible habitat is: > 1/3 (33.3%) of 1 km Polygon points = 3 20-33% of 1 km Polygon points = 2 10-19% of 1 km Polygon points = 1 < 10% of 1 km Polygon points = 0		3
H 2.2. Undisturbed habitat in 1 km Polygon around the wetland. Calculate: % undisturbed habitat <u> </u> + [(% moderate and low intensity land uses)/2] <u> </u> = <u> </u> % Undisturbed habitat > 50% of Polygon points = 3 Undisturbed habitat 10-50% and in 1-3 patches points = 2 Undisturbed habitat 10-50% and > 3 patches points = 1 Undisturbed habitat < 10% of 1 km Polygon points = 0		3
H 2.3. Land use intensity in 1 km Polygon: If > 50% of 1 km Polygon is high intensity land use points = (-2) ≤ 50% of 1 km Polygon is high intensity points = 0		-2
Total for H 2	Add the points in the boxes above	4

Rating of Landscape Potential If score is: ☒ 4-6 = H ☒ 1-3 = M < 1 = L

Record the rating on the first page

H 3.0. Is the habitat provided by the site valuable to society?		
H 3.1. Does the site provide habitat for species valued in laws, regulations, or policies? <i>Choose only the highest score that applies to the wetland being rated.</i> Site meets ANY of the following criteria: points = 2 — It has 3 or more priority habitats within 100 m (see next page) — It provides habitat for Threatened or Endangered species (any plant or animal on the state or federal lists) — It is mapped as a location for an individual WDFW priority species — It is a Wetland of High Conservation Value as determined by the Department of Natural Resources — It has been categorized as an important habitat site in a local or regional comprehensive plan, in a Shoreline Master Plan, or in a watershed plan Site has 1 or 2 priority habitats (listed on next page) within 100 m points = 1 Site does not meet any of the criteria above points = 0		1

Rating of Value If score is: 2 = H ☒ 1 = M 0 = L

Record the rating on the first page

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WDFW Priority Habitats

Priority habitats listed by WDFW (see complete descriptions of WDFW priority habitats, and the counties in which they can be found, in: Washington Department of Fish and Wildlife. 2008. Priority Habitat and Species List. Olympia, Washington. 177 pp. <http://wdfw.wa.gov/publications/00165/wdfw00165.pdf> or access the list from here: <http://wdfw.wa.gov/conservation/phs/list/>)

Count how many of the following priority habitats are within 330 ft (100 m) of the wetland unit: **NOTE: This question is independent of the land use between the wetland unit and the priority habitat.**

- **Aspen Stands:** Pure or mixed stands of aspen greater than 1 ac (0.4 ha).
- **Biodiversity Areas and Corridors:** Areas of habitat that are relatively important to various species of native fish and wildlife (*full descriptions in WDFW PHS report*).
- **Herbaceous Balds:** Variable size patches of grass and forbs on shallow soils over bedrock.
- **Old-growth/Mature forests:** **Old-growth west of Cascade crest** – Stands of at least 2 tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) > 32 in (81 cm) dbh or > 200 years of age. **Mature forests** – Stands with average diameters exceeding 21 in (53 cm) dbh; crown cover may be less than 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80-200 years old west of the Cascade crest.
- **Oregon White Oak:** Woodland stands of pure oak or oak/conifer associations where canopy coverage of the oak component is important (*full descriptions in WDFW PHS report p. 158 – see web link above*).
- **Riparian:** The area adjacent to aquatic systems with flowing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other.
- **Westside Prairies:** Herbaceous, non-forested plant communities that can either take the form of a dry prairie or a wet prairie (*full descriptions in WDFW PHS report p. 161 – see web link above*).
- **Instream:** The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for instream fish and wildlife resources.
- **Nearshore:** Relatively undisturbed nearshore habitats. These include Coastal Nearshore, Open Coast Nearshore, and Puget Sound Nearshore. (*full descriptions of habitats and the definition of relatively undisturbed are in WDFW report – see web link on previous page*).
- **Caves:** A naturally occurring cavity, recess, void, or system of interconnected passages under the earth in soils, rock, ice, or other geological formations and is large enough to contain a human.
- **Cliffs:** Greater than 25 ft (7.6 m) high and occurring below 5000 ft elevation.
- **Talus:** Homogenous areas of rock rubble ranging in average size 0.5 - 6.5 ft (0.15 - 2.0 m), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs.
- X — **Snags and Logs:** Trees are considered snags if they are dead or dying and exhibit sufficient decay characteristics to enable cavity excavation/use by wildlife. Priority snags have a diameter at breast height of > 20 in (51 cm) in western Washington and are > 6.5 ft (2 m) in height. Priority logs are > 12 in (30 cm) in diameter at the largest end, and > 20 ft (6 m) long.

Note: All vegetated wetlands are by definition a priority habitat but are not included in this list because they are addressed elsewhere.

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CATEGORIZATION BASED ON SPECIAL CHARACTERISTICS

Not Applicable

Wetland Type	Category
Check off any criteria that apply to the wetland. Circle the category when the appropriate criteria are met.	
SC 1.0. Estuarine wetlands Does the wetland meet the following criteria for Estuarine wetlands? — The dominant water regime is tidal, — Vegetated, and — With a salinity greater than 0.5 ppt	
Yes — Go to SC 1.1 No = Not an estuarine wetland	
SC 1.1. Is the wetland within a National Wildlife Refuge, National Park, National Estuary Reserve, Natural Area Preserve, State Park or Educational, Environmental, or Scientific Reserve designated under WAC 332-30-151?	Yes = Category I No - Go to SC 1.2 Cat. I
SC 1.2. Is the wetland unit at least 1 ac in size and meets at least two of the following three conditions? — The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing, and has less than 10% cover of non-native plant species. (If non-native species are <i>Spartina</i> , see page 25) — At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or unmowed grassland. — The wetland has at least two of the following features: tidal channels, depressions with open water, or contiguous freshwater wetlands.	Yes = Category I No = Category II Cat. I Cat. II
SC 2.0. Wetlands of High Conservation Value (WHCV)	
SC 2.1. Has the WA Department of Natural Resources updated their website to include the list of Wetlands of High Conservation Value?	Yes — Go to SC 2.2 No — Go to SC 2.3 Cat. I
SC 2.2. Is the wetland listed on the WDNR database as a Wetland of High Conservation Value?	Yes = Category I No = Not a WHCV
SC 2.3. Is the wetland in a Section/Township/Range that contains a Natural Heritage wetland? http://www1.dnr.wa.gov/nhp/refdesk/datasearch/wnhpwetlands.pdf	Yes — Contact WNHP/WDNR and go to SC 2.4 No = Not a WHCV
SC 2.4. Has WDNR identified the wetland within the S/T/R as a Wetland of High Conservation Value and listed it on their website?	Yes = Category I No = Not a WHCV
SC 3.0. Bogs Does the wetland (or any part of the unit) meet both the criteria for soils and vegetation in bogs? Use the key below. If you answer YES you will still need to rate the wetland based on its functions.	
SC 3.1. Does an area within the wetland unit have organic soil horizons, either peats or mucks, that compose 16 in or more of the first 32 in of the soil profile?	Yes — Go to SC 3.3 No — Go to SC 3.2
SC 3.2. Does an area within the wetland unit have organic soils, either peats or mucks, that are less than 16 in deep over bedrock, or an impermeable hardpan such as clay or volcanic ash, or that are floating on top of a lake or pond?	Yes — Go to SC 3.3 No = Is not a bog
SC 3.3. Does an area with peats or mucks have more than 70% cover of mosses at ground level, AND at least a 30% cover of plant species listed in Table 4?	Yes = Is a Category I bog No — Go to SC 3.4
NOTE: If you are uncertain about the extent of mosses in the understory, you may substitute that criterion by measuring the pH of the water that seeps into a hole dug at least 16 in deep. If the pH is less than 5.0 and the plant species in Table 4 are present, the wetland is a bog.	
SC 3.4. Is an area with peats or mucks forested (> 30% cover) with Sitka spruce, subalpine fir, western red cedar, western hemlock, lodgepole pine, quaking aspen, Engelmann spruce, or western white pine, AND any of the species (or combination of species) listed in Table 4 provide more than 30% of the cover under the canopy?	Yes = Is a Category I bog No = Is not a bog Cat. I

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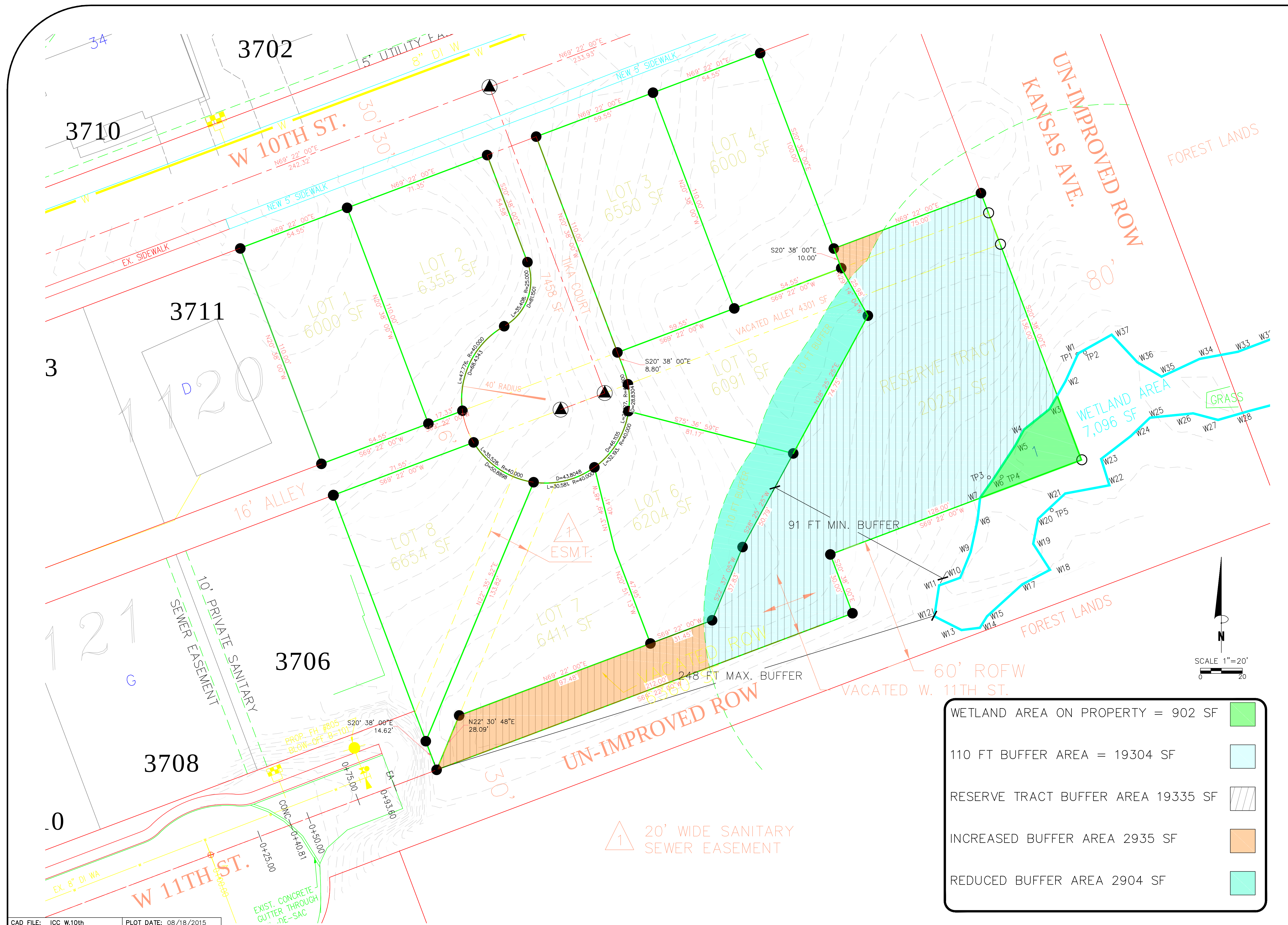
SC 4.0. Forested Wetlands Does the wetland have at least <u>1 contiguous acre</u> of forest that meets one of these criteria for the WA Department of Fish and Wildlife's forests as priority habitats? <i>If you answer YES you will still need to rate the wetland based on its functions.</i> — Old-growth forests (west of Cascade crest): Stands of at least two tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) that are at least 200 years of age OR have a diameter at breast height (dbh) of 32 in (81 cm) or more. — Mature forests (west of the Cascade Crest): Stands where the largest trees are 80- 200 years old OR the species that make up the canopy have an average diameter (dbh) exceeding 21 in (53 cm). Yes = Category I No = Not a forested wetland for this section	Cat. I
SC 5.0. Wetlands in Coastal Lagoons Does the wetland meet all of the following criteria of a wetland in a coastal lagoon? — The wetland lies in a depression adjacent to marine waters that is wholly or partially separated from marine waters by sandbanks, gravel banks, shingle, or, less frequently, rocks — The lagoon in which the wetland is located contains ponded water that is saline or brackish (> 0.5 ppt) during most of the year in at least a portion of the lagoon (<i>needs to be measured near the bottom</i>) Yes – Go to SC 5.1 No = Not a wetland in a coastal lagoon	Cat. I
SC 5.1. Does the wetland meet all of the following three conditions? — The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing), and has less than 20% cover of aggressive, opportunistic plant species (see list of species on p. 100). — At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or unmowed grassland. — The wetland is larger than 1/10 ac (4350 ft²) Yes = Category I No = Category II	Cat. II
SC 6.0. Interdunal Wetlands Is the wetland west of the 1889 line (also called the Western Boundary of Upland Ownership or WBUO)? <i>If you answer yes you will still need to rate the wetland based on its habitat functions.</i> In practical terms that means the following geographic areas: — Long Beach Peninsula: Lands west of SR 103 — Grayland-Westport: Lands west of SR 105 — Ocean Shores-Copalis: Lands west of SR 115 and SR 109 Yes – Go to SC 6.1 No = not an interdunal wetland for rating SC 6.1. Is the wetland 1 ac or larger and scores an 8 or 9 for the habitat functions on the form (rates H,H,H or H,H,M for the three aspects of function)? Yes = Category I No – Go to SC 6.2 SC 6.2. Is the wetland 1 ac or larger, or is it in a mosaic of wetlands that is 1 ac or larger? Yes = Category II No – Go to SC 6.3 SC 6.3. Is the unit between 0.1 and 1 ac, or is it in a mosaic of wetlands that is between 0.1 and 1 ac? Yes = Category III No = Category IV	Cat. I Cat. II Cat. III Cat. IV
Category of wetland based on Special Characteristics If you answered No for all types, enter "Not Applicable" on Summary Form	NA

Wetland name or number _____

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EXHIBIT #10:

WETLAND BUFFER SITE PLAN

[illegible][illegible]

BUFFER SITE PLAN PUD

Irving Construction Corp.

EXHIBIT

01 OF 01

EXHIBIT #11:

TREE ASSESSMENT AND PRESERVATION PLAN

Tree Preservation Plan

Date: August 2015

Prepared for: Irving Construction Corp

Project: West Tenth Street Project



Urban Forestry Services, Inc.

15119 McLean Rd

Mt. Vernon, WA 98273

Key

Tree Health & Condition

- Dead - Very Poor
- Poor
- Fair
- Good
- Excellent

Tree Sites & Site Type

- Planting site
- Survey monument
- Stump
- Tree

Tree Size / Diameter

- 1 - 12
- 13 - 24
- 25 +

- Critical Root Zone (Feet)



0 30 60 120 Feet

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Title: **Irving Construction Corporation – West 10th Street Project
Tree Preservation Plan, and Tree Assessment
Anacortes, Washington**

Prepared For: Irving Construction Corporation
Attn: Mr. Scott Irving
819 Commercial Ave # 6
Anacortes, WA 98221

Prepared By: Urban Forestry Services, Inc.
Mr. Paul H. Thompson
Registered Consulting Arborist #509
ISA Certified Arborist #PN-1838A
ISA Tree Risk Assessment Qualified

Date: August 5, 2015

CONTENTS: Summary
Introduction
Findings and Recommendations
Method of Assessment
Site Plan / Tree Preservation Plan
Tree Unit Credit Calculation Matrix
Tree Assessment Matrix
Definitions
General Tree Protection Guidelines
Critical Root Zone Explanation
Assumptions and Limitations

Summary

Seventy-three (73) trees are to be retained within a reserve tract (buffer) on a 1.77 acre development at West 10th Street, Anacortes Washington. The West 10th Street project exceeds the City of Anacortes *16.50 Tree Preservation* requirements by 201 Tree Unit Credits.

General Tree Protection Guidelines are provided in this Tree Preservation Plan.

Introduction

As requested by Mr. Scott Irving of Irving Construction Corporation, during July, 2015, I assessed 73 trees for suitability to retain and their provide tree protection requirements for this 1.77 acre project site at West 10th Street, Anacortes, Washington. Irving Construction Corporation plans to develop single family homes on eight lots, each between 0.14 to 0.15 acres. A 0.46 acre reserve tract (buffer) is to be created, in the east, south-east and south areas of the project, surrounding a 7,096 square foot wetland.

I was asked to provide an assessment of the health and condition for all retained trees and to determine the following:

15119 McLean Road
Mount Vernon, WA 98273

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

1. The Tree Unit Credit requirement for this development project as per the City of Anacortes *16.50 Tree Preservation* code.
2. The Tree Unit Credits for all retained trees on this site.
3. Provide recommendations for tree protection as required by the City of Anacortes *16.50 Tree Preservation* code, a tree preservation plan.

The plants and trees growing in the reserve tract consist of species typically found in a native second growth forest. Specifically I observed the tree species Douglas fir, *Pseudotsuga menziesii*, bitter cherry, *Prunus emarginata* and Scouler's willow, *Salix scouleriana* with a diameter range of 6 to 24 inches measured at 4.5 feet height. Tree vigor is poor due to the poor soil conditions. This site has shallow soils over sandstone. I observed areas of tree failure where both soils and root systems were shallow over the sandstone.

In order to maintain condition and stability, it will be important to protect edge trees from construction, details of tree protection is provided in this report.

Findings and Recommendations

Information on the vigor, structure and defects of each retained tree can be found in the enclosed Matrix. Specific findings and recommendations are:

Tree Unit Credit Requirement (70.864)

The City of Anacortes development code requires new development or re-development to retain and or plant trees to meet a standard of 1 tree credit unit per 1,000 square feet of property (Chapter 16.50 *Tree Preservation*.) The total tree unit credit requirement is calculated as follows:

- Determine the total public and private right-of-way area on the project property;
- Subtract the total right-of-way area from the gross area of the project (net project area);
- Divide the net project area by 1,000 to determine the tree credit unit requirement for the project.

The West 10th Street Project has a Tree Credit Unit requirement of: 70.864

See the enclosed Tree Unit Credit Calculation Matrix for details.

Tree Unit Credits Provided (272)

Retained trees and or planting trees qualifies for Tree Unit Credits. The Tree Unit Credit value is calculated using the values provided in table 16.50.070(D) Part 3 of the 16.50 *Tree Preservation* code.

Installed trees have Tree Unit Credit value of one (1).

The West 10th Street Project has a total Tree Unit Credit value for retained trees of: 272

Tree Protection (73 Trees)

Attached is a tree preservation plan for 73 retained trees on this site. Trees requiring specific tree protection are listed in the attached matrix. An ISA Certified Arborist shall monitor the installation and maintenance of tree protection prior to and during construction.

Tree protection shall follow 16.50.100 *Protection of trees before, during and after development* of the code. Parts 4, 5 (a), (b), 6 (a) through (c) and 7 shall be used in protection retained trees.

In addition, it is recommended the attached *General Tree Protection Guidelines* be implemented to protect any retained trees. The Critical Root Zone (CRZ) graphic attached should be used to designate the tree protection area. Root systems of trees vary considerably. The CRZ of a tree is generally based on the trunk diameter, recognized as 12-inches radius for every inch of trunk diameter. The CRZ of each retained tree can be found in the enclosed Matrix. See the attached *Critical Root Zone Explanation*. The attached Tree Preservation Plan shows the CRZ for each retained tree.

The attached explanation differentiates between the Perimeter and Interior CRZ to more clearly define the limits of disturbance. The entire CRZ is generally agreed to as an ideal area of soil required by a tree to maintain its physiological and structural condition.

Avoid work within the CRZ. Work may be allowed with precautions and post disturbance care. Where excavation occurs within the CRZ an ISA Certified Arborist from Urban Forestry Services, Inc., (UFS) may be retained to monitor and provide advice on ways of avoiding, or treating, for any impacts.

See the attached *General Tree Protection Guidelines* and *Critical Root Zone Explanation*. The *General Tree Protection Guidelines* do not supersede the City of Anacortes code 16.50 *Tree Preservation*. Upon request the UFS ISA Certified Arborist may provide additional CRZ protection measures as required, based on field findings, including specific trenching techniques, soil protection and post construction maintenance for each tree with an impacted CRZ.

Method of Assessment

The methodology to evaluate these trees follows the criteria provided in the Tree Risk Assessment Qualification (TRAQ) training. TRAQ was developed, and is administered, by the International Society of Arboriculture (ISA) and follows the ISA's *Best Management Practices - Tree Risk Assessment publication*, and American National Standards Institute (ANSI) A300 (Part 9), *Tree, Shrub, and Other Woody Plant Management - Standard Practices (Tree Risk Assessment a. Tree Structure Assessment.)*

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.

While no one can predict with absolute certainty which trees will fail and which trees will remain healthy, by methodical process we can predict those most likely to fail by the conditions observed and take appropriate action to reduce or eliminate the potential hazard.

Each tree in this report is assigned a reference number. The reference numbers are shown on the enclosed site plan and correspond to the information in the enclosed Matrix.

Let us know if you have any questions regarding this Level 2, Basic Tree Assessment and Tree Preservation Plan.

Literature Cited

ISA Tree Risk Assessment Manual, Dunster, J., Smiley, T., Matheny, N., and Lilly, S. 2013
International Society of Arboriculture.

ISA Best Management Practice, Tree Risk Assessment, Smiley, T., Matheny, N., and Lilly, S. 2011
International Society of Arboriculture.

Tree Risk Assessment in Urban Areas and the Urban/Rural Interface, Dunster, J. 2009. Pacific Northwest Chapter, International Society of Arboriculture
Chapter 16.50 Tree Preservation, City of Anacortes Code.

Tree Number	Species (Common name, <i>Botanical name</i>)	DBH (inches) Measured at 4.5 ft height [Combined diameter]	Tree Unit Credits, Per 16.50.070 (D)3	NOTES
1	Douglas fir, <i>Pseudotsuga menziesii</i>	14	5	
2	Douglas fir, <i>Pseudotsuga menziesii</i>	12	5	
3	Douglas fir, <i>Pseudotsuga menziesii</i>	7	2	
4	Douglas fir, <i>Pseudotsuga menziesii</i>	6	2	
5	Douglas fir, <i>Pseudotsuga menziesii</i>	11	5	
6	Douglas fir, <i>Pseudotsuga menziesii</i>	9	2	
7	Douglas fir, <i>Pseudotsuga menziesii</i>	9	2	
8	Douglas fir, <i>Pseudotsuga menziesii</i>	19	5	
9	Douglas fir, <i>Pseudotsuga menziesii</i>	13	5	
10	Douglas fir, <i>Pseudotsuga menziesii</i>	13	5	
11	Douglas fir, <i>Pseudotsuga menziesii</i>	12	5	
12	Douglas fir, <i>Pseudotsuga menziesii</i>	20	5	
13	Douglas fir, <i>Pseudotsuga menziesii</i>	14	5	
14	Douglas fir, <i>Pseudotsuga menziesii</i>	8	2	
15	Douglas fir, <i>Pseudotsuga menziesii</i>	11	5	
16	Douglas fir, <i>Pseudotsuga menziesii</i>	7	2	
17	Douglas fir, <i>Pseudotsuga menziesii</i>	16	5	
18	Douglas fir, <i>Pseudotsuga menziesii</i>	22	5	
19	Bitter cherry, <i>Prunus emarginata</i>	8	2	
20	Douglas fir, <i>Pseudotsuga menziesii</i>	17	5	
21	Douglas fir, <i>Pseudotsuga menziesii</i>	12	5	
22	Bitter cherry, <i>Prunus emarginata</i>	6	2	
23	Douglas fir, <i>Pseudotsuga menziesii</i>	14	5	
24	Douglas fir, <i>Pseudotsuga menziesii</i>	13	5	
25	Douglas fir, <i>Pseudotsuga menziesii</i>	13	5	
26	Douglas fir, <i>Pseudotsuga menziesii</i>	12	5	
27	Bitter cherry, <i>Prunus emarginata</i>	11	5	
28	Bitter cherry, <i>Prunus emarginata</i>	11	5	
29	Douglas fir, <i>Pseudotsuga menziesii</i>	16	5	

Tree Number	Species (Common name, <i>Botanical name</i>)	DBH (inches) Measured at 4.5 ft height [Combined diameter]	Tree Unit Credits, Per 16.50.070 (D)3	NOTES
30	Douglas fir, <i>Pseudotsuga menziesii</i>	15	5	
31	Bitter cherry, <i>Prunus emarginata</i>	6	2	
32	Bitter cherry, <i>Prunus emarginata</i>	8	2	
33	Bitter cherry, <i>Prunus emarginata</i>	9	2	
34	Bitter cherry, <i>Prunus emarginata</i>	6	2	
35	Douglas fir, <i>Pseudotsuga menziesii</i>	7	2	
36	Douglas fir, <i>Pseudotsuga menziesii</i>	14	5	
37	Douglas fir, <i>Pseudotsuga menziesii</i>	14	5	
38	Douglas fir, <i>Pseudotsuga menziesii</i>	7	2	
39	Douglas fir, <i>Pseudotsuga menziesii</i>	7	2	
40	Douglas fir, <i>Pseudotsuga menziesii</i>	23	5	
41	Bitter cherry, <i>Prunus emarginata</i>	7	2	
42	Scouler's willow, <i>Salix scouleriana</i>	7	2	
43	Douglas fir, <i>Pseudotsuga menziesii</i>	13	5	
44	Douglas fir, <i>Pseudotsuga menziesii</i>	15	5	
45	Douglas fir, <i>Pseudotsuga menziesii</i>	14	5	
46	Douglas fir, <i>Pseudotsuga menziesii</i>	7	2	
47	Douglas fir, <i>Pseudotsuga menziesii</i>	17	5	
48	Douglas fir, <i>Pseudotsuga menziesii</i>	15	5	
49	Douglas fir, <i>Pseudotsuga menziesii</i>	12	5	
50	Douglas fir, <i>Pseudotsuga menziesii</i>	12	5	
51	Douglas fir, <i>Pseudotsuga menziesii</i>	7	2	
52	Douglas fir, <i>Pseudotsuga menziesii</i>	7	2	
53	Douglas fir, <i>Pseudotsuga menziesii</i>	11	5	
54	Douglas fir, <i>Pseudotsuga menziesii</i>	9	2	
55	Douglas fir, <i>Pseudotsuga menziesii</i>	8	2	
56	Douglas fir, <i>Pseudotsuga menziesii</i>	7	2	
57	Douglas fir, <i>Pseudotsuga menziesii</i>	7	2	
58	Douglas fir, <i>Pseudotsuga menziesii</i>	6	2	

URBAN FORESTRY SERVICES, INC
Inspector: Paul Hans Thompson
Certified Arborist #PN-1838A
Date: 8/4/2015

W.10th Street Project
W. 10th St, Anacortes, WA

MATRIX, TREE CREDIT CALCULATION

Tree Number	Species (Common name, <i>Botanical name</i>)	DBH (inches) Measured at 4.5 ft height [Combined diameter]	Tree Unit Credits, Per 16.50.070 (D)3	NOTES
59	Douglas fir, <i>Pseudotsuga menziesii</i>	16	5	
60	Douglas fir, <i>Pseudotsuga menziesii</i>	9	2	
61	Douglas fir, <i>Pseudotsuga menziesii</i>	11	5	
62	Douglas fir, <i>Pseudotsuga menziesii</i>	10	5	
63	Douglas fir, <i>Pseudotsuga menziesii</i>	17	5	
64	Bitter cherry, <i>Prunus emarginata</i>	9	2	
65	Douglas fir, <i>Pseudotsuga menziesii</i>	7	2	
66	Douglas fir, <i>Pseudotsuga menziesii</i>	8	2	
67	Douglas fir, <i>Pseudotsuga menziesii</i>	13	5	
68	Douglas fir, <i>Pseudotsuga menziesii</i>	14	5	
69	Douglas fir, <i>Pseudotsuga menziesii</i>	24	5	
70	Douglas fir, <i>Pseudotsuga menziesii</i>	6	2	
71	Douglas fir, <i>Pseudotsuga menziesii</i>	11	5	
72	Douglas fir, <i>Pseudotsuga menziesii</i>	11	5	
73	Douglas fir, <i>Pseudotsuga menziesii</i>	10	2	
TOTAL TREE CREDITS:			272	

Urban Forestry Services, Inc.
15119 McLean Road,
Mount Vernon, WA 98273
(360) 428-5810

Tree Assessment Matrix

Irving Construction - West 10th Ave., Project
 Field Work Completed: 7/13/2015



Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	Height (ft.)	CRZ (ft.)	Crown Radius (ft.)	Trunks	Vigor	Structure	Appraisal	Note:	Risk	Preservation Value
4	1	douglas fir <i>pseudotsuga menziesii</i>	14	0	14	0	1	fair-good	fair	\$4,020.00	surface roots visible, prone to injury	moderate	

Comments
Defect Notes:

Maintenance Recommendation: Retain tree.
 ISA Certified Arborist should monitor this tree during development.

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	Height (ft.)	CRZ (ft.)	Crown Radius (ft.)	Trunks	Vigor	Structure	Appraisal	Note:	Risk	Preservation Value
5	2	douglas fir <i>pseudotsuga menziesii</i>	12	0	12	0	1	fair	fair	\$2,940.00		moderate	

Comments
Defect Notes:

Maintenance Recommendation: Retain tree.
 Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	Height (ft.)	CRZ (ft.)	Crown Radius (ft.)	Trunks	Vigor	Structure	Appraisal	Note:	Risk	Preservation Value
6	3	douglas fir <i>pseudotsuga menziesii</i>	7	0	7	0	1	poor-fair	poor-fair	\$970.00		low	

Comments
Defect Notes:

Maintenance Recommendation: Retain tree.
 Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	Height (ft.)	CRZ (ft.)	Crown Radius (ft.)	Trunks	Vigor	Structure	Appraisal	Note:	Risk	Preservation Value
7	4	douglas fir <i>pseudotsuga menziesii</i>	6	0	6	0	1	poor-fair	poor	\$500.00	Surface roots evident	low	

Comments
Defect Notes:

Maintenance Recommendation: Retain tree.
 ISA Certified Arborist should monitor this tree during development.

Note: The appraisal value shown in the matrix is for general estimating of landscape value only and finally appraised values used in litigation would require further analysis.

Site ID 8	Tree Tag# 5	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 11 Height (ft.) 0 CRZ (ft.) 11 Crown Radius (ft.) 0	Trunks 1 Vigor fair Structure fair Appraisal \$2,460.00	Note:	
					Risk moderate	Preservation Value

Comments
Defect Notes:

Maintenance Recommendation: Retain tree.
Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.

Site ID 9	Tree Tag# 6	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 16 Height (ft.) 0 CRZ (ft.) 16 Crown Radius (ft.) 0	Trunks 1 Vigor good Structure fair-good Appraisal \$5,200.00	Note:	
					Risk moderate	Preservation Value

Comments
Defect Notes:

Maintenance Recommendation: Retain tree.
Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.

Site ID 10	Tree Tag# 7	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 9 Height (ft.) 0 CRZ (ft.) 9 Crown Radius (ft.) 0	Trunks 1 Vigor fair-good Structure fair Appraisal \$1,630.00	Note:	
					Risk low	Preservation Value

Comments
Defect Notes:

Maintenance Recommendation: Retain tree.
Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.

Site ID 11	Tree Tag# 8	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 19 Height (ft.) 0 CRZ (ft.) 19 Crown Radius (ft.) 0	Trunks 1 Vigor good Structure good Appraisal \$8,500.00	Note:	
					Risk moderate	Preservation Value

Comments
Defect Notes:

Maintenance Recommendation: Retain tree.
Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.

Site ID 12	Tree Tag# 9	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 13 Height (ft.) 0 CRZ (ft.) 13 Crown Radius (ft.) 0	Trunks 1 Vigor fair-good Structure fair-good Appraisal \$1,970.00	Note:	
					Risk	Preservation Value

Comments
Defect Notes:

This tree has regrown following storm damage resulting in a crook in the trunk.

Maintenance Recommendation: Retain tree.
ISA Certified Arborist should monitor this tree during development.

Note: The appraisal value shown in the matrix is for general estimating of landscape value only and finally appraised values used in litigation would require further analysis.

Site ID 13	Tree Tag# 10	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 13 Height (ft.) 0 CRZ (ft.) 13 Crown Radius (ft.) 0	Trunks 1 Vigor fair-good Structure fair-good Appraisal \$3,950.00	Note:	
					Risk moderate	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.		

Site ID 14	Tree Tag# 11	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 12 Height (ft.) 0 CRZ (ft.) 12 Crown Radius (ft.) 0	Trunks 1 Vigor fair-good Structure fair Appraisal \$2,940.00	Note: shallow root system	
					Risk	Preservation Value
Comments Defect Notes:		This tree has a visible surface root system, suggesting it may be shallow rooted.	Maintenance Recommendation:	Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.		

Site ID 15	Tree Tag# 12	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 20 Height (ft.) 0 CRZ (ft.) 20 Crown Radius (ft.) 0	Trunks 1 Vigor good Structure good Appraisal \$6,500.00	Note:	
					Risk low	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree.		

Site ID 16	Tree Tag# 13	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 14 Height (ft.) 0 CRZ (ft.) 14 Crown Radius (ft.) 0	Trunks 1 Vigor fair-good Structure fair-good Appraisal \$3,210.00	Note:	
					Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree. ISA Certified Arborist should monitor this tree during development.		

Site ID 17	Tree Tag# 14	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 8 Height (ft.) 0 CRZ (ft.) 8 Crown Radius (ft.) 0	Trunks 1 Vigor fair Structure fair Appraisal \$1,280.00	Note:	
					Risk moderate	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.		

Note: The appraisal value shown in the matrix is for general estimating of landscape value only and finally appraised values used in litigation would require further analysis.

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	11	Trunks	1	Note: surface root system, prone to injury		
18	15	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair-good			
			CRZ (ft.)	11	Structure	fair-good			
			Crown Radius (ft.)	0	Appraisal	\$2,460.00	Risk	moderate	Preservation Value
Comments Defect Notes:		This tree has a visible surface root system, suggesting it may be shallow rooted.	Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.				

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	7	Trunks	1	Note:		
19	16	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair			
			CRZ (ft.)	7	Structure	fair			
			Crown Radius (ft.)	0	Appraisal	\$560.00	Risk	low	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree.				

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	16	Trunks	1	Note:		
20	17	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair-good			
			CRZ (ft.)	16	Structure	fair			
			Crown Radius (ft.)	0	Appraisal	\$3,760.00	Risk	moderate	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.				

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	22	Trunks	1	Note:		
21	18	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	good			
			CRZ (ft.)	22	Structure	good			
			Crown Radius (ft.)	0	Appraisal	\$9,000.00	Risk	low	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree.				

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	8	Trunks	1	Note: prunus emarginata, bitter cherry		
22	19	bitter cherry <i>prunus emarginata</i>	Height (ft.)	0	Vigor	fair			
			CRZ (ft.)	8	Structure	poor-fair			
			Crown Radius (ft.)	0	Appraisal	\$1,020.00	Risk	moderate	Preservation Value
Comments Defect Notes:		This bitter cherry has a lean.	Maintenance Recommendation:		Retain tree.				

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Site ID 23	Tree Tag# 20	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 17 Height (ft.) 0 CRZ (ft.) 17 Crown Radius (ft.) 0	Trunks 1 Vigor fair-good Structure fair-good Appraisal \$4,740.00	Note:	
					Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree.		

Site ID 24	Tree Tag# 21	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 12 Height (ft.) 0 CRZ (ft.) 12 Crown Radius (ft.) 0	Trunks 1 Vigor fair Structure fair Appraisal \$2,360.00	Note:	
					Risk moderate	Preservation Value
Comments Defect Notes:		This tree has a visible surface root system, suggesting it may be shallow rooted.	Maintenance Recommendation:	Retain tree.		

Site ID 25	Tree Tag# 22	Species / Botanical Name bitter cherry <i>prunus emarginata</i>	Main Dbh (in.) 6 Height (ft.) 0 CRZ (ft.) 6 Crown Radius (ft.) 0	Trunks 1 Vigor fair Structure fair Appraisal \$560.00	Note: prunus emarginata, bitter cherry	
					Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree.		

Site ID 26	Tree Tag# 23	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 14 Height (ft.) 0 CRZ (ft.) 14 Crown Radius (ft.) 0	Trunks 1 Vigor fair Structure fair Appraisal \$3,210.00	Note:	
					Risk moderate	Preservation Value
Comments Defect Notes:		This tree has a visible surface root system, suggesting it may be shallow rooted.	Maintenance Recommendation:	Retain tree. ISA Certified Arborist should monitor this tree during development.		

Site ID 27	Tree Tag# 24	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 13 Height (ft.) 0 CRZ (ft.) 13 Crown Radius (ft.) 0	Trunks 1 Vigor fair Structure fair Appraisal \$3,460.00	Note: surface roots, prone to injury	
					Risk	Preservation Value
Comments Defect Notes:		This tree has a visible surface root system, suggesting it may be shallow rooted.	Maintenance Recommendation:	Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.		

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Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	13	Trunks	1	Note:		
28	25	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair			
			CRZ (ft.)	13	Structure	fair			
			Crown Radius (ft.)	0	Appraisal	\$2,770.00	Risk	moderate	Preservation Value
Comments Defect Notes:		This tree has a visible surface root system, suggesting it may be shallow rooted.	Maintenance Recommendation:		Retain tree. ISA Certified Arborist should monitor this tree during development.				

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	12	Trunks	1	Note:		
29	26	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair			
			CRZ (ft.)	12	Structure	fair			
			Crown Radius (ft.)	0	Appraisal	\$2,940.00	Risk	moderate	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.				

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	11	Trunks	1	Note: prunus emarginata, bitter cherry		
30	27	bitter cherry <i>prunus emarginata</i>	Height (ft.)	0	Vigor	fair			
			CRZ (ft.)	11	Structure	poor-fair			
			Crown Radius (ft.)	0	Appraisal	\$1,970.00	Risk		Preservation Value
Comments Defect Notes:		This bitter cherry has a lean.	Maintenance Recommendation:		Retain tree. ISA Certified Arborist should monitor this tree during development.				

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	11	Trunks	1	Note:		
31	28	bitter cherry <i>prunus emarginata</i>	Height (ft.)	0	Vigor	fair			
			CRZ (ft.)	11	Structure	poor-fair			
			Crown Radius (ft.)	0	Appraisal	\$1,970.00	Risk	moderate	Preservation Value
Comments Defect Notes:		This bitter cherry has a lean.	Maintenance Recommendation:		Retain tree. ISA Certified Arborist should monitor this tree during development.				

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	16	Trunks	1	Note:		
32	29	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair-good			
			CRZ (ft.)	16	Structure	fair-good			
			Crown Radius (ft.)	0	Appraisal	\$5,200.00	Risk	moderate	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.				

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Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	15	Trunks	1	Note:	
33	30	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair-good		
			CRZ (ft.)	15	Structure	fair-good		
			Crown Radius (ft.)	0	Appraisal	\$3,690.00	Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree.			
Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	6	Trunks	1	Note: prunus emarginata, bitter cherry	
34	31	bitter cherry <i>prunus emarginata</i>	Height (ft.)	0	Vigor	fair		
			CRZ (ft.)	6	Structure	poor-fair		
			Crown Radius (ft.)	0	Appraisal	\$560.00	Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree.			
Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	8	Trunks	1	Note: prunus emarginata, bitter cherry	
35	32	bitter cherry <i>prunus emarginata</i>	Height (ft.)	0	Vigor	fair-good		
			CRZ (ft.)	8	Structure	fair-good		
			Crown Radius (ft.)	0	Appraisal	\$1,020.00	Risk low	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree.			
Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	9	Trunks	1	Note: prunus emarginata, bitter cherry	
36	33	bitter cherry <i>prunus emarginata</i>	Height (ft.)	0	Vigor	fair-good		
			CRZ (ft.)	9	Structure	fair-good		
			Crown Radius (ft.)	0	Appraisal	\$1,300.00	Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree.			
Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	6	Trunks	1	Note: prunus emarginata, bitter cherry	
37	34	bitter cherry <i>prunus emarginata</i>	Height (ft.)	0	Vigor	fair		
			CRZ (ft.)	6	Structure	fair		
			Crown Radius (ft.)	0	Appraisal	\$560.00	Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree.			
Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	7	Trunks	1	Note: surface roots, prone to injury	
38	35	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	poor-fair		
			CRZ (ft.)	7	Structure	poor-fair		
			Crown Radius (ft.)	0	Appraisal	\$970.00	Risk	Preservation Value
Comments Defect Notes:		This tree has a visible surface root system, suggesting it may be shallow rooted.	Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.			

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Site ID	Tree Tag#	Species / Botantical Name	Main Dbh (in.)	14	Trunks	1	Note:	
39	36	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair		
			CRZ (ft.)	14	Structure	fair		
			Crown Radius (ft.)	0	Appraisal	\$3,210.00	Risk	Preservation Value
Comments Defect Notes:		This tree has a visible surface root system, suggesting it may be shallow rooted.	Maintenance Recommendation:		Retain tree.			

Site ID	Tree Tag#	Species / Botantical Name	Main Dbh (in.)	14	Trunks	1	Note: surface roots, prone to injury	
40	37	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair-good		
			CRZ (ft.)	14	Structure	fair		
			Crown Radius (ft.)	0	Appraisal	\$4,020.00	Risk high	Preservation Value
Comments Defect Notes:		This tree has a visible surface root system, suggesting it may be shallow rooted.	Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.			

Site ID	Tree Tag#	Species / Botantical Name	Main Dbh (in.)	7	Trunks	1	Note:	
41	39	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair-good		
			CRZ (ft.)	7	Structure	fair		
			Crown Radius (ft.)	0	Appraisal	\$790.00	Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree.			

Site ID	Tree Tag#	Species / Botantical Name	Main Dbh (in.)	7	Trunks	1	Note: surface roots, prone ot injury	
42	38	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair		
			CRZ (ft.)	7	Structure	fair		
			Crown Radius (ft.)	0	Appraisal	\$970.00	Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.			

Site ID	Tree Tag#	Species / Botantical Name	Main Dbh (in.)	23	Trunks	1	Note:	
43	40	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair		
			CRZ (ft.)	23	Structure	fair		
			Crown Radius (ft.)	0	Appraisal	\$10,900.00	Risk moderate	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.			

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Site ID	Tree Tag#	Species / Botantical Name	Main Dbh (in.)	7	Trunks	1	Note: prunus emarginata, bitter cherry		
44	41	bitter cherry <i>prunus emarginata</i>	Height (ft.)	0	Vigor	poor-fair			
			CRZ (ft.)	7	Structure	poor-fair			
			Crown Radius (ft.)	0	Appraisal	\$550.00	Risk	low	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.				

Site ID	Tree Tag#	Species / Botantical Name	Main Dbh (in.)	7	Trunks	1	Note:		
45	42	scouler's willow <i>salix scouleriana</i>	Height (ft.)	0	Vigor	fair			
			CRZ (ft.)	7	Structure	fair			
			Crown Radius (ft.)	0	Appraisal	\$270.00	Risk		Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree.				

Site ID	Tree Tag#	Species / Botantical Name	Main Dbh (in.)	13	Trunks	1	Note: surface roots, prone to injury		
46	43	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair-good			
			CRZ (ft.)	13	Structure	fair-good			
			Crown Radius (ft.)	0	Appraisal	\$3,460.00	Risk	moderate	Preservation Value
Comments Defect Notes:		This tree has a visible surface root system, suggesting it may be shallow rooted.	Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.				

Site ID	Tree Tag#	Species / Botantical Name	Main Dbh (in.)	15	Trunks	1	Note: surface roots, prone to injury		
47	44	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair-good			
			CRZ (ft.)	15	Structure	fair-good			
			Crown Radius (ft.)	0	Appraisal	\$4,620.00	Risk		Preservation Value
Comments Defect Notes:		This tree has a visible surface root system, suggesting it may be shallow rooted.	Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.				

Site ID	Tree Tag#	Species / Botantical Name	Main Dbh (in.)	14	Trunks	1	Note:		
48	45	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair-good			
			CRZ (ft.)	14	Structure	fair-good			
			Crown Radius (ft.)	0	Appraisal	\$3,210.00	Risk		Preservation Value
Comments Defect Notes:		This tree has a visible surface root system, suggesting it may be shallow rooted.	Maintenance Recommendation:		Retain tree.				

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Site ID 49	Tree Tag# 46	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 7 Height (ft.) 0 CRZ (ft.) 7 Crown Radius (ft.) 0	Trunks 1 Vigor poor-fair Structure poor-fair Appraisal \$690.00	Note: Risk low	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.		
Site ID 50	Tree Tag# 47	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 17 Height (ft.) 0 CRZ (ft.) 17 Crown Radius (ft.) 0	Trunks 1 Vigor fair-good Structure fair-good Appraisal \$4,740.00	Note: Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree. ISA Certified Arborist should monitor this tree during development.		
Site ID 51	Tree Tag# 48	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 15 Height (ft.) 0 CRZ (ft.) 15 Crown Radius (ft.) 0	Trunks 1 Vigor fair-good Structure fair-good Appraisal \$4,620.00	Note: surface roots, prone to injury Risk moderate	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.		
Site ID 52	Tree Tag# 49	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 12 Height (ft.) 0 CRZ (ft.) 12 Crown Radius (ft.) 0	Trunks 1 Vigor fair-good Structure fair-good Appraisal \$2,690.00	Note: Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree. ISA Certified Arborist should monitor this tree during development.		
Site ID 53	Tree Tag# 50	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 12 Height (ft.) 0 CRZ (ft.) 12 Crown Radius (ft.) 0	Trunks 1 Vigor fair-good Structure fair-good Appraisal \$2,360.00	Note: Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree. ISA Certified Arborist should monitor this tree during development.		

Note: The appraisal value shown in the matrix is for general estimating of landscape value only and finally appraised values used in litigation would require further analysis.

Site ID	Tree Tag#	Species / Botantical Name	Main Dbh (in.)	7	Trunks	1	Note:	
54	51	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair		
			CRZ (ft.)	7	Structure	fair		
			Crown Radius (ft.)	0	Appraisal	\$970.00	Risk	low
Comments Defect Notes:			Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.			

Site ID	Tree Tag#	Species / Botantical Name	Main Dbh (in.)	7	Trunks	1	Note:	
55	52	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair		
			CRZ (ft.)	7	Structure	fair		
			Crown Radius (ft.)	0	Appraisal	\$790.00	Risk	
Comments Defect Notes:			Maintenance Recommendation:		Retain tree. ISA Certified Arborist should monitor this tree during development.			

Site ID	Tree Tag#	Species / Botantical Name	Main Dbh (in.)	11	Trunks	1	Note:	
56	53	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair		
			CRZ (ft.)	11	Structure	fair		
			Crown Radius (ft.)	0	Appraisal	\$1,980.00	Risk	
Comments Defect Notes:			Maintenance Recommendation:		Retain tree. ISA Certified Arborist should monitor this tree during development.			

Site ID	Tree Tag#	Species / Botantical Name	Main Dbh (in.)	9	Trunks	1	Note: surface roots, prone to injury	
57	54	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair		
			CRZ (ft.)	9	Structure	fair		
			Crown Radius (ft.)	0	Appraisal	\$1,630.00	Risk	
Comments Defect Notes:			Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.			

Site ID	Tree Tag#	Species / Botantical Name	Main Dbh (in.)	8	Trunks	1	Note: surface roots, prone to injury	
58	55	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair		
			CRZ (ft.)	8	Structure	fair-good		
			Crown Radius (ft.)	0	Appraisal	\$1,280.00	Risk	
Comments Defect Notes:			Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.			

Note: The appraisal value shown in the matrix is for general estimating of landscape value only and finally appraised values used in litigation would require further analysis.

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	7	Trunks	1	Note: prunus emarginata, bitter cherry	
59	56	bitter cherry prunus emarginata	Height (ft.)	0	Vigor	poor-fair		
			CRZ (ft.)	7	Structure	poor-fair		
			Crown Radius (ft.)	0	Appraisal	\$770.00	Risk	Preservation Value
Comments Defect Notes:		This tree has a visible surface root system, suggesting it may be shallow rooted. The crown of this tree contains a significant amount of deadwood.	Maintenance Recommendation:		Retain tree.			

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	7	Trunks	1	Note:	
60	57	scouler's willow salix scouleriana	Height (ft.)	0	Vigor	poor-fair		
			CRZ (ft.)	7	Structure	poor-fair		
			Crown Radius (ft.)	0	Appraisal	\$270.00	Risk	Preservation Value
Comments Defect Notes:		The crown of this tree contains a significant amount of deadwood. The trunk of this tree contains trunk decay.	Maintenance Recommendation:		Retain tree. ISA Certified Arborist should monitor this tree during development.			

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	6	Trunks	1	Note:	
61	58	western hemlock tsuga heterophylla	Height (ft.)	0	Vigor	fair		
			CRZ (ft.)	6	Structure	fair		
			Crown Radius (ft.)	0	Appraisal	\$460.00	Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree.			

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	16	Trunks	1	Note:	
62	59	douglas fir pseudotsuga menziesii	Height (ft.)	0	Vigor	fair		
			CRZ (ft.)	16	Structure	fair		
			Crown Radius (ft.)	0	Appraisal	\$4,200.00	Risk low	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree.			

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	9	Trunks	1	Note:	
63	60	scouler's willow salix scouleriana	Height (ft.)	0	Vigor	fair		
			CRZ (ft.)	9	Structure	fair		
			Crown Radius (ft.)	0	Appraisal	\$650.00	Risk moderate	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree. ISA Certified Arborist should monitor this tree during development.			

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Site ID 64	Tree Tag# 61	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) Height (ft.) CRZ (ft.) Crown Radius (ft.)	11 0 11 0	Trunks Vigor Structure Appraisal	1 fair-good fair-good \$1,980.00	Note:	
							Risk moderate	Preservation Value
Comments Defect Notes:		This tree has a visible surface root system, suggesting it may be shallow rooted.	Maintenance Recommendation:		Retain tree. ISA Certified Arborist should monitor this tree during development.			

Site ID 65	Tree Tag# 62	Species / Botanical Name scouler's willow <i>salix scouleriana</i>	Main Dbh (in.) Height (ft.) CRZ (ft.) Crown Radius (ft.)	10 0 10 0	Trunks Vigor Structure Appraisal	1 fair poor-fair \$810.00	Note:	
							Risk	Preservation Value
Comments Defect Notes:		This Scouler's willow has a lean.	Maintenance Recommendation:		Retain tree.			

Site ID 66	Tree Tag# 63	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) Height (ft.) CRZ (ft.) Crown Radius (ft.)	11 0 11 0	Trunks Vigor Structure Appraisal	1 fair fair \$1,980.00	Note:	
							Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree.			

Site ID 67	Tree Tag# 64	Species / Botanical Name bitter cherry <i>prunus emarginata</i>	Main Dbh (in.) Height (ft.) CRZ (ft.) Crown Radius (ft.)	9 0 9 0	Trunks Vigor Structure Appraisal	1 good good \$1,300.00	Note: prunus emarginata, bitter cherry	
							Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree.			

Site ID 68	Tree Tag# 66	Species / Botanical Name bitter cherry <i>prunus emarginata</i>	Main Dbh (in.) Height (ft.) CRZ (ft.) Crown Radius (ft.)	8 0 8 0	Trunks Vigor Structure Appraisal	1 fair fair \$1,020.00	Note: prunus emarginata, bitter cherry	
							Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree.			

Site ID 69	Tree Tag# 65	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) Height (ft.) CRZ (ft.) Crown Radius (ft.)	7 0 7 0	Trunks Vigor Structure Appraisal	1 fair fair \$790.00	Note:	
							Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree.			

Note: The appraisal value shown in the matrix is for general estimating of landscape value only and finally appraised values used in litigation would require further analysis.

Site ID 70	Tree Tag# 67	Species / Botantical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 13 Height (ft.) 0 CRZ (ft.) 13 Crown Radius (ft.) 0	Trunks 1 Vigor good Structure good Appraisal \$2,770.00	Note:	
					Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree.		
Site ID 71	Tree Tag# 68	Species / Botantical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 14 Height (ft.) 0 CRZ (ft.) 14 Crown Radius (ft.) 0	Trunks 1 Vigor good Structure good Appraisal \$3,210.00	Note:	
					Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree.		
Site ID 72	Tree Tag# 69	Species / Botantical Name cottonwood, black <i>populus trichocarpa</i>	Main Dbh (in.) 24 Height (ft.) 0 CRZ (ft.) 24 Crown Radius (ft.) 0	Trunks 1 Vigor good Structure fair Appraisal \$4,760.00	Note:	
					Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree.		
Site ID 73	Tree Tag# 70	Species / Botantical Name bitter cherry <i>prunus emarginata</i>	Main Dbh (in.) 6 Height (ft.) 0 CRZ (ft.) 6 Crown Radius (ft.) 0	Trunks 1 Vigor fair Structure fair Appraisal \$560.00	Note: prunus emarginata, bitter cherry	
					Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree.		
Site ID 74	Tree Tag# 71	Species / Botantical Name bitter cherry <i>prunus emarginata</i>	Main Dbh (in.) 11 Height (ft.) 0 CRZ (ft.) 11 Crown Radius (ft.) 0	Trunks 1 Vigor fair Structure fair Appraisal \$1,970.00	Note: prunus emarginata, bitter cherry	
					Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree.		
Site ID 75	Tree Tag# 72	Species / Botantical Name bitter cherry <i>prunus emarginata</i>	Main Dbh (in.) 11 Height (ft.) 0 CRZ (ft.) 11 Crown Radius (ft.) 0	Trunks 1 Vigor fair Structure poor-fair Appraisal \$1,970.00	Note: prunus emarginata, bitter cherry	
					Risk	Preservation Value
Comments Defect Notes:		This bitter cherry has a lean. The trunk of this tree has co-dominant trunks sabove 4.5 feet height.	Maintenance Recommendation:	Retain tree.		

Note: The appraisal value shown in the matrix is for general estimating of landscape value only and finally appraised values used in litigation would require further analysis.

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	10	Trunks	1	Note: prunus emarginata, bitter cherry	
			Height (ft.)	0	Vigor	fair		
76	73	bitter cherry <i>prunus emarginata</i>	CRZ (ft.)	10	Structure	poor-fair	Risk	
			Crown Radius (ft.)	0	Appraisal	\$1,620.00		
Comments		This bitter cherry has a lean.	Maintenance		Retain tree.			
Defect Notes:			Recommendation:					

DEFINITIONS FOR TREE ASSESSMENT MATRIX

DEFINITIONS AND NOTES

TREE ASSESSMENT:

d.b.h. = Diameter at breast height, measured 4.5 ft. above surface grade.

Critical Root Zone (CRZ) = A circular area with a radius of 12 inches for every inch d.b.h. which generally provides optimum protection from construction impacts.

Vigor = Health based on size and color of leaf or needle and length of annual shoot growth.

Good = Shoot growth, leaf size and leaf color are typical of the tree age and species.

Fair = Shoot growth, leaf size, and leaf color are below average for the tree age and species. Some deadwood is evident in the crown. Treatment may be required to foster improved future growth.

Poor = Shoot growth, leaf size, and leaf color are highly stunted, and there is a significant amount of dead twigs and branches in the crown.

Structure = Trunk and branch development and its estimated susceptibility to failure.

Good = No significant defects evident in the trunk, scaffold limbs, and root flare area.

Fair = Minor defects evident.

Poor = Significant defects that could lead to future failure of main branches or the entire tree.

Defects and Comments Explanation:

Codominant trunks = Vertical stems of equal diameter, often with included bark and a weak point of attachment to the main trunk.

Decline = Loss of vigor of the entire tree that is typically not reversible.

End weight = Accumulation of dense growth at the end of a branch which can lead to structural weakness of the limb.

Epicormic shoots = Stem growth originating from dormant buds beneath the bark, commonly in response to injury, stress, or pruning cuts.

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

Live crown ratio = The ratio of the foliage canopy height to the total height of the tree.

Trunk taper = Natural broadening in diameter at the base of the main trunk and large scaffold limbs associated with strong structure.

Tree Risk Assessment:

Level 1 Limited Visual Assessment = Includes a broad overview of an individual tree or group of trees near specified targets conducted to identify obvious defects or other conditions of concern. A limited visual assessment typically focuses on identifying trees with imminent and/or probable likelihood of failure. Level 1 assessments do not always meet the criteria for a "risk assessment" if they do not include analysis and evaluation of individual trees. Defects found in a level 1 assessment may require a Level 2 or Level 3 assessment.

Level 2 Basic Assessment = A detailed visual inspection of a tree and its surrounding site, and a synthesis of the information collected. It requires that a tree risk assessor walk completely around the tree-looking at the site, buttress roots, trunk, and branches. A basic assessment may include the use of simple tools to gain additional information about the tree or defects. Defects found in a level 2 assessment may require a Level 3 assessment be completed for further testing and analysis.

Level 3 Advanced Assessment = Advanced assessments are performed to provide more highly detailed information about specific tree components, defects, targets or site conditions. An advanced assessment is performed in conjunction with or after a Level 2 Basic Assessment if the assessor determines the need for (requires) additional information.

DEFINITIONS FOR TREE ASSESSMENT MATRIX

Risk Rating

Extreme	The extreme-risk category applies in situations in which failure is <i>imminent</i> with a <i>high</i> likelihood of impacting the target, and the consequences of the failure are <i>severe</i> . The tree risk assessor should recommend that mitigation measures be taken as soon as possible. In some cases, this may mean immediate restriction of access to the target zone area to avoid injury to people.
High	High-risk situations are those for which consequences are <i>significant</i> and likelihood is <i>very likely</i> or <i>likely</i> , or consequences are <i>severe</i> and likelihood is <i>likely</i> . This combination of likelihood and consequences indicates that the tree risk assessor should recommend mitigation measures be taken. The decision for mitigation and timing of treatment depends on the risk tolerance of the tree owner or risk manager. In populations of trees, the priority of high-risk trees is second only to extreme-risk trees.
Moderate	Moderate-risk situations are those for which consequences are <i>minor</i> and likelihood is <i>very likely</i> or <i>likely</i> , or likelihood is <i>somewhat likely</i> and consequences are <i>significant</i> or <i>severe</i> . The tree risk assessor may recommend mitigation and/or retaining and monitoring. The decision for mitigation and timing of treatment depends upon the risk tolerance of the tree owner or manager. In populations of trees, moderate-risk trees represent a lower priority than high- or extreme-risk trees.
Low	The low-risk category applies when consequences are negligible, when likelihood is unlikely, or consequences are minor and likelihood is somewhat likely. Mitigation or maintenance measures may be appropriate for some trees, but the priority for action is low. Tree risk assessors may recommend retaining and monitoring these trees, as well as mitigation that does not include removal of the tree. Mitigation treatments may reduce risk or future risk, but the categorized risk rating is already at the lowest level.

Preservation Value Explanation

HAZARD = Hazard tree, remove.

LOW = Poor specimen

MODERATE = Common species with minimal character.

HIGH = Good character tree, save if possible.

SPECIAL = Unique species, save if possible.

Maintenance Recommendations Explanation

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

Create Wildlife Snag = Cut danger trees to a lower stable height to serve as wildlife snags, providing perching, nesting, and a source of food for birds and other wildlife.

Crown Clean = Selective removal of one or more of the following items: dead, dying, diseased, weak branches, and/or dead branches, epicormic shoots from a tree's crown.

Crown Raise = Selective removal of lower branches of the tree in order to provide vertical clearance.

Crown Reduction = Reduction in size or height of tree by pruning away height or width. Arborist must be knowledgeable of the ability of the species to sustain this type of pruning.

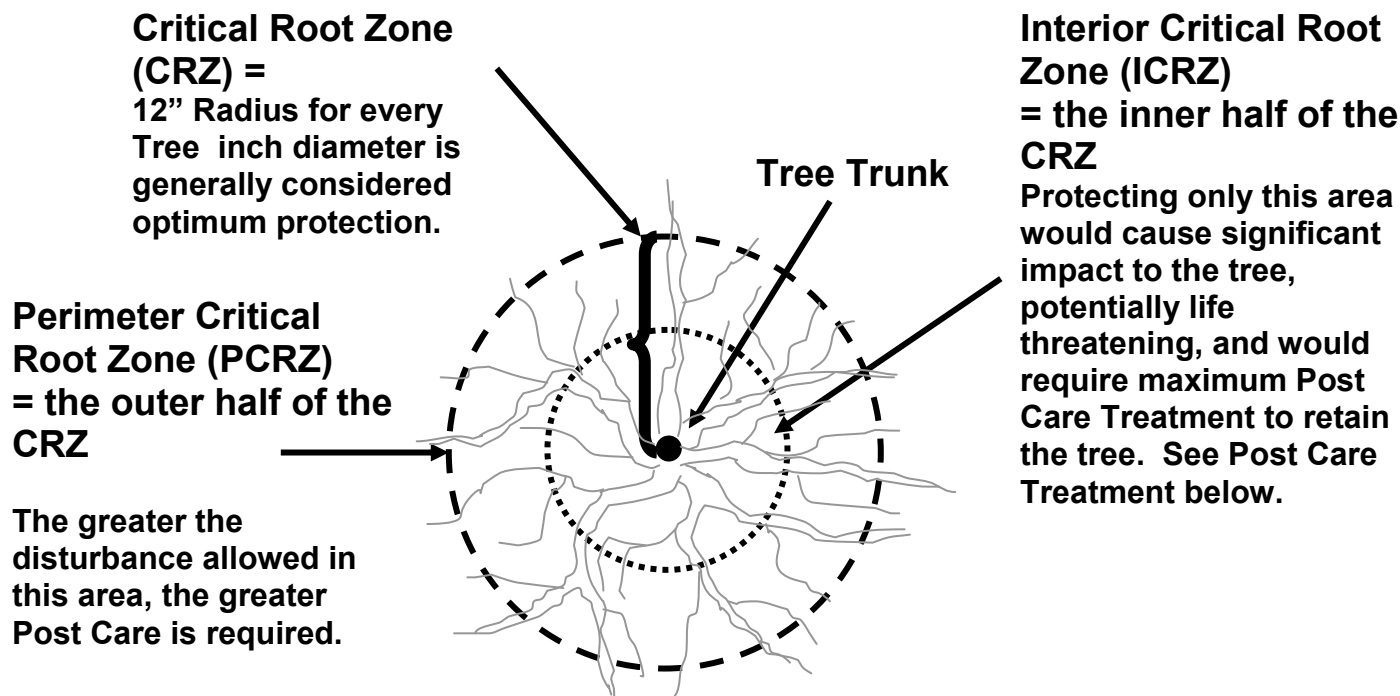
Crown Restoration = Pruning to improve the structure, form, and appearance of trees that have been severely headed, vandalized, or storm damaged.

Crown Thin = Selective removal of branches to increase light penetration, air movement, and reduce end weight in branching.

Monitor = These are trees of a particular species or condition that may be prone to more rapid decline than other trees. These trees should be inspected at least annually for changing conditions.

Remove = The high to extreme risk warrants that the tree shall be removed immediately.

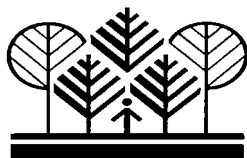
PRUNING NOTE: Pruning shall be performed by an ISA Certified Arborist with proven knowledge and ability, using ANSI A300 Pruning Specifications. The actual work should be bid by companies qualified to do the work.



The Critical Root Zone (CRZ) of a tree is established on the basis of the trunk diameter. The CRZ is a circular area which has a radius of 12 inches to every inch diameter of trunk measured at 4.5 feet above grade. Root systems will vary both in depth and spread depending on size of tree, soils, water table, species and other factors. However, this CRZ description is generally accepted in the tree industry. Protecting this entire area should result in no adverse impact to the tree.

The above CRZ drawing has been further differentiated into the 'Perimeter' (PCRZ) and 'Interior' (ICRZ) to help define potential impact and required Post Care. Generally, the full PCRZ is considered the optimum amount of root protection for a tree. As one encroaches into the "Perimeter CRZ, but not into the "Interior CRZ" the greater Post Care the tree would require to remain alive and stable. The 'Interior CRZ is half the radius of the full PCRZ. Disturbance into the ICRZ could destabilize or cause the tree to decline.

The absolute maximum disturbance allowed should leave the 'Interior' CRZ undisturbed if the tree is to have any chance of survival. This 'Interior' CRZ would approximately equal the size of a rootball needed to transplant this tree which in turn would require extensive Post Care and possibly guying. Post Care Treatment includes but may not be limited to; regular irrigation, misting, root treatment with special root hormones, mulching, guying and monitoring for several years.



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

Title: Explanation of Critical Root Zone (CRZ)
Source: Urban Forestry Services, Inc
Jim Barborinas, ISA Certified Arborist PN-0135
ASCA Registered Consulting Arborist #356,
ISA Tree Risk Assessment Qualified

Date: 2013-14

Not to Scale



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.

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 #12:

LANDSCAPE PLAN

NOTE: INDIVIDUAL LOT OWNERS SHALL SUBMIT LANDSCAPE PLANS THAT MEET OR EXCEED CITY OF ANACORTES CODE AMC 17.41 AND SHALL HAVE PLANS APPROVED BY THE HOMEOWNERS ASSOCIATION PRIOR TO INSTALLATION. PLANTS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY AND ARE TO REPRESENT THE CONCEPT OF HOMES NESTLED IN THE NATURAL SURROUNDING LANDSCAPE. TREE RETENTION IN THE WETLAND BUFFER IS DOCUMENTED IN THE TREE PRESERVATION PLAN SUBMITTED WITH THIS PUD APPLICATION.

LANDSCAPE AREAS BY LOT

LOT 1 - 3150 SF = 52.5%
LOT 2 - 3095 SF = 48.7%
LOT 3 - 2941 SF = 44.9%
LOT 4 - 3066 SF = 51.1%
LOT 5 - 2790 SF = 45.8%
LOT 6 - 3933 SF = 63.4%
LOT 7 - 3597 SF = 56.1%
LOT 8 - 3979 SF = 59.8%

PROPOSED PLANT LEGEND

- MEDIUM SIZE NATIVE TREE OR LARGE SHRUB
- SMALL NATIVE TREE OR MEDIUM SHRUB
- GROUND COVER OR SMALL SHRUB
- LOT LANDSCAPE AREA
- NATIVE TREE PRESERVATION & RETENTION AREA

NOTE: TREES AND SHRUBS SHALL BE FROM THE WASHINGTON NATIVE PLANT SOCIETY PLANT LIST FOR SKAGIT COUNTY 2004 AND SHALL MEET CITY OF ANACORTES CODE CHAPTER AMC 17.41. INDIVIDUAL LOT OWNERS SHALL SUBMIT LANDSCAPE PLANS TO THE HOMEOWNERS ASSOCIATION FOR REVIEW AND APPROVAL. IRRIGATION ON LOT AND ADJACENT ROW WILL BE RESPONSIBILITY OF INDIVIDUAL LOT OWNERS. ADDITIONALLY THE COMMON AREA BUFFER SHALL BE VEGETATED WITH NATIVE PLANTS APPROVED BY THE HOMEOWNERS ASSOCIATION AND SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS.

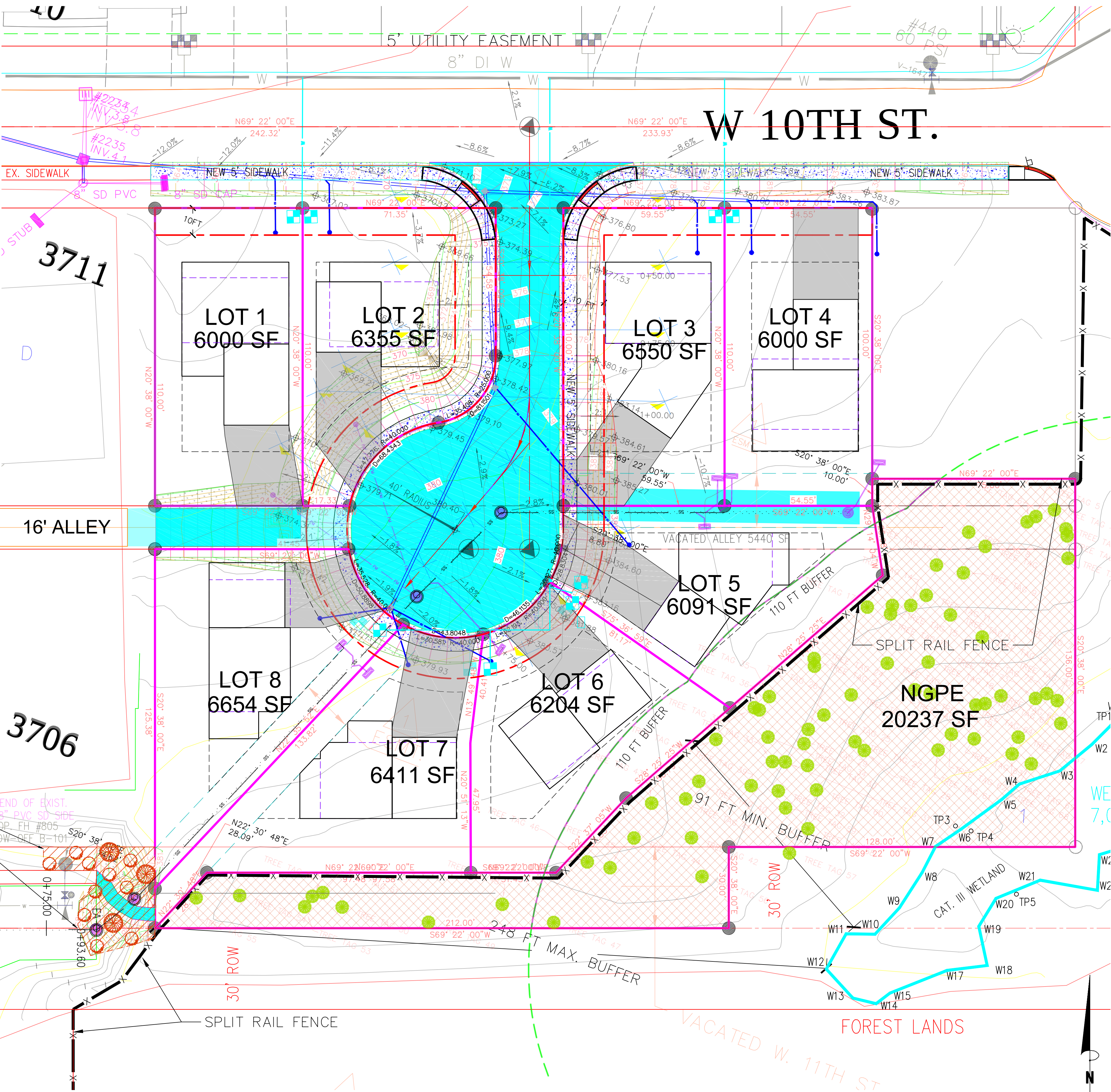
NOTE: LANDSCAPE AREA FOR EACH LOT WILL BE USED FOR OPEN SPACE AREA. PLANTING OF NATIVE PLANT SPECIES AS SPECIFIED BY HOMEOWNERS ASSOCIATION.

NATIVE GROWTH PROTECTION EASEMENT. A NATIVE GROWTH PROTECTION EASEMENT (NGPE) SHALL BE PROVIDED FOR THE AREA ADJUTING THE ANACORTES COMMUNITY FOREST LANDS. SPLIT RAIL FENCING SHALL BE INSTALLED ALONG THE BOUNDARY PRIOR TO CONSTRUCTION AND SHALL REMAIN UPON COMPLETION OF CONSTRUCTION. THE AREA SHALL REMAIN UNTOUCHED WITH THE FOLLOWING EXCEPTIONS:

- HAND REMOVAL OF NON-NATIVE OR ADVENTITIOUS PLANTS AS APPROVED BY THE PARKS DEPARTMENT.
- HAZARD TREES WILL BE IDENTIFIED WITH THE CONCURRENCE OF THE PARKS DEPARTMENT. HAZARD TREES REMOVED OR BLOWN DOWN SHALL BE REPLANTED BY THE LANDOWNER. SUBJECT TO APPROVAL OF THE PARK DEPARTMENT, WITH A 3-FOOT MINIMUM APPROPRIATE NATIVE STOCK WHICH SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ABLE TO SURVIVE WITHOUT CARE.
- FALLEN TREES IN THE NGPE SHALL ONLY BE REMOVED FROM THE SITE WITH THE APPROVAL OF THE PARKS DEPARTMENT.
- IF THE BUFFER IS DISTURBED, A REPLANTING PLAN USING APPROPRIATE NATIVE STOCK SHALL BE SUBMITTED TO THE FOREST ADVISORY BOARD FOR APPROVAL AND ONCE APPROVED, SHALL BE IMPLEMENTED BY THE LANDOWNER.
- TRAILS THROUGH THE NGPE SHALL NOT BE PERMITTED WITHOUT THE APPROVAL OF THE PARKS DEPARTMENT.
- FENCING PLANS ALONG THE NGPE MUST BE APPROVED BY THE PARKS AND RECREATION DIRECTOR.

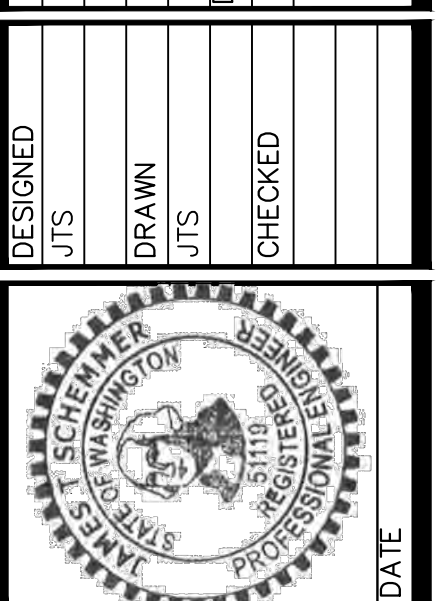
11TH ST.

EXIST. CONCRETE GUTTER THROUGH CUL-DE-SAC



SCALE 1"=20'
0 10 20

DESIGNED	04/20/2015	REV 1: ANSWER TO COMMENT
DRAWN	09/03/2015	REV 2: ANSWER TO COMMENT
CHECKED	10/28/2015	REV 3: ANSWER TO COMMENT
DATE		REVISIONS



S. SCHEMMER CONSULTING GROUP PLLC
ENGINEERING
SURVEYING
RESIDENTIAL HOME DESIGN
10000 11TH ST. SE, SUITE 100
ANACORTES, WA 98021
OFFICE: 360-293-9006 FAX: 360-293-9007

EXHIBIT D
LANDSCAPE PLAN
PUD-2015-0001
PW#15-043-DEV

Irving Construction Corp.
West Tenth St. Project
Anacortes, WA 98221

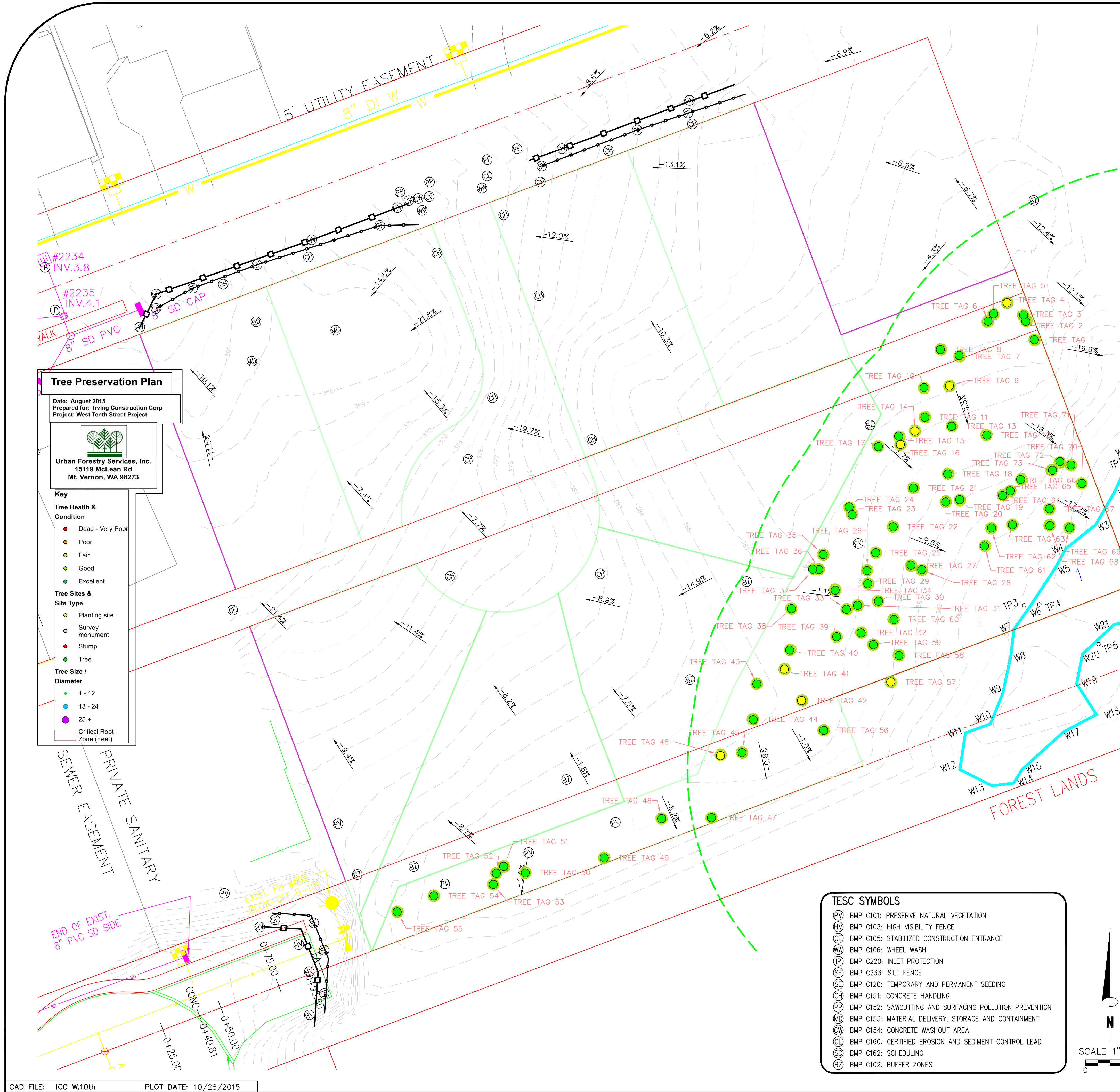
DESIGNED BY
The Schemmer Group
(360) 293-9006

JOB NO.
14-076

12 OF 12

EXHIBIT #13:

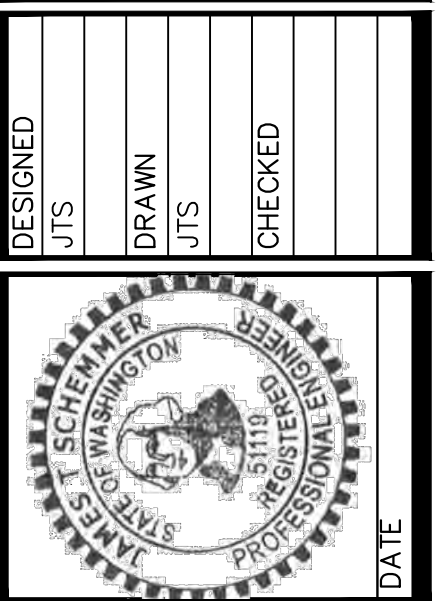
REPLAT /PUD SITE PLAN



- STORM DRAIN GENERAL PLAN NOTES:**
- A. ALL WORK SHALL CONFORM TO THE CURRENT WSDOT SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION, CITY OF ANACORTES DRAINAGE CODES AND ORDINANCES AND THE CITY OF ANACORTES ENGINEERING AND DEVELOPMENT STANDARDS.
- B. ALL POLY-VINYL CHLORIDE PIPE (PVC) AND FITTINGS SHALL CONFORM TO AND MEET THE REQUIREMENTS OF THE LATEST ASTM SPECIFICATION D3034. PIPE AND FITTINGS SHALL MEET STANDARD DIMENSION RATION 35. PROVISIONS MUST BE MADE FOR CONTRACTION AND EXPANSION AT EACH JOINT WITH A RUBBER RING, SECURELY PLACED TO PREVENT DISPLACEMENT.
- C. ALL CONCRETE STORM DRAINAGE SHALL BE REINFORCED CONCRETE GASKETED, REINFORCED CULVERT PIPE CONFORMING TO SECTION 9-05.3(2) OF THE SAID APWA STANDARD SPECIFICATIONS.
- D. ALL CORRUGATED POLYETHYLENE PIPES (CPEP) SHALL BE SMOOTH INTERIOR AND MANUFACTURED FROM HIGH-DENSITY POLYETHYLENE RESIN, WHICH SHALL MEET OR EXCEED THE REQUIREMENTS OF TYPE III, CATEGORY 4 OR 5, GRAD E P33 OR REQUIREMENTS OF AASHTO M249. ALL FITTINGS AND ACCESSORIES SHALL BE MANUFACTURED AND FURNISHED BY THE PIPE SUPPLIER.
- E. ALL 12 INCH THRU 36-INCH DIAMETER CORRUGATED POLYETHYLENE PIPE (CPE) FOR STORM SEWER AND CULVERTS SHALL COMPLY WITH THE REQUIREMENTS OF WSDOT/APWA SECTION 9-05.19 CORRUGATED POLYETHYLENE CULVERT PIPE. JOINTS SHALL BE SOIL-TIGHT. ALL 3-INCH THRU 10-INCH DIAMETER CORRUGATED POLYETHYLENE PIPE(CPE) SHALL COMPLY WITH ALL THE REQUIREMENTS OF AASHTO M252 AND BE MANUFACTURED WITH A SMOOTH INTEGRAL LINING THAT COMPLIES WITH ALL MATERIAL AND STIFFNESS REQUIREMENTS OF AASHTO M294. JOINTS SHALL BE SOIL TIGHT AS DEFINED IN SECTION 9-05.19.
- F. ALL FITTINGS SHALL BE OF LIKE MATERIAL AS THE PIPE FURNISHED BY THE PIPE SUPPLIER.
- G. ALL PIPES SHALL BE SUITABLE FOR USE AS A GRAVITY DRAIN CONDUIT.
- H. THE END OF ALL ROOF AND FOOTING DRAIN STUB OUTS SHALL BE MARKED STORM DRAIN ON A PVC PIPE.
- I. THE MARKER SHALL EXTEND A MINIMUM OF 36 INCHES ABOVE THE GROUND. THE PORTION ABOVE THE GROUND SHALL BE LABELED "STORM SEWER" WITH BLACK LETTERS. IT SHALL ALSO IDENTIFY THE INVERT OF THE STUB.
- J. CLEAN-OUTS SHALL HAVE CAST IRON CASES.
- K. ALL DRIVEWAY CULVERTS LOCATED WITHIN THE RIGHT-OF-WAY SHALL BE OF SUFFICIENT LENGTH TO PROVIDE A MINIMUM 3:1 SLOPE FROM THE EDGE OF THE DRIVEWAY TO THE BOTTOM OF THE DITCH.
- L. FOOTING DRAINS, ROOF DOWN SPOUTS AND CURTAIN DRAINS ARE TO BE CONNECTED TO THE STORM DRAINAGE SYSTEM OR SWALES AS SHOWN ON THE CONSTRUCTION PLANS.
- M. MINIMUM SLOPE ON ROOF AND FOUNDATION DRAIN STUBS SHALL BE 0.5% AND HAVE A MINIMUM OF 1 FOOT OF COVER. ROOF DRAINS AND FOUNDATION DRAINPIES SHALL BE CONSTRUCTED OF PVC ASTM D3034 SDR 35, AND ASTM F679.
- N. DRAINAGE OUTLETS (STUB OUTS) SHALL BE PROVIDED FOR EACH INDIVIDUAL LOT. STUB-OUTS SHALL CONFORM TO THE FOLLOWING:
- EACH OUTLET SHALL BE SUITABLY LOCATED AT THE LOWEST ELEVATION ON THE LOT, SO AS TO SERVED ALL FUTURE DOWNSPOUTS, FOOTING DRAINS, DRIVEWAYS, YARD DRAINS, AND ANY OTHER SURFACE OR SUBSURFACE DRAINS NECESSARY TO RENDER LOTS SUITABLE FOR THEIR INTENDED USE. EACH OUTLET SHALL HAVE FREE-FLOWING, POSITIVE DRAINAGE TO AN APPROVED STORM WATER CONVEYANCE SYSTEM OR TO AN APPROVED OUTFALL LOCATION.
 - OUTLETS ON EACH LOT SHALL BE LOCATED WITH A SECTION OF PVC PIPE MARKED "STORM" ON THE END OF THE PIPE AND SHALL EXTEND 36 INCHES ABOVE THE GROUND.
 - DRAINAGE EASEMENTS ARE REQUIRED FOR DRAINAGE SYSTEMS DESIGNED TO CONVEY FLOWS THROUGH INDIVIDUAL LOTS.
 - THE ENGINEER/CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE LOCATIONS OF ALL STUB OUT CONVEYANCE LINES WITH RESPECT TO UTILITIES (E.G., POWER, GAS, TELEPHONE, CABLE, ETC.)
 - ALL INDIVIDUAL STUB OUTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNER.
- O. CATCH BASINS AT THE CURB LINE SHALL BE RECESSED 0.1 FEET.
- P. ALL STORM DRAINAGE STRUCTURES, SUCH AS CATCH BASINS AND MANHOLES, NOT LOCATED WITHIN A TRAVELED, PAVED ROADWAY OR CONCRETES SIDEWALK, SHALL HAVE LOCKING LIDS. ALL DRAINAGE STRUCTURES ASSOCIATED WITH A PERMANENT DETENTION FACILITY SHALL HAVE LOCKING LIDS. ALL DRAINAGE STRUCTURES LOCATED WITHIN A BIKE OR WALKING PATH SHALL HAVE LOCKING LIDS.
- Q. ALL CATCH BASINS GRATES SHALL INCLUDE THE STAMPING "OUTFALL TO STREAM, DUMP NO POLLUTANTS".
- R. CATCH BASINS SHALL CONFORM TO TYPE I, TYPE II, O
- S. THE INLET TYPE AS DEFINED IN SAID APWA STANDARDS SPECIFICATIONS AND STANDARD PLANS WITH FLAT TOP FRAME AND GRATE.
- T. CATCH BASINS MUST BE SET TO LINE GRADE USING NO MORE THAN TWO (2) ADJUSTMENT RINGS.
- U. THE CAST IRON FRAME MAY BE PLACED FLANGE DOWN ON ADJUSTMENT BLOCKS IN LIEU OF PRECAST COLLAR. THE INSTALLATION OF CATCH BASINS SHALL INCLUDE FINAL ADJUSTMENT AS MAY BE REQUIRED TO FINISH GRADE. INSTALLATION WITHIN THE PAVED ROADWAY SHALL BE PER THE CITY OF ANACORTES TYPE I CATCH BASIN WITH 18-INCH BARRIER CURB DETAIL UNLESS SPECIFIED AS A THRU-CURB INLET.
- V. CAST IRON FRAME FOR TYPE I CATCH BASIN SHALL ACCOMMODATE A 20-INCH X 24-INCH GRATE.
- W. A LOW-PRESSURE AIR TEST AT 5 PSI FOR 15 MINUTES FOR SEWER MAINS IS REQUIRED. THE CITY OF ANACORTES MAINTENANCE CAMERA CREW WILL VIDEO SANITARY SEWER AND STORM SEWER MAINS. CALL 360.293.1921 TO SCHEDULE APPOINTMENT. 48-HOUR NOTICE REQUIRED. (SECTION 7-17.3(2)(H))
- X. THE CONTRACTOR SHALL BE REQUIRED TO PLACE METALLIC TAPE OVER ALL NON-METALLIC PIPES. THE METALLIC TAPE SHALL BE A MINIMUM OF 2 INCHES IN WIDTH AND PLACED CONTINUOUSLY THE ENTIRE LENGTH OF THE STORM DRAIN TRENCH.
- Y. ALL TRENCHES FOR STORM DRAINS SHALL BE IN ACCORDANCE WITH THE SECTION 7 OF THE CURRENT WSDOT SPECIFICATIONS FOR ROADS, BRIDGES AND MUNICIPAL CONSTRUCTION.
- Z. ANY PERMANENT FLOW CONTROL FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE FACILITY IS TO FUNCTION AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE GRADED SO THAT THE BOTTOM AND SIDES ARE A LEAST THREE (3) FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.
- AA. OVERFLOW, SPILLWAYS, GRAVEL FILTER WINDOWS MUST BE CONSTRUCTED PER PLANS AND SPECIFICATIONS. NO DEVIATIONS. AS-BUILT FOR VERIFICATION REQUIRED.
- BB. QUARRY ROCK MUST BE SOUND "HARD" DURABLE ROCK. NO RECYCLED MATERIAL.
- CC. GRASS LINED SWALE SHALL BE CONSTRUCTED PER THE DETAILS PROVIDED. NO DEVIATIONS ALLOWED. ALL SWALES MUST BE OPERATIONAL BEFORE ACCEPTANCE.
- DD. MINIMUM 1-FOOT SEPARATION BETWEEN PIPES IN TYPE II CATCH BASINS.

- EROSION CONTROL**
- A. A CERTIFIED EROSION AND SEDIMENT CONTROL SUPERVISOR IS REQUIRED. THE ESC SUPERVISOR MUST HAVE ATTENDED AND EROSION AND SEDIMENT CONTROL CLASS WITHIN 3-YEARS FROM TODAY'S DATE. MUST PROVIDE CERTIFICATION CARD.
- B. THE CERTIFIED EROSION AND SEDIMENT CONTROL SUPERVISOR WILL OVERSEE AND BE RESPONSIBLE FOR ALL EROSION CONTROL. THE FACILITIES SHALL BE INSPECTED DAILY AND MAINTAINED TO ENSURE PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS AND AFTER EVERY SIGNIFICANT STORM EVENT OF THE ESC FACILITIES DURING THE WET SEASON (OCTOBER 1 TO APRIL 30). MONTHLY REVIEWS DURING THE DRY SEASON (MAY 1 TO SEPTEMBER 30). WRITTEN RECORDS SHALL BE TURNED INTO THE PROJECT MANAGER OR INSPECTOR ON A WEEKLY BASIS AT THE WEEKLY SCHEDULED PROJECT MEETINGS.
- C. SHALL BE IN PLACE PER THE APPROVED SET OF PLANS PRIOR TO ANY CONSTRUCTION START.
- D. THE EROSION CONTROL SHALL BE INSPECTED ONCE A DAY AND MODIFIED TO MEET THE SURROUNDING CONDITIONS AS NEEDED.
- E. PROVIDE A SIGN DISPLAYING 24-HOUR CONTACT NUMBER AND NAME OF THE ESC SUPERVISOR. THE LETTER SIZE SHALL BE A MINIMUM OF 2" LETTERS. THIS SHALL BE IN PLACE PRIOR TO CONSTRUCTION START. REMEMBER, THE LOOK OF THE SIGN WILL BE A REFLECTION OF THE CONTRACTOR AND DEVELOPER AND DEVELOPMENT.
- F. THE STORM DRAIN SYSTEM AND EXISTING DITCHES SHALL BE CLEANED DAILY (SECTION 7-07.3). ALL DRAINAGE SYSTEMS SHALL BE CLEANED TO THE ACCEPTANCE OF THE CITY OF ANACORTES PRIOR TO ACCEPTANCE OF THE PROJECT.
- G. STABILIZED CONSTRUCTION ENTRANCES AND ROADS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED DURING THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED SUCH AS WASH PADS TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN. NO MUD IS ALLOWED TO ENTER ONTO CITY STREETS.
- H. ANY SOILS EXPOSED THAT WILL NOT BE DISTURBED FOR TWO (2) DAYS DURING THE WET SEASON OR SEVEN (7) DAYS IN THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (SEEDING, MULCHING, PLASTIC COVERING, ETC.).
- I. PRIOR TO (2) WEEKS OF THE BEGINNING OF THE WET SEASON (OCTOBER 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDD IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDD WITHIN ONE (1) WEEK OF THE BEGINNING OF THE WET SEASON. A SKETCH MAP OF THOSE AREAS TO BE SEEDD AND THOSE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE PROJECT MANAGER. THE PROJECT MANAGER CAN REQUIRE SEEDING IN ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES OR DRAINAGE FACILITIES.
- J. PENALTIES FOR AN EROSION CONTROL VIOLATION ARE SUBJECT TO A \$300 TO \$1000 FINE UNDER CHAPTER 17.66 - PENALTIES FOR VIOLATION. EACH DAY IS CONSIDERED A DIFFERENT VIOLATION.

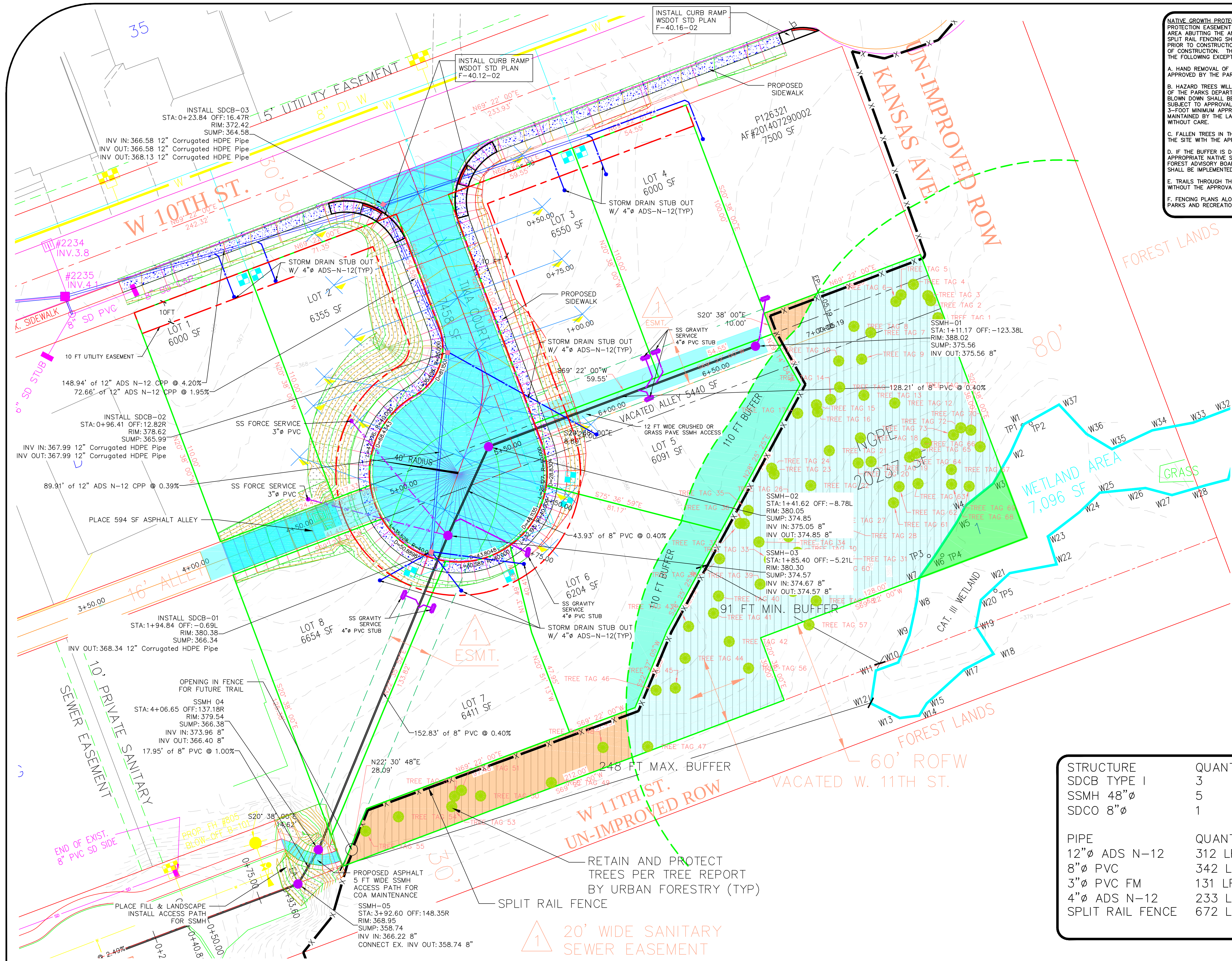
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UTS		09/03/2015
DRAWN		REV 2: ANSWER TO COMMENT
UTS		09/23/2015
CHECKED		REV 3: ANSWER TO COMMENT
DATE		10/28/2015
REVISIONS		



S. SCHEMMER CONSULTING GROUP PLLC
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OFFICE: 360-293-4008

TESC PLAN
EXISTING CONDITIONS
PUD-2015-0001
PW#15-043-DEV

Irving Construction Corp.
West Tenth St. Project
Anacortes, WA 98221



NATIVE GROWTH PROTECTION EASEMENT. A NATIVE GROWTH PROTECTION EASEMENT (NGPE) SHALL BE PROVIDED FOR THE AREA ABUTTING THE ANACORTES COMMUNITY FOREST LANDS. SPLIT RAIL FENCING SHALL BE INSTALLED ALONG THE BOUNDARY PRIOR TO CONSTRUCTION AND SHALL REMAIN UPON COMPLETION OF CONSTRUCTION. THE AREA SHALL REMAIN UNTOUCHED WITH THE FOLLOWING EXCEPTIONS:

A. HAND REMOVAL OF NON-NATIVE OR ADVENTITIOUS PLANTS AS APPROVED BY THE PARKS DEPARTMENT.

B. HAZARD TREES WILL BE IDENTIFIED WITH THE CONCURRENCE OF THE PARKS DEPARTMENT. HAZARD TREES REMOVED OR BLOWN DOWN SHALL BE REPLANTED BY THE LANDOWNER, SUBJECT TO APPROVAL OF THE PARK DEPARTMENT, WITH A 3-FOOT MINIMUM APPROPRIATE NATIVE STOCK WHICH SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ABLE TO SURVIVE WITHOUT CARE.

C. FALLEN TREES IN THE NGPE SHALL ONLY BE REMOVED FROM THE SITE WITH THE APPROVAL OF THE PARKS DEPARTMENT.

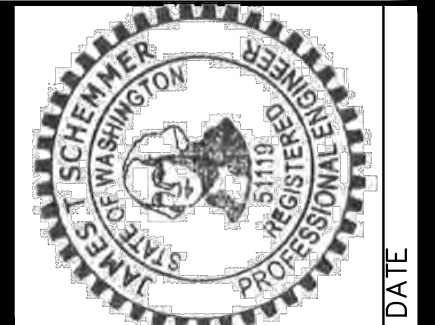
D. IF THE BUFFER IS DISTURBED, A REPLANTING PLAN USING APPROPRIATE NATIVE STOCK SHALL BE SUBMITTED TO THE FOREST ADVISORY BOARD FOR APPROVAL AND ONCE APPROVED, SHALL BE IMPLEMENTED BY THE LANDOWNER.

E. TRAILS THROUGH THE NGPE SHALL NOT BE PERMITTED WITHOUT THE APPROVAL OF THE PARKS DEPARTMENT.

F. FENCING PLANS ALONG THE NGPE MUST BE APPROVED BY THE PARKS AND RECREATION DIRECTOR.

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CHECKED	09/23/2015	REV 3: ANSWER TO COMMENT
DATE	10/28/2015	REVISIONS

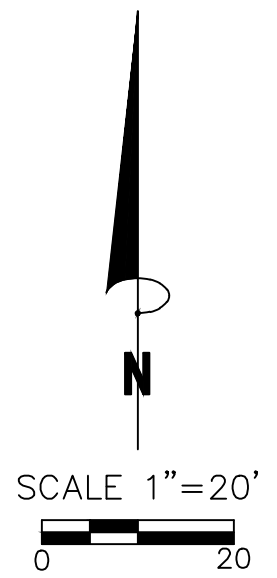
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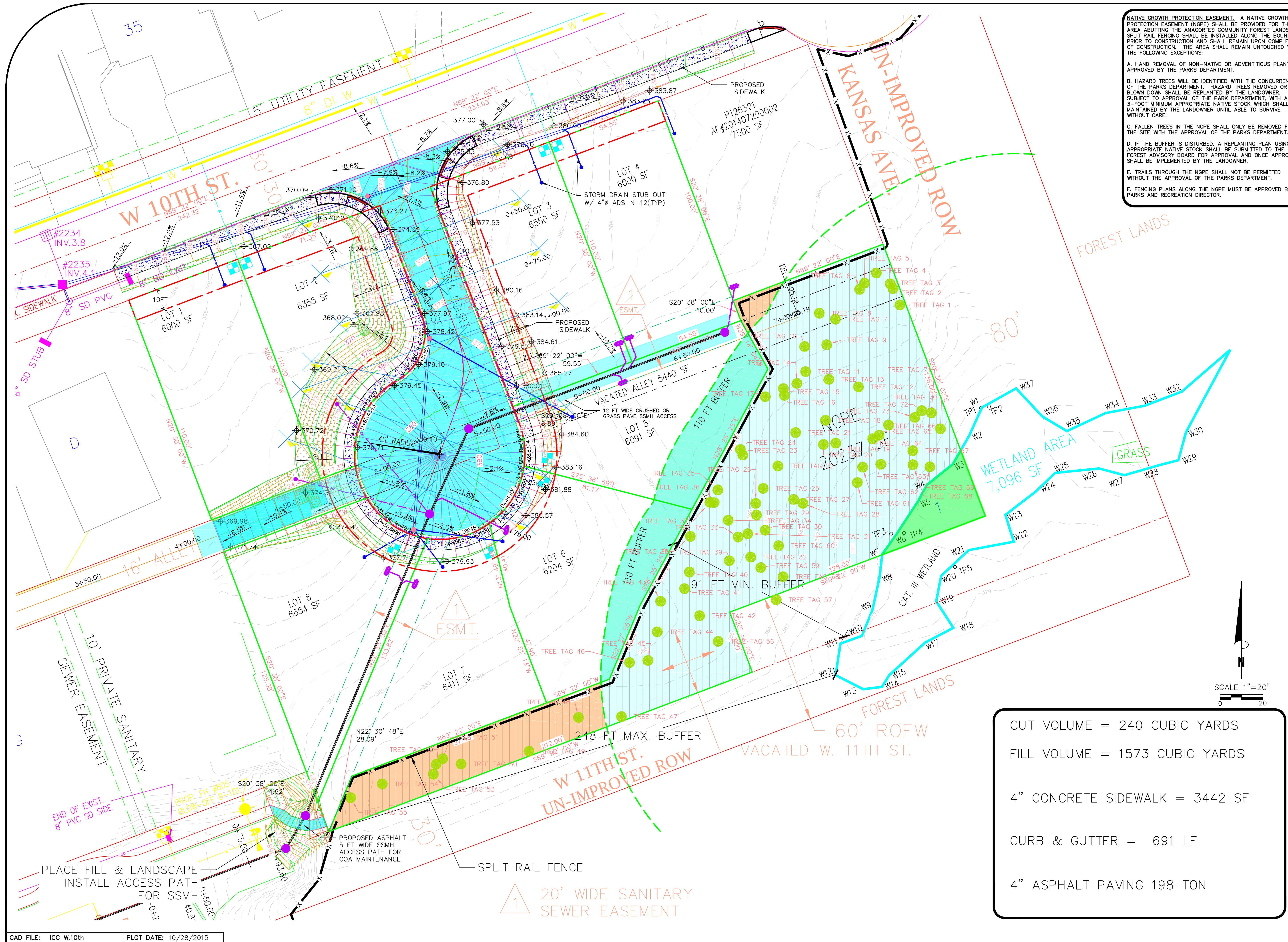
SITE PLAN

PUD-2015-0001
PW#15-043-DEV



STRUCTURE	QUANTITY (#)
SDCB TYPE I	3
SSMH 48"Ø	5
SDCO 8"Ø	1

PIPE	QUANTITY (LF)
12"Ø ADS N-12	312 LF
8"Ø PVC	342 LF
3"Ø PVC FM	131 LF
4"Ø ADS N-12	233 LF
SPLIT RAIL FENCE	672 LF



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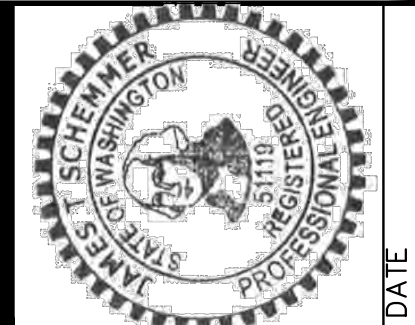
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D. IF THE BUFFER IS DISTURBED, A REPLANTING PLAN USING APPROPRIATE NATIVE STOCK SHALL BE SUBMITTED TO THE FOREST ADVISORY BOARD FOR APPROVAL AND ONCE APPROVED, SHALL BE IMPLEMENTED BY THE LANDOWNER.

E. TRAILS THROUGH THE NGPE SHALL NOT BE PERMITTED WITHOUT THE APPROVAL OF THE PARKS DEPARTMENT.

F. FENCING PLANS ALONG THE NGPE MUST BE APPROVED BY THE PARKS AND RECREATION DIRECTOR.

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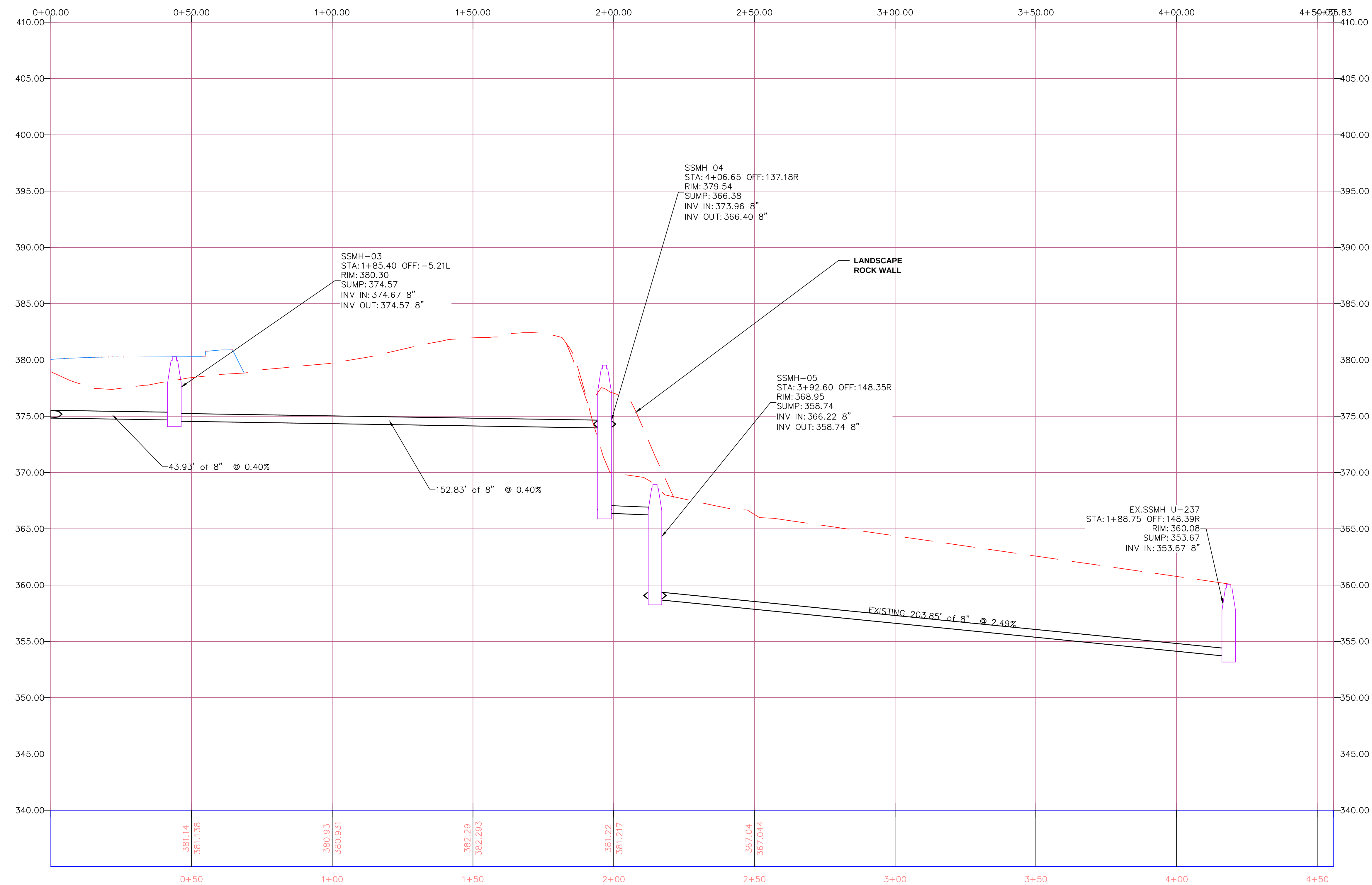
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SURVEYING
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OFFICE: 202-292-4008 FAX: 202-292-4001 WWW.SSCHEMMER.COM

GRADING PLAN

PUD-2015-0001
PW#15-043-DEV

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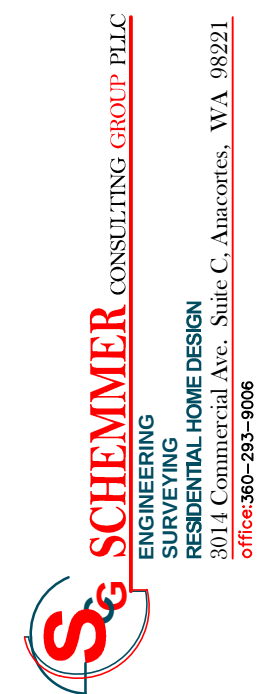
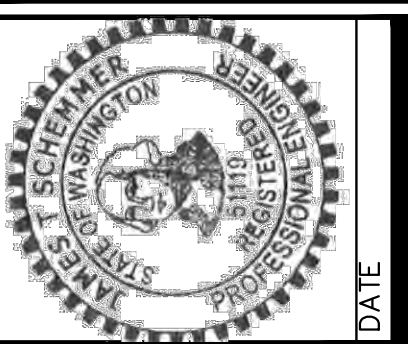
CUT VOLUME = 240 CUBIC YARDS
FILL VOLUME = 1573 CUBIC YARDS
4" CONCRETE SIDEWALK = 3442 SF
CURB & GUTTER = 691 LF
4" ASPHALT PAVING 198 TON



1"=20' HORIZONTAL, 1"=5' VERTICAL

05/07/2015	REV 1: ANSWER TO COMMENT
09/03/2015	REV 2: ANSWER TO COMMENT
09/23/2015	REV 3: ANSWER TO COMMENT
10/28/2015	DATE
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DESIGNED	JTS
DRAWN	JTS
CHECKED	JTS



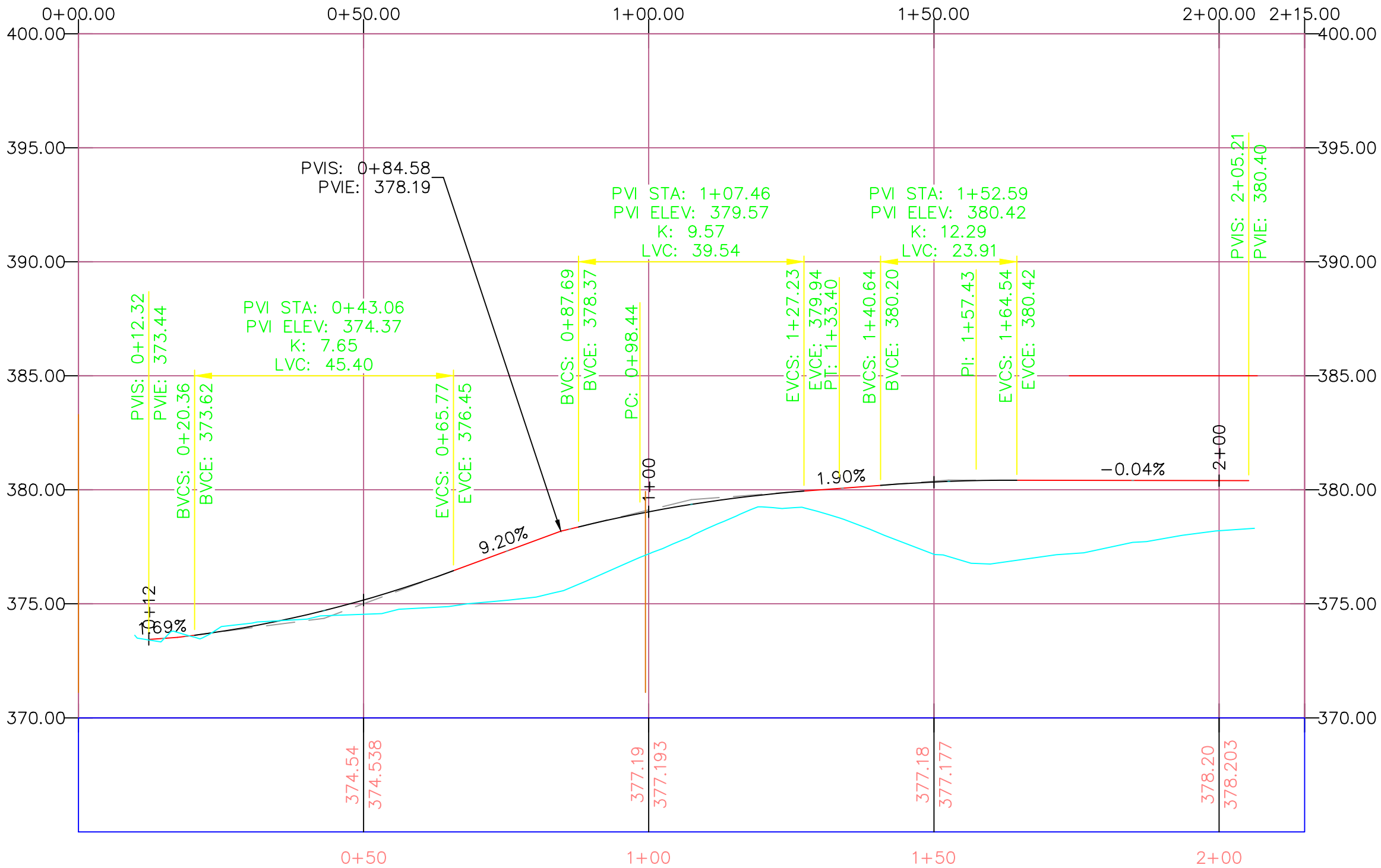
**SANITARY SEWER
PROFILE**
PUD-2015-0001
PW#15-043-DEV

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JOB NO.
14-076

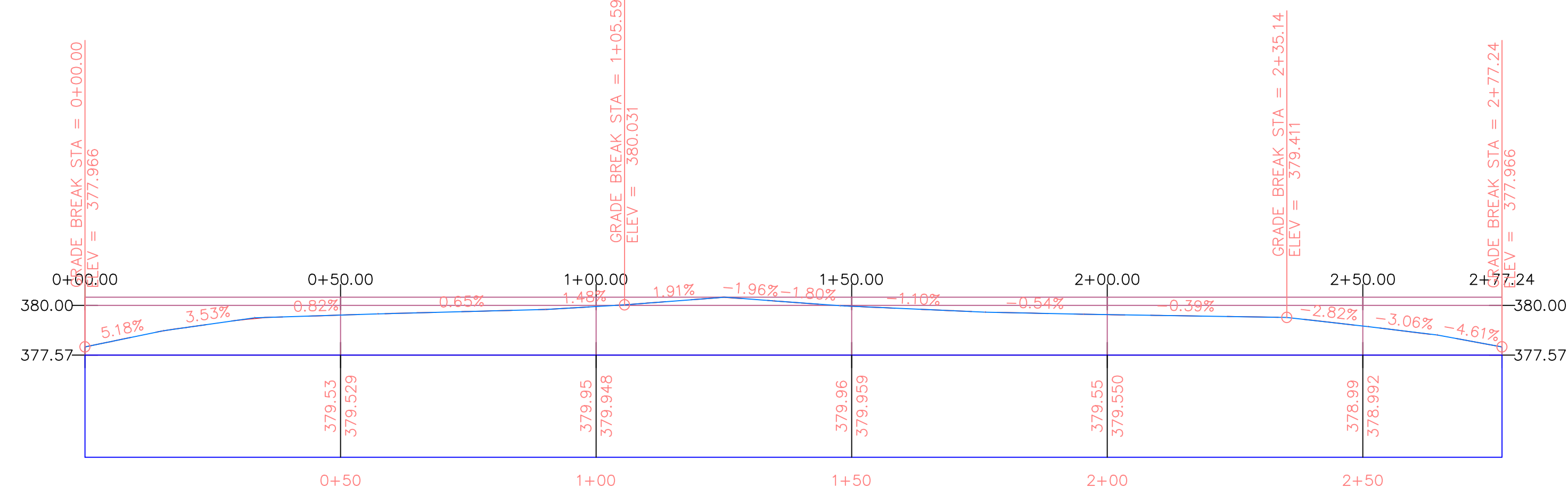
05 OF 12

CUL DE SAC ROAD



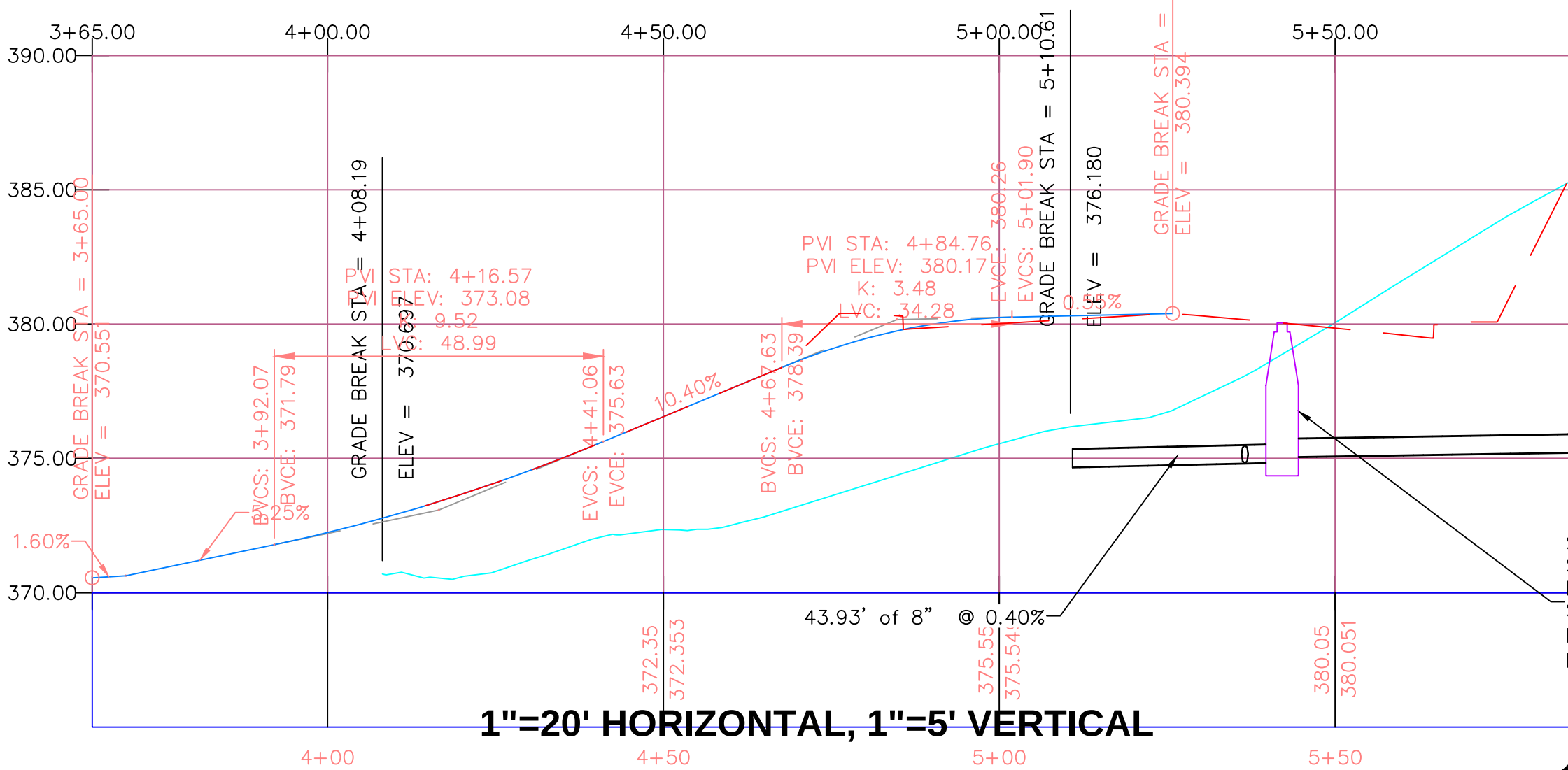
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TIKA_COURT_CIRCLE



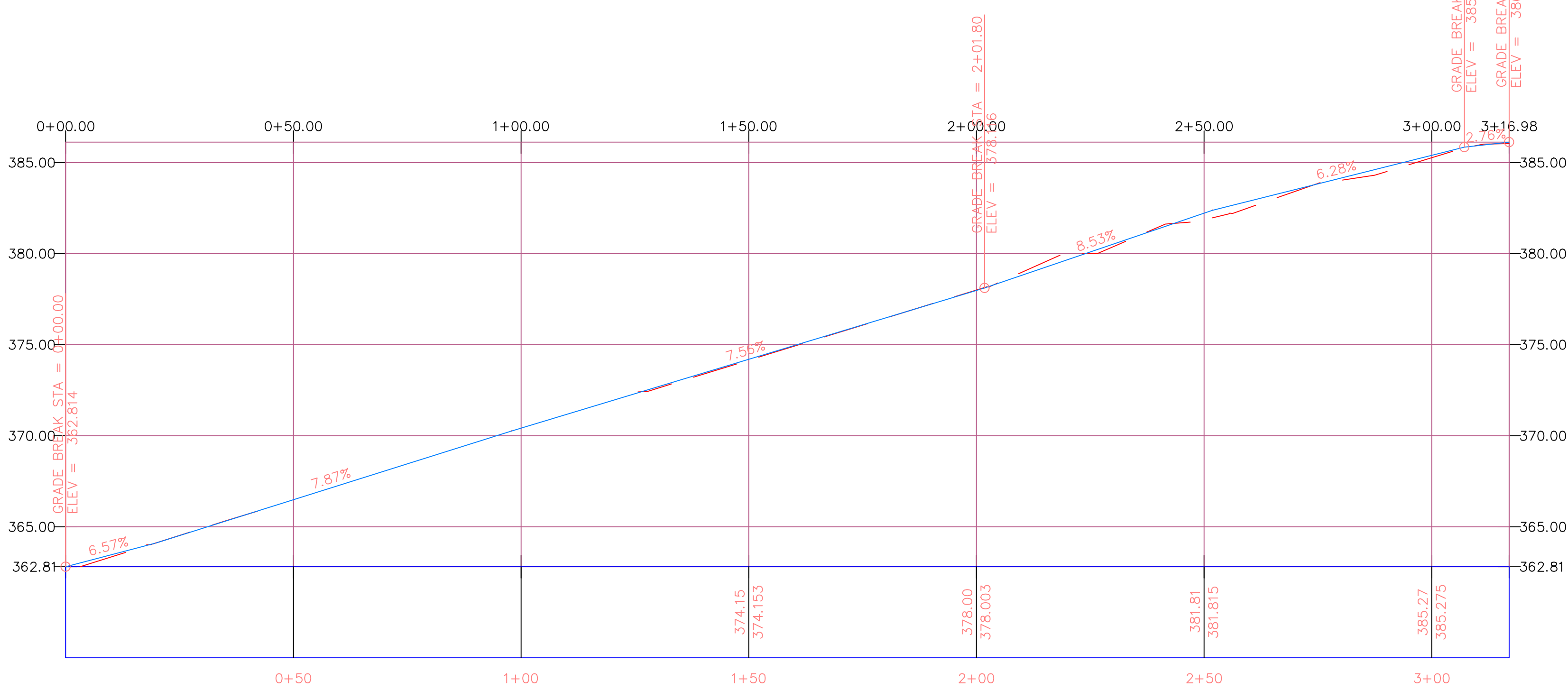
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16 FOOT ALLEY



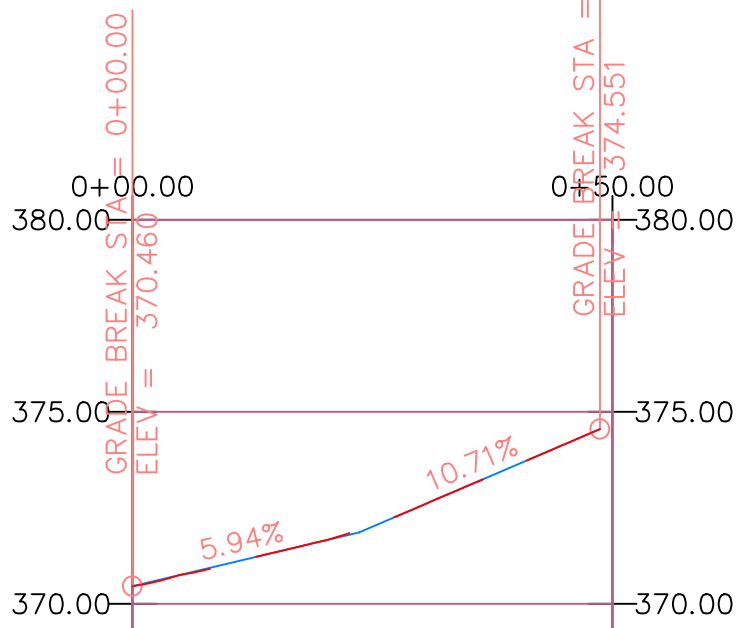
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GUTTER_LINE_W_TENTH



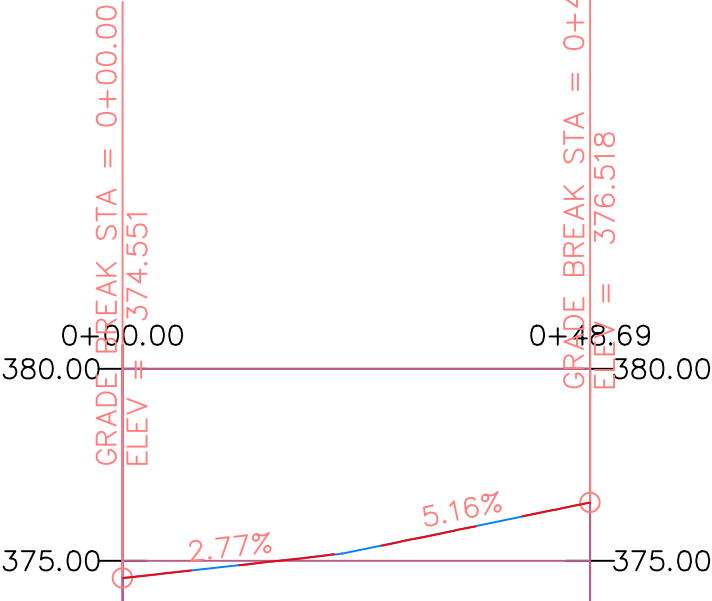
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LEFT CURB RETURN

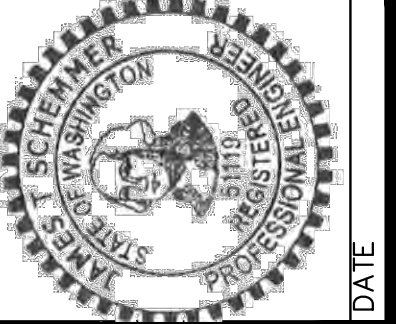


1"=20' HORIZONTAL, 1"=5' VERTICAL

RIGHT CURB RETURN



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DATE		REVISIONS
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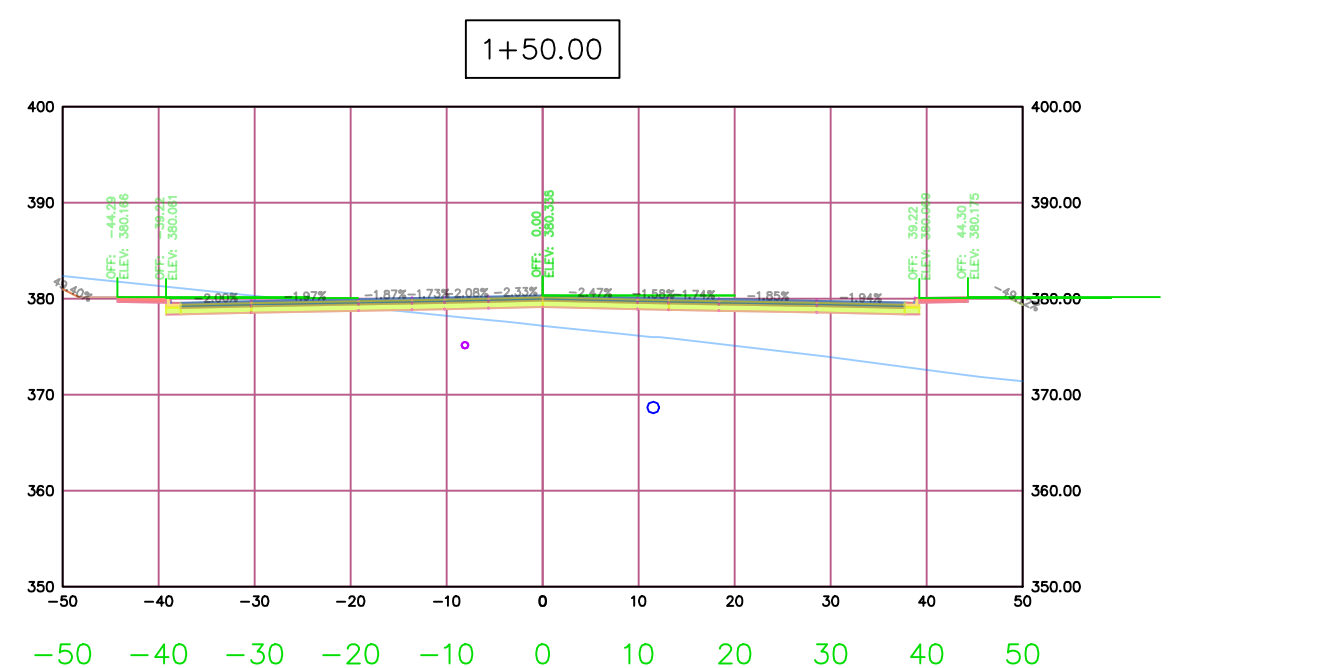
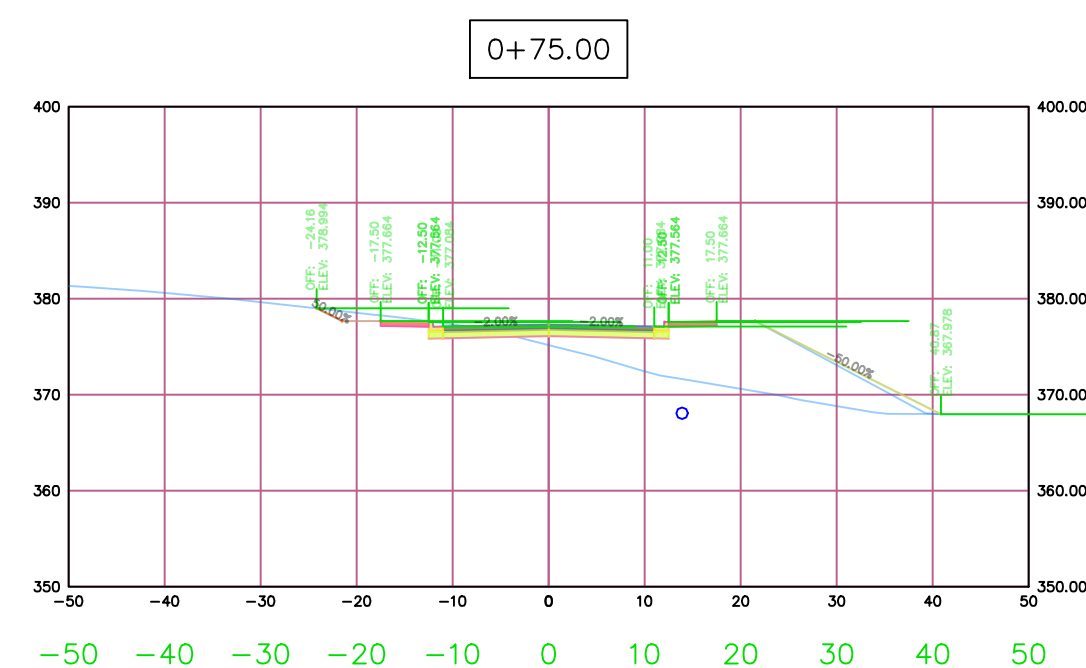
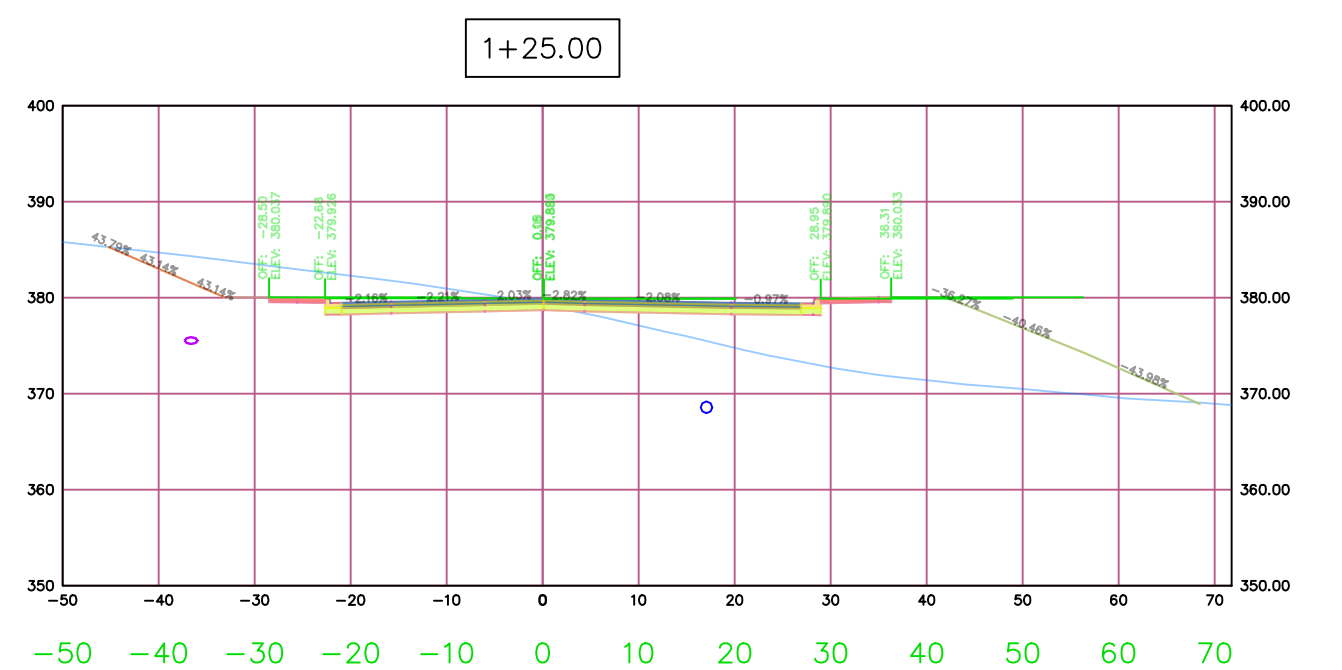
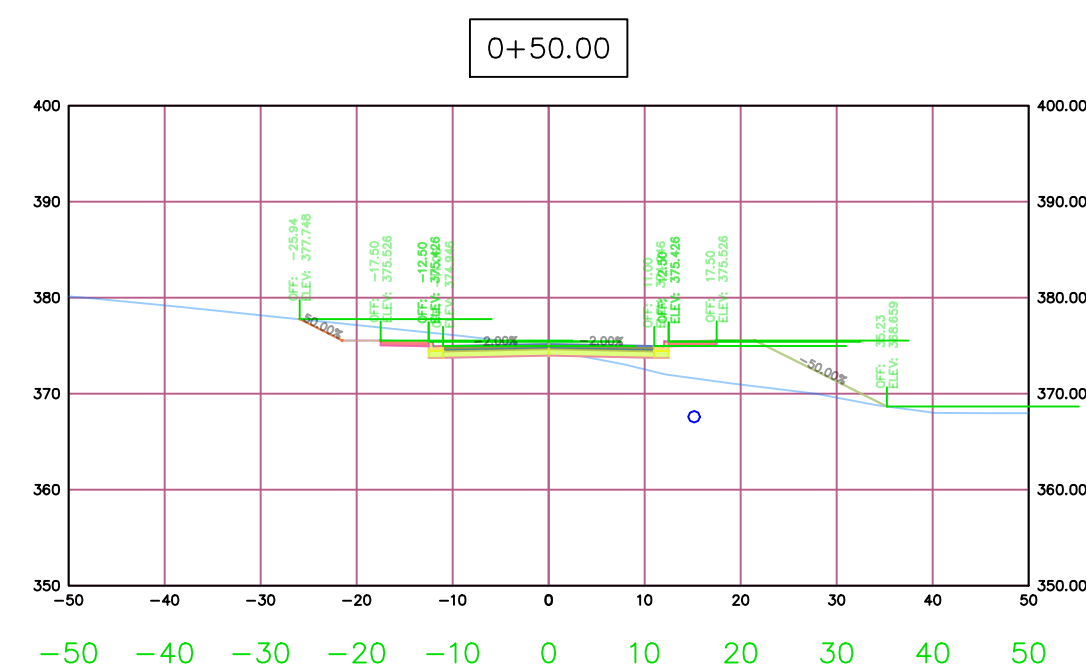
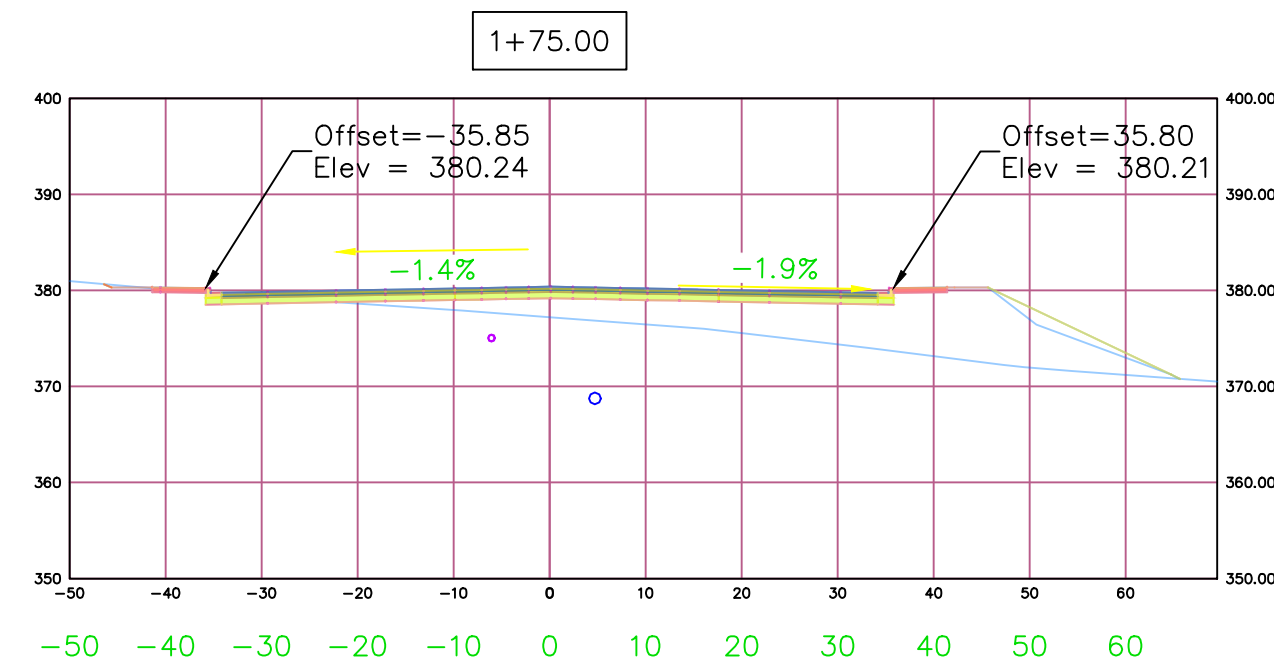
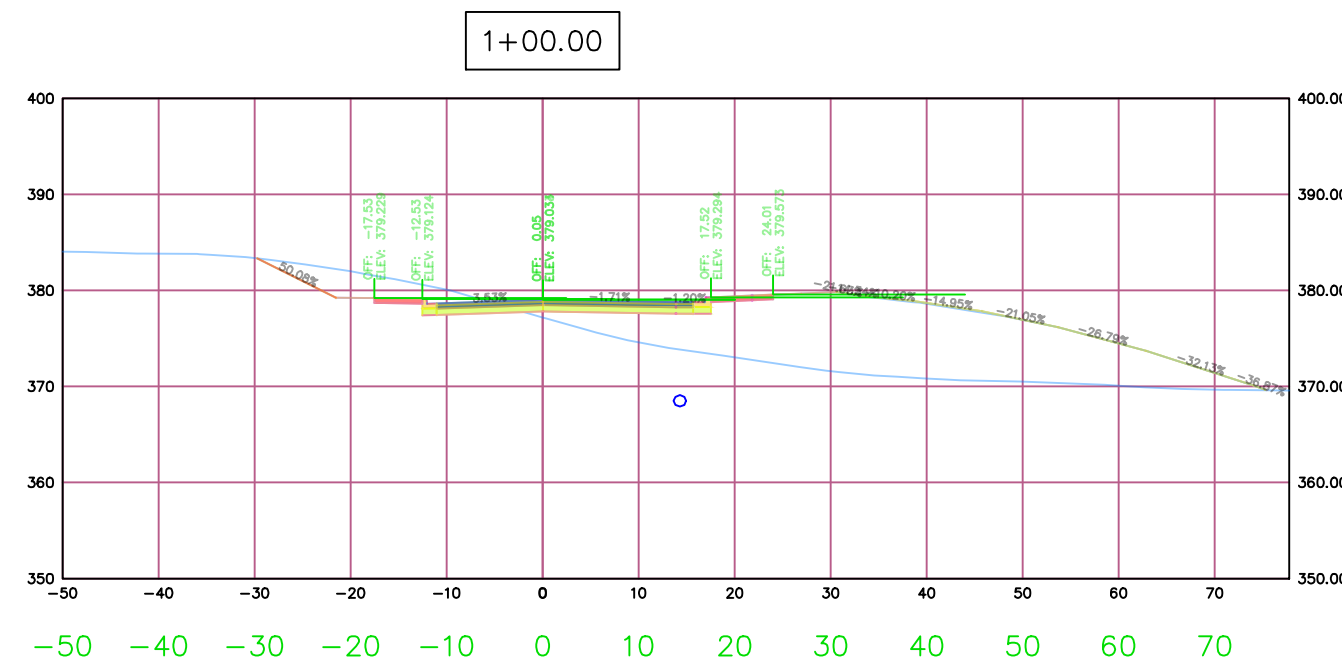
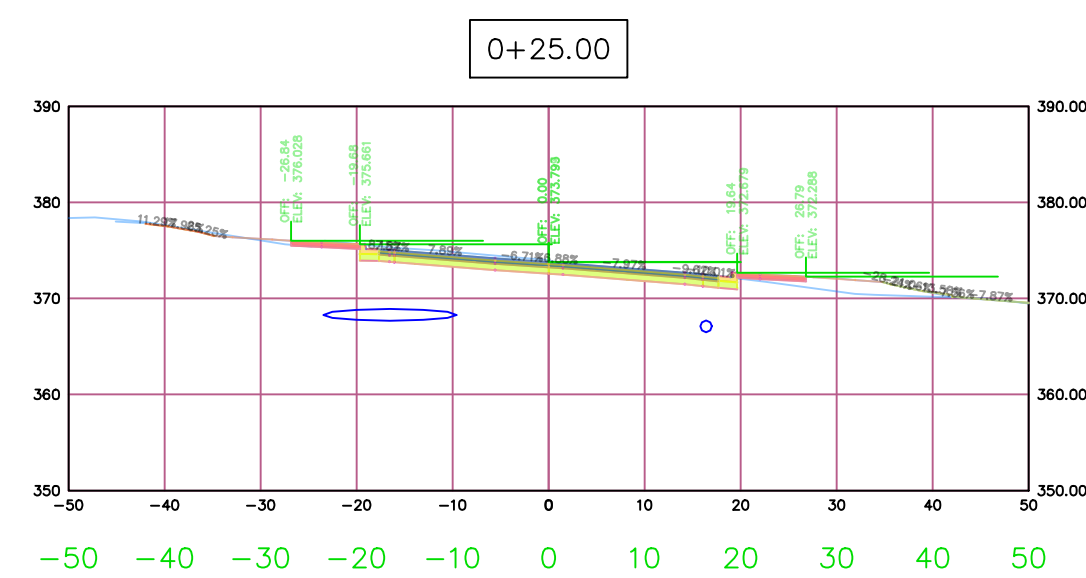


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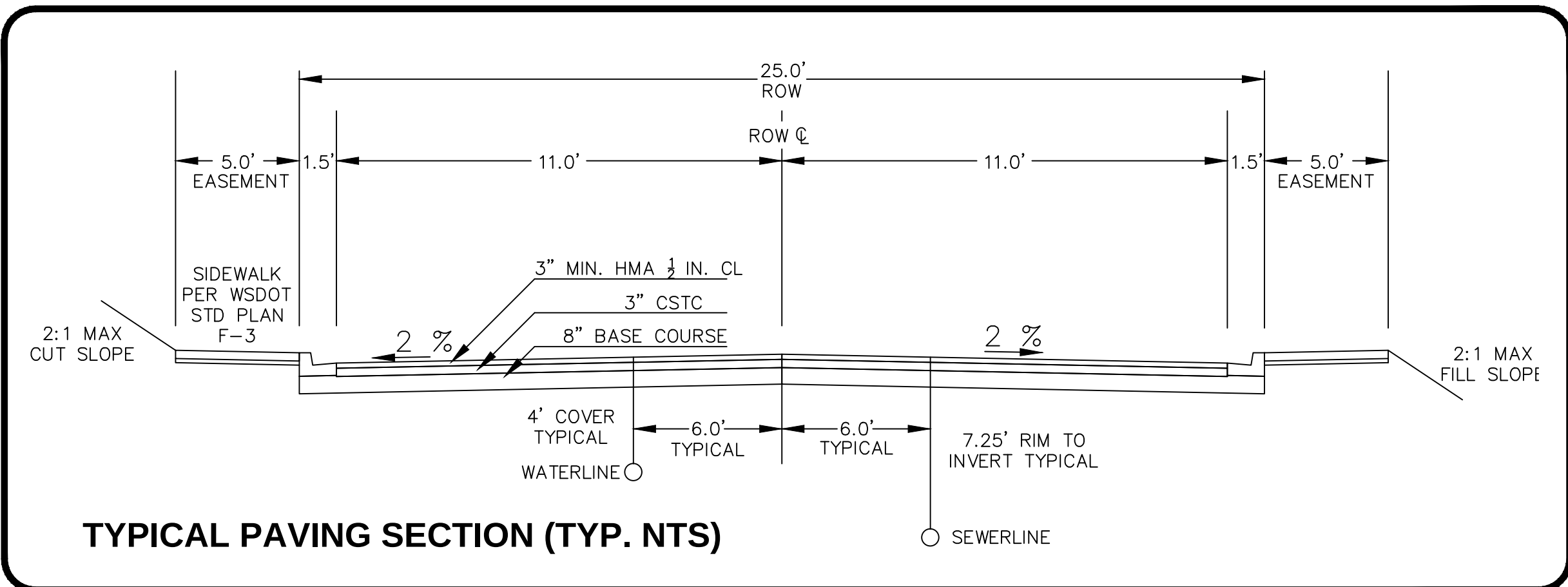
ROAD PROFILES
PUD-2015-0001
PW#15-043-DEV

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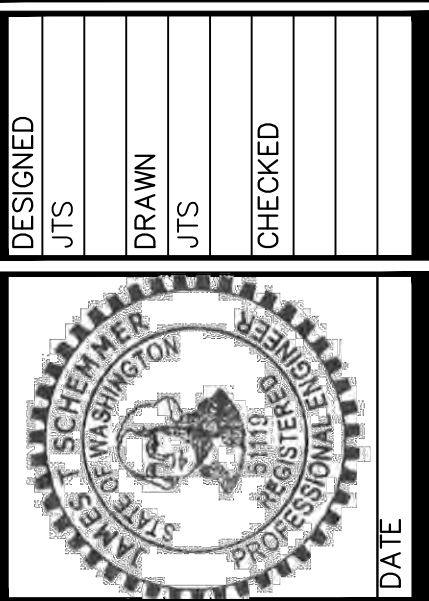
CUL DE SAC SECTIONS



1"=20' HORIZONTAL, 1"=20' VERTICAL



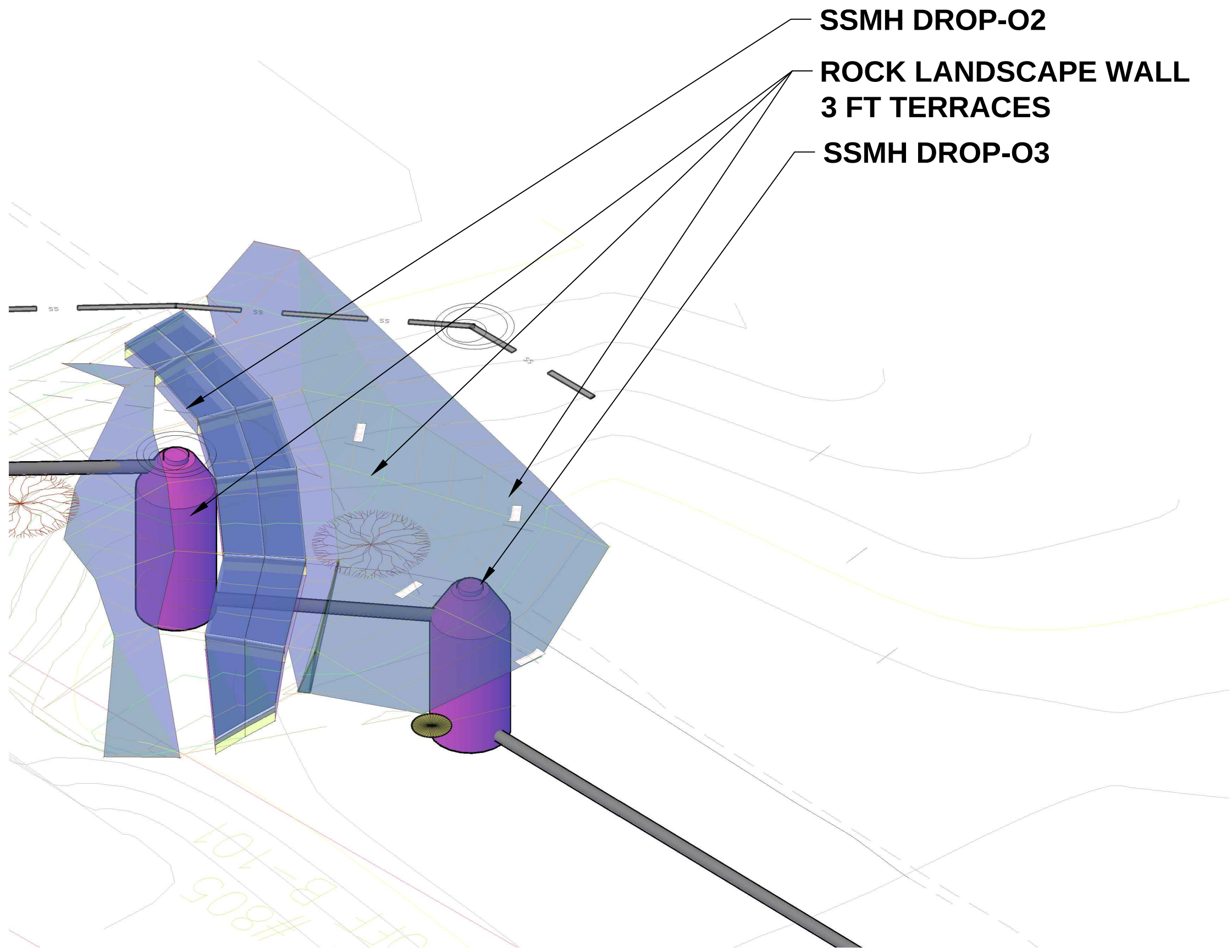
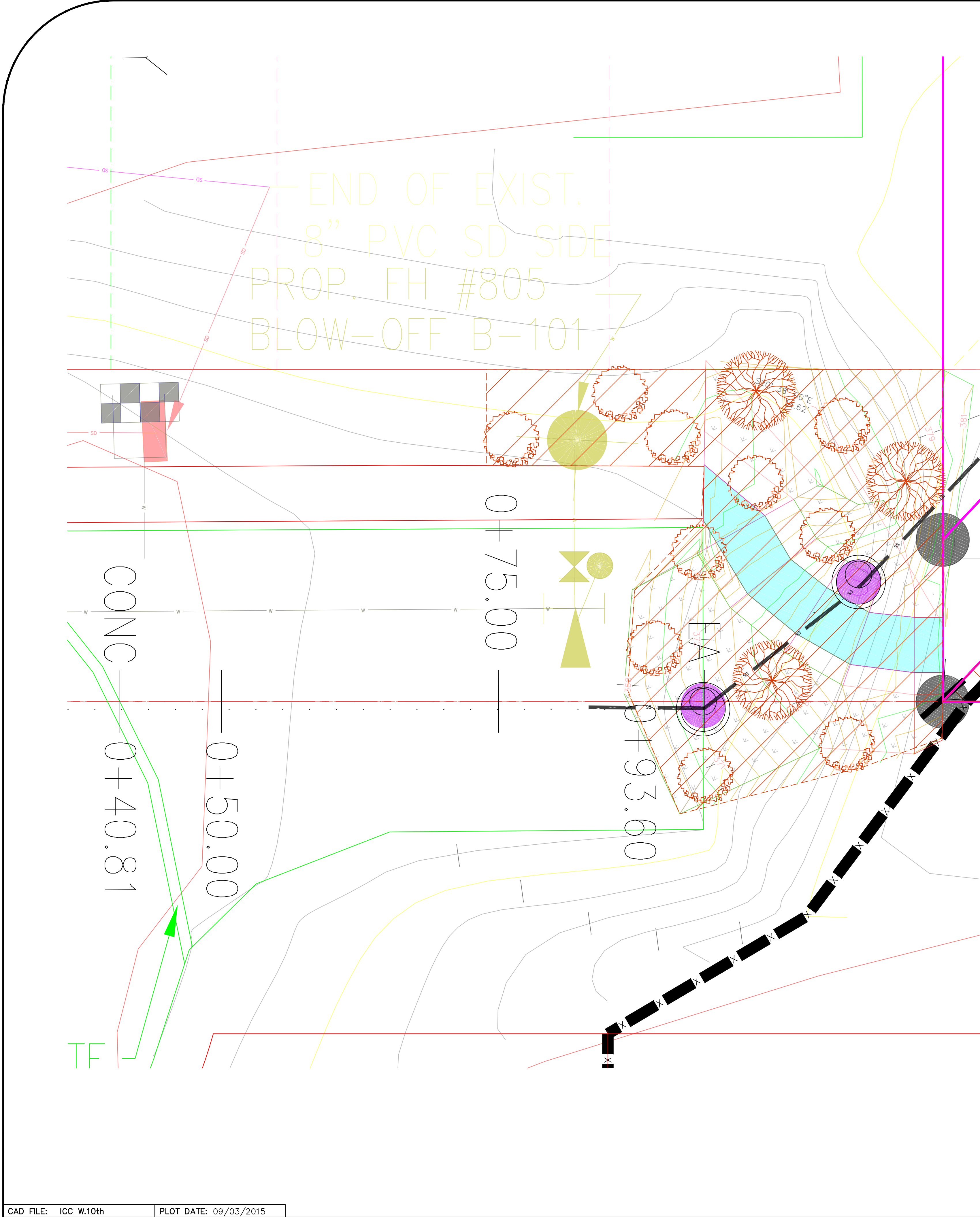
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JTS	IN CHARGE



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SECTIONS
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DATE		
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THIS DRAWING IS BEING MADE AVAILABLE BY THE SCHEMMER GROUP PLIC FOR USE ON THIS PROJECT IN ACCORDANCE WITH THE SCHEMMER GROUP PLIC'S AGREEMENT FOR THIS PROJECT. NO PART OF THIS DRAWING OR ANY PART THEREOF EXCEPT IN ACCORDANCE WITH THE TERMS OF THE ABOVE AGREEMENT.		

S. SCHEMMER ENGINEERING SURVEYING RESIDENTIAL HOME DESIGN 10000 1st Ave. N.E., Suite C, Nanterre, WA 98221 Office: 360-293-9006	LANDSCAPE WALL AND DETAILS PUD-2015-0001 PW#15-043-DEV	Irving Construction Corp. West Tenth St. Project Anacortes, WA 98221	DESIGNED BY The Schemmer Group (360) 293-9006
			JOB NO. 14-076
			08 OF 12

LOT 1 -	2768 SF / 6000 SF = 46%
LOT 2 -	2621 SF / 6355 SF = 41%
LOT 3 -	3119 SF / 6550 SF = 48%
LOT 4 -	2768 SF / 6000 SF = 46%
LOT 5 -	2562 SF / 6091 SF = 42%
LOT 6 -	2486 SF / 6204 SF = 40%
LOT 7 -	2542 SF / 6411 SF = 40%
LOT 8 -	2547 SF / 6654 SF = 38%

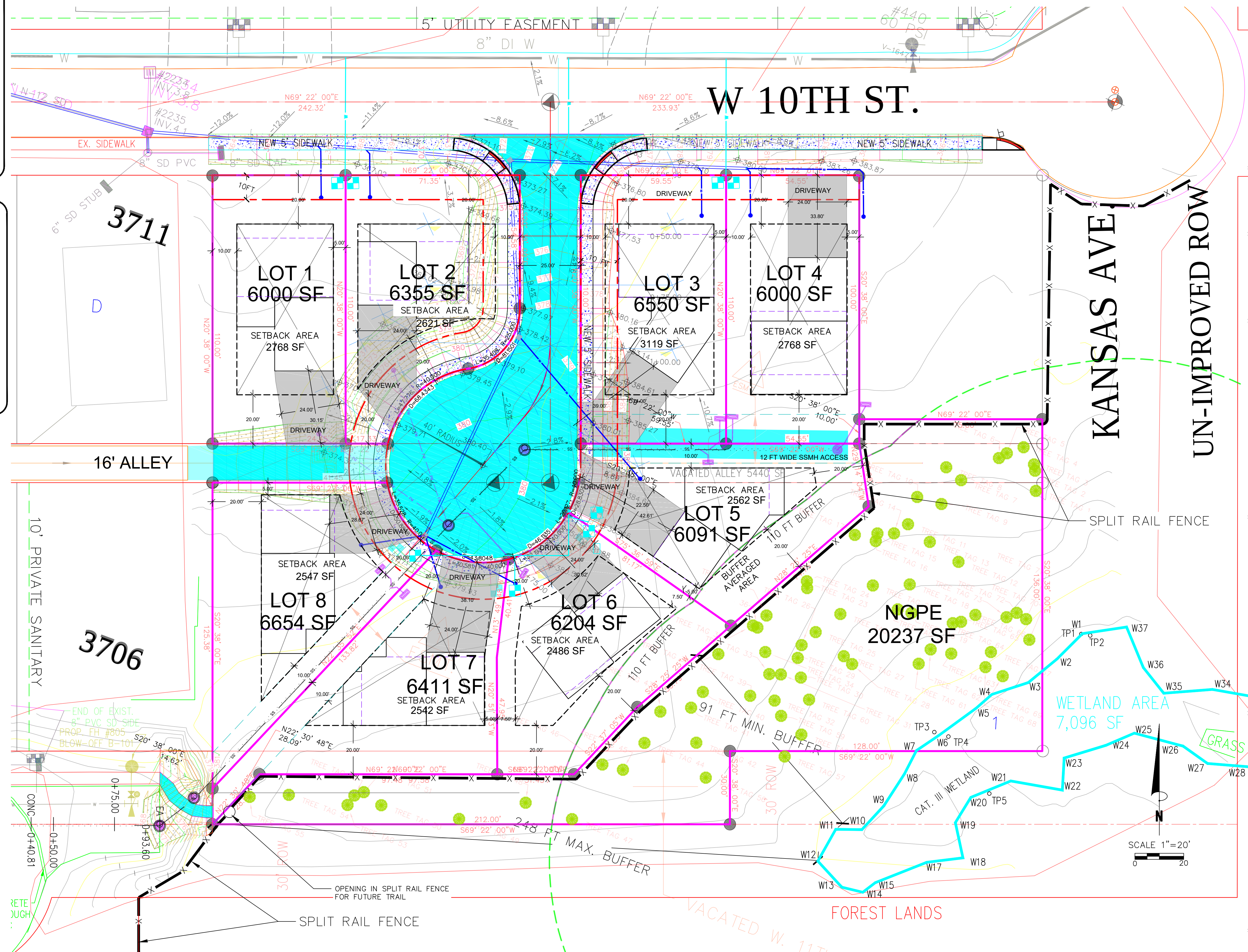
F. FENCING PLANS ALONG THE NGPE MUST BE APPROVED BY THE PARKS AND RECREATION DIRECTOR.

PL-SETBACKS — — — — —

PL-HOUSE-UL — — — — —

PL-HOUSE-LL —————

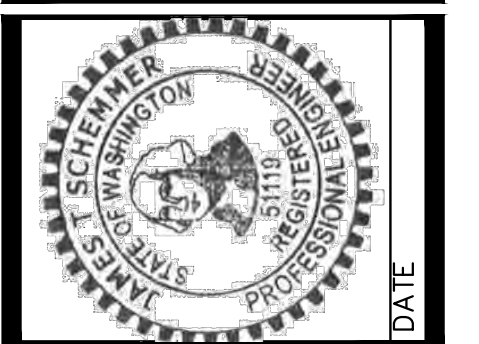
PL-DRIVEWAY —————



04/20/2015				
09/03/2015	REV 1:	ANSWER TO COMMENT		
09/23/2015	REV 2:	ANSWER TO COMMENT		
10/28/2015	REV 3:	ANSWER TO COMMENT		
	DATE	REVISIONS		

THIS DRAWING IS BEING MADE AVAILABLE BY THE SCHOEMER GROUP PLLC FOR USE ON PROFESSIONAL SERVICES. THE SCHOEMER GROUP PLLC ASSUMES NO RESPONSIBILITY OR LIABILITY FOR ANY USE OF THIS DRAWING OR ANY PART THEREOF EXCEPT IN ACCORDANCE WITH THE TERMS OF THE PROFESSIONAL AGREEMENT.

DESIGNED
JTS
DRAWN
JTS
CHECKED



 **S&S SCHEMMER**
ENGINEERING
CONSULTING GROUP, PLLC
CIVIL-STRUCTURAL-PLANNING
RESIDENTIAL HOME DESIGN
3011 Commercial Ave., Suite C, Alhambra, WA 98221
office 360-235-9006 fax 360-235-4051

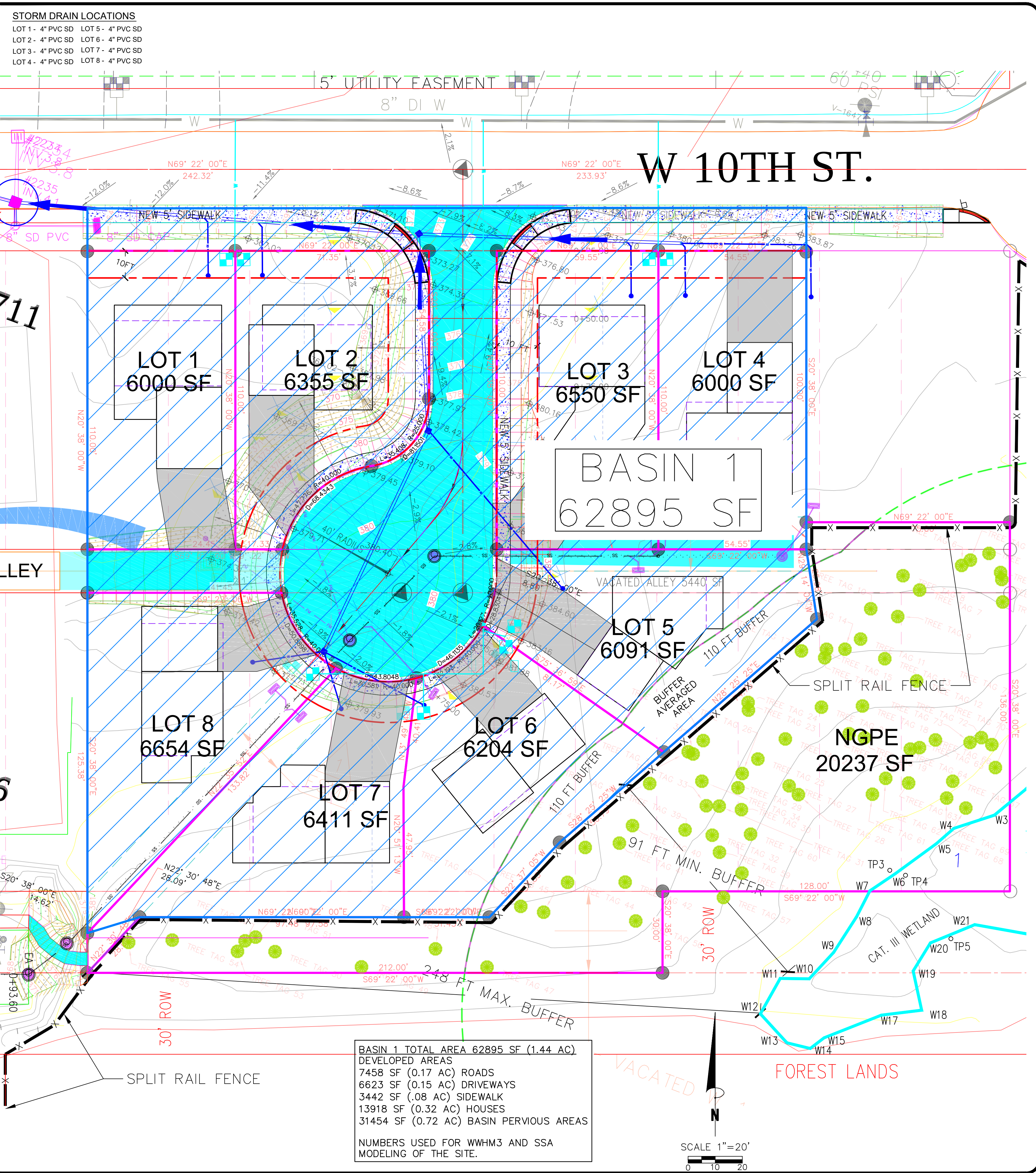
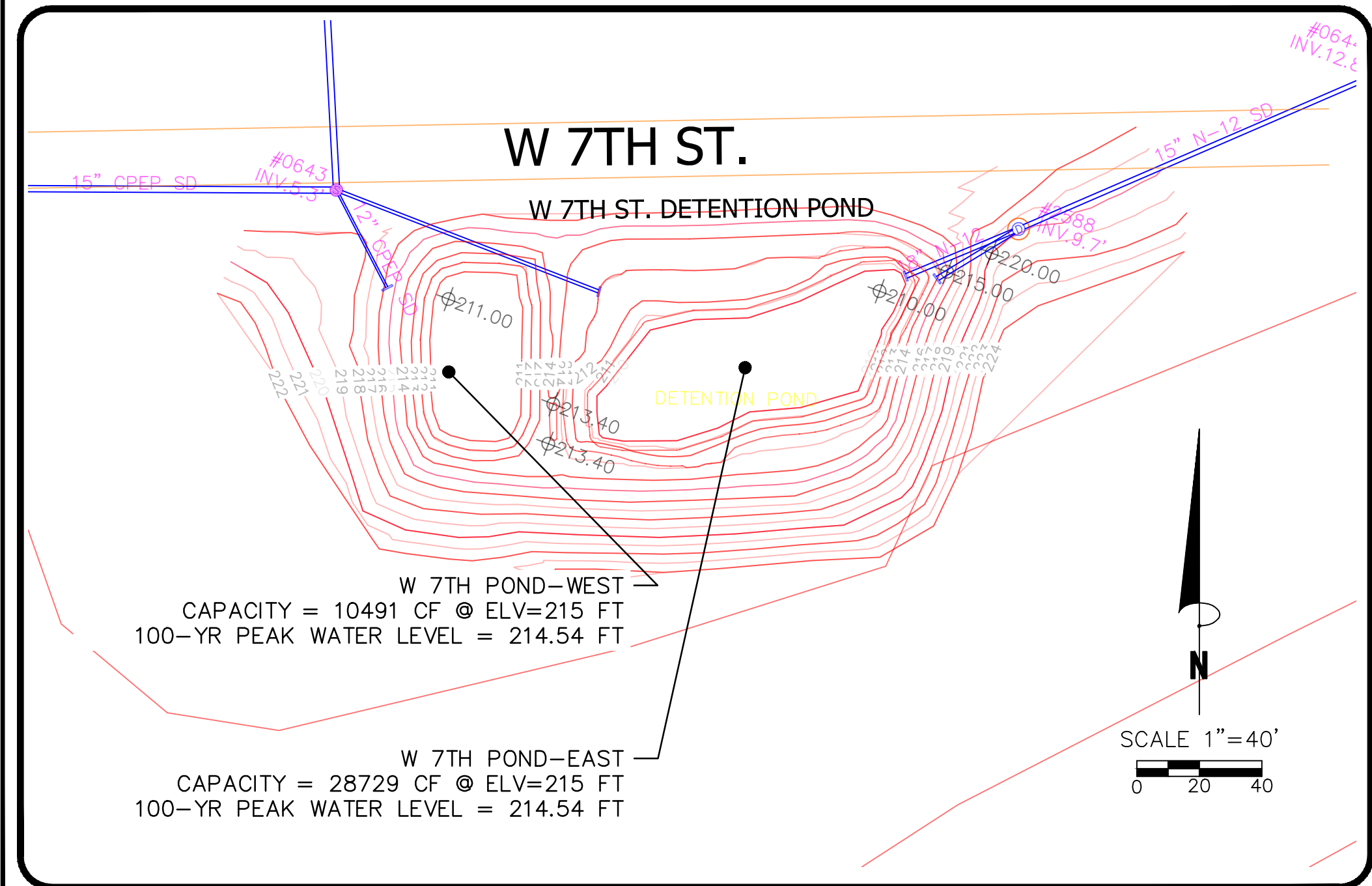
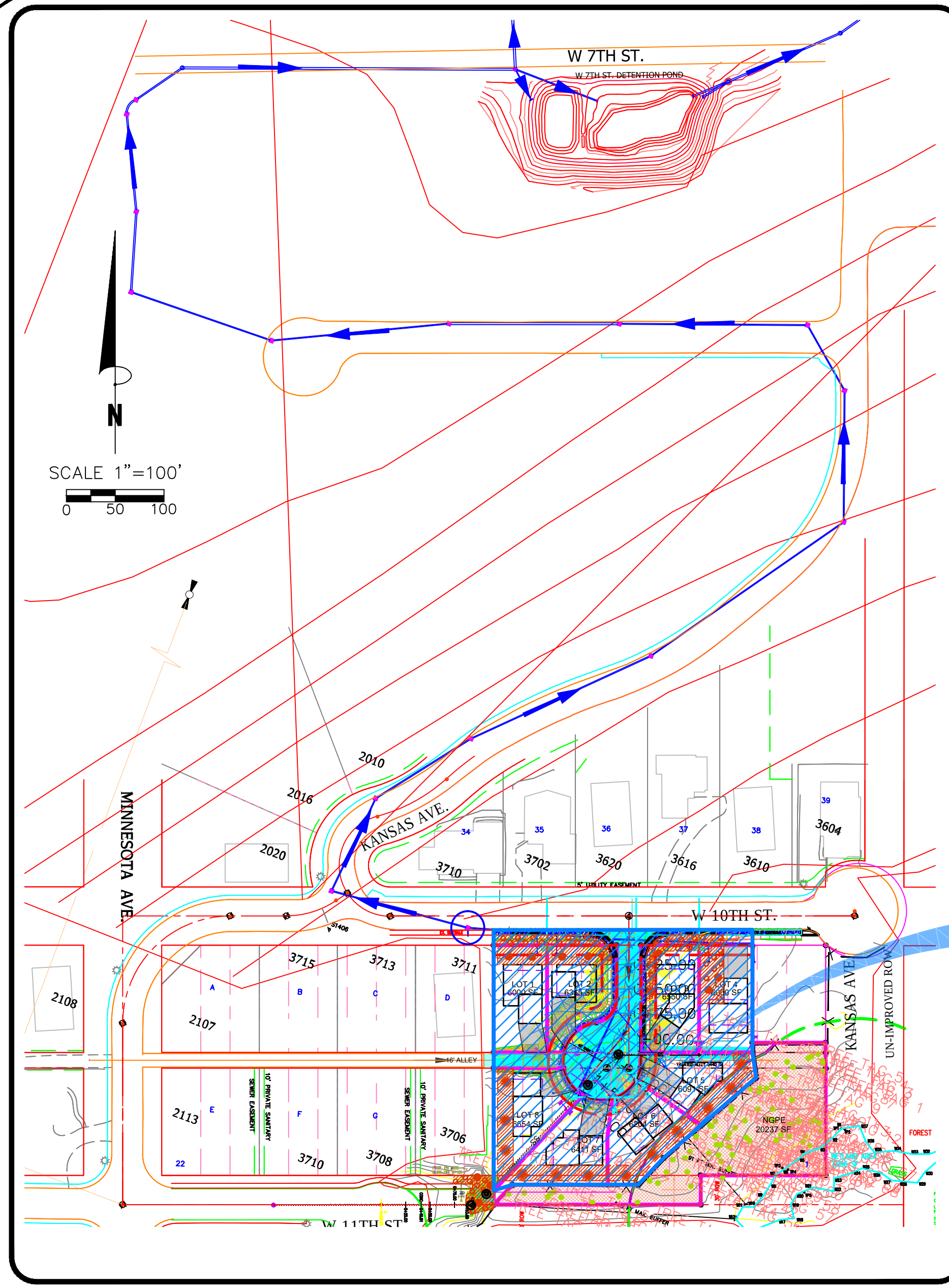
EXHIBIT A
LOT SETBACKS & AREAS
PUD – 2015–0001
PW#15–043–DEV

Irving Construction Corp.
West Tenth St. Project
Anacortes, WA 98221

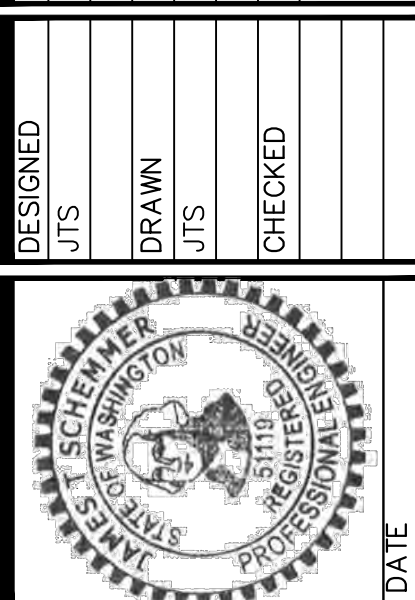
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14-076

09 OF 12



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DATE		REVISIONS



S. Schemmer CONSULTING GROUP PLLC
SURVEYING
RESIDENTIAL HOME DESIGN
OFFICE: 360-293-9006 FAX: 360-293-9007

EXHIBIT C
STORM WATER SITE PLAN
PUD-2015-0001
PW#15-043-DEV

Irving Construction Corp.
West Tenth St. Project
Anacortes, WA 98221

DESIGNED BY
The Schemmer Group
(360) 293-9006

JOB NO.
14-076

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NOTE: INDIVIDUAL LOT OWNERS SHALL SUBMIT LANDSCAPE PLANS THAT MEET OR EXCEED CITY OF ANACORTES CODE AMC 17.41 AND SHALL HAVE PLANS APPROVED BY THE HOMEOWNERS ASSOCIATION PRIOR TO INSTALLATION. PLANTS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY AND ARE TO REPRESENT THE CONCEPT OF HOMES NESTLED IN THE NATURAL SURROUNDING LANDSCAPE. TREE RETENTION IN THE WETLAND BUFFER IS DOCUMENTED IN THE TREE PRESERVATION PLAN SUBMITTED WITH THIS PUD APPLICATION.

LANDSCAPE AREAS BY LOT

LOT 1 - 3150 SF = 52.5%
LOT 2 - 3095 SF = 48.7%
LOT 3 - 2941 SF = 44.9%
LOT 4 - 3066 SF = 51.1%
LOT 5 - 2790 SF = 45.8%
LOT 6 - 3933 SF = 63.4%
LOT 7 - 3597 SF = 56.1%
LOT 8 - 3979 SF = 59.8%

PROPOSED PLANT LEGEND

- MEDIUM SIZE NATIVE TREE OR LARGE SHRUB
- SMALL NATIVE TREE OR MEDIUM SHRUB
- GROUND COVER OR SMALL SHRUB
- LOT LANDSCAPE AREA
- NATIVE TREE PRESERVATION & RETENTION AREA

NOTE: TREES AND SHRUBS SHALL BE FROM THE WASHINGTON NATIVE PLANT SOCIETY PLANT LIST FOR SKAGIT COUNTY 2004 AND SHALL MEET CITY OF ANACORTES CODE CHAPTER AMC 17.41. INDIVIDUAL LOT OWNERS SHALL SUBMIT LANDSCAPE PLANS TO THE HOMEOWNERS ASSOCIATION FOR REVIEW AND APPROVAL. IRRIGATION ON LOT AND ADJACENT ROW WILL BE RESPONSIBILITY OF INDIVIDUAL LOT OWNERS. ADDITIONALLY THE COMMON AREA BUFFER SHALL BE VEGETATED WITH NATIVE PLANTS APPROVED BY THE HOMEOWNERS ASSOCIATION AND SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS.

NOTE: LANDSCAPE AREA FOR EACH LOT WILL BE USED FOR OPEN SPACE AREA. PLANTING OF NATIVE PLANT SPECIES AS SPECIFIED BY HOMEOWNERS ASSOCIATION.

NATIVE GROWTH PROTECTION EASEMENT. A NATIVE GROWTH PROTECTION EASEMENT (NGPE) SHALL BE PROVIDED FOR THE AREA ADJUTING THE ANACORTES COMMUNITY FOREST LANDS. SPLIT RAIL FENCING SHALL BE INSTALLED ALONG THE BOUNDARY PRIOR TO CONSTRUCTION AND SHALL REMAIN UPON COMPLETION OF CONSTRUCTION. THE AREA SHALL REMAIN UNTOUCHED WITH THE FOLLOWING EXCEPTIONS:

A. HAND REMOVAL OF NON-NATIVE OR ADVENTITIOUS PLANTS AS APPROVED BY THE PARKS DEPARTMENT.

B. HAZARD TREES WILL BE IDENTIFIED WITH THE CONCURRENCE OF THE PARKS DEPARTMENT. HAZARD TREES REMOVED OR BLOWN DOWN SHALL BE REPLANTED BY THE LANDOWNER. SUBJECT TO APPROVAL OF THE PARK DEPARTMENT, WITH A 3-FOOT MINIMUM APPROPRIATE NATIVE STOCK WHICH SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ABLE TO SURVIVE WITHOUT CARE.

C. FALLEN TREES IN THE NGPE SHALL ONLY BE REMOVED FROM THE SITE WITH THE APPROVAL OF THE PARKS DEPARTMENT.

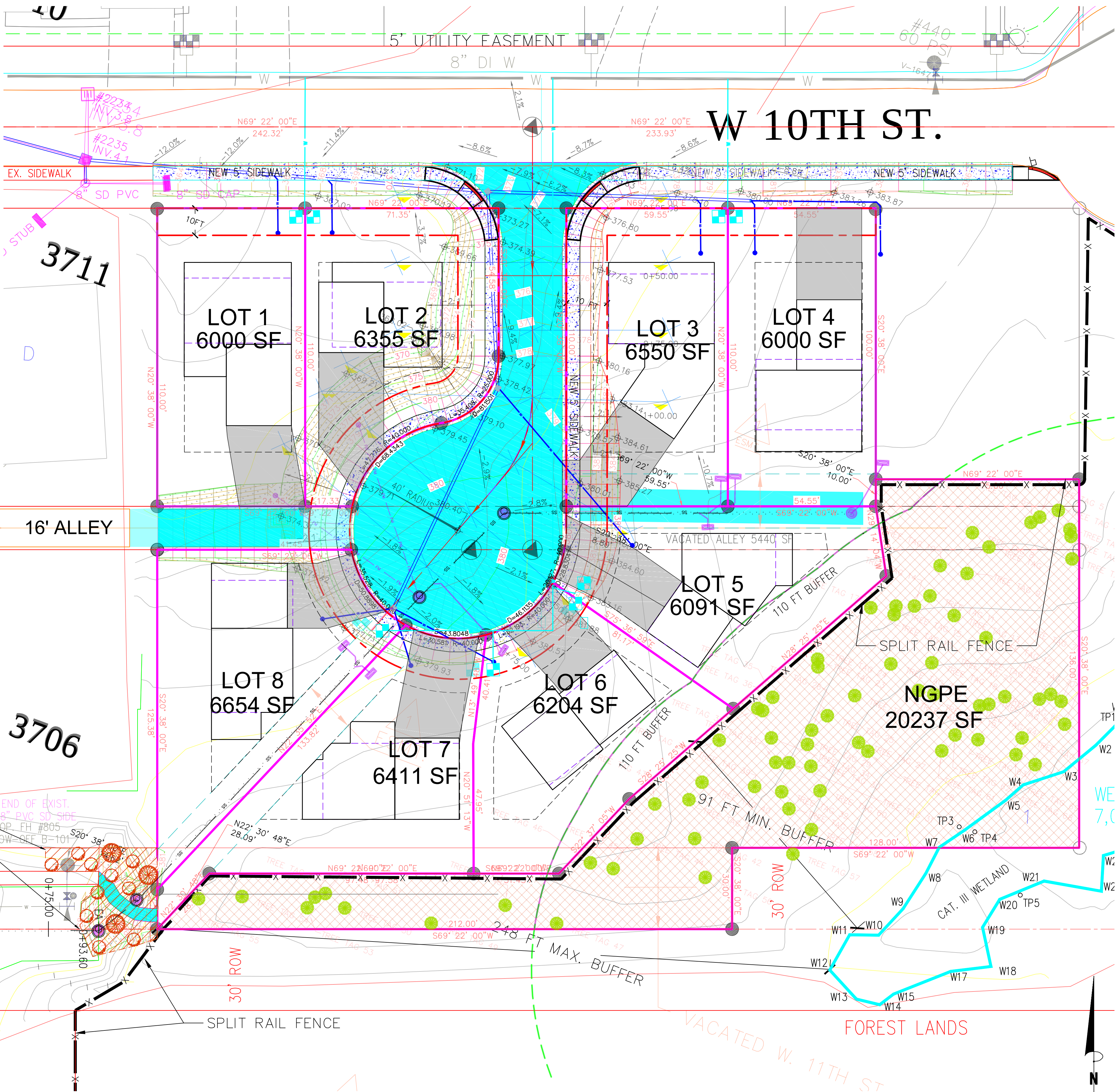
D. IF THE BUFFER IS DISTURBED, A REPLANTING PLAN USING APPROPRIATE NATIVE STOCK SHALL BE SUBMITTED TO THE FOREST ADVISORY BOARD FOR APPROVAL AND ONCE APPROVED, SHALL BE IMPLEMENTED BY THE LANDOWNER.

E. TRAILS THROUGH THE NGPE SHALL NOT BE PERMITTED WITHOUT THE APPROVAL OF THE PARKS DEPARTMENT.

F. FENCING PLANS ALONG THE NGPE MUST BE APPROVED BY THE PARKS AND RECREATION DIRECTOR.

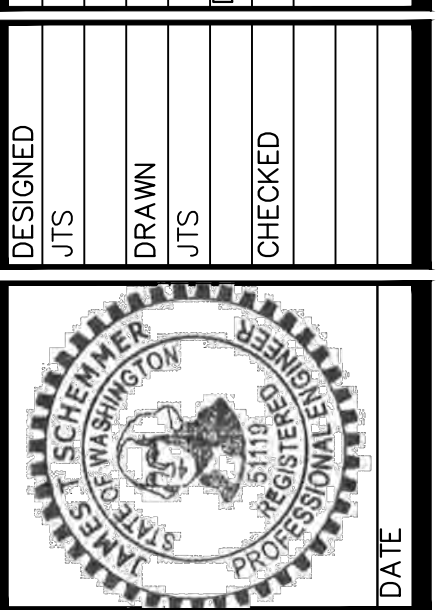
11TH ST.

EXIST. CONCRETE GUTTER THROUGH CUL-DE-SAC



SCALE 1"=20'

DESIGNED	04/20/2015	REV 1: ANSWER TO COMMENT
DRAWN	09/03/2015	REV 2: ANSWER TO COMMENT
CHECKED	10/28/2015	REV 3: ANSWER TO COMMENT
DATE		REVISIONS



S. SCHEMMER CONSULTING GROUP PLLC
ENGINEERING
SURVEYING
RESIDENTIAL HOME DESIGN
10000 11TH ST. N. SE
ANACORTES, WA 98021
OFFICE: 360-293-9006 FAX: 360-293-9007

EXHIBIT D
LANDSCAPE PLAN
PUD-2015-0001
PW#15-043-DEV

Irving Construction Corp.
West Tenth St. Project
Anacortes, WA 98221

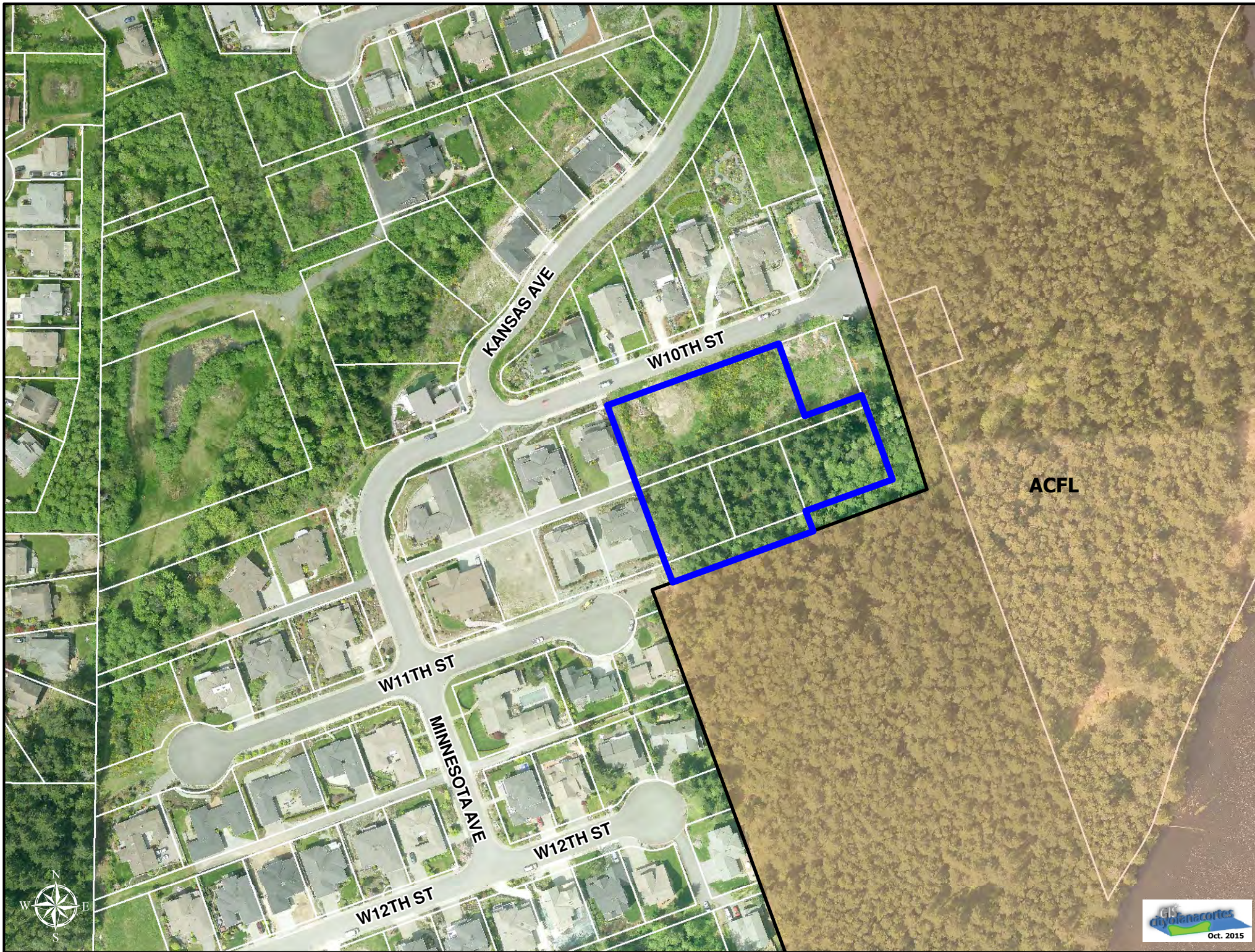
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The Schemmer Group
(360) 293-9006

JOB NO.
14-076

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EXHIBIT #14:

ANACORTES COMMUNITY FOREST LANDS (ACFL) MAP:



KANSAS AVE

W10TH ST

W11TH ST

MINNESOTA AVE

W12TH ST

W12TH ST

ACFL





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

Open Record Public

Hearing Date: Continued to January 6, 2016, @ 6:00 PM with 3:00 PM Site Visit
December 9, 2015, @ 6:00 PM with 5:15 PM Site Visit

Project Name: West 10th Street Replat & PUD

File Number: PUD-2015-0001

Applicant: Schemmer Consulting Group
3014 Commercial Avenue, Suite C
Anacortes, WA 98221

Landowner: Irving Construction Corporation
819 Commercial Avenue, Suite G
Anacortes, WA 98221

**Project Engineer
& Surveyor:** Schemmer Consulting Group
3014 Commercial Avenue, Suite C
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 replat, Planned Unit Development (PUD) and SEPA environmental review to create 8 lots and 1 wetland tract (9 lots total) on the subject property. Wetland buffer averaging and a modification to the underlying zoning district's minimum lot size requirement is also proposed. The applicant also proposes a right-of-way (ROW) dedication and vacation. The vacation request is to unimproved West 11th Street for approximately 212 feet from lots 5 to 11 Block 1121

Northern Pacific Addition to Anacortes. Additionally, the applicant proposes a vacation request to the alley for approximately 185 feet from lots 1 to 6 Blocks 1120 & 1121 Northern Pacific Addition to Anacortes.

Project Location:

The subject properties are located south of West 10th Street between Minnesota and Kansas Avenues.

Subject Parcels:

P58251, P58253, P102477, P102478, P132138, & P132139

Zoning District:

The subject property is located in the Residential (R2) Zoning District of the City of Anacortes.

Comprehensive Plan Designation:

Residential Low Density (R2)

Existing Land Use:

The subject property is vacant with no structures or improvements located on it.

Surrounding Zoning & Land Uses:

Direction:	Zoning:	Land Uses:
North:	Residential (R2)	Single-Family Residences
South:	Residential (R2)	Vacant Land, Single-Family Residences, & Anacortes Community Forest Land
East:	Residential (R2)	Vacant Land
West:	Residential (R2)	Single-Family Residences

Wetland & Buffer Area (See Exhibit 10):

- Wetland Area on Property = 902 square feet
- 110-foot Buffer Area = 19,304 square feet
- Reserve Tract Buffer Area 19,335 Square Feet
- Increased Buffer Area = 2,935 Square Feet
- Reduced Buffer Area = 2,904 Square Feet

R2 Minimum Lot Size:

- 7,500 Square Feet

R2 Maximum Permitted Density:

- Four (4) Dwelling Units Per Gross Acre

Site Area:

- Net area = 1.584 acres (69,011 square feet)
- Gross area = 2.239 acres (97,530 square feet)

Density Calculation

- 2.239 Gross Acres X 4 Dwelling Units Per Acre = 8.956 Lots (**Rounded To 9**) Permitted

Permits Required:

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

Existing Environmental Documents:

Wetland Report; SEPA Environmental Checklist; Geotechnical Evaluation; Tree Assessment & Preservation Plan; & Landscape Plan

Utilities:

- **Water:** City of Anacortes
- **Sewer:** City of Anacortes
- **Garbage:** City of Anacortes
- **Stormwater:** City of Anacortes

Fire:

- City of Anacortes

Police:

- City of Anacortes

A. FINDINGS OF FACT:**I. SITE DESCRIPTION:**

The project site is vacant with no structures located on it. It was partially cleared previously but does have a number of trees and shrubs located on it which are predominantly located in the southern and southeastern portion of the subject property as is discussed in the Tree Assessment and Preservation Plan (**See Exhibit 11**).

The proposed replat and Planned Unit Development (PUD) would include the construction of a cul-de-sac off of West 10th Street which would provide ingress and egress to the 8 single-family residential lots and 1 NGPE tract created as a result of the subject replat /PUD.

II. REPLAT /PUD CHRONOLOGY & BACKGROUND:

1. The applicant submitted the subject application for a replat/ PUD of the subject property to the City of Anacortes on May 08, 2015.
2. After reviewing the application material, the subject replat /PUD was deemed incomplete on June 3, 2015.
3. The applicant resubmitted application material on September 10, 2015, but the subject application was still deemed incomplete on September 21, 2015.
4. The applicant resubmitted again on October 9, 2015, but the subject application was still deemed incomplete on October 20, 2015.
5. Staff held a meeting with the applicant and agent on November 3, 2015, to discuss some remaining items needing resolution and clarification.
6. The subject replat /PUD application was deemed complete on November 11, 2015.

III. CRITICAL AREAS REVIEW:

Geologically Hazardous Area:

Geotest prepared a reconnaissance level report dated June 9, 2015, concerning the project site's topography, soils, drainage, and geologically hazardous areas (**See Exhibit 8**). No known geologically hazardous areas exists on the subject property.

Wetlands:

According to a Wetland Report (**See Exhibit 9**) prepared by Advanced Environmental Solutions dated March 20, 2015, there is a Category III wetland located onsite that is 0.16 acres. The wetland extends off-site to the northwest and southwest. The onsite portion of the wetland is 902 square feet in area. According to AMC 17.70.340(1) and consistent with current Department of Ecology buffer requirements, Category III (3) wetlands require a 110-foot buffer as measured from the edge of the wetland.

The applicant proposes wetland buffer averaging per AMC 17.70.340(F)(4), which would reduce a portion of the 110 foot buffer as it extends onto lots 5 & 6. The reduced buffer along lots 5 and 6 would result in a 91 foot buffer width. The reduced buffer area proposed is 2,904 square feet while the increased buffer area would be 2,935 square feet (**See Exhibit 10**). This reserved area is greater than the area represented by the standard 110-foot buffer. This increased reserved area also complies with AMC 17.70.340(F)(4) as it will not reduce the wetland functions or performance, contains a total area greater than which would be contained in the standard buffer, and contains variations in sensitivity due to the existing physical characteristics.

Priority Habitat & Species:

No known priority habitat or species are located on or within close proximity to the subject properties following a review of Washington State Department of Fish and Wildlife's website.

Cultural Resources:

No known cultural resources are located on or within close proximity to the subject property. Both the Samish Indian Nation and the Washington State Department of Archaeology and Historic Preservation (DAHP) was provided an opportunity to comment on the subject development. No comment was received.

IV. TREE ASSESSMENT & PRESERVATION PLAN:

Urban Forestry Services Inc., prepared a Tree Assessment and Preservation Plan dated August 5, 2015. The applicant /landowner proposes retaining seventy-three (73) trees within a wetland tract that is approximately 0.46 acres in area. Chapter 16.50 of the Anacortes Municipal Code requires that one tree credit unit per 1,000 square feet of property. The subject property is 69,011 net square feet in area. Therefore, 70 tree credits are required based on this net square footage. The applicant /landowner proposed retention of seventy-three (73) trees within the wetland tract equates to two hundred and seventy-two (272) tree credits (**See Exhibit 11**). The wetland tract would be designated as a native growth protection area easement (NGPE).

V. TRANSPORTATION:

The City of Anacortes' Public Works Department did not require that a Traffic Impact Study be prepared associated with the subject development. Access is proposed via West 10th Street by way of a cul-de-sac that would serve the 8 single-family residential lots. Traffic impact fees will be collected at time of building permit application issuance.

VI. ROW DEDICATION & VACATION:

Both a right-of-way (ROW) dedication and vacation is proposed as part of the subject replat and PUD. Pursuant to AMC 17.70.570(D)(3), street/alley vacations that are contiguous with an Anacortes Community Forest Lands (ACFL), half of the area to be vacated that is adjacent to the ACFL shall be incorporated into the ACFL and be subject to all ACFL related requirements. City staff will prepare an ordinance for City Council approval related to this site vacation.

The total area to be vacated is **10,660.87 square feet** (6,360 square feet West 11th Street + 4300.87 square feet alley). The vacation request is to unimproved West 11th Street for approximately 212 feet from lots 5 to 11 Block 1121 Northern Pacific Addition to Anacortes. Additionally, the applicant proposes a vacation request to the alley for approximately 185 feet from lots 1 to 6 Blocks 1120 & 1121 Northern Pacific Addition to Anacortes.

The total area of dedication is **7,458 square feet** (cul-de-sac) in area. The subject development includes the construction of a cul-de-sac to serve the subject replat and PUD located off of West 10th Street. This cul-de-sac would be built to city standards and dedicated to the City of Anacortes.

VII. PROPOSED MODIFICATION TO CODE:

The applicant has applied for a Planned Unit Development (PUD) which allows for some modification to city code. Specifically, the applicant has proposed a reduction to the minimum lot size for the underlying R2 Zoning District be reduced from the required minimum lot size of 7,500 square feet (per AMC § 17.36.050) to lots that range from 6,000 to 6,654 square feet in area. This reduced lot size is similar to the R3 minimum lot size standards (6,000 square feet).

VIII. NOTICE OF APPLICATION & HEARING:

1. A “Notice of Application & Hearing with Optional SEPA DNS” was published in the Anacortes American Newspaper on November 11, 2015.
2. Notice was also posted on the subject property in three (3) different locations on November 06, 2015.
3. Notice was posted at city hall, the library, and the USPS on November 05, 2015. Additionally, the notice was posted on the city’s website on November 06, 2015.
4. Neighbors within 300 feet of the subject property were mailed “Notice of Application & Hearing with Optional SEPA DNS” on November 06, 2015.
5. Departments and agencies of jurisdiction were emailed the respective application material, notice, and comment form on November 09, 2015.
6. Notice of application & hearing with optional SEPA DNS was emailed to Department of Ecology on November 09, 2015, for posting on to the SEPA register.
7. The 15-day comment period ended at 5:00 PM on **November 24, 2015**.
8. A SEPA MDNS was issued on November 25, 2015 (**See Exhibit 4**). Parties of record and departments/ agencies of jurisdiction were mailed /emailed copies of the MDNS. The SEPA MDNS was emailed to Department of Ecology for posting again on to the SEPA register on November 25, 2015.

IX. COMMENTS RECEIVED:

Public Comments:

At the time of this writing, one (1) public comment has been received concerning the proposed development (**See Exhibit 7**).

Department & Agencies of Jurisdiction Comments:

At the time of this writing, the following comments from departments and agencies of jurisdiction were received (**See Exhibit #6**).

Departments & Agencies:	
1.	Public Works Department
2.	Street Department
3.	Water Department
4.	Solid Waste Department
5.	GIS

X. 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 required by AMC and state law.
3. Notice of application & hearing with optional SEPA DNS was also emailed to the Department of Ecology on November 9, 2015, for posting on to the SEPA register.
4. On November 25, 2015, a SEPA Mitigated Determination of Non-Significance (MDNS) was issued using the optional DNS process pursuant to WAC § 197.11.355. Parties of record and departments/agencies of jurisdiction were mailed /emailed copies of the MDNS.
5. The issued SEPA MDNS was emailed to the Department of Ecology for posting on to the SEPA register on November 25, 2015.

B. CITY OF ANACORTES' 2012 COMPREHENSIVE PLAN:

The following goals from the City of Anacortes' Comprehensive Plan appear to be applicable to the subject Replat /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 located in the R2 Zoning District.

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. 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 development would create 8 lots for single-family residences to be constructed.

Housing Goal 2:

Maintain and allow for open-space corridors in Anacortes.

Staff Analysis:

The creation of an NGPE Tract where a wetland and associated buffer would be located would also serve as an open-space corridor.

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 8-lots created by the subject replat /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.

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.

Housing Goal 8:

Encourage rehabilitation of substandard housing and neighborhoods.

Staff Analysis:

The proposed development and associated improvements will improve the neighborhood.

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

C. ZONING ORDINANCE/ 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 subject property is located in the Residential (R2) Zoning District.

3. 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.
4. According to AMC § 17.36.020, “single-family dwellings” are permitted land uses within the Residential (R2) Zoning District.
5. According to AMC § 17.36.050, the minimum lot size for the Residential (R2) Zoning District is 7,500 square feet. The applicant has proposed a reduction to the minimum lot size for the underlying R2 Zoning District be reduced to lots that range from 6,000 to 6,654 square feet in area. A Planned Unit Development (PUD) allows for some flexibility in how standards for health, safety, and welfare are met.
6. AMC § 17.36.060 lists the required setbacks for the Residential (R2) Zoning District. This requirement is reviewed at time of building permit application submittal. The applicant however has not requested a modification thereto.
7. The maximum lot coverage for the Residential (R2) Zoning District is thirty-five (35) percent per AMC § 17.36.080. This requirement is reviewed at time of building permit application submittal. The applicant however has not requested a modification thereto.
8. According to AMC § 17.36.070, the maximum permitted density for the Residential (R2) Zoning District is four (4) dwelling units per gross acre. The applicant has 2.239 gross acres or 97,530 square feet. Eight (8) single-family residential lots plus one (1) wetland tract (9 lots total) are proposed as part of the subject replat/ PUD request. Four (4) single family residential lots multiplied by 2.239 gross acres equals 8.956 or nine (9) lots permitted according underlying R2 Zoning District.
9. AMC § 17.46.020, two (2) parking spaces are required for each residence. The applicant proposes two (2) car garages attached to each residence.
10. Landscaping is required according to AMC Chapter 17.41. The applicant has submitted a landscape plan meeting this requirement (**See Exhibit 12**).
11. 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 11**). The minimum tree density per AMC § 16.50.070 is one (1) tree unit per one thousand (1,000) square feet of property. The applicant has met this requirement.
12. According to AMC § 17.42.010, street and alley vacations associated with dedication of new rights-of-way (ROW) shall go through the replatting process set forth in AMC Title 17. An ordinance for street and alley vacations will be drafted by city staff for City Council review and approval.
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.

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

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

The preliminary replat /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. In this case however the applicant has requested concurrent review of the subject PUD and preliminary replat as allowed per AMC § 16.40.040.
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.
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. The applicant has designated portions of their front and rear yards as "Open Space" thus meeting this requirement.
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.” Accordingly, as provided in the subject proposal and as conditioned below, appropriate provisions are made for the public health, safety, and general welfare.

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.”* Accordingly, as provided herein, written findings have been provided that address appropriate provisions for the public health, safety, and general welfare.
6. The subject proposal **is, is not** consistent with the above code sections /regulations.

E. 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 planned unit development and preliminary replat 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 proposal makes appropriate provisions for the elements listed in AMC § 16.12.020(E).

3. The proposal includes a street vacation request to unimproved West 11th Street for approximately 212 feet from lots 5 to 11 Block 1121 Northern Pacific Addition to Anacortes. Additionally, the applicant proposes a vacation request to the alley for approximately 185 feet from lots 1 to 6 Blocks 1120 & 1121 Northern Pacific Addition to Anacortes. The Planning Commission supports the proposed street vacation through the re-platting and Planned Unit Development (PUD) process and finds no evidence to do so otherwise.
4. The requirements of the State Environmental Policy Act have been complied with.
5. 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.
6. 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.

F. 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, ROW vacation request, ROW dedication request, SEPA review, and wetland buffer averaging subject to the staff suggested conditions of approval.

G. 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, ROW vacation request, ROW dedication request, SEPA review, and wetland buffer averaging subject to the following conditions of approval:

1. 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.
2. Construction activities may require an NPDES Construction Storm Water Discharge Permit issued by the Department of Ecology prior to any construction activities taking place on or off-site.

3. Clearing activities may require a logging permit issued by the Department of Natural Resources prior to construction activities taking place on or off-site.
4. Prior to any clearing\fill\grade work beginning, construction civil plans consistent with the City of Anacortes Engineering Development Standards, including but not limited to, Clearing and Grading Plan, Erosion Control Plan, Site utility\Infrastructure improvements Plan, Roadway Improvements Plan, Signage Plan, Street Lighting Plan and other plans and\or information required by the City Planning\Building and Public Works Departments shall be submitted for review and approval. 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. Site grading shall not adversely impact adjacent neighbors.
5. 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.
6. 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.
7. 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.
8. Mailbox locations shall be reviewed and approved by the City of Anacortes Public Works Department and the U.S. Postal Service.
9. All Sanitary Sewer Easements shall be 20-foot minimum width and dedicated to the City of Anacortes.
10. All Sanitary Sewer structures shall have vehicular access, including but not limited to: 1) A 12-foot minimum width access road with an approved all-weather surface asphalt road, or other approved Low Impact Development Best Management Practice design, 2) Meeting the minimum structural requirements for Access Road approved by the City of Anacortes.
11. Pursuant to AMC 17.70.570(D)(3), half of the subject vacation request that is contiguous with Anacortes Community Forest Lands (ACFL) shall be incorporated into the ACFL and be subject to all ACFL related requirements.
12. Prior to final replat /PUD approval, the applicant /landowner shall obtain an appraisal of the cost of the subject vacation and dedication. The difference in monetary value of the vacation and dedication shall be paid in full to the City of Anacortes prior to final replat /PUD submittal or approval is given.
13. City staff shall develop an ordinance for the subject street and alley vacation request to be reviewed and approved by City Council.

14. The scope of the project shall not exceed that as set-out in the replat /PUD (including attachments), and in accordance with the determinations made and conditions imposed. **Exhibit 13** shall be the approved site plan.
15. Prior to final replat /PUD approval, the applicant shall be responsible for reimbursement to the City for the cost of mailing and publication of the public hearing for this proposal.
16. Development shall comply with the landscape plan (**See Exhibit 12**). Landscaping shall be in place and complete before building permit certificate of occupancy will be issued.
17. 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.
18. 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 recorded on the final plat map.
19. Pursuant to RCW 58.17.140(3)(a), the final replat /PUD shall be submitted to the City of Anacortes Department of Planning, Community, & Economic Development within five (5) years from the date of preliminary approval.
20. Development shall comply with the issued SEPA Mitigated Determination of Non-Significance (MDNS) mitigation measures 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 (SEPA MDNS #1).
 - B. Orange construction fencing shall be installed at the project boundary's clearing limits (SEPA MDNS #2).
 - C. A grading permit is required for earthwork consisting of fifty (50) or more cubic yards (SEPA MDNS #3).
 - D. All applicable permits shall be secured before any construction activities begin onsite (SEPA MDNS #4).
 - E. The Wetland Tract shall be owned and maintained by the property owner, property owner's association, successors or assigns. A note to this effect shall be recorded on the final replat/ PUD map (SEPA MDNS #5).
 - F. The wetland Tract shall be designated as a Native Growth Protection Easement (NGPE). A note to this effect shall be recorded on the final replat /PUD map (SEPA MDNS #6).
 - G. Note on the final replat /PUD, "Within the NGPE, vegetation or tree removal, topping, or trimming is prohibited unless approved by the City. The applicant would

need to submit an ISA certified arborist report that states a tree is dead, diseased, or dying to the City of Anacortes' Planning Department and Parks and Recreation Department for review and approval. Notwithstanding, vegetation /tree removal from an NGPE is prohibited" (SEPA MDNS #7).

- H. Before final replat /PUD approval shall be given, a split rail cedar wood fence shall be constructed along the buffer's edge of the wetland thereby demarcating the beginning of the Category III (3) wetland. Wetland critical area signage obtained from the City of Anacortes' Department of Planning, Community, & Economic Development shall be placed on the fence (SEPA MDNS #8).
- I. Note on the final replat /PUD, "Those trees designated for retention on the submitted tree preservation plan shall be protected before and during site development and construction through adherence to AMC § 16.50.100. Chain link fencing (or other sturdy construction fencing) 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" (SEPA MDNS #9).
- J. Before any site development 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 (SEPA MDNS #10).
- K. Note on the final replat /PUD, "No yard extension, yard waste dumping, or off leash pets are permitted in the NGPE tract" (SEPA MDNS #11).

These Findings of Fact, Conclusions of Law, and Recommendation were adopted by the City of Anacortes' Planning Commission on January 6, 2016, the date signed by the Planning Commission Chair.

Marty Laumbattus, Planning Commission Chair

Date

APPEALS:

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

EXHIBITS:

EXHIBIT NUMBER:	NAME OF EXHIBIT:
Exhibit #1	Master Permit Application, Environmental Checklist, & Narrative
Exhibit #2	Notice of Application & Hearing with Optional DNS
Exhibit #3	Assessor's Info & GIS Map
Exhibit #4	Issued SEPA MDNS
Exhibit #5	Resolution # 1934, Fixing A Date & Time When A Petition For Vacation May Be Heard By City Council
Exhibit #6	Department /Agency Comments Received
Exhibit #7	Public Comments Received
Exhibit #8	Geotechnical Report
Exhibit #9	Wetland Report
Exhibit #10	Wetland Buffer Site Plan
Exhibit #11	Tree Assessment & Preservation Plan
Exhibit #12	Landscape Plan
Exhibit #13	Replat /PUD Site Plan
Exhibit #14	Anacortes Community Forest Lands (ACFL) Map

EXHIBIT #1:

MASTER PERMIT APPLICATION, ENVIRONMENTAL CHECKLIST, & NARRATIVE

City of Anacortes – Planning, Community, and Economic Development

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

MASTER PERMIT APPLICATION

1. Applicant Contact Person (if different)
Name: Scott Irving
Mailing Address: 819 Commercial Ave # 4
City, State, Zip: Anacortes, WA 98221
Phone#: 360 293-16354
Fax#: 360 293-2979
E-mail: iccl@fidalgo.net
2. Applicant's Interest to Property (check one)
☒ Owner ☐ Contract Purchaser ☐ Lessee ☐ Other (specify) _____
3. All Persons/Firms having an ownership interest in the property:
Name: Scott Irving (Irving Construction) Phone# _____
Address: (Same)
Name: _____ Phone# _____
Address: _____
Name: _____ Phone# _____
Address: _____
4. General location of property (including nearest intersection): SEC: 23 TWP: 35 RNG: 1E
INT-X Minnesota Avenue & West 10th Street
- *By submittal of this application, the property owner/applicant grants permission for public officials at the City of Anacortes to enter the subject property, if necessary, for the purpose of site inspection.
5. Attach legal description of property. (If recording of legal description is required, the format MUST comply with Recording Requirements.) See Schedule A-1 of Title Report
6. List all Property Tax Account Numbers involved in this application (Attach separate pages if necessary):
3809-120-003-0000 3809-121-004-0100 3809-121-000-0001
3809-120-011-0000 3809-121-008-0100
7. Approximate acreage: Gross: 2.239
Net: 1.584 8. Present zoning: R2
9. Present use of property: Vacant

10. Source of water supply and sewer supply: City of Anacortes

11. Permits requested from City:

- | | |
|--|---|
| ☐ Annexation | ☐ Rezone |
| ☐ Boundary Line Adjustment | ☐ Shoreline Exemption |
| ☐ Binding Site Plan | ☐ Shoreline Management Conditional Use Permit |
| ☐ Conditional Use Permit | ☐ Shoreline Management Substantial Development |
| ☐ Comprehensive Plan Amendment | ☐ Shoreline Variance |
| ☒ Planned Unit Development | ☐ Short Plat |
| ☐ Plat Modification | ☐ Special Use |
| ☐ Preliminary Plat | ☐ Variance |

☐ Other: _____

12. Explain your request and ALL proposed uses included in this proposal: REQUEST APPROVAL OF
PUD FOR 8 LOTS FOR RESIDENTIAL SINGLE FAMILY USE.

PLEASE FILL IN ALL APPLICABLE SECTIONS

FOR REZONES:

13. Requested zoning: N/A

14. Comprehensive Plan designation: N/A

15. Has anyone applied for a rezone of this property within the last five years? N/A
If yes, who? _____ Year? _____

FOR SUBDIVISIONS (PLATS):

16. Plat Name: West 10th Street Planned
Unit Development

17. Number of Lots: 8

FOR SHORT SUBDIVISIONS (SHORT PLATS):

18. Number of Lots: _____

19. Duplex Lots Proposed: _____

FOR SHORELINE MANAGEMENT SUBSTANTIAL DEVELOPMENT OR CONDITIONAL 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): \$ 200,000 (est.)
21. Construction dates for which permit is requested (month & year): Begin: JULY / 2015
End: SEPT. / 2015
22. Does the project require a Shoreline/Floodplain location? If yes, please explain why: NO
23. Water Body: N/A 24. Shoreline Environment Designation: N/A

FOR VARIANCE (ZONING AND SHORELINE):

25. Code sections involved: N/A
26. Description of variance requested: N/A.

A notarized affidavit is required to be completed by all persons having an ownership interest in the subject property and the applicant, if different from the property owner(s). If the signatory is not listed as the owner in the title report, or if the signatory is signing on behalf of an entity, documentation authorizing the signatory to sign the affidavit on behalf of the individual or entity shall provided.

STATE OF WASHINGTON)

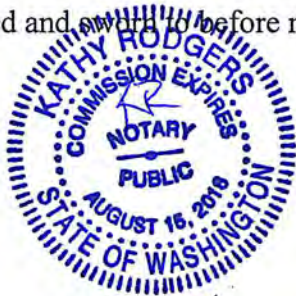
) ss

I (we) W. Scott Irving, 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: _____

Property Owner

Subscribed and sworn to before me this 7th day of May, 2015



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

STATE OF WASHINGTON)

) ss

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

Signed: _____

Applicant

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

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

September 09, 2015

City of Anacortes
attn: Kevin Cricchio
904 6th Street
Anacortes, WA 98221

Re: **W 10th Street PUD-Project Narrative**

Kevin,

I am pleased to present Scott Irving's and Irving Construction Company's project for your review.

Background

Scott initiated this project in 2007 and due to economic considerations decided to wait until now for more favorable economic conditions to proceed with developing his property.

Several design proposals have been prepared and discarded due to several considerations. One consideration, the desire by the City of Anacortes to utilize Kansas Ave. right of way as a buffer for City of Anacortes Forrest Lands that lie east of Scott's property, is acknowledged and provided for in this current proposal.

Scott's property is currently used by the neighborhood and others as a dump for their yard waste. This activity diminishes the quality and effectiveness of any desired buffer by presenting a real fire hazard in close proximity to lands that our community has a vested interest in. Our design proposes two elements to stop this activity: 1) single family use for the property that will remove easy access to viable dumping sites and 2) a fence along the border of the developed area of the property and lands we and the City seek to protect. Limiting access to forest land to maintainable trailheads and City provided access points gives City staff charged with these tasks a powerful tool to keep our community lands in great shape.

Critical Areas

In 2007 a 7,096 square foot Depressional Category III Palustrine (PFO) Wetland with a 60 foot buffer was identified by Tina Mirabile, PWS, and flagged at the southeast corner of the property. A design for development was prepared with that in mind. This wetland was recently re-evaluated by Tina Mirabile, PWS, and found to have changed little in the eight years.

However the buffer now required is 110 feet. This is a second consideration that our present design acknowledges. To accommodate the new buffer the format of the development was changed from a simple plat to that of the more complex PUD process.

Buffer averaging and reduction has been prepared by Ms. Mirabile, PWS consistent with City of Anacortes Code Chapter 17.70.340 F 4(a), 4(b), 4(c) and 4(d) and is proposed in the current design.

Though the existing wetland is a Category III Wetland, we meet the requirement in ACC 17.70.340 F 4(d) that applies to the more restricted class Category I and Category II Wetlands and restrict buffer reduction to 75% of the standard buffer. We also provide more total area than required in ACC 17.70.340 F 4(c). Additionally Tina Mirabile, PWS, points out that we meet the requirements in ACC 17.70.340 F 4(a) and 4(b) as well.

A natural ridge exists on the property and divides the proposed developed area from the area we propose to protect; it is at this natural boundary that we propose a split rail fence to further segregate the developed and protected areas of the property and the forest lands to the east.

Access, ROW Exchange & Stormwater Management

As you can see the boundary of the developable portion of the property, having significantly changed since 2007, requires a new design.

The proposed PUD meets the City requirement to leave Kansas Ave. ROW unopened and also meets Scott's desire to avoid impacting W 11th Street adversely by opening that route of access. When W 11th Street was installed the grade was achieved by blasting into native rock. W 11th Street now terminates in a 10 foot high wall of native rock. To provide access to Scott's property by this route would severely impact all neighboring properties as blasting is the only viable method available to affect this.

ROW exchange is proposed as part of this application. The ROW dedicated to the City for Tika Court is given in exchange for the adjoining ROW of W 11th Street to the South of the property and vacation of a portion of the 16 foot alley that is east of the proposed cul-de-sac as Open Space. A portion of the alley west of the proposed cul-de-sac will be improved for access to proposed Lot 1.

The access we propose is a short cul-de-sac that intersects W 10th Street. Tika Court is proposed as a City Standard short cul-de-sac with concrete curb, gutter. The 5 foot wide sidewalk adjoining Tika Court is placed in an Open Space Easement. The drive area is proposed as asphalt. The alley between W 10th and W 11th will also be paved asphalt to provide access to Lot 1 as mentioned above. Driveways installed by individual home owners will be as shown on Plan Sheet 09 and 10.

Pavement will drain to a catch basin network that connects to the City infrastructure at Catch Basin #2235; roof drains from the proposed residences will connect to 4" storm drain stubouts provided for each lot as shown on the plan Sheet 03. The outfall for the project is the detention pond on West 7th Street as shown on plan Sheet 11.

Water & Sewer

Water will be supplied by the City of Anacortes through an existing main in W 10th Street. Gravity sewer will serve Lots 3, 4, 5, 6, 7 and 8; Lots 1 and 2 will require force main service. All lots will drain to the southwest corner of the property into a series of two drop manholes that will tie in to the existing City of Anacortes sanitary sewer system located in W 11th Street. This design presents the least impact to neighboring properties and avoids tearing up existing City Streets to install sanitary service to the site. See plan Sheet 03.

Clearing & Grading

Four lots that abut W 10th Street are largely cleared. Four lots that will access via Tika Court are forested. Minimal clearing is proposed to preserve native trees and plants consistent with the tone of the development. Northwest Landscaping will be required by covenant. Minimal use of pesticides and fertilizers will be required due to the proximity of critical areas. To achieve grade for the entrance to the cul-de-sac, 1573 cubic yards of fill material will be installed. The road grade will not exceed 12%, 9.2% typical, and the cul-de-sac cross slope will be 1.5%. Fill will be structural in nature and will be compacted to WSDOT and City of Anacortes specifications.

Lot Coverage and Density

See attached appendix for detail as to how the design meets the City of Anacortes Zone Requirements ACC 17.36-Residential District (R2). **We are requesting as part of the PUD that ACC 17.36.050 – Minimum Lot Size at 7500 square feet be waived.**

Our minimum lot size is 6000 square feet. We are placing 20,237 square feet of the property into a reserve tract. We meet set back requirements and have a Maximum Density of 3.57 Dwelling Units per Gross Acre. Attributing 1/8th the area committed to the reserve tract to each lot keeps lot coverage below 35%.

Parking

We have provided two off street driveway parking spots for each lot. Additionally we have two garage parking spots for each lot. See plan Sheet 10.

Conclusion

We look forward to working with you as this project accomplishes the process for PUD approval set out by the City of Anacortes.

Sincerely,

James T. Schemmer, P.E.
President

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

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

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

West 10th Street Planned Unit Development

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

Irving Construction Corporation

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

819 Commercial Ave. Suite #G

Anacortes, WA 98221

Contact: Scott Irving

Phone: 360.293.6354

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

09/09/2015

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

City of Anacortes

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Begin Project as soon as possible.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#) **No**

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

Geotech Reconnaissance performed by GeoTest 01/06/2015.

Wetland Site Assessment performed by Advanced Environmental Solutions 03/20/2015 and subsequent response to comments.

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

No

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

[\[help\]](#)

City of Anacortes Planned Unit Development Approval

City of Anacortes Preliminary Plat Approval

City of Anacortes Building Permit

City of Anacortes Fill and Grade Permit

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

The property in this proposal will be subdivided into 9 lots: 8 lots for single family residences and one large lot dedicated to critical area protection. Four 6000 (+/-) square foot lots and four 6500 (+/-) square foot lots will be created. The larger lot, at 97,530 (+/-) square feet gross area, will be fenced to provide added protection for critical areas and results from applying buffer averaging to the required wetland buffer. Right of way will be exchanged to provide access to the lots created for single family residences. The ratio of dwelling units to gross area is 3.57 and less than that proscribed for the R2 Zone. (See attached Appendix "West 10th Street PUD R2 Zone Compliance")

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



Directions:

In Anacortes, WA.

- 1) Hwy 20 West
- 2) South on Hartford
- 3) West on West 3rd.
- 4) South on Illinois Ave.
- 5) West on West 5th St.
- 6) South on Kansas Ave.
- 7) East on West 10th St.

Arrive at Site on South side of West 10th St.

Site is comprised of six parcels:
**P58251, P58253, P102477,
 P102478, P132138, P132139**
 in Anacortes, Skagit County,
 Washington in the SE ¼ of the SW
 ¼ of Sec. 23 Twp. 35 N, Rng. 01E,
 W.M.

Please see the title report included with this submittal for legal descriptions of the six parcels called out above.

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth [\[help\]](#)

a. General description of the site: [\[help\]](#)

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

Stepped

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

30% at step location.

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

The GeoTest Survey confirmed Fidalgo-Lithic Xerochrepts-Rock complex with low erosion susceptibility. No agricultural soils are present on site; none will be disturbed by this project.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

No; see GeoTest report.

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

Purpose: Cul-de-Sac fill, Road Base, Driveway Base, and Lot Pad leveling.

Source: Lakeside Industries, 11497 Havekost Road, Anacortes 98221 (360) 293-2168

Total Area: 10,900 Square feet

Approximate Quantities: 1573 cubic yards of fill; 273 cubic yards cut.

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

[\[help\]](#)

Site soils have a low susceptibility for erosion. However a TESC Plan and permanent stormwater controls are proposed to prevent erosion resulting from project activities.

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

Approximate Building Coverage: 13918 square feet @ 14.3% of gross area.

Approximate Driveway Coverage: 6623 square feet.

Approximate Roadway and Cul-de-Sac Coverage: 7458 square feet

Approximate Sidewalk Coverage: 3442 square feet

Net Area of Site: 50,265 square feet (1.15 acres)

Gross Area of Site: 97,531 square feet (2.39 acres)

Total Impervious Surface Area: 31,441 square feet (63% of net; 32% of gross)

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

The site will implement an Engineered TESC Plan and a SWPPP to minimize impacts due to construction at the beginning of construction. Site shall be stabilized and permanent stormwater controls in place at the end of construction. During construction, monitoring on site and by inspection will provide updated BMPs as needed to control erosion on site.

2. Air [\[help\]](#)

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

General emissions from construction equipment will occur while the access road and cul-de-sac are constructed. Site grading will also require heavy equipment that will temporarily exhaust diesel engine emissions in the area of construction. No emissions are projected as a part of maintenance or operation of the project once completed other than those typical for single family residences.

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

None known.

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

Contractor will be required to maintain equipment in proper working order and to limit exhaust through proper operation of equipment.

3. Water [\[help\]](#)

a. Surface Water:

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

Yes a Depressional Category III Palustrine (PFO) Wetland crosses the southeast corner of the property.

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

Yes. Work will occur within 200 feet of the wetland but will occur to the west of a natural ridge that divides the development from the wetland. Additionally a split rail fence will be installed to further segregate the wetland from development activities and from daily residential activities after the project is complete.

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

No work in wetlands will occur as part of this project.

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

No.

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

No.

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

No .

b. Ground Water:

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

No .

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

No waste material will be discharged into the ground. Sanitary Sewer service will be provided by the City of Anacortes.

c. Water runoff (including stormwater):

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

The site is located near the top of a ridge. In the existing condition Stormwater sheds to the north and west towards West 10th Street and is conveyed in gutters to the City of Anacortes Catch Basin #2235. This flow path will be maintained by the proposed development.

In the proposed design runoff will be collected in gutters of the proposed access road and cul-de-sac, catch basin inlets and by roof drains tied in to an underground pipe network connected to existing City of Anacortes storm water conveyance system at the same Catch Basin #2235. The City of Anacortes conveyance system outfalls into the West 7th Street Detention Pond. Water exits this pond through control structures and finally exits the City of Anacortes System outfalling into Guemes Channel.

Water shedding to the south and east toward the existing wetland will be left to follow its historical path to the wetland so that the wetland will remain unperturbed by the development.

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

No. A TESC Plan has been developed to prevent waste materials from leaving the site. This plan requires monitoring and maintenance throughout the construction period to ensure that waste material is properly managed. Permanent design features are proposed to prevent waste materials from leaving the completed site.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

No. As described above the site's natural topography will be left intact, thereby maintaining the existing drainage pattern.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

Development will occur in the northwest 2/3 of the site to avoid impacting identified critical areas at the southwest corner of the property.

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

a. Check the types of vegetation found on the site: [\[help\]](#)

- ☒ deciduous tree: alder, maple, aspen, other
- ☒ evergreen tree: fir, cedar, pine, other
- ☒ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ Orchards, vineyards or other permanent crops.
- ☒ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☒ water plants: water lily, eelgrass, milfoil, other
- ☒ other types of vegetation

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

The northern lots 1 to 4 are cleared; lots 5 to 8 have second growth trees that will be selectively removed to allow for access and for building pads.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None known.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Northwest native species matching neighboring property landscaping and allowed by covenant will be used to augment existing species that will be preserved.

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

Himalayan Blackberry is present on site.

5. Animals [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

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

mammals: deer, bear, elk, beaver, other:

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

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

None known.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

None known.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

A split rail fence will be constructed on the property/buffer line to segregate the developed area of the site from the critical area of the site. The fence will be along the Reserve Tract boundary with the lot boundaries proposed.

e. List any invasive animal species known to be on or near the site. [\[help\]](#)

None Known.

6. Energy and Natural Resources [\[help\]](#)

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

Electrical energy is available for heating at the site.

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

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: [\[help\]](#)

Single family residences will meet City of Anacortes Building Code requiring IBC 2012 standards.

7. Environmental Health [\[help\]](#)

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

No

1) Describe any known or possible contamination at the site from present or past uses.
[\[help\]](#)

None known.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

None known.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

None known.

4) Describe special emergency services that might be required. [\[help\]](#)

None known.

5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

A SWPPP plan will be required for the site and TESC measures will be in place to control stormwater at the site.

b. Noise [\[help\]](#)

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

None.

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

Normal construction noise.

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

City of Anacortes building and construction management requirements will be adhered to.

8. Land and Shoreline Use [\[help\]](#)

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

The site is vacant and is surrounded on three sides by residential single family development.

City of Anacortes Forestland is across the unopened Kansas Street ROW to the east.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

Not applicable.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

No

c. Describe any structures on the site. [\[help\]](#)

None .

d. Will any structures be demolished? If so, what? [\[help\]](#)

No

e. What is the current zoning classification of the site? [\[help\]](#)

R2

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Not applicable.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

Yes. A Depressional Category III Palustrine (PFO) Wetland crosses the southwest corner of the property.

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

16 to 24

j. Approximately how many people would the completed project displace? [\[help\]](#)

None

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

NONE

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

The project dedicates a Reserve Tract and fences off 20,237 square feet of critical area adjoining City of Anacortes Forestland. No development east of the site is projected. This development is consistent with existing residential development in the area and serves to protect and limit the access to City Forestland to existing access routes maintained by the City for the public.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

A split rail fence will separate the residential use of the property from the route to the City Forestlands to the east. Limiting access to public lands to approved access points serves to enhance those lands the City is mandated to maintain.

9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

Eight high to middle income single family residences will be provided.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None

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

None

10. **Aesthetics** [\[help\]](#)

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

R2 Zone maximum height is 35 feet; may be amended to less by covenant. Principal building exterior material is wood.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

The property is uphill to the views of surrounding properties. No view impacts are anticipated.

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

Standards for construction will be a very high level according to City of Anacortes Code and by Covenant.

11. **Light and Glare** [\[help\]](#)

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

None anticipated. Lights from the residences will be directed away from the critical areas.

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

None anticipated. Lights from the residences will be directed away from the critical areas.

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

no affect anticipated

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

Lights from the residences will be directed away from the critical areas. See Critical Area Report for recommendations.

12. **Recreation** [\[help\]](#)

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

Neighborhood activities common to City of Anacortes neighborhoods are available, given the sites location. City Forestland is accessible to the east via existing access points and trailheads.

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

No .

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

None proposed

13. **Historic and cultural preservation** [\[help\]](#)

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

No

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

None Known

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

None Known

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

None anticipated.

14. **Transportation** [\[help\]](#)

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

Neighborhood activities common to City of Anacortes neighborhoods are available, given the sites location. City Forestland is accessible to the east via existing access points and trailheads.

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

SKAT Bus is available approximately one mile away on Highway 20.

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

Sixteen off street parking spaces will be created in accord with R2 Zone requirements.

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

Tika Court will need to be constructed to provide access to the proposed lots 1, 2, 3, 5, 6, 7 and 8. In addition a the ally between West 10th Street and West 11th Street will be improved and will intersect with the cul-de-sac of Tika Court providing access to Lot 1 and access for City of Anacortes garbage truck access. The City of Anacortes Standard Short Cul-de-Sac design proposed meets the City standard for access and maneuverability.

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

None anticipated

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

Eighty trips per day is the estimate based on the Institute of Transportation Engineers Trip Generation Handbook. This estimate is based on data suggesting that for singl fmily residences the average number of trip ends is 10 trips per day.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

None anticipated

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

City of Anacortes Road Design Standards will be used throughout the project.

15. Public Services [\[help\]](#)

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

None anticipated over the normal expected for the addition of 16 to 24 persons to the City of Anacortes.

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

None anticipated.

16. Utilities [\[help\]](#)

a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

Electricity	PSE
Water, Sewer, Refuse	City of Anacortes
Telephone/Cable	Varies

C. Signature [\[help\]](#)

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

Signature: W. Scott Irving
Name of signee W. Scott Irving
Position and Agency/Organization Irving Construction Corp.
Date Submitted: 9.21.15

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

(IT IS NOT NECESSARY to use this sheet for project actions)

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

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

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

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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

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

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

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

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

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

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

EXHIBIT #2:

NOA & NOH WITH OPTIONAL SEPA DNS



NOTICE OF CONTINUATION OF HEARING:

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) and SEPA environmental review to create 8 lots and 1 wetland tract (9 lots total) at the subject property. Wetland buffer averaging and a modification /deviation to the underlying zoning district's minimum lot size requirement is also proposed. The applicant also proposes a right-of-way (ROW) dedication and vacation. The vacation request is to unimproved West 11th Street for approximately 212 feet from lots 5 to 11 Block 1121 Northern Pacific Addition to Anacortes. Additionally, the applicant proposes a vacation request to the alley for approximately 185 feet from lots 1 to 6 Blocks 1120 & 1121 Northern Pacific Addition to Anacortes.

Applicant: Irving Construction Corporation **File Number:** PUD-2015-0001

Project Location: The subject properties are located south of West 10th Street between Minnesota and Kansas Avenues; Parcel numbers involved area: P58251, P58253, P102477, P102478, P132138, & P132139

Date of Application: May 08, 2015

Date of Completeness: November 11, 2015

Public Comment Period: The comment period ended on **November 25, 2015, at 5:00 pm.** Written comments on the proposal however will be accepted until the close of the Open-Record Public Hearing. Any person may comment on this application by writing to the address below and/or by testifying at the open-record public hearing.

Continuation of Open-Record Public Hearing: The continuation of the open-record public hearing will be held by the **Planning Commission at 6:00 PM on Wednesday January 06, 2016, with a site visit conducted by members at 3:00 PM.** A closed-record hearing to hear any appeals of the Planning Commission's recommendation and to make a decision on the application will be held by the **City Council at 6:00 PM on Tuesday, January 19, 2016, with a site visit conducted by members at 3:00 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: December 16, 2015

Publish: December 16, 2015



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) and SEPA environmental review to create 8 lots and 1 wetland tract (9 lots total) at the subject property. Wetland buffer averaging and a modification /deviation to the underlying zoning district's minimum lot size requirement is also proposed. The applicant also proposes a right-of-way (ROW) dedication and vacation. The vacation request is to unimproved West 11th Street for approximately 212 feet from lots 5 to 11 Block 1121 Northern Pacific Addition to Anacortes. Additionally, the applicant proposes a vacation request to the alley for approximately 185 feet from lots 1 to 6 Blocks 1120 & 1121 Northern Pacific Addition to Anacortes.

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Date of Application: May 08, 2015

Date of Completeness: November 11, 2015

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 **November 25, 2015, 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 replat /PUD Approval, Civil Construction Plan approval, & Building Permit Application Approval

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

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

Existing Environmental Documents: SEPA Checklist, Critical Area Reports, & Tree Preservation Plan

Open-Record Public Hearing: An open-record public hearing will be held by the **Planning Commission at 6:00 PM on December 09, 2015, with a site visit conducted by members at 5:15 PM.** A closed-record 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 January 4, 2016.** 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: November 11, 2015

Publish: November 11, 2015

EXHIBIT #3:

ASSESSOR'S INFO & GIS MAP



City of
Anacortes
Planning Dept.



Shoreline Data			Voting Wards
Structure	City Limits	WARD-1	
bc_land	Easements	WARD-2	
expline	Vacations	WARD-3	
expoly	Surrounding Islands	Old Town	
dxpline	County Parcels		
expoly	Eagles Nest	Zoning	
crpline	Heronry	Z-AZ	
rxpline	Public Parks	Z-C	
gxpoly	ACFI Trails	Z-CBD	
satline	Other Trails	Z-CM	
carpline	Conservancy	Z-CM1	
seapline	Natural	Z-CM2	
seagpoly	Shoreline Residential	Z-HM	
shorencod	Urban	Z-I	
seagpoly	Urban Maritime	Z-LM	
shoreline	Sail Water	Z-LM1	
subline	Monument	Z-M	
shorpoly	Street Sign	Z-P	
surfline	Wheel Chair Ramp	Z-R1	
subpoly	SR20 -SPUR20	Z-R2	
szline	County Roads	Z-R3	
szline	Alleyway	Z-R4	
szpoly	Gravel Streets	Z-R4B	
szline	Paved Streets		
szcind_1	Sidewalks		
szpt	Lock Box		
szpoly	Light Airport		
kepline	Docks		
OakGrass2005	Sprinkled Buildings		
kep2004	Streams		
wabowit	High Tide		
	OHW		
	Lakes & Ponds		
	Wetlands		

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

Details for Parcel: P102477



Jurisdiction: ANACORTES
Please contact the city of ANACORTES for ANACORTES zoning information.

Zoning Designation:

Parcel Number	XrefID	Quarter	Section	Township	Range
P102477	3809-121-008-0100	03	23	35	01

Owner Information

IRVING CONSTRUCTION CORP
819 COMMERCIAL AVE STE G
ANACORTES, WA 98221

Site Address(es)**Location Map**

[Locate this Parcel on iMap](#)

Assessor's Parcel Map: [PDF](#) | [DWF](#)

2014 Values for 2015 Taxes*

Building Market Value \$.00
Land Market Value +\$104,000.00
Total Market Value \$104,000.00
Assessed Value \$104,000.00
Taxable Value \$104,000.00

Sale Information

Deed Type WARRANTY DEED
Sale Date 2007-08-09
Sale Price \$.00

2015 Property Tax Summary

2015 Taxable Value \$104,000.00
General Taxes \$998.87
Special Assessments/Fees
Total Taxes \$998.87

* Effective date of value is January 1 of the assessment year (2014)

Legal Description [Definitions](#)

N P TO ANACORTES, BLOCK 1121, LOT 5, 6, 7 & E1/2 8

Land Use (111) HOUSEHOLD, SFR, INSIDE CITY
Neighborhood (21AVIEW) ANACORTES VIEW RESIDENTIAL
Utilities

[WAC 458-53-030](#)

Levy Code 0900
City District Anacortes
School District SD103
Fire District
Year Built
Acres 0.26
Living Area
Bedrooms
Appliances
Exemptions

Foundation
Construction Style
Exterior Walls
Roof Style
Roof Covering
Floor Construction
Plumbing
Heat-AirCond
Fireplace

Details for Parcel: P102478



Jurisdiction: ANACORTES
Please contact the city of ANACORTES for ANACORTES zoning information.

Zoning Designation:

Recorded Documents

Documents scanned and recorded by the Auditor's office

Parcel Number

P102478

XrefID

3809-121-004-0100

Quarter Section Township Range

03 23 35 01

Owner Information

IRVING CONSTRUCTION CORP
819 COMMERCIAL AVE STE G
ANACORTES, WA 98221

Site Address(es)

Location Map

[Locate this Parcel on iMap](#)

Assessor's Parcel Map: [PDF](#) | [DWF](#)

2014 Values for 2015 Taxes*

Building Market Value \$.00
Land Market Value +\$104,000.00
Total Market Value \$104,000.00
Assessed Value \$104,000.00
Taxable Value \$104,000.00

Sale Information

Deed Type WARRANTY DEED
Sale Date 2007-08-09
Sale Price \$.00

2015 Property Tax Summary

2015 Taxable Value \$104,000.00
General Taxes \$998.87
Special Assessments/Fees
Total Taxes \$998.87

* Effective date of value is January 1 of the assessment year (2014)

Legal Description Definitions

N P TO ANACORTES, LOT 1-4, INCLUSIVE, BLOCK 1121, "NORTHERN PACIFIC ADDITION TO ANACORTES", AS PER PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGES 9 THROUGH 11, RECORDS OF SKAGIT COUNTY, WASHINGTON. LOT 1-4, INCLUSIVE, BLOCK 1121, "NORTHERN PACIFIC ADDITION TO ANACORTES", AS PER PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGES 9 THROUGH 11, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Land Use (111) HOUSEHOLD, SFR, INSIDE CITY

[WAC 458-53-030](#)

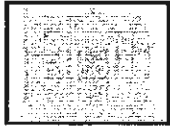
Neighborhood (21A)VIEW) ANACORTES VIEW RESIDENTIAL

Utilities

Levy Code 0900
City District Anacortes
School District SD103
Fire District
Year Built
Acres 0.32
Living Area
Bedrooms
Appliances
Exemptions

Foundation
Construction Style
Exterior Walls
Roof Style
Roof Covering
Floor Construction
Plumbing
Heat-AirCond
Fireplace

Details for Parcel: P132139



Jurisdiction: ANACORTES
Please contact the city of ANACORTES for ANACORTES zoning information.

Zoning Designation:

Parcel Number

P132139

XrefID

3808-120-011-0000

Quarter Section Township Range

03 23 35 01

Owner Information

IRVING CONSTRUCTION CORP
819 COMMERCIAL AVE STE G
ANACORTES, WA 98221

Site Address(es)**Map Links**

[Open in iMap](#)

Assessor's Parcel Map:

[PDF](#) | [DWF](#)

2015 Values for 2016 Taxes*

Building Market Value \$.00
Land Market Value +\$117,000.00
Total Market Value \$117,000.00
Assessed Value \$117,000.00
Taxable Value \$117,000.00

Sale Information

Deed Type QUIT CLAIM DEED
Sale Date 2014-07-28
Sale Price \$.00

2016 Property Tax Summary

2016 Taxes will be available after 2/15/2016

Use the Taxes link above for 2015 taxes

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

Legal Description Definitions

LOT 4, BLA-2014-003 RECORDED UNDER AF#201407290002, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE WEST 15 FEET OF LOT 9 AND ALL OF LOTS 10 AND 11, BLOCK 1120, NORTHERN PACIFIC ADDITION TO ANACORTES, RECORDED IN VOLUME 2 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON.

*Land Use	(111) HOUSEHOLD, SFR, INSIDE CITY			WAC 458-53-030	
Neighborhood	(21AVIEW) ANACORTES VIEW RESIDENTIAL				
Levy Code	0900	Fire District			
School District	SD103	Exemptions			
Utilities		Acres	0.19		
Improvement 1 Attributes Summary					
Building Style	SINGLE FAMILY RESIDENCE				
Year Built		Foundation			
Above Grade Living Area		Exterior Walls			
Finished Basement		Roof Covering			
*Total Living Area		Heat/Air Conditioning			
Unfinished Basement		Fireplace			
*Total Garage Area		Bedrooms			
Bathrooms					
For additional information on individual segments see Improvements tab					

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

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

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

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

Details for Parcel: P58251



Jurisdiction: ANACORTES
Please contact the city of **ANACORTES** for ANACORTES zoning information.

Zoning Designation:

[Recorded Documents](#)

Documents scanned and recorded by the Auditor's office

Parcel Number

P58251

XrefID

3809-120-011-0000

Quarter Section Township Range

03 23 35 01

Owner Information

IRVING CONSTRUCTION CORP
819 COMMERCIAL AVE STE G
ANACORTES, WA 98221

Site Address(es)**Location Map**

[Locate this Parcel on iMap](#)

Assessor's Parcel Map: [PDF](#) | [DWE](#)

2014 Values for 2015 Taxes*

Building Market Value \$.00
Land Market Value +\$126,200.00
Total Market Value \$126,200.00
Assessed Value \$126,200.00
Taxable Value \$126,200.00

Sale Information

Deed Type QUIT CLAIM DEED
Sale Date 2014-07-28
Sale Price \$.00

2015 Property Tax Summary

2015 Taxable Value \$126,200.00
General Taxes \$1,212.10
Special Assessments/Fees
Total Taxes \$1,212.10

* Effective date of value is January 1 of the assessment year (2014)

Legal Description [Definitions](#)

LOT 2, BLA-2014-003 RECORDED UNDER AF#201407290002, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE WEST 25 FEET OF LOT 3 AND ALL OF LOT 4 AND THE EAST 20 FEET OF LOT 5, BLOCK 1120, NORTHERN PACIFIC ADDITION TO ANACORTES, RECORDED IN VOLUME 2 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON. EXCEPT THE SOUTH 10 FEET THEREOF.

Land Use (111) HOUSEHOLD, SFR, INSIDE CITY

[WAC 458-53-030](#)

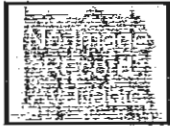
Neighborhood (21A)VIEW) ANACORTES VIEW RESIDENTIAL

Utilities

Levy Code 0900
City District Anacortes
School District SD103
Fire District
Year Built
Acres 0.17
Living Area
Bedrooms
Appliances
Exemptions

Foundation
Construction Style
Exterior Walls
Roof Style
Roof Covering
Floor Construction
Plumbing
Heat-AirCond
Fireplace

Details for Parcel: P132138



Jurisdiction: ANACORTES
Please contact the city of ANACORTES for ANACORTES zoning information.

Zoning Designation:

Parcel Number
P132138

XrefID
3809-120-011-0000

Quarter	Section	Township	Range
03	23	35	01

Owner Information
IRVING CONSTRUCTION CORP
819 COMMERCIAL AVE STE G
ANACORTES, WA 98221

Site Address(es)

Location Map

[Locate this Parcel on iMap](#)

Assessor's Parcel Map: [PDF](#) | [DWF](#)

2014 Values for 2015 Taxes*

Building Market Value	\$0.00
Land Market Value	+\$138,800.00
Total Market Value	\$138,800.00
Assessed Value	\$138,800.00
Taxable Value	\$138,800.00

Sale Information

Deed Type	QUIT CLAIM DEED
Sale Date	2014-07-28
Sale Price	\$0.00

2015 Property Tax Summary

2015 Taxable Value	\$138,800.00
General Taxes	\$1,333.11
Special Assessments/Fees	
Total Taxes	\$1,333.11

* Effective date of value is January 1 of the assessment year (2014)

Legal Description [Definitions](#)

LOT 3, BLA-2014-003 RECORDED UNDER AF#201407290002, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE WEST 10 FEET OF LOT 5 AND ALL OF LOTS 6, 7 AND 8 AND THE EAST 15 FEET OF LOT 9, BLOCK 1120, NORTHERN PACIFIC ADDITION TO ANACORTES, RECORDED IN VOLUME 2 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH THE SOUTH 10 FEET OF LOTS 1 TO 4 AND THE WEST 20 FEET OF LOT 5.

Land Use (111) HOUSEHOLD, SFR, INSIDE CITY

[WAC 458-53-030](#)

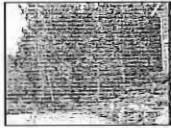
Neighborhood (21A)VIEW ANACORTES VIEW RESIDENTIAL

Utilities

Levy Code	0900
City District	Anacortes
School District	SD103
Fire District	
Year Built	
Acres	0.33
Living Area	
Bedrooms	
Appliances	
Exemptions	

Foundation
Construction Style
Exterior Walls
Roof Style
Roof Covering
Floor Construction
Plumbing
Heat-AirCond
Fireplace

Details for Parcel: P58253



Jurisdiction: ANACORTES
Please contact the city of ANACORTES for ANACORTES zoning information.

Zoning Designation:

[Recorded Documents](#)

Documents scanned and recorded by the Auditor's office

Parcel Number

P58253

XrefID

3809-121-000-0001

Quarter Section Township Range

03 23 35 01

Owner Information

IRVING CONSTRUCTION CORP
819 COMMERCIAL AVE STE G
ANACORTES, WA 98221

Site Address(es)**Location Map**

[Locate this Parcel on iMap](#)

Assessor's Parcel Map: [PDF](#) | [DWF](#)

2014 Values for 2015 Taxes*

Building Market Value \$.00
Land Market Value +\$104,000.00
Total Market Value \$104,000.00
Assessed Value \$104,000.00
Taxable Value \$104,000.00

Sale Information

Deed Type WARRANTY DEED
Sale Date 2007-08-09
Sale Price \$.00

2015 Property Tax Summary

2015 Taxable Value \$104,000.00
General Taxes \$998.87
Special Assessments/Fees
Total Taxes \$998.87

* Effective date of value is January 1 of the assessment year (2014)

Legal Description [Definitions](#)

(0.2600 ac) N P TO ANACORTES, BLOCK 1121, LOT W1/2 OF LOT 8 AND ALL LOTS 9 THROUGH 11., ACRES 0.26

Land Use (111) HOUSEHOLD, SFR, INSIDE CITY

[WAC 458-53-030](#)

Neighborhood (21AVIEW) ANACORTES VIEW RESIDENTIAL

Utilities

Levy Code 0900
City District Anacortes
School District SD103
Fire District
Year Built
Acres 0.00
Living Area
Bedrooms
Appliances
Exemptions

Foundation
Construction Style
Exterior Walls
Roof Style
Roof Covering
Floor Construction
Plumbing
Heat-AirCond
Fireplace

EXHIBIT #4:

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-2015-0001

PROJECT NAME:

West 10th Street Replat /PUD

APPLICANT:

Schemmer Consulting Group
3014 Commercial Avenue, Suite C
Anacortes, WA 98221

LANDOWNER:

Irving Construction Corporation
819 Commercial Avenue, Suite G
Anacortes, WA 98221

**PROJECT ENGINEER &
SURVEYOR:**

Schemmer Consulting Group
3014 Commercial Avenue, Suite C
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 replat, Planned Unit Development (PUD), and SEPA environmental review to create 8 lots and 1 wetland tract (9 lots total) on the subject property. Wetland buffer averaging and a modification /deviation to the underlying zoning district's minimum lot size requirement is also proposed. The applicant also proposes a right-of-way (ROW) dedication and vacation. The vacation request is to unimproved West 11th Street for approximately 212 feet from lots 5 to 11 Block 1121 Northern Pacific Addition to Anacortes. Additionally, the applicant proposes a vacation request to the alley for approximately 185 feet from lots 1 to 6 Blocks 1120 & 1121 Northern Pacific Addition to Anacortes.

PROJECT LOCATION:

The subject properties are located south of West 10th Street between Minnesota and Kansas Avenues.

SUBJECT PARCELS:

P58251, P58253, P102477, P102478, P132138, & P132139

PERMITS REQUIRED:

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

EXISTING ENVIRONMENTAL DOCUMENTS:

Wetland Report; SEPA Environmental Checklist; Geotechnical Evaluation; Tree Assessment & Preservation Plan; & Landscape Plan

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:

1,573 ± cubic yards of fill & 273 ± cubic yards of cut

CRITICAL AREAS:

Geologically Hazardous Area:

Geotest prepared a reconnaissance level report concerning the project site's topography, soils, drainage, and geologically hazardous areas. No known geologically hazardous areas exists on the subject property.

Wetlands:

According to a Wetland Report prepared by Advanced Environmental Solutions dated March 20, 2015, there is a Category III wetland located onsite that is 0.16 acres. The wetland extends off-site to the northwest and southwest. The onsite portion of the wetland is 902 square feet in area. According to AMC 17.70.340(1) and consistent with current Department of Ecology buffer requirements, Category III (3) wetlands require a 110-foot buffer as measured from the edge of the wetland.

The applicant proposes wetland buffer averaging which would reduce a portion of the 110 foot buffer as it extends onto lots 5 & 6. The reduced buffer along lots 5 and 6 would result in a 91 foot buffer width. The reduced buffer area proposed is 2,904 square feet while the increased buffer area would be 2,935 square feet.

Priority Habitat & Species:

No known priority habitat or species are located on or within close proximity to the subject properties following a review of Washington State Department of Fish and Wildlife's website.

Cultural Resources:

No known cultural resources are located on or within close proximity to the subject property. Both the Samish Indian Nation and the Washington State Department of Archaeology and Historic Preservation (DAHP) was provided an opportunity to comment on the subject development. No comment was received.

TREE ASSESSMENT & PRESERVATION PLAN:

Urban Forestry Services Inc., prepared a Tree Assessment and Preservation Plan dated August 5, 2015. The applicant /landowner proposes retaining seventy-three (73) trees within a wetland tract that is approximately 0.46 acres in area. Chapter 16.50 of the Anacortes Municipal Code requires that one tree credit unit per 1,000 square feet of property. The subject property is 69,011 net square feet in area. Therefore, 70 tree credits are required based on this net square footage. The applicant /landowner proposed retention of seventy-three (73) trees within the wetland tract equates to two hundred and seventy-two (272) tree credits. The wetland tract would be designated as a native growth protection area easement (NGPE).

TRANSPORTATION:

The City of Anacortes' Public Works Department did not require that a Traffic Impact Study be prepared associated with the subject development.

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:

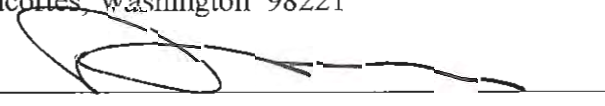
1. Erosion control, dust control, and best management practices shall be employed during construction /development activities as required by both the Building and Public Works Departments.
2. Orange construction fencing shall be installed at the project boundary's clearing limits.
3. A grading permit 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. The Wetland Tract shall be owned and maintained by the property owner, property owner's association, successors or assigns. A note to this effect shall be recorded on the final replat/ PUD.
6. The wetland Tract shall be designated as a Native Growth Protection Easement (NGPE). A note to this effect shall be recorded on the final replat /PUD map.
7. Note on the final replat /PUD, "Within the NGPE, vegetation or tree removal, topping, or trimming is prohibited unless approved by the City. The applicant would need to submit an ISA certified arborist report that states a tree is dead, diseased, or dying to the City of Anacortes' Planning Department and Parks and Recreation Department for review and approval. Notwithstanding, vegetation /tree removal from an NGPE is prohibited."
8. Before final replat /PUD approval shall be given, a split rail cedar wood fence shall be constructed along the buffer's edge of the wetland thereby demarcating the beginning of the Category III (3) wetland. Wetland critical area signage obtained from the City of Anacortes' Department of Planning, Community, & Economic Development shall be placed on the fence.
9. Note on the final replat /PUD, "Those trees designated for retention on the submitted tree preservation plan shall be protected before and during site development and construction through adherence to AMC § 16.50.100. Chain link fencing (or other sturdy construction fencing) 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."
10. Before any site development 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.
11. Note on the final replat /PUD, "No yard extension, yard waste dumping, or off leash pets are permitted in the NGPE tract" (SEPA MDNS #11).

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: 11/24/15 **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: November 25, 2015

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 #5:

RESOLUTION 1934



RESOLUTION NO. 1934

**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 proposed replat /Planned Unit Development (PUD) to create 8 lots and 1 wetland tract (9 lots total) of the subject property. The subject replat /PUD also involves SEPA environmental review, wetland buffer averaging and the dedication of right-of-way in addition to said vacation request; 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, wetland buffer averaging and the proposed dedication of right-of-way; 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 December 9, 2015; 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 January 2016; and,

SECTION 5. That the subject vacation request is to unimproved West 11th Street for approximately 212 feet from lots 5 to 11 Block 1121 Northern Pacific Addition to Anacortes.

Additionally, the applicant proposes a vacation request to the alley for approximately 185 feet from lots 1 to 6 Blocks 1120 & 1121 Northern Pacific Addition to Anacortes.

INTRODUCED, PASSED, AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ANACORTES on this 16th day of November 2015.

CITY OF ANACORTES, WASHINGTON



LAURIE M. GERE, MAYOR

Approved as to form and legality:



Darcy Swetnam, WSBA# 40530
City Attorney

ATTEST:



Steve D. Hoglund, City Clerk Treasurer

EXHIBIT #6:

DEPARTMENT /AGENCY COMMENTS RECEIVED

Public Works Conditions for West 10th P.U.D - Irving

Paperwork:

1. A clearing and grading plan consistent with City requirements shall be submitted by the applicant for review and approval by the City of Anacortes Planning\Building and Public Works Departments prior to any construction activities taking place on or off-site.
2. A Large Parcel Storm Water Plan and Water Quality Control Plan consistent with City requirements shall be submitted by the applicant for review and approval by the Planning\Building and Public Works Departments prior to any construction activities taking place on or off-site.
3. Construction activities may require an NPDES Construction Storm Water Discharge Permit issued by the Department of Ecology prior to any construction activities taking place on or off-site.
4. Clearing activities may require a logging permit issued by the Department of Natural Resources prior to construction activities taking place on or off-site.
5. 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.
6. 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.
7. Prior to the final plat approval, all infrastructure improvements shall be completed as required by the City of Anacortes Public Works Director and a 2-year Maintenance Bond in place. The 2-year Maintenance Bond is 10% of the actual construction cost.

Water:

8. 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.

Site-Frontage:

9. Mailbox locations shall be reviewed and approved by the City of Anacortes Public Works Department and the U.S. Postal Service.
10. Street lighting shall be required at Tika Court and within the Cul-de-Sac. 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 52, 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:

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

Sanitary Sewer:

12. All Sanitary Sewer Easements shall be 20-foot minimum width and dedicated to the City of Anacortes.
13. All Sanitary Sewer structures shall have vehicular access, including but not limited to: 1) A 12-foot minimum width access road with an approved all-weather surface asphalt road, or other approved Low Impact Development Best Management Practice design, 2) Meeting the minimum structural requirements for Access Road approved by the City of Anacortes.
14. The individual private shut off valve locations have not been determined and will be worked out at the approval of the Construction Civil Plans.



Development Review Group (DRG)

Name of Applicant: Irving Construction / Schemmer Engineering & Surveying

Brief Description: Minnesota Ave & West 10th St. 8 lot residential Re-plat

Please initial if approved and/or include your comments:

Street Department: BL

Comments:

OK

Water Department: EP

Comments:

OK

Solid Waste: M.K.

Comments:

OK

Sandi Andersen: ~~SD~~

Comments:

Cricchio, Kevin

From: Hoxie, Robert
Sent: Tuesday, November 24, 2015 11:37 AM
To: Cricchio, Kevin
Subject: RE: addresses 10th Street PUD

Lot 1 = 3619 W10th Street
2 = 3617 W10th Street or 2102 Tika Court
3 = 3613 W10th Street or 2101 Tika Court
4 = 3611 W10th Street
5 = 2105 Tika Court
6 = 2109 Tika Court
7 = 2108 Tika Court
8 = 2106 Tika Court

From: Cricchio, Kevin
Sent: Tuesday, November 24, 2015 11:31 AM
To: Hoxie, Robert <robh@cityofanacortes.org>
Subject: addresses 10th Street PUD

Rob,

Can you tell me what the addresses are for the 8 lots West 10th Street PUD? Thanks.

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

EXHIBIT #7:

PUBLIC COMMENTS RECEIVED

Cricchio, Kevin

From: Bob and Claudia Hogan <hoganhouse@comcast.net>
Sent: Monday, December 14, 2015 4:41 PM
To: Cricchio, Kevin
Subject: Comment regarding proposed PUD on W. 10th Street in Anacortes
Attachments: PUD Objection Letter-Exhibit A.pdf; PUD Objection Letter-Exhibit B.pdf; PUD Objection Letter-Exhibit C.jpeg

To: The Anacortes Planning Commission
From: Bob and Claudia Hogan, 3616 W. 10th St., Anacortes, WA
Re: Proposed PUD on West 10th Street by Irving Construction
Date: December 14, 2015

A Planned Unit Development (PUD) is described in the City of Anacortes' Municipal Code Chapter 17.44.010 as having the purposes of, among others, promoting a "more economical and efficient use of the land while providing a **harmonious** variety of housing choices, a **higher level of city attractiveness and quality**" and to "encourage developments which will provide a desirable and stable environment **in harmony with that of the surrounding area**. A copy of that Chapter is attached as Exhibit A.

Irving Construction Corporation is requesting a PUD for 8 additional homes on W. 10th Street, along with a reduction in the previously established minimum square foot lot size from 7500 to 6000. The average lot size of this proposed 8-lot PUD would be less than 6300 square feet.

The average lot size of the existing homes on W. 10th Street is 11,228. Lot sizes of the North side of W. 10th are indicated in the Land Title Company of Skagit County sketch, attached as Exhibit B. Information regarding the square footage of the two developed lots on the same side of W. 10th was obtained by searching those two addresses (3713 and 3711) on realtor.com, and each of those two lots are approximately 8750 square feet. The proposed lot sizes in the PUD are significantly smaller than the existing lots in this area.

Also attached, as Exhibit C, is a birds-eye view of the homes and undeveloped lots on W. 10th, provided by Google Maps. It is apparent just from looking at this photo of the homes and lots on this street (and surrounding streets) that squeezing 8 houses into this proposed PUD area on significantly smaller lots would not in fact be in harmony with the surrounding area, and would therefore be contrary to the purpose and intent of a PUD in this circumstance.

Next time you are in the area, we would also invite you to drive up to Rockridge Parkway and Antone Way, just a few blocks southwest of W. 10th, where you will see there are still numerous lots yet to be developed. Although we understand that the Planning Commission may be feeling some pressure to accommodate additional future growth in Anacortes, we point out these areas to make sure you are aware of the vast number of existing lots still available in this area alone, and we ask that you not unduly burden our street with 8 lots crammed together into an area that should only hold five or six homes.

We respectfully request that you take this information into consideration, as well as the testimony of the numerous other neighbors who voiced their objections and concerns at the December 9, 2015 Planning Commission meeting. We are not opposed to the addition of homes on this site in general, but the lot size and

Exhibit A

Chapter 17.44 - PLANNED UNIT DEVELOPMENT AND COTTAGE HOUSING

Sections:

17.44.010 - Purpose.

The zone map adopted as part of this title establishes zone boundaries, and this title establishes the permitted use of land in the various zones. The conditions and requirements set forth in this title are general and designed to apply to individual lots and minimum area of parcels. A planned unit development (PUD), as the term is used in this title, has the following purposes:

- A. To permit greater flexibility and consequently more creative and imaginative design for the development of residential and business uses than generally is possible under conventional zoning regulations;
 - B. To promote more economical and efficient use of the land while providing a harmonious variety of housing choices, a higher level of city attractiveness and quality, and preservation of scenic open space;
 - C. To correlate the intentions of this title and other ordinances of the city to encourage developments which will provide a desirable and stable environment in harmony with that of the surrounding area.
(Ord. 2316 (part), 1994)
-

Exhibit B

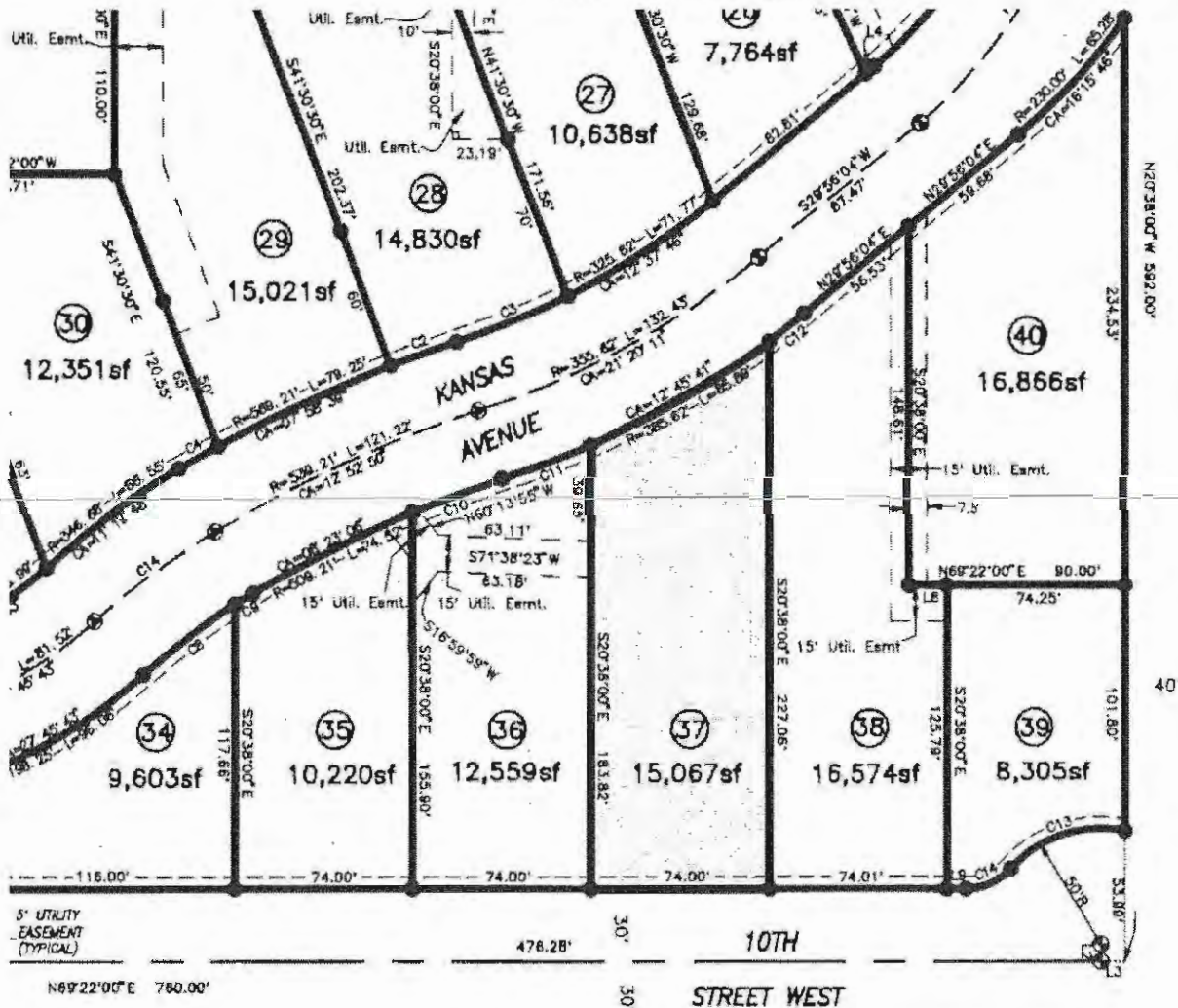


Land Title & Escrow Company

Of Skagit County & Island County

"We deliver results...not just promises"

Order No. 151655-SAE



This sketch is a courtesy of LAND TITLE COMPANY OF SKAGIT COUNTY to assist in locating the premises. It is not based on a Survey and the Company assumes no liability for variations, if any, in dimensions and locations. This map does not purport to show all highways, roads or easements affecting the property.



Cricchio, Kevin

From: Irving Construction <icc@fidalgo.net>
Sent: Tuesday, December 08, 2015 8:19 AM
To: The Wilhoits
Cc: Cricchio, Kevin; James T Schemmer, P.E.
Subject: re: from Steve Wilhoit- continuing conversation to Scott Irving memo dated 12/5/2015
Attachments: Input to city for Irving project scott irving response- third update.docx

From: "The Wilhoits" <tenstreet@comcast.net>
Sent: Monday, December 07, 2015 7:28 PM
To: "Irving Construction" <icc@fidalgo.net>, kevinc@cityofanacortes.org
Subject: from Steve Wilhoit- continuing conversation to Scott Irving memo dated 12/5/2015

Scott and Kevin,

Additional conversation to Scott Irving Memo dated 12/5/2015

Steve and Linda Wilhoit
3610 west 10th
Anacortes

November 19, 2015- December 7, 2015

Subject: Impacted Resident Input to File Number PUD-2015- 001; Applicant Irving Construction Company

From Steven and Linda Wilhoit 3610 West 10th St, Anacortes, WA

Introduction: While those of us who purchased property and built custom homes on West 10th St over the past 10-15 years always expected the subject property to be developed we were expecting 4-5 custom homes not 8-9 spec houses. This is legally owned property and we expect it will be developed according to City of Anacortes requirements. While we would prefer to see 4-5 larger lots and homes more in keeping with the existing neighborhood we are not challenging the overall project, subject to the answers to questions and requests below. We would ask the City and the Developer to seriously consider the following.

Observations:

1. There are currently 8 developed properties on West 10th St. There are 2 additional individual lots that could be developed. This proposal will double the number of existing structures that could or will access West 10th St increasing the traffic on at least the western half of the street considerably.
2. Seven of the 8 existing homes are occupied by senior couples- retired or semi-retired. The remaining house is a rental that routinely houses Navy officers and their families. Other than people accessing the ACFL trailhead on West 10th, this is a very quiet, low traffic volume, dead end street with a small population. Depending on the developers intent, this situation and West 10th lifestyle could be substantially impacted.
3. The proposed lots average 6284 square feet. The existing 10 lots (8 with structures) average 9612 square feet, ranging from 7500 sq foot (owned by the co- owner of the applicants property) to 16866 square feet. This substantial differential will likely change the size and type of houses and therefore the character of the neighborhood.
4. The Developer is proposing minimal size lots impacted with multiple easements without providing any common space within the new neighborhood for use by new residents or children.
5. The awkward intersection of Kansas, Minnesota and West 10th is already a hazardous intersection with close calls being a routine occurrence (which never show up as reported accidents or incidents). Due to the large number of houses in Rock Ridge relative to the number of houses on West 10th the bulk of the up and downhill traffic moves to and from Minnesota and Kansas. That path, either up or down is largely visible to/ from both directions. The path to and from Kansas to West 10th is substantially blind and is routinely where the issues occur with people rolling/running the stop from Minnesota or not staying in lane uphill on Kansas. While the existing configuration is the most appropriate for the awkward situation, the potential increase of traffic between Kansas and West 10th will increase the issues and potential accidents at the intersection.
6. The alley from Minnesota is currently a dead end. The proposal is to make the alley a through street to Tika Court. This creates a new circular path that does not exist now impacting the

houses that currently enjoy a dead end street as well as a new entry path onto West 10th. While the developer/ city may have run a traffic study for this proposal, it was not provided with the distributed material. The issues identified in #4 and #5 create a substantial change to long established traffic flows and volumes in the immediate neighborhood.

Questions (and requests):

1. What proposed lots will have a primary access by way of a curb cut directly onto West 10th?
What road/ alley will be the primary access to the other lots?
*The driveway access to one lot is from W. 10th. The rest of the lots access from Tika Ct.
We assume this is lot 4- correct? Lot 1 does not connect to Tika place- will it be accessed from the alley if not West 10th? Lot 4 driveway access is shown on W. 10th If we end up with a Garage in the back of Lot 1, it will be accessed from the alley.*
2. It appears that a new easement will be created for the sanitary sewer to west 11th St. Where will the other utilities (gas, electric, water, storm sewer, cable, telephone) be accessed? If they will be accessed on West 10th St where will the connections be made and to what extent will the pavement be disturbed and patched on West 10th St; West 10th St pavement is substantially pristine at the moment.
*Gas, water and electric will come from the existing underground services on W. 10th. Every effort will be made to minimize the number of road cuts. No road closures are anticipated. Storm sewer will connect to existing catch basin on the South West corner of the project.
Thank you for minimizing the cut and cover damage to West 10th.*
3. Since property P126321 is not included in the proposal but is owned by a co-owner of the development will the utility extensions being proposed be extended to that property to minimize the future impact to West 10th St, if and when that property is developed? If not why not?
*Utilities will be extended to P126321. That parcel is not owned by Irving Construction Corp. and is not part of the development.
The 10/28/2015 planned unit development document lists Dale and Elizabeth as a co-owner with you and the property you are developing has a long history between you and them- therefore we consider them a player. If the utilities are extended to the property line with P1125321, that seems reasonable. But see below. They are not a player in this development. The City will most likely require a sidewalk extension as a condition for a building permit for that lot.*
4. The curb, gutter and sidewalk currently end on the west end of the proposed development. Will the new curb, gutter and sidewalk be extended just through the proposed development or through to the cul de sac which would include the property (P 126321) currently owned by the co- owner of the development. If it were extended along the entire length of the property owned by the proposal principals it would complete all the potential sidewalks on west 10th St and reduce the impact to the street if and when P 126321 is developed. If not, why not?
*Sidewalks will extend the length of the proposed development. It will be up to the owner of P126321 to extend the sidewalk if the City requires.
The 10/28/2015 planned unit development document lists Dale and Elizabeth Fowler as a co-owner with you and the property you are developing has a long history between you and them- therefore we consider them a player. With the activity to extend the curbs, gutter and sidewalks from the current end of the sidewalk through the proposed development, there will never be a*

more appropriate and cost effective time to extend them through P126321- not to mention the least additional impact to the existing and new residents of West 10th. Please communicate with Dale and Elizabeth that we ask them to complete the work that the City will require them to do when they develop P126321.

5. What is the developer's intent relative to the houses that will be offered for sale? What size and style are being proposed for each house? What will be an approximate range of proposed sales prices? Will they include full or partial landscaping? What are the proposed front and side setbacks for each lot?

The zoning for this area is R-2. The required setbacks for R-2 zoning will be enforced. (20 feet front and back, 5 & 10 side setbacks) The homes will be single family residences of high quality, approximately 2,400 sq. ft. Each will be designed individually to fit the topography and maximize view potential. The sites will be fully landscaped as required by the City.

Thanks- What price range to you anticipate they will sell for- a range is sufficient. Price point will be \$500,000.00

6. Does the developer have CC&R's for the property? Do the CC&R's envision a homeowners association? **We would like a copy of the formal CC&R's if they exist.**

There are no CC&R's yet. We would prefer not to create a HOA if possible.

7. What is the development schedule? When will site prep start, when will initial construction start and when will the entire development be complete. Does the developer intend this to be a continuous development through to completion of the 8 houses? Or is there the potential that due to market conditions or other situations the development may be partially completed, suspended and / or restarted in the future? **We would like a copy of the proposed schedule.**

Development schedule TBD. We would like to start as soon as permits are available. Our intention is to build the site out within 18 months. Once permits are obtained, we will produce a schedule. This is an ideal site for winter/spring construction; dust is the biggest potential nuisance and for that reason, we hope to start soon.

Should we assume these will be spec type homes- built first and then sold? Or will you be attempting to market them first and build afterwards? The 18 months is fair timeframe- but would hate to see it become 24- 36 months. We intend to begin a marketing strategy after preliminary appraisal which will result in pre-sales.

8. Tika Court is shown as 25' wide with right angle corners relative to its intersection with West 10th St. This would appear to be a very difficult turn/ entrance for large emergency equipment. Can the largest of City of Anacortes fire equipment make the turn from West 10th St? Will there be new fire hydrants in Tika Court?

Tika Court has been designed to accommodate all City vehicles. The development has been signed off by the required City services officials. There will be a fire hydrant on Tika Court.

Thank you.

9. Will Tika Court have any traffic control at the intersection with West 10th St- stop sign or yield sign?

A stop sign will be required at Tika Court.

Thank you.

Requests of the Applicant:

1. This development will be a substantial impact to the neighborhood and we would like to see the project (1) be continuous to completion and (2) as short a duration as possible.
7. Above.
2. The developer is requested to keep all construction equipment and materials on the job site. No storage of equipment, materials or dumpsters on West 10th St should be permitted. This has been a problem for this street in the past with another contractor.
This is an important issue with the neighborhood- we would like an answer. We do not expect West 10th to be a staging or storage area for construction equipment and material. W. 10th will not be a staging area for construction
3. The developer is requested do everything possible to minimize construction debris and dust.
7. Above? Developer will maintain construction fencing and silt fencing throughout the project.
4. The developer is requested to seek to maintain work days/ hours to as close to normal business hours as possible.
What hours should the neighborhood consider to be 'normal'- what hours is the schedule predicated on? Monday through Friday, 7:30-4:00 are normal hours with an occasional Saturday morning as needed
5. The developer is requested to keep the adjacent neighbors informed as to the progress of the project and any activities/deviations that might impact the neighborhood. This especially applies if West 10th St will be closed to access at any time.
Please. I can provide email addresses if that would be useful to you. OK
6. Should the developer's plan incorporate a common security mailbox on West 10th St for the development the existing neighbors may be interested in participating in that mailbox system. Please keep us apprised.
With the construction activity and growth of the number of housing units on West 10th the existing owners are considering a secure unit for mail- it might be beneficial for everyone including the USPS to have a single unit. If you are going to install one when the curb, gutter and sidewalks on west 10th are put in we would be interested in participating in one 16 box unit. If you are going to install a unit on Tika Place rather than West 10th we would will proceed with one on West 10th. We can talk this over with the USPS and get their input

Requests of the City:

Kevin- these requests are current. If 3. has been satisfied, only 1. and 2. are requested to be accomplished by the City.

1. Public Works is requested to apply centerline yellow stripes on Kansas, Minnesota and West 10th for a reasonable distance leading up to the awkward intersection of the three streets. This will better delineate the critical lane areas of the intersection.
2. Public Works is requested to install a sign below the stop sign on Minnesota stating "oncoming traffic does not stop", putting those people on notice of that reality in the intersection.
3. Fire Department is requested to ensure that all fire equipment can enter and exit the narrow opening to Tika Court from West 10th St. The cul de sac at the east end of West 10th St is sized

and signed " no parking" to ensure emergency equipment can move effectively on West 10th St. If equipment cannot properly access Tika Court it will be forced to muster from West 10th St effectively blocking ingress/ egress to those of us living east of the Tika Court entrance.

Thank you for your consideration; we look forward to your responses,

Steven and Linda Wilhoit

3610 West 10th St

360.293.6707

Cricchio, Kevin

From: The Wilhoits <tenstreet@comcast.net>
Sent: Monday, December 07, 2015 5:19 PM
To: Cricchio, Kevin
Subject: December 9 Site Tour- Irving Construction West 10th project

Kevin,

The announcement indicates that there will be a site visit to West 10th st on December 9 at 5:15 pm- ahead of the meeting. It may go without saying but it is really dark up here at that time and the street lights are only on the far ends of West 10th- the actual development area is too dark to tour.

Steve and Linda Wilhoit]
3610 west 10th

December 3, 2015

To: Don Measamer

Subject: Failure of City of Anacortes Email system to accept Party of Record Input

Don,

I sent a series of comments concerning File # PUD-2015- 001 on November 20, 2015, per city request.

I requested a receipt request of Kevin, which I have never received- obviously per the postmaster of City of Anacortes automated message dated December 3, 2015, the City email system has never delivered it.

I formally request that the input be considered properly submitted and received per City requirements.

A handwritten signature in black ink, appearing to read "Steven and Linda Wilhoit", written over the printed name.

Steven and Linda Wilhoit

3610 West 10th

Anacortes, WA 98221

2 attachments

The Wilhoits

From: The Wilhoits <tenstreet@comcast.net>
Sent: Thursday, December 03, 2015 8:55 PM
To: kevinc@cityofanacortes.org
Subject: FW: Delivery delayed:Party of Record submittal- File # PUD-2015-001
Attachments: details.txt; Untitled attachment 00019.txt

Kevin,

I have no idea what this is about but I submitted Party of Record comments on time.

Steve Wilhoit
3610 west 10th
Anacortes

From: postmaster@cityofanacortes.org [mailto:postmaster@cityofanacortes.org]
Sent: Thursday, December 03, 2015 8:38 PM
To: tenstreet@comcast.net
Subject: Delivery delayed:Party of Record submittal- File # PUD-2015-001

Delivery is delayed to these recipients or groups:

kevinc@cityofanacortes.org

Subject: Party of Record submittal- File # PUD-2015-001

This message hasn't been delivered yet. Delivery will continue to be attempted.

The server will keep trying to deliver this message for the next 1 days, 19 hours and 57 minutes. You'll be notified if the message can't be delivered by that time.

Diagnostic information for administrators:

Generating server: BELL.cityofanacortes.org
Receiving server: BELL.cityofanacortes.org (192.168.0.13)

kevinc@cityofanacortes.org

Remote Server at BELL.cityofanacortes.org (192.168.0.13) returned '400 4.4.7 Message delayed'
12/4/2015 4:32:31 AM - Remote Server at BELL.cityofanacortes.org (192.168.0.13) returned '432 4.3.2 STOREDRV;
mailbox database is offline; STOREDRV.Deliver.Exception:MailboxOfflineException.MapiExceptionMdbOffline; Failed to
process message due to a transient exception with message Cannot open mailbox /o=City of Anacortes/ou=Exchange
Administrative Group (FYDIBOHF23SPDLT)/cn=Configuration/cn=Servers/cn=BELL/cn=Microsoft System Attendant.
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4.29881:76040000'

Original message headers:

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BELL.cityofanacortes.org (192.168.0.13) with Microsoft SMTP Server (TLS) id
15.0.1076.9; Thu, 3 Dec 2015 16:34:35 -0800
Received: from bell.cityofanacortes.org (192.168.0.3) by
BELL.cityofanacortes.org (192.168.0.13) with Microsoft SMTP Server id
15.0.1076.9 via Frontend Transport; Thu, 3 Dec 2015 16:34:35 -0800
X-Sendio-Return-Path: tenstreet@comcast.net
X-Sendio-Delivered: Thu, 03 Dec 2015 16:34:35 -0800
X-Sendio-Delivered-To: kevinc@cityofanacortes.org
X-Sendio-Released: Thu, 03 Dec 2015 16:34:35 -0800
X-Sendio-Released-By: by user request explicit
X-Sendio-SAV-Sent: Fri, 20 Nov 2015 08:31:49 -0800
X-Sendio-Received: Fri, 20 Nov 2015 08:31:49 -0800
Received: (sendio-gmail 17026 invoked by uid 5002); 4 Dec 2015 00:34:35 -0000
X-Sendio-SenderIP: 69.252.207.33
X-Sendio-RemoteSenderIP: 69.252.207.33
Authentication-Results: cityofanacortes.org; dkim=none (no signatures)
X-Sendio-DKIMResults: NoSignature
Received-SPF: Pass (bell.cityofanacortes.org: domain of comcast.net designates
69.252.207.33 as permitted sender) client-ip=69.252.207.33; envelope-
from="tenstreet@comcast.net"; helo=resqmta-ch2-01v.sys.comcast.net;
receiver=bell.cityofanacortes.org; mechanism="ip4:69.252.207.0/25"; identity=mailfrom
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X-Sendio-MessageID: 1448037109.16498.1
Received: from unknown (HELO resqmta-ch2-01v.sys.comcast.net) (69.252.207.33)
by bell.cityofanacortes.org with SMTP; 20 Nov 2015 16:31:49 -0000
Received: from resomta-ch2-08v.sys.comcast.net ([69.252.207.104])
by resqmta-ch2-01v.sys.comcast.net with comcast
id jsXa1r0042Fh1PH01sXosr; Fri, 20 Nov 2015 16:31:48 +0000
Received: from WilhoitsDesktop ([IPv6:2601:601:4100:a14d:3dfd:e6f3:9e73:7344])
by resomta-ch2-08v.sys.comcast.net with comcast
id jsXm1r00C0FVdW201sXnSd; Fri, 20 Nov 2015 16:31:48 +0000
From: The Wilhoits <tenstreet@comcast.net>
To: <kevinc@cityofanacortes.org>
Subject: Party of Record submittal- File # PUD-2015-001
Date: Fri, 20 Nov 2015 08:31:36 -0800
Message-ID:
<!&AAAAAAYAAAAAAAJsEoblUm4dHuZ+Dj8W0dbzCgAAAEAAAADPQ1kWA98xGsAki8HwHShwBAAAAA==@
comcast.net>
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Content-Type: multipart/mixed;
boundary="-----_NextPart_000_004E_01D1236D.DF8DBAB0"
Content-Language: en-us
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X-WatchGuard-Spam-Score: 0, clean; 0, virus threat unknown
X-WatchGuard-Mail-Client-IP: 69.252.207.33
X-WatchGuard-Mail-From: tenstreet@comcast.net
Return-Path: tenstreet@comcast.net

The Wilhoits

From: Cricchio, Kevin <kevinc@cityofanacortes.org>
Sent: Thursday, December 03, 2015 8:55 PM
To: The Wilhoits
Subject: Please verify your email address to join my trusted email community
Attachments: FW: Delivery delayed: Party of Record submittal- File # PUD-2015-001 (769 bytes)

Importance: High



Sendio Opt-Inbox™

Your email to
Cricchio, Kevin
<kevinc@cityofanacortes.org>
is almost there!



We need to verify your email address.
Click the button to instantly become a trusted sender.

✓ Verify me

(To view this message as a web page, [click here](#).)

Thanks for your email. City of Anacortes is using Sendio's Opt-Inbox technology to ensure they do not receive unwanted email. Verifying your email address will ensure that all future email from tenstreet@comcast.net will be delivered directly to Cricchio, Kevin's inbox without delay.

Verification using the button above is instantaneous but if you prefer, simply [sending a reply](#) to this email will also work.

Need help, or want to learn more about how Opt-Inbox verification works?

If you did not send a recent email to kevinc@cityofanacortes.org, please disregard this message.

Thanks,

Team Sendio

*I Responded to this
AS REQUESTED — NO
POSITIVE Response Received.
Ken Wilhoit*

The Wilhoits

From: The Wilhoits <tenstreet@comcast.net>
Sent: Friday, November 20, 2015 8:32 AM
To: 'kevinc@cityofanacortes.org'
Subject: Party of Record submittal- File # PUD-2015-001
Attachments: Input to city for Irving project.docx

Kevin,

Subject to your solicitation dated November 11, 2015, we have attached our comments for the record concerning the Irving Construction Company development on West 10th St.

You are requested to confirm receipt of this letter.

Regards,

Steven and Linda Wilhoit
3610 West 10th St
Anacortes, WA 98221
360.293.6707

November 19, 2015

Subject: Impacted Resident Input to File Number PUD-2015- 001; Applicant Irving Construction Company

From Steven and Linda Wilhoit 3610 West 10th St, Anacortes, WA

Introduction: While those of us who purchased property and built custom homes on West 10th St over the past 10-15 years always expected the subject property to be developed we were expecting 4-5 custom homes not 8-9 spec houses. This is legally owned property and we expect it will be developed according to City of Anacortes requirements. While we would prefer to see 4-5 larger lots and homes more in keeping with the existing neighborhood we are not challenging the overall project, subject to the answers to questions and requests below. We would ask the City and the Developer to seriously consider the following.

Observations:

1. There are currently 8 developed properties on West 10th St. There are 2 additional individual lots that could be developed. This proposal will double the number of existing structures that could or will access West 10th St increasing the traffic on at least the western half of the street considerably.
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Thank you for your consideration; we look forward to your responses,

Steven and Linda Wilhoit

3610 West 10th St

360.293.6707

November 19, 2015- December 7, 2015

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From Steven and Linda Wilhoit 3610 West 10th St, Anacortes, WA

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Questions (and requests):

1. What proposed lots will have a primary access by way of a curb cut directly onto West 10th? What road/ alley will be the primary access to the other lots?

The driveway access to one lot is from W. 10th. The rest of the lots access from Tika Ct.

We assume this is lot 4- correct? Lot 1 does not connect to Tika place- will it be accessed from the alley if not West 10th?

2. It appears that a new easement will be created for the sanitary sewer to west 11th St. Where will the other utilities (gas, electric, water, storm sewer, cable, telephone) be accessed? If they will be accessed on West 10th St where will the connections be made and to what extent will the pavement be disturbed and patched on West 10th St; West 10th St pavement is substantially pristine at the moment.

Gas, water and electric will come from the existing underground services on W. 10th. Every effort will be made to minimize the number of road cuts. No road closures are anticipated. Storm sewer will connect to existing catch basin on the South West corner of the project.

Thank you for minimizing the cut and cover damage to West 10th.

3. Since property P126321 is not included in the proposal but is owned by a co-owner of the development will the utility extensions being proposed be extended to that property to minimize the future impact to West 10th St, if and when that property is developed? If not why not?

Utilities will be extended to P126321. That parcel is not owned by Irving Construction Corp. and is not part of the development.

The 10/28/2015 planned unit development document lists Dale and Elizabeth as a co-owner with you and the property you are developing has a long history between you and them- therefore we consider them a player. If the utilities are extended to the property line with P1125321, that seems reasonable. But see below.

4. The curb, gutter and sidewalk currently end on the west end of the proposed development. Will the new curb, gutter and sidewalk be extended just through the proposed development or through to the cul de sac which would include the property (P 126321) currently owned by the co- owner of the development. If it were extended along the entire length of the property owned by the proposal principals it would complete all the potential sidewalks on west 10th St and reduce the impact to the street if and when P 126321 is developed. If not, why not?

Sidewalks will extend the length of the proposed development. It will be up to the owner of P126321 to extend the sidewalk if the City requires.

The 10/28/2015 planned unit development document lists Dale and Elizabeth Fowler as a co-owner with you and the property you are developing has a long history between you and them- therefore we consider them a player. With the activity to extend the curbs, gutter and sidewalks from the current end of the sidewalk through the proposed development, there will never be a more appropriate and cost effective time to extend them through P126321- not to mention the least additional impact to the existing and new residents of West 10th. Please communicate with

Dale and Elizabeth that we ask them to complete the work that the City will require them to do when they develop P126321.

5. What is the developer's intent relative to the houses that will be offered for sale? What size and style are being proposed for each house? What will be an approximate range of proposed sales prices? Will they include full or partial landscaping? What are the proposed front and side setbacks for each lot?

The zoning for this area is R-2. The required setbacks for R-2 zoning will be enforced. (20 feet front and back, 5 & 10 side setbacks) The homes will be single family residences of high quality, approximately 2,400 sq. ft. Each will be designed individually to fit the topography and maximize view potential. The sites will be fully landscaped as required by the City.

Thanks- What price range to you anticipate they will sell for- a range is sufficient.

6. Does the developer have CC&R's for the property? Do the CC&R's envision a homeowners association? **We would like a copy of the formal CC&R's if they exist.**
There are no CC&R's yet. We would prefer not to create a HOA if possible.

7. What is the development schedule? When will site prep start, when will initial construction start and when will the entire development be complete. Does the developer intend this to be a continuous development through to completion of the 8 houses? Or is there the potential that due to market conditions or other situations the development may be partially completed, suspended and / or restarted in the future? **We would like a copy of the proposed schedule.**

Development schedule TBD. We would like to start as soon as permits are available. Our intention is to build the site out within 18 months. Once permits are obtained, we will produce a schedule. This is an ideal site for winter/spring construction; dust is the biggest potential nuisance and for that reason, we hope to start soon.

Should we assume these will be spec type homes- built first and then sold? Or will you be attempting to market them first and build afterwards? The 18 months is fair timeframe- but would hate to see it become 24- 36 months.

8. Tika Court is shown as 25' wide with right angle corners relative to its intersection with West 10th St. This would appear to be a very difficult turn/ entrance for large emergency equipment. Can the largest of City of Anacortes fire equipment make the turn from West 10th St? Will there be new fire hydrants in Tika Court?

Tika Court has been designed to accommodate all City vehicles. The development has been signed off by the required City services officials. There will be a fire hydrant on Tika Court.

Thank you.

9. Will Tika Court have any traffic control at the intersection with West 10th St- stop sign or yield sign?

A stop sign will be required at Tika Court.

Thank you.

Requests of the Applicant:

1. This development will be a substantial impact to the neighborhood and we would like to see the project (1) be continuous to completion and (2) as short a duration as possible.

7. Above.

2. The developer is requested to keep all construction equipment and materials on the job site. No storage of equipment, materials or dumpsters on West 10th St should be permitted. This has been a problem for this street in the past with another contractor.

This is an important issue with the neighborhood- we would like an answer. We do not expect West 10th to be a staging or storage area for construction equipment and material.

3. The developer is requested do everything possible to minimize construction debris and dust.
- 7. Above?**

4. The developer is requested to seek to maintain work days/ hours to as close to normal business hours as possible.

What hours should the neighborhood consider to be 'normal'- what hours is the schedule predicated on?

5. The developer is requested to keep the adjacent neighbors informed as to the progress of the project and any activities/deviations that might impact the neighborhood. This especially applies if West 10th St will be closed to access at any time.

Please. I can provide email addresses if that would be useful to you.

6. Should the developer's plan incorporate a common security mailbox on West 10th St for the development the existing neighbors may be interested in participating in that mailbox system. Please keep us apprised.

With the construction activity and growth of the number of housing units on West 10th the existing owners are considering a secure unit for mail- it might be beneficial for everyone including the USPS to have a single unit. If you are going to install one when the curb, gutter and sidewalks on west 10th are put in we would be interested in participating in one 16 box unit. If you are going to install a unit on Tika Place rather than West 10th we would will proceed with one on West 10th.

Requests of the City:

Kevin- these requests are current. If 3. has been satisfied, only 1. and 2. are requested to be accomplished by the City.

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Steven and Linda Wilhoit

3610 West 10th St

360.293.6707

Cricchio, Kevin

From: The Wilhoits <tenstreet@comcast.net>
Sent: Friday, November 20, 2015 8:32 AM
To: Cricchio, Kevin
Subject: Party of Record submittal- File # PUD-2015-001
Attachments: Input to city for Irving project.docx

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Regards,

Steven and Linda Wilhoit
3610 West 10th St
Anacortes, WA 98221
360.293.6707



Friends of the Forest

*Dedicated to the preservation of the Anacortes Community
Forest Lands through education, outreach & stewardship*

November 24, 2015

Anacortes Planning Department,

Board Members

Andy Stewart
President

Monica Ochs
Vice President

Lin Nichols
Treasurer

Bill Dietrich
Secretary

Jean Andrich
Charlie Collins
Denise Crowe
Ed Gastelum
Scott Gudmundsen

We are writing in regard to the PUD-2015-0001 site plan on West 10th. As this proposed development is seeking significant alterations from current zoning, street and alley vacations, and borders the Anacortes Community Forest Lands, we have given it our attention.

Upon review, we are open to the concept of reconfiguration of the grid formation of lots to a higher density cul de sac with one access off 10th St. The vacation of alleys and 11th St make sense in this context, and preserve the existing trees on the undeveloped 11th St. right of way. We support this. We understand that the extension of lots into the 110' wetland buffer will only go so far as to not take down any more trees, and that the extension of the boundary into the buffer zone is only into a previously cleared area. We will leave questions of appropriate lot density (8-6) in the allowable buildable space to others.

Given this, our primary concerns are these:

1) That the wetland buffer zone be diligently designated and protected by the developer, and the City ensure that private homeowners do not encroach into this area with yard extension, yard waste dumping, off leash pets, or native plant and tree removal or alteration.

2) That no new access trails be made for the development as a whole, or from any individual yards to the ACFL.

Staff

Denise Crowe
*Education and
Outreach Director*

Jean Ford Andrich
*Development and
Outreach Director*

These are serious issues in other border areas of the ACFL, and we hope to see continuing improvement in homeowner understanding of ACFL /wetland buffer stewardship and real consequences for those who degrade or disregard these critical areas.

Respectfully yours on behalf of the Friends of the Forest Board,

611 R Ave. / P.O. Box 2213
Anacortes, WA 98221
(360) 293-3725
info@friendsoftheacfl.org
www.friendsoftheacfl.org

Andy Stewart
Board President

Friends of the Anacortes
Community Forest Lands is a
not for profit 501c3 organization.
Tax ID: 91-1430220

EXHIBIT #8:

GEOTECHNICAL REPORT



741 Marine Drive
Bellingham, WA 98225

20611-67th Avenue NE
Arlington, WA 98223

PHONE
360 733_7318

TOLL FREE
888 251_5276

FAX
360 733_7418

June 9, 2015
Job No. 14-0672

Scott Irving
819 Commercial Avenue # 6
Anacortes, WA 98221

**Re: Revised Feasibility for New Development
West 10th Street Project
West 10th Street
Anacortes, Washington**

Dear Mr. Irving,

As requested, we have visited and conducted a field investigation of the subject property in order to determine the feasibility for residential development within the 8 new lots on the property.

The purpose of this report is to prepare a reconnaissance level report that discusses site topography, site soils, geologically hazardous areas, preliminary drainage and construction recommendations, and the overall compatibility of proposed development on the subject property.

PROJECT DESCRIPTION

We understand that the currently undeveloped subject property, located in Anacortes, Washington, has been divided into 8 lots upon which construction of new single family residences will occur (Figure 1). According to preliminary design plans, the 8 lots are located adjacent to and surrounding a proposed cul-de-sac that will extend into the center of the property from West 10th Street. An east to west oriented alley way is also planned to be located in the center of the site and to the east and west of the proposed cul-de-sac.

At the time of this report the proposed locations of the residences are undetermined and/or undisclosed to GeoTest (GTS). GTS anticipates that planned residences will contain foundations that will most likely consist of a conventional, shallow, cast-in-place concrete footing and stem wall construction. GTS also anticipates that stormwater drainage and associated drain lines from imperious surfaces will be tightlined to the existing municipal stormwater catchment system located north of the property on West 10th Street and/or southwest of the property on the West 11th Street cul-de-sac. According to design plans a landscape wall is planned to be located where a rock wall outcrop exists east of the 11th Street cul-de-sac and southwest of lots 7 and 8. Plans indicate that a sewer easement/system will exist between lots 7 and 8 and will run from the proposed cul-de-sac in the center of the site, where it will be a collection point for site lots, into an existing sewer system on the 11th Street cul-de-sac.

SITE CONDITIONS

This section discusses the general surface and subsurface conditions observed and interpreted at the project site at the time of our site visit. Interpretations of the site conditions are based on the results of our review of available information, site reconnaissance, and our experience in the project vicinity.

Site Geology

Geologic information for the project site was obtained from the DNR – Washington Interactive Geologic Map, published by the Washington State Department of Natural Resources (DNR). According to DNR, the site is underlain by Jurassic aged intrusive igneous rocks locally named Fidalgo ophiolites (Ji(f)). Ophiolites are tectonically emplaced slices of oceanic crust into or onto continental crust. Native bedrock outcrops observed within exposed areas of the subject property appeared consistent with the mapped geology.

Soil Survey

According to the United States Department of Agriculture (USDA) Natural Resource Conservation Service Soil Survey website, soils within the vicinity of the project site are mapped as Fidalgo-Lithic Xerochrepts-Rock complex with 3 to 30 percent slopes.

According to the Soil Survey, the near surface soil components of the Fidalgo-Lithic Xerochrepts-Rock complex is rated as having a low erosion susceptibility with an erosion K factor (susceptibility of a soil to sheet and rill erosion by water) of 0.15. Values of K range from 0.02 to 0.69, and, the higher the value, the more susceptible the soil is to water erosion. Native site soils observed at the project site were generally consistent with the Soil Survey.

Limited Aerial Photo Review

We reviewed historical images dating from 1969, 1977, 1994, 1998, 2001, 2004, 2005, 2006, 2009 and 2011 in order to determine if there has been any recent significant earth slide activity within the vicinity of the project site. Aerial photos were obtained from Google Earth, Skagit County's interactive mapping service, and Washington State Coastal Zone Atlas. Based on aerial imagery review, the entire site appears to have been logged sometime between 1977 and 1998 and the northern half of the site was cleared of vegetation sometime between 2005 and 2006. However, it appears that the general appearance of the site slopes have not changed significantly within the approximately 42 reviewed years.

Surface Conditions

A representative from GeoTest visited the site on December 18, 2014, to provide a visual evaluation of the site topography and soils, concerning existing stability and erosion potential of the native slopes.

At the time of our site visit, the subject property was surrounded by West 10th Street, adjacent residences, and forested land to its north, west, and south and east, respectively (Photos 1 and 2). No developed structures were present on the property.

Topographic slopes within the northern and southwestern portions of the site generally contained an overall northwest gradient of approximately 10H:1V (10%) but ranged from approximately flat to 5H:1V (20%). A relatively flat and broad ridge, oriented northeast to southwest, existed in the southeast portion of the property. Site slopes to the south of the ridge contained a southeast oriented aspect and a grade of approximately 10H:1V (10%) that leveled out upon contacting a designated wetland area (Photo 3). A vertical rock face, lacking any evidence of rock topples, existed off of and adjacent to the southeast corner of the site.



Photo 1: Looking southeast along West 10th Street. Proposed locations of lots 1 and 2 (foreground) and lots 3, 4, 5 and 6 (background, woodland area).



Photo 2: Looking south along western edge of subject property at proposed location of lot 1 (foreground) and lot 8 (background, woodland area).

The northern portion of the site was dominantly covered with a variety of brush including blackberry while the southern portion of the site contained relatively thick stands of Douglas fir and alder with an understory of salal, moss, and ferns. Vegetative patterns indicated that recent significant soil erosion processes and slope instability have not occurred on site. There was no indication that the property had been regraded in the past, however it is probable that site soils were disturbed during historic logging activities. Soils in various locations on the site were probed with a steel tipped soil probe to determine a general soil thickness and consistency. It was deemed that bedrock throughout the site either outcropped at the surface or was overlain with soft to stiff topsoil and forest duff ranging from approximately 1 inch to 12 inches and commonly approximately 5 inches in thickness (Photo 4).



Photo 3: Looking north along the slope located within the southeast portion of the site, just north of the designated wetland area. Note stable growth habits of trees.



Photo 4: Bedrock outcropping within Lot 1.

Evidence of significant soil creep, typically indicated by severe pistol butting of tree trunks, was not observed on the site slopes at the time of our visit. In addition, we did not observe any recent landslides, evidence of significant erosion or other indications of instability on the subject slope faces. Surface water was not observed running over the face of site slopes. Further, no obvious signs of recent instability or significant erosion were observed within the vicinity of the proposed development site at the time of our visit in December of 2014.

CONCLUSIONS AND RECOMMENDATIONS

Based upon evaluation of the data collected during this investigation, it is our opinion that development on the subject property is feasible and should not impact on the site from a geotechnical perspective by decreasing slope stability or increasing erosion potential. Further, we anticipate that development will pose no unreasonable threat to persons or property either on or off site provided the recommendations contained herein are incorporated into the project design.

Geologically Hazardous Areas

According to the referenced *City of Anacortes Code Chapter 17.70.180 Designation of Geologically Hazardous Areas*, geologically hazardous areas include erosion hazard, landslide hazard, seismic hazard, mine hazards, volcanic hazards and other geological events including tsunamis, mass wasting, debris flows, rock fall and differential settlement. The potential hazards that may affect the site are erosion and landslide hazards. It is our understanding that the City of Anacortes has not identified landslide and erosion hazard areas on the subject property. Further, the Skagit County Potential Landslide and Erosion Area map does not indicate that geohazards exist on the property.

As mentioned previously, no obvious signs of severe instability or evidence of large scale global instability were observed at the time of our site visit. Large scale global instability, consisting of deep-seated rotational failures, can extend down into the subsurface to substantial depths. These failures typically leave geomorphic evidence of their existence on the slope. Typical indicators are head scarps, tension cracks, sag ponds, seepage zones, hummocky ground surface and slump blocks. Obvious visual indications of large scale global slope instability, such as those referenced above, were not observed at the subject property. Due to the observed globally stable condition of the site slopes, it is our opinion that large scale landslides are unlikely to occur and affect the future development.

Erosion Control

The following recommendations are intended to prevent erosion from occurring during and after the construction phase of the project:

- All clearing and grading activities for the future residential construction should incorporate Best Management Practices (BPMs) for erosion control in compliance with current City of Anacortes codes and standards.
- We recommend leaving as much of the existing vegetation on site slopes near areas of the proposed improvements as possible. Leaving the existing

vegetation and planting additional brush and vegetation on site slopes and in areas disturbed by excavation activities will help maintain near surface slope stability by providing a stable root base within the near surface soils. Removal of vegetation and trees may increase the risk of failure for the surficial soils during periods of wet weather.

- Yard waste should not be dumped over the face of site slopes. Yard waste can retain water and cause instability on the slope soils.
- All areas disturbed by construction practices should be vegetated or otherwise protected to limit the potential for erosion as soon as practical during and after construction. Areas requiring immediate protection from the effects of erosion should be covered with either plastic, mulch or erosion control netting/blankets. Areas requiring permanent stabilization should be seeded with an approved grass seed mixture, or hydroseeded with an approved seed-mulch-fertilizer mixture. We recommend that appropriate silt fencing be incorporated into the construction plan for erosion control.
- Proper drainage controls have a significant effect on erosion. All surface water and any collected drainage water should not be allowed to be concentrated and discharged down the face of site slopes. All collected stormwater should be directed to an appropriate collection system to be discharged within the local stormwater collection system.

Based on observations made during our site visit and assuming that the above recommendations are carried out, as well as appropriate maintenance is carried out for the life of the residences, it is our opinion that site slopes do not present a hazard to the future development.

Limited Foundation and Grading Recommendations

In general, the near surface fractured and/or undisturbed native bedrock observed and interpreted to underlie the site should provide suitable bearing conditions for the proposed development. In order to reduce the potential for differential settlement to occur, we recommend that all foundation elements bear directly on competent rock and uniform conditions. Any encountered soft/saturated soil, organics or areas of highly fractured and unsuitable rock conditions should be removed from below foundation areas prior to construction.

Assuming the above foundation support criteria are satisfied, continuous or isolated spread footings founded directly on the bedrock, or on properly compacted structural fill placed over the bedrock, may be proportioned using a maximum net allowable soil bearing pressure of 4,000 psf. The term "net allowable bearing pressure" refers to the pressure that can be imposed on the soil at foundation level resulting from the total of all dead plus live loads, exclusive of the weight of the footing or any backfill placed above the footing. The net allowable bearing pressure may be increased by one-third for transient wind or seismic loads.

With regards to site grading immediately around proposed residences, the planned cul-de-sac and associated alley, and/or planned parking areas, we recommend that permanent soil slopes be graded no steeper than approximately 2H:1V (50 percent) and should be protected or vegetated to reduce erosion potential. Exposed competent rock

slopes should not exceed 3/4H:1V slope, while highly fractured rock slopes should be sloped similar to soil slopes. We do not recommend that any site fill (if applicable) be placed over or within any steeper portions of the property without being properly engineered and/or retained with a suitably designed retaining wall system, as appropriate.

Limited Drainage Recommendations

We recommend that all stormwater resulting from roof downspouts, footing drains and pavements be tightlined to a suitable off site location such as the municipal stormwater collection system located on West 10th Street and West 11th Street.

Due to thin to absent site soils we do not recommend direct on site infiltration.

Summary

Based on observations made during our site visit and assuming that the above recommendations are incorporated into project construction, as well as appropriate maintenance being carried out for the life of the project, it is our opinion that the site does not present a hazard in relation to development on site provided residential foundations bear entirely on suitably prepared rock subgrade surfaces. In our opinion, appropriate pinning of foundations to the underlying rock is at the owner's option and is not required for stability if foundations are placed on stepped and level surfaces. In addition, it is our opinion that it is possible to prevent significant erosion from occurring during and after site grading activities provided the stormwater discharge recommendations referenced above and the applicable BMP's within the current City of Anacortes Code are followed.

LIMITATIONS

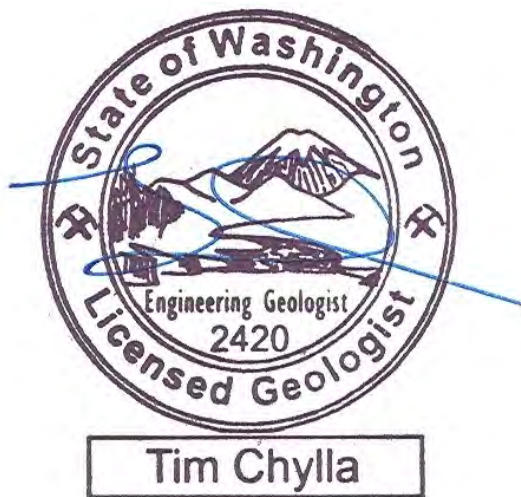
Our conclusions are based on visual observations of surface conditions made during our site visit on December 18, 2014, review of available information and our experience in the area. Our study area included the area of the proposed residential development only, as referenced in this report. Our services have been performed in a manner consistent with that level of professional care and skill exercised by other members of the professional community practicing under similar conditions in the area. No warranty, expressed or implied, is made. Our services have been executed in accordance with generally accepted site evaluation practices in this area at the time the report was prepared.

We appreciate the opportunity to be of service to you on this project. If any questions should arise regarding this report, please contact the undersigned.

Respectfully Submitted,
GeoTest Services, Inc.



Josh Hardesty, M.S.
Staff Geologist



Tim Chylla, L.E.G.
Engineering Geologist

Attached: Figure 1 Vicinity Map
 Figure 2 Site Plan

REFERENCES

DNR, 2014, Washington Interactive Geologic Map. Washington Division of Geology and Earth Resources. Washington State Department of Natural Resources.

Skagit County website, iMap. <http://www.skagitcounty.net/maps/iMap/>

Skagit County website, Potential Landslide and Erosion Areas Map, http://www.skagitcounty.net/GIS/Documents/GeoHazard/t35r1_2.pdf

Soil Survey website, Skagit County, WA, prepared by the USDA National Resource Conservation Service. <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

Washington State Department of Ecology. Coastal Zone Atlas. <http://www.ecy.wa.gov/>.

PROJECT LOCATION



MAP REFERENCED FROM USGS NATIONAL MAP VIEWER 2014

NORTH



GEOTEST SERVICES, INC.

741 Marine Drive
Bellingham, WA 98225
phone: (360) 733-7318
fax: (360) 733-7418

Date: 12-22-14

By: JH

Scale: As shown

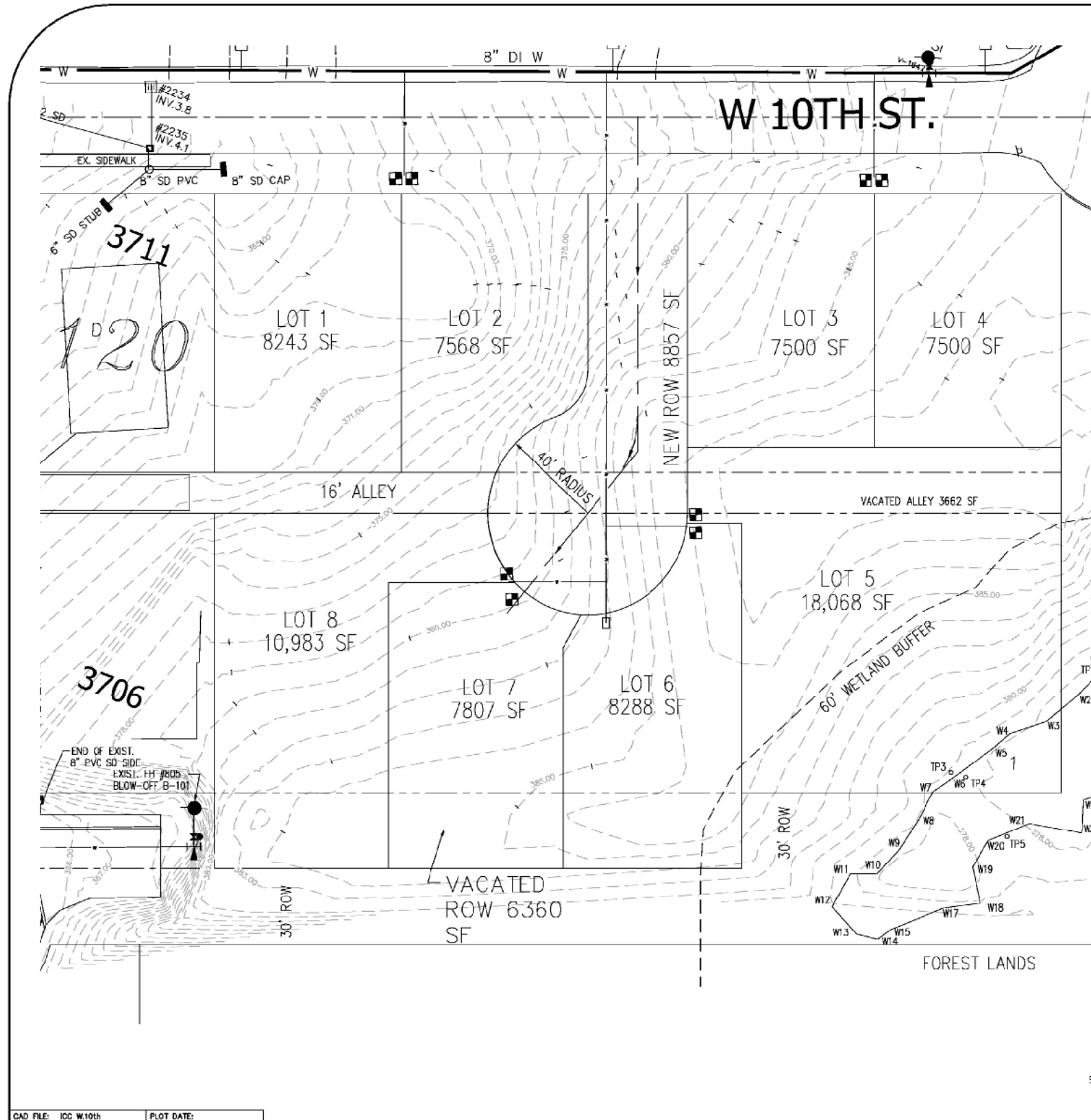
Project

VICINITY MAP
WEST 10TH STREET PROJECT
WEST 10TH STREET
ANACORTES, WASHINGTON

14-0672

Figure

1



- STORM DRAIN PLAN NOTES:**
- ALL WORK SHALL CONFORM TO THE CURRENT WSDOT SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION, CITY OF ANACORTES DRAINAGE CODES AND ORDINANCES AND THE CITY OF ANACORTES DESIGN AND DEVELOPMENT STANDARDS.
 - ALL POLY-VINYL CHLORIDE PIPE (PVC) AND FITTINGS SHALL CONFORM TO AND MEET THE REQUIREMENTS OF THE LATEST ASTM SPECIFICATION D3034. PIPE AND FITTINGS SHALL MEET STANDARD DIMENSION RATION 35. PROVIDORS MUST BE MADE FOR CONTRACTION AND EXPANSION AT EACH JOINT WITH A RUBBER RING, SECURELY PLACED TO PREVENT DISPLACEMENT.
 - ALL CONCRETE STORM PIPE SHALL BE RUBBER GASKETED, REINFORCED CONCRETE CULVERT PIPE CONFORMING TO SECTION 9-25.3(2) OF THE SAID APWA STANDARD SPECIFICATIONS.
 - AS (CPEP) SHALL BE SMOOTH INTERIOR AND MANUFACTURED FROM HIGH-DENSITY POLYETHYLENE RESIN, WHICH SHALL MEET OR EXCEED THE REQUIREMENTS OF TYPE II, CATEGORY 4 OR 5, GRAD 133 OR REQUIREMENTS OF AASHTO M249. ALL FITTINGS AND ACCESSORIES SHALL BE MANUFACTURED AND FURNISHED BY THE PIPE SUPPLIER.
 - ALL 12 INCH THRU 36-INCH DIAMETER CORRUGATED POLYETHYLENE PIPE (CPE) FOR STORM SEWER AND CULVERTS SHALL COMPLY WITH THE REQUIREMENTS OF WSDOT/APWA SECTION 9-25.19 CORRUGATED POLYETHYLENE CULVERT PIPE. JOINTS SHALL BE SOE-TIGHT. ALL 3-INCH THRU 10-INCH DIAMETER CORRUGATED POLYETHYLENE PIPE (CPE) SHALL COMPLY WITH ALL THE REQUIREMENTS OF AASHTO M252 AND BE MANUFACTURED WITH A SMOOTH INTEGRAL LINING THAT COMPLES WITH ALL MATERIAL AND STIFFNESS REQUIREMENTS OF AASHTO M254. JOINTS SHALL BE SOE-TIGHT AS DEFINED IN SECTION 9-25.19.
 - ALL FITTINGS SHALL BE OF LIKE MATERIAL, AS THE PIPE FURNISHED BY THE PIPE SUPPLIER.
 - ALL PIPES SHALL BE SUITABLE FOR USE AS A GRAVITY DRAIN CONDUIT.
 - THE END OF ALL ROOF AND FOOTING DRAIN STUB OUTS SHALL BE MARKED STORM DRAIN ON A PVC PIPE.
 - THE MARKER SHALL EXTEND A MINIMUM OF 36 INCHES ABOVE THE GROUND, THE PORTION ABOVE THE GROUND SHALL BE LABELED "STORM SEWER WITH BLACK LETTERS. IT SHALL ALSO IDENTIFY THE INVERT OF THE STUB.
 - CLEAN-OUTS SHALL HAVE CAST IRON CASES.
 - ALL DRIVEWAY OR CURB LINE SHALL BE OF SUFFICIENT LENGTH TO PROVIDE A MINIMUM 3:1 SLOPE FROM THE EDGE OF THE DRIVEWAY TO THE BOTTOM OF THE DITCH. FOOTING DRAINS, ROOF DOWN SPOUTS AND CURTAIN DRAINS ARE TO BE CONNECTED TO THE STORM DRAINAGE SYSTEM OR SWALES AS SHOWN ON THE CONSTRUCTION PLANS.
 - MINIMUM SLOPE ON ROOF AND FOUNDATION DRAIN STUBS SHALL BE 0.5% AND HAVE A MINIMUM OF 1 FOOT OF COVER. ROOF DRAINS AND FOUNDATION DRAINPIES SHALL BE CONSTRUCTED OF PVC ASTM D3034 SDR 35, AND ASTM F679.
 - DRAINAGE OUTLETS (STUB OUTS) SHALL BE PROVIDED FOR EACH INDIVIDUAL LOT. STUB-OUTS SHALL CONFORM TO THE FOLLOWING:
 - EACH OUTLET SHALL BE SUITABLY LOCATED AT THE LOWEST ELEVATION ON THE LOT, SO AS TO SERVICE ALL FUTURE ROOF DOWNSPOUTS, FOOTING DRAINS, DRIVEWAYS, YARD DRAINS, AND ANY OTHER SURFACE OR SUBSURFACE DRAINS NECESSARY TO RENDER LOTS SUITABLE FOR THEIR INTENDED USE. EACH OUTLET SHALL HAVE FREE-FLOWING, POSITIVE DRAINAGE TO THE STORM DRAINAGE SYSTEM OR TO AN APPROVED OUTFALL LOCATION.
 - OUTLETS ON EACH LOT SHALL BE LOCATED WITH A SECTION OF PVC PIPE MARKED "STORM" ON THE END AND SHALL EXTEND 36 INCHES ABOVE THE GROUND.
 - DRAINAGE EASEMENTS ARE REQUIRED FOR DRAINAGE SYSTEMS DESIGNED TO CONVEY FLOWS THROUGH INDIVIDUAL LOTS.
 - THE ENGINEER/CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE LOCATIONS OF ALL STUB OUT CONVEYANCE LINES WITH RESPECT TO UTILITIES (E.G., POWER, GAS, TELEPHONE, CABLE, ETC.).
 - ALL INDIVIDUAL STUB OUTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNER.
 - CATCH BASINS AT THE CURB LINE SHALL BE RECESSED 0.1 FEET.
 - ALL STORM DRAINAGE STRUCTURES, SUCH AS CATCH BASINS AND MANHOLES, NOT LOCATED WITHIN A TRAVELED, PAVED DRIVEWAY OR CONCRETE SIDEWALK, SHALL HAVE LOCKING LIDS. ALL DRAINAGE STRUCTURES ASSOCIATED WITH A PERMANENT DETENTION FACILITY SHALL HAVE LOCKING LIDS. ALL DRAINAGE STRUCTURES LOCATED WITHIN A BIKE OR WALKING PATH SHALL HAVE LOCKING LIDS.
 - ALL CATCH BASINS GRATES SHALL INCLUDE THE STAMPING "OUTFALL TO STREAM, DUMP NO POLLUTANTS".
 - CATCH BASINS SHALL CONFORM TO TYPE I, TYPE II, OR TYPE III, AS DEFINED IN SAID APWA STANDARD SPECIFICATIONS AND STANDARD PLANS WITH FLAT TOP FRAME AND GRATE.
 - CATCH BASINS MUST BE SET TO LINE GRADE USING NO MORE THAN TWO (2) ADJUSTMENT RINGS.
 - THE CAST IRON FRAME MAY BE PLACED FLANGE DOWN ON ADJUSTMENT BLOCKS IN LIEU OF PRECAST COLLAR. THE INSTALLATION OF CATCH BASINS SHALL INCLUDE FINAL ADJUSTMENT AS MAY BE REQUIRED TO FINISH GRADE. INSTALLATION WITHIN THE PAVED ROADWAY SHALL BE PER THE CITY OF ANACORTES TYPE I CATCH BASIN WITH 16-INCH BARRIER CURB DETAIL, UNLESS SPECIFIED AS A THRU-CURB INLET.
 - CAST IRON FRAME FOR TYPE I CATCH BASIN SHALL ACCOMMODATE A 20-INCH X 24-INCH GRATE.
 - A LOW-PRESSURE AIR TEST AT 5 PS FOR 15 MINUTES FOR SEWER MAINS IS REQUIRED. THE CITY OF ANACORTES MAINTENANCE CAMERA CREW WILL VIDEO SANITARY SEWER AND STORM SEWER MAINS, CALL 360.293.1921 TO SCHEDULE APPOINTMENT. 48-HOUR NOTICE REQUIRED (SECTION 7-12.30.19).
 - THE CONTRACTOR SHALL BE REQUIRED TO PLACE METALLIC TAPE OVER ALL NON-METALLIC PIPES. THE METALLIC TAPE SHALL BE A MINIMUM OF 2 INCHES IN WIDTH AND PLACED CONTINUOUSLY THE ENTIRE LENGTH OF THE STORM DRAIN FRENCH.
 - ALL TRENCHES FOR STORM DRAINS SHALL BE IN ACCORDANCE WITH THE SECTION 7 OF THE CURRENT WSDOT SPECIFICATIONS FOR ROADS, BRIDGES AND MUNICIPAL CONSTRUCTION.
 - ANY PERMANENT CULVERT OR FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE FACILITY IS TO FUNCTION AS AN IRRIGATION SYSTEM, THE TEMPORARY FACILITY MUST BE GRADED SO THAT THE BOTTOM AND SIDES ARE A LEAST THREE (3) FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.
 - OVERFLOW, SPILLWAYS, GRAVEL FILTER WINDOWS MUST BE CONSTRUCTED PER PLANS AND SPECIFICATIONS, NO DEVIATIONS. AS-BUILT FOR VERIFICATION REQUIRED.
 - QUARRY ROCK MUST BE SOUND, HARD, DURABLE ROCK, NO RECYCLED MATERIAL.
 - GRASS LINED SWALE SHALL BE CONSTRUCTED PER THE DETAILS PROVIDED. NO DEVIATIONS ALLOWED. ALL SWALES MUST BE OPERATIONAL BEFORE ACCEPTANCE.
 - MINIMUM 1-FOOT SEPARATION BETWEEN PIPES IN TYPE I CATCH BASINS.

- EROSION CONTROL**
- A CERTIFIED EROSION AND SEDIMENT CONTROL SUPERVISOR IS REQUIRED. THE ESC SUPERVISOR MUST HAVE ATTENDED AND EROSION AND SEDIMENT CONTROL CLASS WITHIN 3-YEARS FROM TODAY'S DATE. MUST PROVIDE CERTIFICATION CARD.
 - THE CERTIFIED EROSION AND SEDIMENT CONTROL SUPERVISOR WILL OVERSEE AND BE RESPONSIBLE FOR ALL EROSION CONTROL. THE FACILITIES SHALL BE INSPECTED DAILY AND MAINTAINED TO ENSURE PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS AND AFTER EVERY SIGNIFICANT STORM EVENT OF THE ESC FACILITIES DURING THE WET SEASON (OCTOBER 1 TO APRIL 30). MONTHLY REVIEWS DURING THE DRY SEASON (MAY 1 TO SEPTEMBER 30). WRITTEN RECORDS SHALL BE TURNED INTO THE PROJECT MANAGER OR INSPECTOR ON A WEEKLY BASIS AT THE WEEKLY SCHEDULED PROJECT MEETINGS.
 - SHALL BE IN PLACE PER THE APPROVED SET OF PLANS PRIOR TO ANY CONSTRUCTION START.
 - THE EROSION CONTROL SHALL BE INSPECTED ONCE A DAY AND MODIFIED TO MEET THE SURROUNDING CONDITIONS AS NEEDED.
 - PROVIDE A SIGN DISPLAYING A 24-HOUR CONTACT NUMBER AND NAME OF THE ESC SUPERVISOR. THE LETTER SIZE SHALL BE A MINIMUM OF 2 INCHES. THIS SHALL BE IN PLACE PRIOR TO CONSTRUCTION START. REMEMBER, THE LOOK OF THE SIGN WILL BE A REFLECTION OF THE CONTRACTOR AND DEVELOPER AND DEVELOPMENT.
 - THE STORM DRAIN SYSTEM AND EXISTING DITCHES SHALL BE CLEANED DAILY (SECTION 7-07.3). ALL DRAINAGE SYSTEMS SHALL BE CLEANED TO THE ACCEPTANCE OF THE CITY OF ANACORTES PRIOR TO ACCEPTANCE OF THE PROJECT.
 - STABILIZED CONSTRUCTION ENTRANCES AND ROADS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED DURING THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED SUCH AS WASH PADS TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN. NO MUD IS ALLOWED TO ENTER ONTO CITY STREETS.
 - ANY SOILS EXPOSED THAT WILL NOT BE DISTURBED FOR TWO (2) DAYS DURING THE WET SEASON OR SEVEN (7) DAYS IN THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (SEEDING, MULCHING, PLASTIC COVERING, ETC.).
 - TWO (2) WEEKS PRIOR TO THE BEGINNING OF THE WET SEASON (OCTOBER 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEED WITHIN ONE (1) WEEK OF THE BEGINNING OF THE WET SEASON. A SKETCH MAP OF THOSE AREAS TO BE SEED AND THOSE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE PROJECT MANAGER. THE PROJECT MANAGER CAN REQUIRE SEEDING IN ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES OR DRAINAGE FACILITIES.
 - PENALTIES FOR AN EROSION CONTROL VIOLATION ARE SUBJECT TO A \$300 TO \$1000 FINE UNDER CHAPTER 17.66. PENALTIES FOR VIOLATION, EACH DAY IS CONSIDERED A DIFFERENT VIOLATION.

DESIGNED BY	DATE	REVISIONS
THE SCHEMMER GROUP		
ENGINEERING		
3600 293-9006		
14-076		
02 OF 08		

EXISTING CONDITIONS
PRELIMINARY RE-PLAT

Irving Construction Corp.
West Tenth St. Project
Anacortes, WA 98221

GEOTEST SERVICES, INC. 741 Marine Drive Bellingham, WA 98225 phone: (360) 733-7318 fax: (360) 733-7418	Date: 12-22-14	By: JH	Scale: As Shown	Project 14-0672
	SITE PLAN			
	WEST 10TH STREET PROJECT WEST 10TH STREET ANACORTES, WASHINGTON			
				FIGURE 2

EXHIBIT #9:

WETLAND REPORT

August 20, 2015

Mr. Don Measamer, Director
Planning, Community & Economic Development Department
City of Anacortes
P.O. Box 547
Anacortes, Washington 98221

RE: Preliminary Irving Replat/P.U.D. Submittal – West 10th Street (PUD-2014-001)

Dear Don:

This letter provides response to the City of Anacortes's (City) comments provided by Mr. Kevin Cricchio, AICP, Associate Planner, in a letter to Mr. Jim Schemmer of Schemmer Engineering & Surveying, dated June 3, 2015, regarding the wetland critical areas report submittal for the Irving Construction- 10th Street Replat (File #: PUD-2014-001). The critical areas report, prepared by Advanced Environmental Solutions on March 20, 2015, describes the environmental conditions on the Irving property (approximately 66,524 square feet [1.53 acres]), comprised of six parcels P132138, P132139, P58251, P58253, P102477 and P102478. A Category III Palustrine Forested Wetland (PFO) that extends off-site on City-owned land to the south, encumbers approximately 902 square feet (0.02 acre) of the southeast corner of the subject Irving Parcel P102478. The wetland, approximately 7,008 square feet (0.16 acre) in total size, provides moderate habitat functions and is protected by the City with a standard buffer width of 110-feet (Anacortes Municipal Code [AMC] 17.70.340).

No direct wetland impacts are associated with the Irving replat proposal. However in order to mitigate for the reduction of approximately 2,904 square feet of buffer area situated within the replat area for proposed Lots 5 and 6, buffer width averaging, as outlined in AMC Section 17.70.340.F.4, is utilized. Increased buffer areas, representing 2,935 square feet in total area, are proposed to the east of Lots 4 and 5 and to the south of Lots 6 and 7, as illustrated in Figure 1. A total buffer area of 19,335 square feet is to be preserved in a reserve tract on the southern portion of the property. This reserved buffer area is greater than the area represented by the standard 110-foot buffer of 19,304 square feet. The total reserve tract, including the on-site wetland and buffer areas represents 20,327 square feet (0.46-acre). The minimum and maximum buffer widths resulting from buffer width averaging on the property, are 91-feet and 240-feet, respectively.

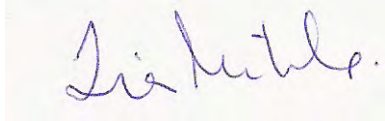
No reductions in wetland functions or buffer functional performance are anticipated to occur as a factor of buffer width averaging on the property. Existing forested wetland and buffer conditions within the reserve tract will be preserved.

Partial vegetation clearing on the northern lots in the plat had already occurred in the past. A split rail fence is to be installed along the boundary of reserve tract to discourage potential disturbances or encroachment from adjacent residential use.

The southern portion of the reserve tract, where increased buffer width area is proposed, consists a forested ridge along the vacated Right of Way associated with West 11th Street. Stormwater run-off on the south side of the ridge, which is to remain in a forested condition within the reserve tract, will continue to drains towards the wetland, consistent with current conditions. Although stormwater run-off from proposed development areas on the north side of the ridge will be increased from current conditions, it will continue to drain to the north, away from the site wetland, and therefore is not anticipated to result in a change of functions from current conditions.

Please contact me directly at (360) 202-6839, should you have any questions or comments regarding this letter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tina Mirabile", on a light-colored rectangular background.

Tina Mirabile, PWS

Attachment: Figure 1 – Buffer Site Plan PUD, Schemmer Engineering, August 18, 2015

Advanced Environmental Solutions

1500A EAST COLLEGE WAY, STE. 506, MOUNT VERNON, WA 98273 (360) 202-6839

March 20, 2015

Ms. Libby Grage
City of Anacortes
Planning, Community & Economic Development Department
P.O. Box 547
Anacortes, WA 98221

RE: Irving Construction – West 10th Street Replat

Dear Ms. Grage:

This letter summarizes the results of Wetlands Site Assessment conducted by Advanced Environmental Solutions (AES) on seven Parcels P132138, P132139, P126321, P58251, P58253, P102477 and P102478, approximately 1.75 acres, located between West 10th and 11th Street in Anacortes, Washington (Figure 1). In 2007, a Category III Palustrine forested wetland was documented near the southeast corner of Parcel P102478 (AES, 2007). The purpose of this current assessment is to document the existing environmental site conditions using updated wetland methodologies that have since been adopted by regulatory agencies based on best available science.

The applicant, Mr. Scott Irving, Irving Construction Corporation (Anacortes) is resubmitting a development plat with nine single-family residential lots for planning review (Figure 1)(The Schemmer Group Engineering, PLLC, 2015). Access to the lots is proposed via a cul-du-sac from West 10th Avenue. The proposed plat site plan incorporates a vacated alley and 30-feet of the vacated right-of-way associated with 11th Street to the south. Proposed utilities include hookups to the City's sewer system.

The proposed project has been designed to avoid direct impacts to the wetland and the City of Anacortes' (City) regulated protective wetland buffer, as previously delineated and surveyed (Figure 1). The subject wetland extends off-site onto the City-owned Forest Lands and the unimproved right-of-way associated with Kansas Avenue.

Ms. Tina Mirabile, Professional Wetlands Scientist (PWS), conducted a field investigation on January 29, 2015. Wetland identification and delineation was based on protocols outlined in *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* (U.S. Army Corps of Engineers [Corps] 2010). This manual is a supplement to the *1987 Corps of Engineers Delineation Manual* (U.S. Army Corps of Engineers 1987). Although the 1997 version of the Washington State Department of Ecology's *Washington State Identification and Delineation Manual* is referenced in Section 17.70.320 (Wetland Designation) of Anacortes Municipal Code, it is no longer validated by Ecology and therefore was not

used. The wetland delineation methodology requires evidence that at least one positive wetland indicator must be found for each of three parameters (vegetation, soils and hydrology) to make a positive wetland determination.

Representative wetland and upland conditions were documented at Sample Plots SP1 and SP2, respectively (Figure 1). Based on data recorded during the field investigation; the existing site conditions have not changed significantly since 2007. Flagging from the delineation and professional survey of the wetland boundaries in 2007 remained present at some locations. Sequentially numbered pink survey flagging, labeled as A0 – A16, was used to mark re-delineated features during the 2015 site visit (Figure 1). The wetland is situated within a shallow depression. The transition between wetland and upland conditions is dictated by the topography. The vegetation, soils and hydrology within the shallow depressional wetland basin are distinctly different from the conditions observed on the adjacent upland areas immediately upslope. Dataforms and photographs depicting the site conditions are attached.

Wetland categorization is based on the *Washington State - Wetland Rating System for Western Washington: 2014 Update* as revised by Ecology for use effective on January 1, 2015 (Hruby, 2014). The system rates wetlands into four categories (Category I, II, III and IV) on the basis of their sensitivity to disturbance and the functions, including habitat, they provide. Water quality and hydrologic functions are rated specific to a wetland's hydrogeomorphic (HGM) class (depressional, lake fringe, slope estuarine-tidal fringe, riverine and freshwater tidal).

The Category III wetland rating completed in 2007 was based on the August 2004 *Washington State - Wetland Rating System for Western Washington* (Hruby, 2004). The use of updated versions of the State's Wetland Rating System, for the purposes of classifying wetlands within the jurisdiction of the City of Anacortes for local regulatory review is provided for in the Section 17.70.320 of the City's municipal code.

Details regarding the existing environmental site conditions observed by AES during the field investigation are provided below:

Previously Cleared Lots 1 -4

The vegetation on proposed Lots 1-5 consists of mixed grasses, weedy herbaceous plants and non-native invasive Scotch broom (*Cystisus scoparius*) and Himalayan blackberry (*Rubus armeniacus*). Timber clearing on the parcels had occurred prior to the 2007 site visit. The lots are disturbed due to past fill and grading. Accumulated building materials, pallets and other debris are present the ground surface. No wetland characteristics were observed by AES to be on or within the immediate vicinity of these lots. An existing residence is present to the west of the property. City owned Forest Lands are east of the property and the terminus of West 10th Street.

Upland Forest – Lots 5-9

Lots 5 to 9 span across a low topographic ridge. Mixed deciduous and coniferous upland forest, typical of the Pacific Northwest region, dominates the vegetation. Representative canopy species include red alder (*Alnus rubra*), bitter cherry (*Prunus emarginata*), grand fir (*Abies grandis*), Douglas fir (*Pseudotsuga menziesii*), western red cedar (*Thuja plicata*) and western hemlock (*Tsuga heterophylla*). Common snowberry (*Symphoricarpos albus*), western salmonberry (*Rubus spectabilis*) and salal (*Gautheria shallon*) are the dominant shrubs. Representative ground cover plants include swordfern (*Polystichum munitum*), trailing blackberry (*Rubus ursinus*), Dewey sedge (*Carex deweyana*). Although native species are dominant, non-native Himalayan blackberry (*Rubus armeniacus*) is encroaching from adjacent cleared areas on parcels to the north and developed residential areas to the west. Snags and downed woody debris of various class sizes and ages is abundant on the ground surface.

Sample Plot SP2 was located upslope of the depressional wetland in the southeast corner of Parcel 102478. An approximate 1-inch thick layer of humus/organic duff and downed leaves covered the ground surface. Dry, friable, dark brown silt loams displaying high matrix chromas of 10 YR 3/3, as measured on a Munsell color chart, and characteristic of non-hydric soils, were observed (Munsell, 2009). The soils observed at SP2 were representative of the upland soils previously documented at six upland sample plots in 2007. No primary or secondary indicators of wetland hydrology were observed at the sample location.

Depressional Category III Palustrine Forest (PFO) Wetland – SE Corner Parcel P1025478

The field investigation reconfirmed the presence of a shallow closed depressional seasonally inundated/saturated Category III Palustrine Forested (PFO) wetland on the southeast corner of Parcel P1025478 (Figure 1). The approximate 0.16-acre wetland, surveyed in 2007, extends off-site to the northeast and southwest; its on-site portion represents 897 square feet (AES, 2007).

Hydrophytic species of trees, shrubs and herbaceous plants dominate the wetland's vegetation. Representative canopy species include red alder, black cottonwood (*Populus balsamifera* spp. *trichocarpa*) and western red cedar. Native black twinberry (*Lonicera involucrata*) and salmonberry are the dominant native shrubs. Non-native Himalayan blackberry is present in clearings in the forest canopy, where mature trees appear to have succumbed to wind throw. Several large rootwads from uprooted conifers are present near the southwest boundary of the wetland. Herbaceous vegetation is scarce in the central and southwestern portions of the wetland, where downed leaves covered the majority of the ground surface. Isolated clumps of slough sedge (*Carex obnupta*) and scattered Pacific water parsley (*Oenanthe sarmentosa*) were however observed. A dense patch of herbaceous slough sedge is dominant in the off-site southeast portion of the wetland (Figure 1).

At the time of the October 2007 site investigation, typical primary indicators of wetland hydrology - saturated soils and or a seasonally high groundwater table within the upper twelve inches of the soil profile- were not observed; positive wetland hydrology was inferred using secondary indicators, such as the wetland's geomorphic position (depression) within the landscape. Redox concentrations, contrasting blotches of color occurring in the soil matrix that are characteristic of hydric soils that are seasonally saturated at some portion of the growing season, were observed at depths of ten inches or above from the ground surface in the wetland soil profiles previously documented.

At the time of the February 2015 site investigation, saturated surface soils were present throughout the wetland and approximately one-half of the wetland area was inundated. The ponded shallow surface water within the wetland did not exceed one-inch above the ground surface. The micro-topography within the shallow depressional wetland includes hummocks, some of which are capable of supporting non-hydrophytic ground cover plants, such as sword fern.

Due to the conditions of the seasonally high ground water table and surface water inundation within the wetland, digging a definitive soil profile in the wetland was challenging. Black greasy mucky loamy soils displaying low matrix chromas (10 YR 2/1, 10 YR 3/2) were observed in the wetland at Sample Plot SP1 (Figure 1). The soils at SP1 met the hydric soil criteria of a F1: Loamy Mucky Mineral. The saturated soil had a consistency similar to cottage cheese, which is often characteristic of soils with organic content. In other locations in the wetland, low matrix surface soils displaying redox concentrations (mottles) were observed, as previously documented (AES, 2007).

The wetland received a score of 16 points on the updated 2014 Washington State wetland rating dataforms (attached). Wetlands in Western Washington receiving scores of 16 to 19 points on the rating dataforms are classified as Category III wetlands (Hruby, 2014).

The criteria for rating the wetland based on special characteristics were not applicable. The wetland does not include Washington State Natural Heritage Program features (WDNR, 2014). The site is not documented as providing habitat for federal or State listed plant, animal or plant species. The wetland's canopy consists of second-growth aged timber or younger and therefore does not meet the criteria for categorization based on special characteristics as old-growth or mature forest. Some of the trees in the surrounding wetland buffer area are however large enough to be considered as mature second-growth timber.

The wetland received moderate scores for improving water quality (5 points), hydrological functions (5 points) and habitat (6 points)(Hruby, 2014). The site has a high potential to improve water quality due to is seasonal ponding and persistent ungrazed vegetation. However the landscape has a low potential to support water quality functions due to the lack of pollutants available to enter the undeveloped basin (Figure 2). Hydrologic functions are rated as moderate. The wetland does not received direct stormwater discharges. Due to the lack of development on adjacent parcels within the wetland's contributing basin, excess stormwater is not generated. Run-off from developed parcels to the north and west of the property are managed such that surface

water does not enter the contributing basin of the wetland. The wetland is closed depressional and therefore does not contribute flows to downstream waters. There are no 303d listed waters or Total Maximum Daily Load (TMDL) programs for the basin in which the wetland resides, which includes City owned Forest Lands associated with Cranberry Lake to the south (Figures 3 and 4) (Ecology, 2012).

The forested wetland is situated within a large-sized wildlife corridor with terrestrial, riparian, wetland and lake components. The landscape's potential to support habitat functions however is restricted due to the high intensity land use present within the City of Anacortes that represents approximately 50% of the total area surrounding the site at a distance of 1 kilometer (Figure 2)(Skagit County, 2015). Large woody debris and snags are present as habitat features within the wetland and the surrounding forested buffer areas.

Recommendations for Protection

Long-Term Measures

Typically, residential uses that are located adjacent to natural areas inadvertently create disturbances to the native habitat and associated wildlife. Table 17.70.340(2) of the City's Critical Areas Ordinance lists the following measures that can be utilized to assist in minimizing impacts to wetlands from proposed changes in land use that have the potential for high impacts:

Residential Lighting:	Direct lights away from wetland
Residential Noise:	Locate activity that generates noise away from wetland to the maximum extent practicable
Toxic Run-off Residential Areas, Roads and Landscaping:	Route all new, untreated runoff away from wetland while ensuring wetland is not dewatered. Establish covenants limiting use of pesticides within 150-feet of wetland. Apply integrated pest management.
Stormwater Runoff/ Residential Areas, Roads and Landscaping:	Retrofit stormwater detention and treatment for roads and existing adjacent development. Prevent channelized flow from lawns that directly enter the buffer. Avoid changes to the wetland's hydrology regime through the infiltration or treatment, detention and dispersal of increased runoff from impervious surfaces.
Pets & Human Disturbances/ Residential Areas:	Use privacy fencing: plant dense vegetation to delineate buffer edge and to discourage disturbances using vegetation appropriate for the eco-region: place wetland and the buffer in a separate tract.

Provided that the provisions above are implemented, the City's standard required protective wetland buffer for Category III wetlands that score 20-28 points for habitat on

the 2004 rating forms is 110-feet. The standard buffer width to protect Category III wetlands not meeting these characteristics is 60-feet.

The habitat score assessed in 2007 for the Category III wetland on the 2004 rating forms was 19 points and the City's required 60-foot wide standard buffer was applied to the design plan. Based on the moderate habitat score of 6 points received on the 2014 rating forms, an increased buffer may be applicable. The proposed plan utilizes buffer-width averaging to provide protection to the wetland while also accommodating development. The minimum buffer width proposed is 85.5 feet and the maximize buffer width is 249.5-feet. The total buffer area based on the 110-foot standard buffer is 16,356 feet. The total proposed buffer area after applying buffer-width averaging is increased to 16,917 square feet.

The plan avoids direct impacts to the wetland. Indirect impacts associated with stormwater run-off are also minimized. The reduction of infiltration functions and increased stormwater run-off on the subject property will be proportional to the area of introduced built surfaces in association with the project. However the wetland basin receives stormwater run-off from the southern side of the low ridge that parallels the southern property boundary and 11th Street easement (Figure 1). Stormwater run-off from areas to the north of the ridge flows naturally to the north, away from the wetland. Residential development on the property has been planned to occur on the north side of the low ridge and therefore the reduced buffer associated with these lots will not result in a change in the natural hydrology of the site. The retained forested buffer areas to the south of the residential lots will continue to serve infiltration functions similar to existing conditions.

A split rail fence is proposed to delineate the boundary between the reserved buffer areas and the residential lots. A split rail fence accommodates migration of wildlife, such as deer and small mammals, passing through the area.

Temporary Measures – Construction

The utilization of low-impact design elements in the residential development project, such as limiting the amount of lawn areas on the residential sites and increasing the use of native vegetation for typical residential and street landscaping, are additional recommendations. Such minimal actions will reduce the need for fertilizers and irrigation of areas adjacent to the natural forest habitat.

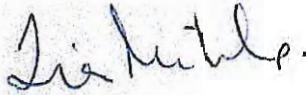
In order to minimize indirect temporary impacts associated with the sedimentation of aquatic habitats resulting from potential of erosional stormwater run-off, Best Management Practices (BMPs), as outlined in the Washington Department of Ecology's *Stormwater Management Manual*, shall be implemented during the construction phase of the project (Ecology, 2012). Although not inclusive of all appropriate measures that may be implemented at the project site, examples of BMPs that should be utilized include:

- Installation of silt fencing along the downslope perimeter of proposed clearing/building areas;
- Limiting soil disturbances to only those areas necessary to complete the project;

- Limiting ground construction operations to dry periods and stable soil conditions;
- Excluding equipment use and operations within the drip line of trees that are to be retained on-site or that are located directly adjacent to the site.

I can be reached directly at (360) 202-6839 should you have any questions or comments regarding this assessment letter.

Sincerely,



Tina Mirabile, PWS

Attachments: Figures 1 – 4
Photographs
Dataforms

Disclaimer

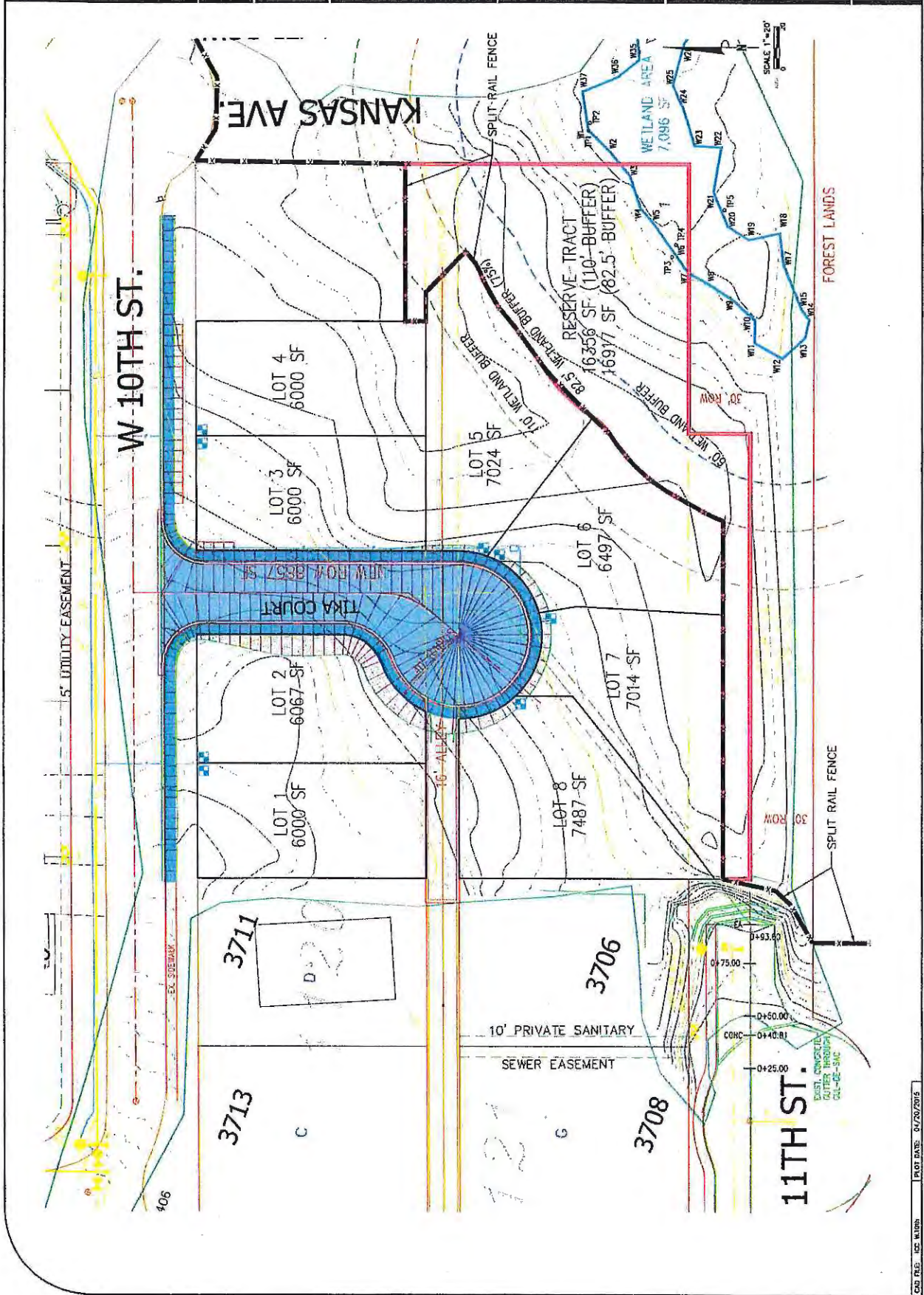
The findings and conclusions documented in this report have been prepared in a manner consistent with established scientific methods in making wetland determinations. Conclusions and recommendations presented in this report are the professional opinions of AES based on interpretation of information currently available. It should be noted that wetland boundaries are dynamic elements that vary with changes in climate, vegetation and up-slope modifications in the drainage patterns. AES has used the most current, State and federally approved methodology to make the determination as to the location, size, and type of critical areas on the subject property. Wetland boundaries identified by AES are considered to be preliminary until validated by the Corps and/or the local jurisdiction agency(ies).

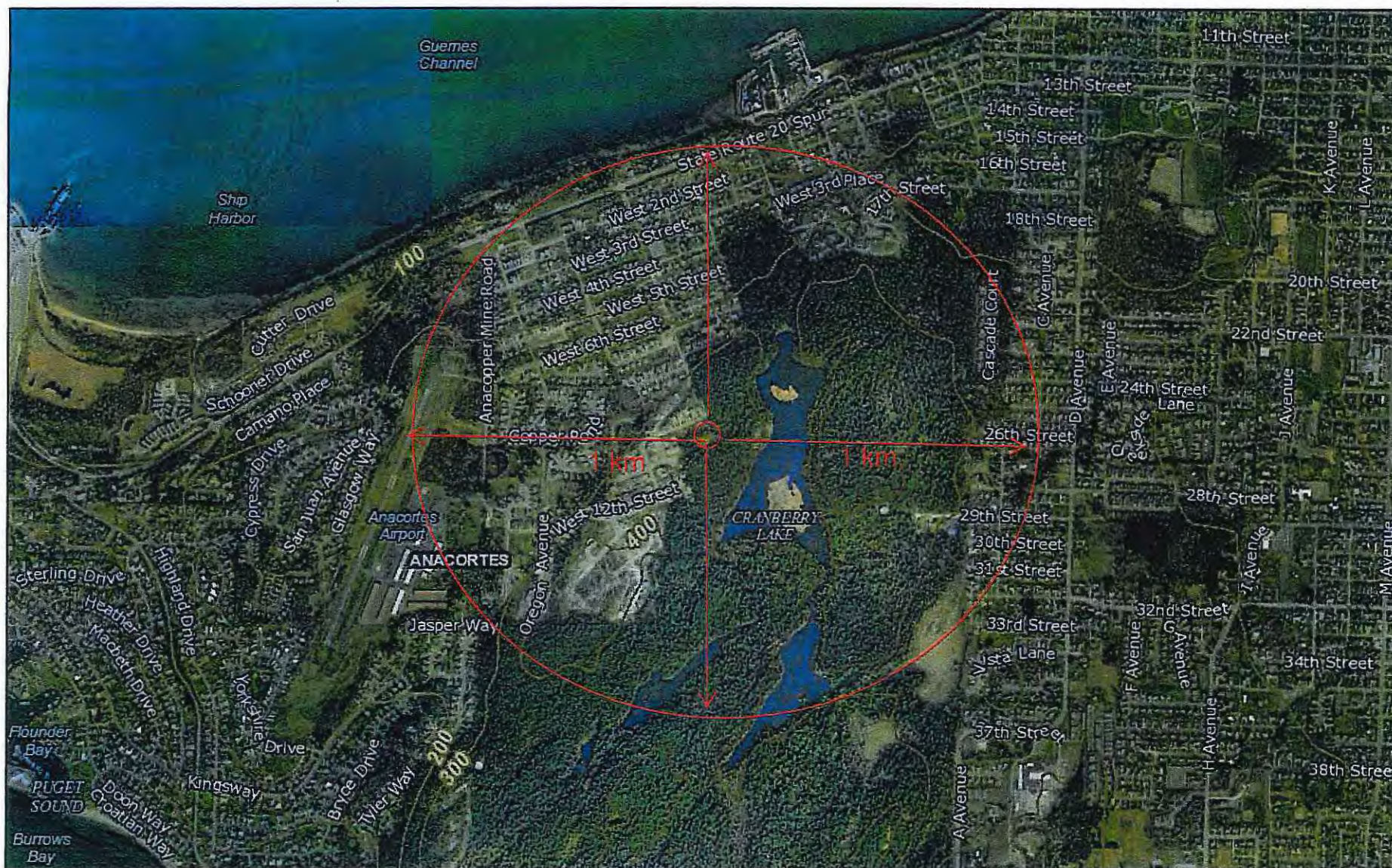
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DATE: _____ PROJECT: _____ SHEET: _____ OF _____ SCALE: 1" = 20'		SITE PLAN PUD IRVING CONSTRUCTION CORP. West Tenth St. Project Anacortes, WA 98221	DESIGNED BY: _____ DRAWN BY: _____ CHECKED BY: _____ DATE: 04/20/2015	03 OF 08 14-076
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February 23, 2015

Legend

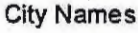
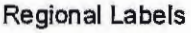
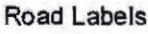
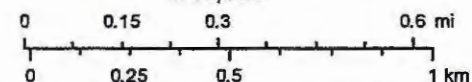
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|---|-----------------|---|-------------------|---|-------------------|
|  | County Boundary |  | Hydro Labels |  | 100 foot contours |
|  | City Names |  | Regional Labels | | |
|  | Road Labels |  | 500 foot contours | | |

Figure 2. Skagit County Aerial Photo

1:18,056



Data Accuracy Warning: All GIS data was created from available public records and existing map sources. Map features have been adjusted to achieve a best-fit registration. While great care was taken in this process, maps from different sources rarely agree as to the precise location of geographic features. Map discrepancies can be as great as 300 feet.

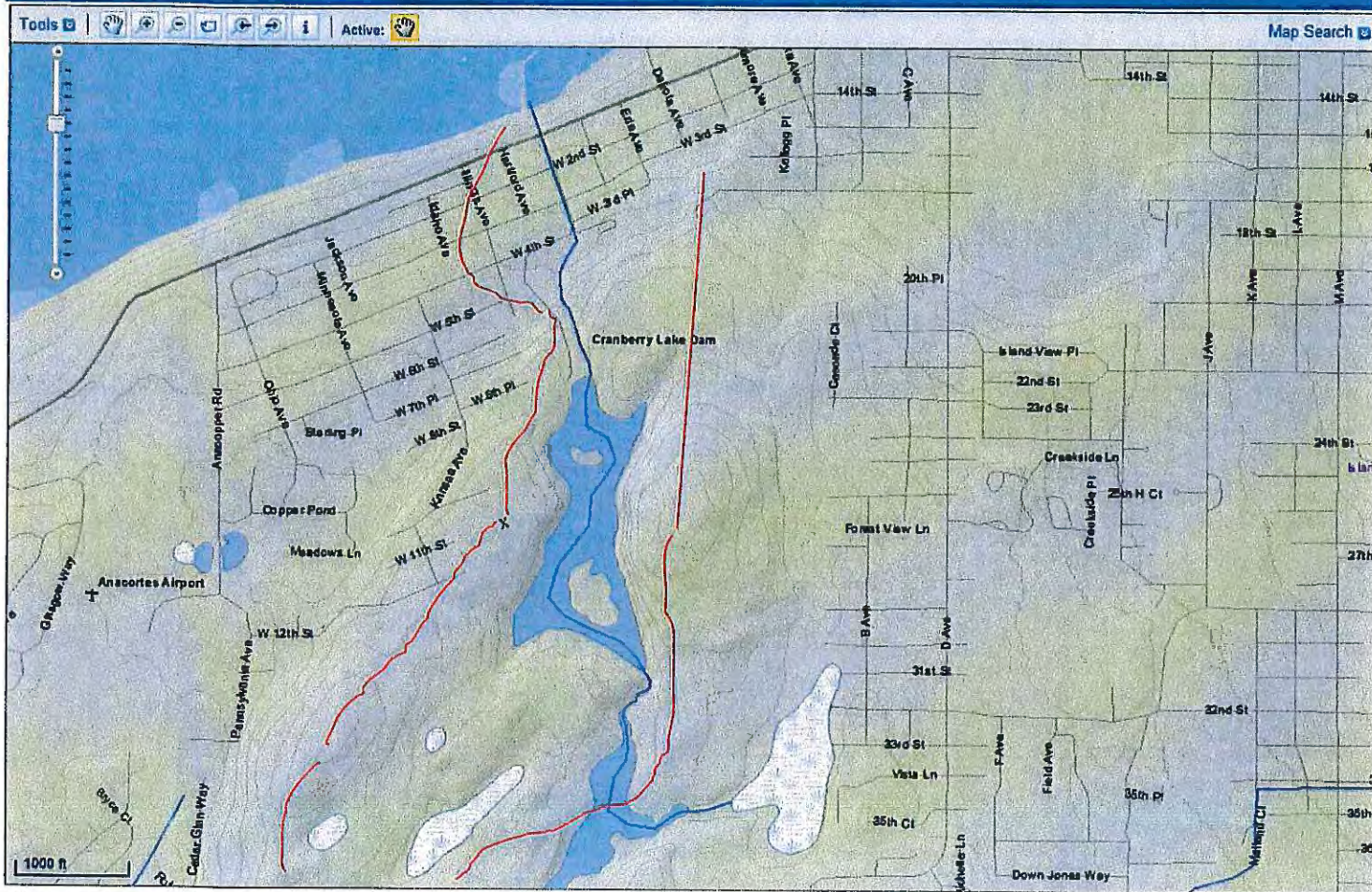


Figure 3. Ecology 303d Mapping Tool

Water Quality Improvement Projects (TMDLs)

[Water Quality Improvement](#) > [Water Quality Improvement Projects by WRIA](#) > WRIA 3: Lower Skagit-Samish

WRIA 3: Lower Skagit-Samish

The following table lists overview information and links to specific water quality improvement projects (including total maximum daily loads, or TMDLs) for this water resource inventory area (WRIA). Please use links (where available) for more information on a project.



Counties

- [Skagit](#)
- [Snohomish](#)
- [Whatcom](#)

Waterbody Name	Pollutant(s)	Status**	TMDL Lead
Campbell Lake	Total Phosphorus	EPA approved	Tricia Shoblom 425-649-7288
Erie Lake	Total Phosphorus	EPA approved	Tricia Shoblom 425-649-7288
Samish Watershed	Fecal Coliform	EPA approved Has an implementation plan	Danielle DeVoe 425-649-7036
Skagit Basin	Fecal Coliform	EPA approved Has an implementation plan	Danielle DeVoe 425-649-7036
	Temperature	EPA approved	

** Status will be listed as one of the following: Approved by EPA, Under Development or Implementation

For more information about WRIA 3:

- [Waterbodies in WRIA 3](#) - using the Water Quality Assessment Query Tool
- [Watershed Information for WRIA 3](#)

* The Department of Ecology and other state resource agencies frequently use a system of 62 "Water Resource Inventory Areas" or "WRIAs" to refer to the state's major watershed basins.

Last updated December 2013

Figure 4. Ecology's TMDL Programs for WRIA 3



Previously cleared Lots 1- 4. Non-native and invasive Scotch broom and Himalyan blackberry are present. (Photos: January 29, 2015)





Upland forest is present near the staked NE corner of Lot 5 (Parcel 102478) and throughout proposed Lots 6-7 (Photos: January 29, 2015).



Views of on-site shallow depressional seasonally inundated/saturated Category III PFO wetland. The wetland extends off-site to the southwest and northeast (Photos January 29, 2015).





Slough sedge and some water parsley are present in some portions of the wetland (Photos January 29, 2015).





The vegetation, soils and hydrology differ according to the site topography. A few upland humps are present within the wetland, situated within a shallow depression (Photos: January 29, 2015).





Views of representative dark saturated wetland and bright non-hydric upland soils at Sample Plots SP1 and SP2, respectively (Photos: January 29, 2015).



WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Parcel 102478 City/County: Anacortes Sampling Date: 01/27/2015
 Applicant/Owner: Mr. Scot Irving, Irving Construction Corp State: WA Sampling Point: SP1
 Investigator(s): Tina Mirabile, PWS Section, Township, Range: Section 23, T35N, R01E, W.M.
 Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): concave Slope (%): 2
 Subregion (LRR): A Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: Fidalgo-Lithic Xerochrepts-Rock outcrop complex (Soil Series #55) NWI classification: PFO

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)

Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☒ No ☐	Is the Sampled Area within a Wetland? Yes ☒ No ☐
Hydric Soil Present? Yes ☒ No ☐	
Wetland Hydrology Present? Yes ☒ No ☐	
Remarks: Sample plot located in a shallow depressional wetland swale. Wetland parameters for vegetation, soils and hydrology are positive.	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 15')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>5</u> (A) Total Number of Dominant Species Across All Strata: <u>5</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)
1. <u>Alnus rubra</u>	<u>30</u>	<u>Y</u>	<u>FAC</u>	
2. <u>Populus balsamifera spp. trichocarpa</u>	<u>20</u>	<u>Y</u>	<u>FAC</u>	Prevalence Index worksheet: Total % Cover of: _____ Multiply by: OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	Hydrophytic Vegetation Indicators: ☐ Rapid Test for Hydrophytic Vegetation ☒ Dominance Test is >50% ☐ Prevalence Index is ≤3.0 ¹ ☐ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ☐ Wetland Non-Vascular Plants ¹ ☐ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
_____	<u>50</u>	= Total Cover		
Sapling/Shrub Stratum (Plot size: _____)				Hydrophytic Vegetation Present? Yes ☒ No ☐
1. <u>Rubus spectabilis</u>	<u>20</u>	<u>Y</u>	<u>FAC</u>	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	<u>20</u>	= Total Cover		
Herb Stratum (Plot size: _____)				
1. <u>Carex deweyana</u>	<u>20</u>	<u>Y</u>	<u>FAC</u>	
2. <u>Juncus effusus</u>	<u>40</u>	<u>Y</u>	<u>FACW</u>	
3. <u>Carex obnupta</u>	<u>5</u>	<u>N</u>	<u>OBL</u>	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	<u>65</u>	= Total Cover		
Woody Vine Stratum (Plot size: _____)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
_____ = Total Cover				
% Bare Ground in Herb Stratum <u>0</u>				
Remarks: Vegetation is dominated by facultative and hydrophytic facultative wet indicator plant species.				

SOIL

Sampling Point: SP1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features			Loc ²	Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹			
0-14	10 YR 2/1	100						greasy, cottage cheese consistency
14-16	10 YR 3/2	100					1	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)	Indicators for Problematic Hydric Soils ³ :
☐ Histosol (A1) ☐ Histic Epipedon (A2) ☐ Black Histic (A3) ☐ Hydrogen Sulfide (A4) ☐ Depleted Below Dark Surface (A11) ☐ Thick Dark Surface (A12) ☐ Sandy Mucky Mineral (S1) ☐ Sandy Gleyed Matrix (S4)	☐ Sandy Redox (S5) ☐ Stripped Matrix (S6) ☒ Loamy Mucky Mineral (F1) (except MLRA 1) ☐ Loamy Gleyed Matrix (F2) ☐ Depleted Matrix (F3) ☐ Redox Dark Surface (F6) ☐ Depleted Dark Surface (F7) ☐ Redox Depressions (F8)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes ☐ No ☒
--	---

Remarks: Soils meet hydric criteria of Loamy Mucky Mineral. The low matrix chromas soils have a greasy feel typical of soils with organic content. The texture of the soil was similar to cottage cheese.

HYDROLOGY

Wetland Hydrology Indicators:	
Primary Indicators (minimum of one required; check all that apply) ☒ Surface Water (A1) ☒ High Water Table (A2) ☒ Saturation (A3) ☐ Water Marks (B1) ☐ Sediment Deposits (B2) ☐ Drift Deposits (B3) ☐ Algal Mat or Crust (B4) ☐ Iron Deposits (B5) ☐ Surface Soil Cracks (B6) ☐ Inundation Visible on Aerial Imagery (B7) ☐ Sparsely Vegetated Concave Surface (B8)	Secondary Indicators (2 or more required) ☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) ☐ Salt Crust (B11) ☐ Aquatic Invertebrates (B13) ☐ Hydrogen Sulfide Odor (C1) ☐ Oxidized Rhizospheres along Living Roots (C3) ☐ Presence of Reduced Iron (C4) ☐ Recent Iron Reduction in Tilled Soils (C6) ☐ Stunted or Stressed Plants (D1) (LRR A) ☐ Other (Explain in Remarks)

Field Observations: Surface Water Present? Yes ☒ No ☐ Depth (inches): <u>+0.25-0.5 inch</u> Water Table Present? Yes ☐ No ☐ Depth (inches): <u>0</u> Saturation Present? (includes capillary fringe) Yes ☒ No ☐ Depth (inches): <u>0</u>	Wetland Hydrology Present? Yes ☒ No ☐
--	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Parcel 102478 City/County: Anacortes Sampling Date: 01/27/2015
 Applicant/Owner: Mr. Scot Irving, Irving Construction Corp State: WA Sampling Point: SP2
 Investigator(s): Tina Mirabile, PWS Section, Township, Range: Section 23, T35N, R01E, W.M.
 Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): concave Slope (%): 2
 Subregion (LRR): A Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: Fidalgo-Lithic Xerochrepts-Rock outcrop complex (Soil Series #55) NWI classification: Upland forest

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)

Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☐ No ☒	Is the Sampled Area within a Wetland? Yes ☐ No ☒
Hydric Soil Present? Yes ☐ No ☒	
Wetland Hydrology Present? Yes ☐ No ☒	
Remarks: Sample plot located upslope of a depressional wetland. No wetland parameters are positive.	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 15')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>4</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>50</u> (A/B)
1. <u>Ainus rubra</u>	<u>30</u>	<u>Y</u>	<u>FAC</u>	
2. <u>Populus balsamifera spp. tripocarpus</u>	<u>20</u>	<u>Y</u>	<u>FAC</u>	
3. <u>Pseudotsuga menziesii</u>				
4. _____				
	<u>50</u>	= Total Cover		
Sapling/Shrub Stratum (Plot size: _____)				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species <u>50</u> x 3 = <u>150</u> FACU species <u>50</u> x 4 = <u>200</u> UPL species _____ x 5 = _____ Column Totals: <u>100</u> (A) <u>350</u> (B) Prevalence Index = B/A = <u>3.5</u>
1. <u>Gaultheria shallon</u>	<u>30</u>	<u>Y</u>	<u>FACU</u>	
2. <u>Rubus spectabilis</u>	<u>15</u>	<u>N</u>	<u>FAC</u>	
3. _____				
4. _____				
5. _____				
	<u>20</u>	= Total Cover		
Herb Stratum (Plot size: _____)				
1. <u>Rubus ursinus</u>	<u>20</u>	<u>Y</u>	<u>FACU</u>	
2. <u>Pteridium aquilinum</u>	<u>10</u>	<u>N</u>	<u>FACU</u>	
3. <u>Carex deweyana</u>	<u>5</u>	<u>N</u>	<u>FAC</u>	
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
11. _____				
	<u>65</u>	= Total Cover		
Woody Vine Stratum (Plot size: _____)				
1. _____				
2. _____				
		= Total Cover		
% Bare Ground in Herb Stratum <u>0</u>				
Remarks: Vegetation is mixed but is not dominated by hydrophytic species.				
Hydrophytic Vegetation Present? Yes ☐ No ☒				

SOIL

Sampling Point: SP2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features			Loc ²	Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹			
0-14	10 YR 3/3	100						friable silt loam. No redox.
							1	fire scar/charcoal
								2 round rocks

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

☐ Histosol (A1)	☐ Sandy Redox (S5)	☐ 2 cm Muck (A10)
☐ Histic Epipedon (A2)	☐ Stripped Matrix (S6)	☐ Red Parent Material (TF2)
☐ Black Histic (A3)	☐ Loamy Mucky Mineral (F1) (except MLRA 1)	☐ Very Shallow Dark Surface (TF12)
☐ Hydrogen Sulfide (A4)	☐ Loamy Gleyed Matrix (F2)	☐ Other (Explain in Remarks)
☐ Depleted Below Dark Surface (A11)	☐ Depleted Matrix (F3)	
☐ Thick Dark Surface (A12)	☐ Redox Dark Surface (F6)	
☐ Sandy Mucky Mineral (S1)	☐ Depleted Dark Surface (F7)	
☐ Sandy Gleyed Matrix (S4)	☐ Redox Depressions (F8)	

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):
 Type: _____
 Depth (inches): _____

Hydric Soil Present? Yes ☐ No ☒

Remarks: Soils do not meet hydric criteria.

HYDROLOGY

Wetland Hydrology Indicators:		
Primary Indicators (minimum of one required; check all that apply)		Secondary Indicators (2 or more required)
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	☐ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
☐ High Water Table (A2)	☐ Salt Crust (B11)	☐ Drainage Patterns (B10)
☐ Saturation (A3)	☐ Aquatic Invertebrates (B13)	☐ Dry-Season Water Table (C2)
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☐ Saturation Visible on Aerial Imagery (C9)
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres along Living Roots (C3)	☐ Geomorphic Position (D2)
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Shallow Aquitard (D3)
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☐ FAC-Neutral Test (D5)
☐ Iron Deposits (B5)	☐ Stunted or Stressed Plants (D1) (LRR A)	☐ Raised Ant Mounds (D6) (LRR A)
☐ Surface Soil Cracks (B6)	☐ Other (Explain in Remarks)	☐ Frost-Heave Hummocks (D7)
☐ Inundation Visible on Aerial Imagery (B7)		
☐ Sparsely Vegetated Concave Surface (B8)		

Field Observations:

Surface Water Present?	Yes ☐ No ☒	Depth (inches): <u>N/A</u>
Water Table Present?	Yes ☐ No ☒	Depth (inches): <u>N/A</u>
Saturation Present? (includes capillary fringe)	Yes ☐ No ☒	Depth (inches): <u>N/A</u>

Wetland Hydrology Present? Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: No primary or secondary indicators of wetland hydrology are positive.

Remarks: Inundated and saturated soils. Secondary indicators for geomorphic position and FAC-Neutral Test are also positive.

Wetland name or number Irving P102478-Anacortes, WA

RATING SUMMARY – Western Washington

Name of wetland (or ID #): Irving -Parcel 102478, Anacortes Date of site visit: 01/29/2015

Rated by Tina Mirabile, PWS Trained by Ecology? X Yes No Date of training) 10/ 2005;Credit/Debit: 09/15/11

HGM Class used for rating Depressional Wetland has multiple HGM classes? Y X N

NOTE: Form is not complete without the figures requested (figures can be combined).

Source of base aerial photo/map www.skagitcounty.net - iMap (2013)

OVERALL WETLAND CATEGORY III (based on functions X or special characteristics)

1. Category of wetland based on FUNCTIONS

 Category I – Total score = 23 - 27

 Category II – Total score = 20 - 22

X Category III – Total score = 16 - 19

 Category IV – Total score = 9 - 15

FUNCTION	Improving Water Quality			Hydrologic			Habitat			
Circle the appropriate ratings										
Site Potential	H	M	L	H	M	L	H	M	L	
Landscape Potential	H	M	L	H	M	L	H	M	L	
Value	H	M	L	H	M	L	H	M	L	
Score Based on Ratings	5			5			6			TOTAL
										16

Score for each
function based
on three
ratings
(order of ratings
is not
important)

9 = H,H,H
8 = H,H,M
7 = H,H,L
7 = H,M,M
6 = H,M,L
6 = M,M,M
5 = H,L,L
5 = M,M,L
4 = M,L,L
3 = L,L,L

2. Category based on SPECIAL CHARACTERISTICS of wetland

CHARACTERISTIC	CATEGORY
Estuarine	I II
Wetland of High Conservation Value	I
Bog	I
Mature Forest	I
Old Growth Forest	I
Coastal Lagoon	I II
Interdunal	I II III IV
None of the above Special Characterisitics are	Not Applicable

Wetland name or number Irving Parcel P102478-Anacortes

Maps and figures required to answer questions correctly for Western Washington

Depressional Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	D 1.3, H 1.1, H 1.4	1
Hydroperiods	D 1.4, H 1.2	1
Location of outlet (<i>can be added to map of hydroperiods</i>)	D 1.1, D 4.1	1
Boundary of area within 150 ft of the wetland (<i>can be added to another figure</i>)	D 2.2, D 5.2	1,2
Map of the contributing basin	D 4.3, D 5.3	2
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	2
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	D 3.1, D 3.2	3
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	D 3.3	4

Riverine Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Ponded depressions	R 1.1	
Boundary of area within 150 ft of the wetland (<i>can be added to another figure</i>)	R 2.4	
Plant cover of trees, shrubs, and herbaceous plants	R 1.2, R 4.2	
Width of unit vs. width of stream (<i>can be added to another figure</i>)	R 4.1	
Map of the contributing basin	R 2.2, R 2.3, R 5.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	R 3.1	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	R 3.2, R 3.3	

Lake Fringe Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	L 1.1, L 4.1, H 1.1, H 1.4	
Plant cover of trees, shrubs, and herbaceous plants	L 1.2	
Boundary of area within 150 ft of the wetland (<i>can be added to another figure</i>)	L 2.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	L 3.1, L 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	L 3.3	

Slope Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Plant cover of dense trees, shrubs, and herbaceous plants	S 1.3	
Plant cover of dense, rigid trees, shrubs, and herbaceous plants (<i>can be added to figure above</i>)	S 4.1	
Boundary of 150 ft buffer (<i>can be added to another figure</i>)	S 2.1, S 5.1	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	S 3.1, S 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	S 3.3	

HGM Classification of Wetlands in Western Washington

For questions 1-7, the criteria described must apply to the entire unit being rated.

If the hydrologic criteria listed in each question do not apply to the entire unit being rated, you probably have a unit with multiple HGM classes. In this case, identify which hydrologic criteria in questions 1-7 apply, and go to Question 8.

1. Are the water levels in the entire unit usually controlled by tides except during floods?

NO – go to 2

YES – the wetland class is **Tidal Fringe** – go to 1.1

- 1.1 Is the salinity of the water during periods of annual low flow below 0.5 ppt (parts per thousand)?

NO – Saltwater Tidal Fringe (Estuarine)

YES – Freshwater Tidal Fringe

*If your wetland can be classified as a Freshwater Tidal Fringe use the forms for **Riverine** wetlands. If it is Saltwater Tidal Fringe it is an **Estuarine** wetland and is not scored. This method **cannot** be used to score functions for estuarine wetlands.*

2. The entire wetland unit is flat and precipitation is the only source (>90%) of water to it. Groundwater and surface water runoff are NOT sources of water to the unit.

NO – go to 3

YES – The wetland class is **Flats**

*If your wetland can be classified as a Flats wetland, use the form for **Depressional** wetlands.*

3. Does the entire wetland unit **meet all** of the following criteria?

- ___ The vegetated part of the wetland is on the shores of a body of permanent open water (without any plants on the surface at any time of the year) at least 20 ac (8 ha) in size;
___ At least 30% of the open water area is deeper than 6.6 ft (2 m).

NO – go to 4

YES – The wetland class is **Lake Fringe** (Lacustrine Fringe)

4. Does the entire wetland unit **meet all** of the following criteria?

- ___ The wetland is on a slope (*slope can be very gradual*),
___ The water flows through the wetland in one direction (unidirectional) and usually comes from seeps. It may flow subsurface, as sheetflow, or in a swale without distinct banks,
___ The water leaves the wetland **without being impounded**.

NO – go to 5

YES – The wetland class is **Slope**

NOTE: Surface water does not pond in these type of wetlands except occasionally in very small and shallow depressions or behind hummocks (depressions are usually <3 ft diameter and less than 1 ft deep).

5. Does the entire wetland unit **meet all** of the following criteria?

- ___ The unit is in a valley, or stream channel, where it gets inundated by overbank flooding from that stream or river,
___ The overbank flooding occurs at least once every 2 years.

Wetland name or number Irving Parcel P102478-Anacortes

NO – go to 6

YES – The wetland class is Riverine

NOTE: The Riverine unit can contain depressions that are filled with water when the river is not flooding

6. Is the entire wetland unit in a topographic depression in which water ponds, or is saturated to the surface, at some time during the year? *This means that any outlet, if present, is higher than the interior of the wetland.*

NO – go to 7

YES – The wetland class is Depressional

7. Is the entire wetland unit located in a very flat area with no obvious depression and no overbank flooding? The unit does not pond surface water more than a few inches. The unit seems to be maintained by high groundwater in the area. The wetland may be ditched, but has no obvious natural outlet.

NO – go to 8

YES – The wetland class is Depressional

8. Your wetland unit seems to be difficult to classify and probably contains several different HGM classes. For example, seeps at the base of a slope may grade into a riverine floodplain, or a small stream within a Depressional wetland has a zone of flooding along its sides. **GO BACK AND IDENTIFY WHICH OF THE HYDROLOGIC REGIMES DESCRIBED IN QUESTIONS 1-7 APPLY TO DIFFERENT AREAS IN THE UNIT** (make a rough sketch to help you decide). Use the following table to identify the appropriate class to use for the rating system if you have several HGM classes present within the wetland unit being scored.

NOTE: Use this table only if the class that is recommended in the second column represents 10% or more of the total area of the wetland unit being rated. If the area of the HGM class listed in column 2 is less than 10% of the unit; classify the wetland using the class that represents more than 90% of the total area.

HGM classes within the wetland unit being rated	HGM class to use in rating
Slope + Riverine	Riverine
Slope + Depressional	Depressional
Slope + Lake Fringe	Lake Fringe
Depressional + Riverine along stream within boundary of depression	Depressional
Depressional + Lake Fringe	Depressional
Riverine + Lake Fringe	Riverine
Salt Water Tidal Fringe and any other class of freshwater wetland	Treat as ESTUARINE

If you are still unable to determine which of the above criteria apply to your wetland, or if you have more than 2 HGM classes within a wetland boundary, classify the wetland as Depressional for the rating.

Wetland name or number Irving Parcel P102478-Anacortes

DEPRESSIONAL AND FLATS WETLANDS

Water Quality Functions - Indicators that the site functions to improve water quality

D 1.0. Does the site have the potential to improve water quality?

D 1.1. Characteristics of surface water outflows from the wetland:

Wetland is a depression or flat depression (QUESTION 7 on key) with no surface water leaving it (no outlet)

points = 3

Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet.

points = 2

Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing

points = 1

Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch.

points = 1

3

D 1.2. The soil 2 in below the surface (or duff layer) is true clay or true organic (use NRCS definitions). Yes = 4 No = 0

0

D 1.3. Characteristics and distribution of persistent plants (Emergent, Scrub-shrub, and/or Forested Cowardin classes):

Wetland has persistent, ungrazed, plants > 95% of area

points = 5

Wetland has persistent, ungrazed, plants > 1/2 of area

points = 3

Wetland has persistent, ungrazed plants > 1/10 of area

points = 1

Wetland has persistent, ungrazed plants < 1/10 of area

points = 0

5

D 1.4. Characteristics of seasonal ponding or inundation:

This is the area that is ponded for at least 2 months. See description in manual.

Area seasonally ponded is > 1/2 total area of wetland

points = 4

Area seasonally ponded is > 1/4 total area of wetland

points = 2

Area seasonally ponded is < 1/4 total area of wetland

points = 0

4

Total for D 1

Add the points in the boxes above

12

Rating of Site Potential If score is: X 12-16 = H 6-11 = M 0-5 = L Record the rating on the first page

D 2.0. Does the landscape have the potential to support the water quality function of the site?

D 2.1. Does the wetland unit receive stormwater discharges?

Yes = 1 No = 0

0

D 2.2. Is > 10% of the area within 150 ft of the wetland in land uses that generate pollutants?

Yes = 1 No = 0

0

D 2.3. Are there septic systems within 250 ft of the wetland?

Yes = 1 No = 0

0

D 2.4. Are there other sources of pollutants coming into the wetland that are not listed in questions D 2.1-D 2.3?

Source

Yes = 1 No = 0

0

Total for D 2

Add the points in the boxes above

0

Rating of Landscape Potential If score is: 3 or 4 = H 1 or 2 = M X 0 = L Record the rating on the first page

D 3.0. Is the water quality improvement provided by the site valuable to society?

D 3.1. Does the wetland discharge directly (i.e., within 1 mi) to a stream, river, lake, or marine water that is on the 303(d) list?

Yes = 1 No = 0

0

D 3.2. Is the wetland in a basin or sub-basin where an aquatic resource is on the 303(d) list?

Yes = 1 No = 0

0

D 3.3. Has the site been identified in a watershed or local plan as important for maintaining water quality (answer YES if there is a TMDL for the basin in which the unit is found)?

Yes = 2 No = 0

0

Total for D 3

Add the points in the boxes above

0

Rating of Value If score is: 2-4 = H 1 = M X 0 = L

Record the rating on the first page

Wetland name or number Irving Parcel P102478-Anacortes

DEPRESSIONAL AND FLATS WETLANDS			
Hydrologic Functions - Indicators that the site functions to reduce flooding and stream degradation			
D 4.0. Does the site have the potential to reduce flooding and erosion?			
D 4.1. Characteristics of surface water outflows from the wetland:			
Wetland is a depression or flat depression with no surface water leaving it (no outlet)	points = 4	4	
Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet	points = 2		
Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch	points = 1		
Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing	points = 0		
D 4.2. Depth of storage during wet periods: Estimate the height of ponding above the bottom of the outlet. For wetlands with no outlet, measure from the surface of permanent water or if dry, the deepest part.			
Marks of ponding are 3 ft or more above the surface or bottom of outlet	points = 7	0	
Marks of ponding between 2 ft to < 3 ft from surface or bottom of outlet	points = 5		
Marks are at least 0.5 ft to < 2 ft from surface or bottom of outlet	points = 3		
The wetland is a "headwater" wetland	points = 3		
Wetland is flat but has small depressions on the surface that trap water	points = 1		
Marks of ponding less than 0.5 ft (6 in)	points = 0		
D 4.3. Contribution of the wetland to storage in the watershed: Estimate the ratio of the area of upstream basin contributing surface water to the wetland to the area of the wetland unit itself.			
The area of the basin is less than 10 times the area of the unit	points = 5	3	
The area of the basin is 10 to 100 times the area of the unit	points = 3		
The area of the basin is more than 100 times the area of the unit	points = 0		
Entire wetland is in the Flats class	points = 5		
Total for D 4		Add the points in the boxes above	7
Rating of Site Potential If score is: <u>12-16</u> = H <u>X</u> <u>6-11</u> = M <u>0-5</u> = L Record the rating on the first page			
D 5.0. Does the landscape have the potential to support hydrologic functions of the site?			
D 5.1. Does the wetland receive stormwater discharges?		Yes = 1 No = 0	0
D 5.2. Is >10% of the area within 150 ft of the wetland in land uses that generate excess runoff?		Yes = 1 No = 0	0
D 5.3. Is more than 25% of the contributing basin of the wetland covered with intensive human land uses (residential at >1 residence/ac, urban, commercial, agriculture, etc.)?		Yes = 1 No = 0	0
Total for D 5		Add the points in the boxes above	0
Rating of Landscape Potential If score is: <u>3</u> = H <u>1 or 2</u> = M <u>X</u> <u>0</u> = L Record the rating on the first page			
D 6.0. Are the hydrologic functions provided by the site valuable to society?			
D 6.1. The unit is in a landscape that has flooding problems. Choose the description that best matches conditions around the wetland unit being rated. Do not add points. Choose the highest score if more than one condition is met.			
The wetland captures surface water that would otherwise flow down-gradient into areas where flooding has damaged human or natural resources (e.g., houses or salmon redds):			0
• Flooding occurs in a sub-basin that is immediately down-gradient of unit.	points = 2		
• Surface flooding problems are in a sub-basin farther down-gradient.	points = 1		
Flooding from groundwater is an issue in the sub-basin.	points = 1		
The existing or potential outflow from the wetland is so constrained by human or natural conditions that the water stored by the wetland cannot reach areas that flood. Explain why _____	points = 0		
There are no problems with flooding downstream of the wetland.	points = 0		
D 6.2. Has the site been identified as important for flood storage or flood conveyance in a regional flood control plan?		Yes = 2 No = 0	0
Total for D 6		Add the points in the boxes above	0
Rating of Value If score is: <u>2-4</u> = H <u>1</u> = M <u>X</u> <u>0</u> = L Record the rating on the first page			

Wetland name or number Irving Parcel P102478-Anacortes

These questions apply to wetlands of all HGM classes.

HABITAT FUNCTIONS - Indicators that site functions to provide important habitat

H 1.0. Does the site have the potential to provide habitat?

H 1.1. Structure of plant community: *Indicators are Cowardin classes and strata within the Forested class. Check the Cowardin plant classes in the wetland. Up to 10 patches may be combined for each class to meet the threshold of ¼ ac or more than 10% of the unit if it is smaller than 2.5 ac. Add the number of structures checked.*

- | | | |
|---|----------------------------------|---|
| ☐ Aquatic bed | 4 structures or more: points = 4 | 1 |
| ☐ Emergent | 3 structures: points = 2 | |
| ☐ Scrub-shrub (areas where shrubs have > 30% cover) | 2 structures: points = 1 | |
| ☒ Forested (areas where trees have > 30% cover) | 1 structure: points = 0 | |
- If the unit has a Forested class, check if:*
- ☒ The Forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/ground-cover) that each cover 20% within the Forested polygon

H 1.2. Hydroperiods

Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland or ¼ ac to count (*see text for descriptions of hydroperiods*).

- | | | |
|---|-------------------------------------|---|
| ☐ Permanently flooded or inundated | 4 or more types present: points = 3 | 1 |
| ☒ Seasonally flooded or inundated | 3 types present: points = 2 | |
| ☐ Occasionally flooded or inundated | 2 types present: points = 1 | |
| ☒ Saturated only | 1 type present: points = 0 | |
- ☐ Permanently flowing stream or river in, or adjacent to, the wetland
- ☐ Seasonally flowing stream in, or adjacent to, the wetland
- ☐ Lake Fringe wetland 2 points
- ☐ Freshwater tidal wetland 2 points

H 1.3. Richness of plant species

Count the number of plant species in the wetland that cover at least 10 ft².

Different patches of the same species can be combined to meet the size threshold and you do not have to name the species. Do not include Eurasian milfoil, reed canarygrass, purple loosestrife, Canadian thistle

- If you counted: > 19 species points = 2
- 5 - 19 species **points = 1**
- < 5 species points = 0

H 1.4. Interspersion of habitats

Decide from the diagrams below whether interspersions among Cowardin plants classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, moderate, low, or none. *If you have four or more plant classes or three classes and open water, the rating is always high.*



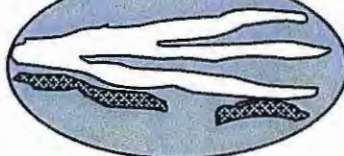
None = 0 points



Low = 1 point



Moderate = 2 points



All three diagrams in this row are HIGH = 3 points

0

Wetland name or number Irving Parcel P102478-Anacortes

H 1.5. Special habitat features: Check the habitat features that are present in the wetland. <i>The number of checks is the number of points.</i> ☒ Large, downed, woody debris within the wetland (> 4 in diameter and 6 ft long). ☒ Standing snags (dbh > 4 in) within the wetland ☐ Undercut banks are present for at least 6.6 ft (2 m) and/or overhanging plants extends at least 3.3 ft (1 m) over a stream (or ditch) in, or contiguous with the wetland, for at least 33 ft (10 m) ☐ Stable steep banks of fine material that might be used by beaver or muskrat for denning (> 30 degree slope) OR signs of recent beaver activity are present (<i>cut shrubs or trees that have not yet weathered where wood is exposed</i>) ☐ At least ¼ ac of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated (<i>structures for egg-laying by amphibians</i>) ☒ Invasive plants cover less than 25% of the wetland area in every stratum of plants (<i>see H 1.1 for list of strata</i>)		
Total for H 1	Add the points in the boxes above	3

Rating of Site Potential If score is: 15-18 = H 7-14 = M X 0-6 = L *Record the rating on the first page*

H 2.0. Does the landscape have the potential to support the habitat functions of the site?		
H 2.1. Accessible habitat (include only habitat that directly abuts wetland unit). Calculate: % undisturbed habitat ____ + [(% moderate and low intensity land uses)/2] ____ = ____ % If total accessible habitat is: > 1/3 (33.3%) of 1 km Polygon points = 3 20-33% of 1 km Polygon points = 2 10-19% of 1 km Polygon points = 1 < 10% of 1 km Polygon points = 0		3
H 2.2. Undisturbed habitat in 1 km Polygon around the wetland. Calculate: % undisturbed habitat ____ + [(% moderate and low intensity land uses)/2] ____ = ____ % Undisturbed habitat > 50% of Polygon points = 3 Undisturbed habitat 10-50% and in 1-3 patches points = 2 Undisturbed habitat 10-50% and > 3 patches points = 1 Undisturbed habitat < 10% of 1 km Polygon points = 0		3
H 2.3. Land use intensity in 1 km Polygon: If > 50% of 1 km Polygon is high intensity land use points = (-2) ≤ 50% of 1 km Polygon is high intensity points = 0		-2
Total for H 2	Add the points in the boxes above	4

Rating of Landscape Potential If score is: X 4-6 = H 1-3 = M ____ < 1 = L *Record the rating on the first page*

H 3.0. Is the habitat provided by the site valuable to society?		
H 3.1. Does the site provide habitat for species valued in laws, regulations, or policies? Choose only the highest score that applies to the wetland being rated. Site meets ANY of the following criteria: points = 2 ☐ It has 3 or more priority habitats within 100 m (see next page) ☐ It provides habitat for Threatened or Endangered species (any plant or animal on the state or federal lists) ☐ It is mapped as a location for an individual WDFW priority species ☐ It is a Wetland of High Conservation Value as determined by the Department of Natural Resources ☐ It has been categorized as an important habitat site in a local or regional comprehensive plan, in a Shoreline Master Plan, or in a watershed plan Site has 1 or 2 priority habitats (listed on next page) within 100 m points = 1 Site does not meet any of the criteria above points = 0		1

Rating of Value If score is: 2 = H X 1 = M 0 = L *Record the rating on the first page*

Wetland name or number Irving Parcel P102478-Anacortes

WDFW Priority Habitats

Priority habitats listed by WDFW (see complete descriptions of WDFW priority habitats, and the counties in which they can be found, in: Washington Department of Fish and Wildlife. 2008. Priority Habitat and Species List. Olympia, Washington. 177 pp. <http://wdfw.wa.gov/publications/00165/wdfw00165.pdf> or access the list from here: <http://wdfw.wa.gov/conservation/phs/list/>)

Count how many of the following priority habitats are within 330 ft (100 m) of the wetland unit: **NOTE:** This question is independent of the land use between the wetland unit and the priority habitat.

- **Aspen Stands:** Pure or mixed stands of aspen greater than 1 ac (0.4 ha).
- **Biodiversity Areas and Corridors:** Areas of habitat that are relatively important to various species of native fish and wildlife (full descriptions in WDFW PHS report).
- **Herbaceous Balds:** Variable size patches of grass and forbs on shallow soils over bedrock.
- **Old-growth/Mature forests:** Old-growth west of Cascade crest – Stands of at least 2 tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) > 32 in (81 cm) dbh or > 200 years of age. Mature forests – Stands with average diameters exceeding 21 in (53 cm) dbh; crown cover may be less than 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80-200 years old west of the Cascade crest.
- **Oregon White Oak:** Woodland stands of pure oak or oak/conifer associations where canopy coverage of the oak component is important (full descriptions in WDFW PHS report p. 158 – see web link above).
- **Riparian:** The area adjacent to aquatic systems with flowing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other.
- **Westside Prairies:** Herbaceous, non-forested plant communities that can either take the form of a dry prairie or a wet prairie (full descriptions in WDFW PHS report p. 161 – see web link above).
- **Instream:** The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for instream fish and wildlife resources.
- **Nearshore:** Relatively undisturbed nearshore habitats. These include Coastal Nearshore, Open Coast Nearshore, and Puget Sound Nearshore. (full descriptions of habitats and the definition of relatively undisturbed are in WDFW report – see web link on previous page).
- **Caves:** A naturally occurring cavity, recess, void, or system of interconnected passages under the earth in soils, rock, ice, or other geological formations and is large enough to contain a human.
- **Cliffs:** Greater than 25 ft (7.6 m) high and occurring below 5000 ft elevation.
- **Talus:** Homogenous areas of rock rubble ranging in average size 0.5 - 6.5 ft (0.15 - 2.0 m), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs.
- X — **Snags and Logs:** Trees are considered snags if they are dead or dying and exhibit sufficient decay characteristics to enable cavity excavation/use by wildlife. Priority snags have a diameter at breast height of > 20 in (51 cm) in western Washington and are > 6.5 ft (2 m) in height. Priority logs are > 12 in (30 cm) in diameter at the largest end, and > 20 ft (6 m) long.

Note: All vegetated wetlands are by definition a priority habitat but are not included in this list because they are addressed elsewhere.

Wetland name or number Irving Parcel P102478-Anacortes

CATEGORIZATION BASED ON SPECIAL CHARACTERISTICS

Not Applicable

Wetland Type	Category
<i>Check off any criteria that apply to the wetland. Circle the category when the appropriate criteria are met.</i>	
SC 1.0. Estuarine wetlands Does the wetland meet the following criteria for Estuarine wetlands? — The dominant water regime is tidal, — Vegetated, and — With a salinity greater than 0.5 ppt Yes – Go to SC 1.1 No = Not an estuarine wetland	
SC 1.1. Is the wetland within a National Wildlife Refuge, National Park, National Estuary Reserve, Natural Area Preserve, State Park or Educational, Environmental, or Scientific Reserve designated under WAC 332-30-151? Yes = Category I No - Go to SC 1.2	Cat. I
SC 1.2. Is the wetland unit at least 1 ac in size and meets at least two of the following three conditions? — The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing, and has less than 10% cover of non-native plant species. (If non-native species are <i>Spartina</i> , see page 25) — At least ¼ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or unmowed grassland. — The wetland has at least two of the following features: tidal channels, depressions with open water, or contiguous freshwater wetlands. Yes = Category I No = Category II	Cat. I Cat. II
SC 2.0. Wetlands of High Conservation Value (WHCV) SC 2.1. Has the WA Department of Natural Resources updated their website to include the list of Wetlands of High Conservation Value? Yes – Go to SC 2.2 No – Go to SC 2.3 SC 2.2. Is the wetland listed on the WDNR database as a Wetland of High Conservation Value? Yes = Category I No = Not a WHCV SC 2.3. Is the wetland in a Section/Township/Range that contains a Natural Heritage wetland? http://www1.dnr.wa.gov/nhp/refdesk/datasearch/wnhpwetlands.pdf Yes – Contact WNHP/WDNR and go to SC 2.4 No = Not a WHCV SC 2.4. Has WDNR identified the wetland within the S/T/R as a Wetland of High Conservation Value and listed it on their website? Yes = Category I No = Not a WHCV	Cat. I
SC 3.0. Bogs Does the wetland (or any part of the unit) meet both the criteria for soils and vegetation in bogs? <i>Use the key below. If you answer YES you will still need to rate the wetland based on its functions.</i> SC 3.1. Does an area within the wetland unit have organic soil horizons, either peats or mucks, that compose 16 in or more of the first 32 in of the soil profile? Yes – Go to SC 3.3 No – Go to SC 3.2 SC 3.2. Does an area within the wetland unit have organic soils, either peats or mucks, that are less than 16 in deep over bedrock, or an impermeable hardpan such as clay or volcanic ash, or that are floating on top of a lake or pond? Yes – Go to SC 3.3 No = Is not a bog SC 3.3. Does an area with peats or mucks have more than 70% cover of mosses at ground level, AND at least a 30% cover of plant species listed in Table 4? Yes = Is a Category I bog No – Go to SC 3.4 NOTE: If you are uncertain about the extent of mosses in the understory, you may substitute that criterion by measuring the pH of the water that seeps into a hole dug at least 16 in deep. If the pH is less than 5.0 and the plant species in Table 4 are present, the wetland is a bog. SC 3.4. Is an area with peats or mucks forested (> 30% cover) with Sitka spruce, subalpine fir, western red cedar, western hemlock, lodgepole pine, quaking aspen, Engelmann spruce, or western white pine, AND any of the species (or combination of species) listed in Table 4 provide more than 30% of the cover under the canopy? Yes = Is a Category I bog No = Is not a bog	Cat. I

Wetland name or number Irving Parcel P102478-Anacortes

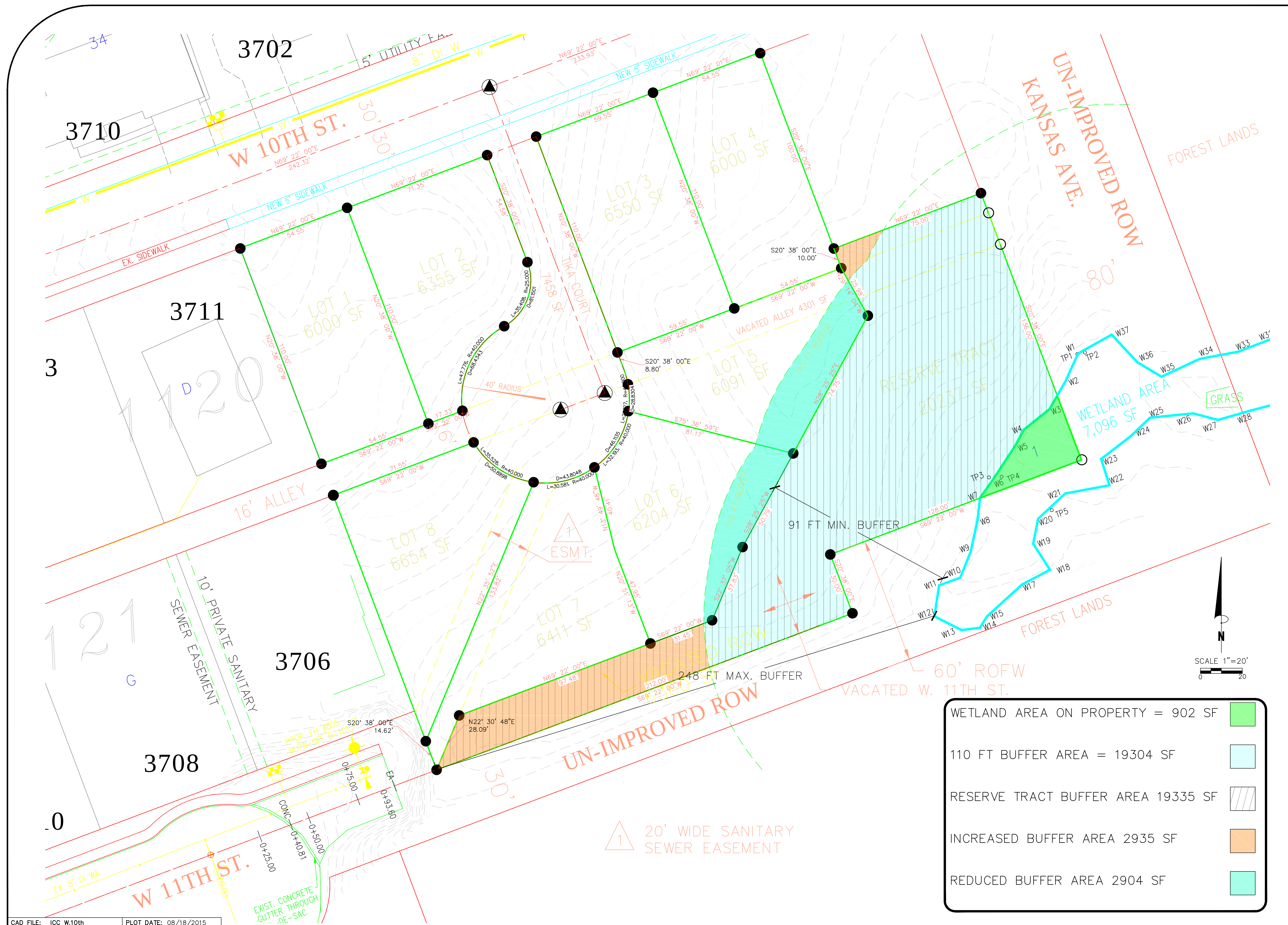
SC 4.0. Forested Wetlands Does the wetland have at least <u>1 contiguous acre</u> of forest that meets one of these criteria for the WA Department of Fish and Wildlife's forests as priority habitats? <i>If you answer YES you will still need to rate the wetland based on its functions.</i> — Old-growth forests (west of Cascade crest): Stands of at least two tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) that are at least 200 years of age OR have a diameter at breast height (dbh) of 32 in (81 cm) or more. — Mature forests (west of the Cascade crest): Stands where the largest trees are 80- 200 years old OR the species that make up the canopy have an average diameter (dbh) exceeding 21 in (53 cm). Yes = Category I No = Not a forested wetland for this section	Cat. I
SC 5.0. Wetlands in Coastal Lagoons Does the wetland meet all of the following criteria of a wetland in a coastal lagoon? — The wetland lies in a depression adjacent to marine waters that is wholly or partially separated from marine waters by sandbanks, gravel banks, shingle, or, less frequently, rocks — The lagoon in which the wetland is located contains ponded water that is saline or brackish (> 0.5 ppt) during most of the year in at least a portion of the lagoon (<i>needs to be measured near the bottom</i>) Yes – Go to SC 5.1 No = Not a wetland in a coastal lagoon SC 5.1. Does the wetland meet all of the following three conditions? — The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing), and has less than 20% cover of aggressive, opportunistic plant species (see list of species on p. 100). — At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or unmowed grassland. — The wetland is larger than $\frac{1}{10}$ ac (4350 ft²) Yes = Category I No = Category II	Cat. I Cat. II
SC 6.0. Interdunal Wetlands Is the wetland west of the 1889 line (also called the Western Boundary of Upland Ownership or WBUO)? <i>If you answer yes you will still need to rate the wetland based on its habitat functions.</i> In practical terms that means the following geographic areas: — Long Beach Peninsula: Lands west of SR 103 — Grayland-Westport: Lands west of SR 105 — Ocean Shores-Copalis: Lands west of SR 115 and SR 109 Yes – Go to SC 6.1 No = not an interdunal wetland for rating SC 6.1. Is the wetland 1 ac or larger and scores an 8 or 9 for the habitat functions on the form (rates H,H,H or H,H,M for the three aspects of function)? Yes = Category I No – Go to SC 6.2 SC 6.2. Is the wetland 1 ac or larger, or is it in a mosaic of wetlands that is 1 ac or larger? Yes = Category II No – Go to SC 6.3 SC 6.3. Is the unit between 0.1 and 1 ac, or is it in a mosaic of wetlands that is between 0.1 and 1 ac? Yes = Category III No = Category IV	Cat I Cat. II Cat. III Cat. IV
Category of wetland based on Special Characteristics If you answered No for all types, enter "Not Applicable" on Summary Form	NA

Wetland name or number _____

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EXHIBIT #10:

WETLAND BUFFER SITE PLAN

[illegible]

DESIGNED
JTS
DRAWN
JTS
CHECKED

[illegible]

S&S SCHEMMER
ENGINEERING
CONSULTING GROUP PLLC
CIVIL • STRUCTURAL • PLANNING
RESIDENTIAL HOME DESIGN
9011 Commercial Ave., Suite C, Almontes, VA 98221
office: 360-293-4008 fax: 360-293-4031 www.scschemmer.com

**BUFFER SITE
PLAN PUD**
PUD-2015-0001
PW#15-043-DEV

Irving Construction Corp.
West Tenth St. Project
Anacortes, WA 98221

EXHIBIT
JOB NO.
14-076
01 OF 01

EXHIBIT #11:

TREE ASSESSMENT AND PRESERVATION PLAN

Tree Preservation Plan

Date: August 2015

Prepared for: Irving Construction Corp

Project: West Tenth Street Project



Urban Forestry Services, Inc.

15119 McLean Rd

Mt. Vernon, WA 98273

Key

Tree Health & Condition

- Dead - Very Poor
- Poor
- Fair
- Good
- Excellent

Tree Sites & Site Type

- Planting site
- Survey monument
- Stump
- Tree

Tree Size / Diameter

- 1 - 12
- 13 - 24
- 25 +

- Critical Root Zone (Feet)



0 30 60 120 Feet

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Title: **Irving Construction Corporation – West 10th Street Project
Tree Preservation Plan, and Tree Assessment
Anacortes, Washington**

Prepared For: Irving Construction Corporation
Attn: Mr. Scott Irving
819 Commercial Ave # 6
Anacortes, WA 98221

Prepared By: Urban Forestry Services, Inc.
Mr. Paul H. Thompson
Registered Consulting Arborist #509
ISA Certified Arborist #PN-1838A
ISA Tree Risk Assessment Qualified

Date: August 5, 2015

CONTENTS: Summary
Introduction
Findings and Recommendations
Method of Assessment
Site Plan / Tree Preservation Plan
Tree Unit Credit Calculation Matrix
Tree Assessment Matrix
Definitions
General Tree Protection Guidelines
Critical Root Zone Explanation
Assumptions and Limitations

Summary

Seventy-three (73) trees are to be retained within a reserve tract (buffer) on a 1.77 acre development at West 10th Street, Anacortes Washington. The West 10th Street project exceeds the City of Anacortes *16.50 Tree Preservation* requirements by 201 Tree Unit Credits.

General Tree Protection Guidelines are provided in this Tree Preservation Plan.

Introduction

As requested by Mr. Scott Irving of Irving Construction Corporation, during July, 2015, I assessed 73 trees for suitability to retain and their provide tree protection requirements for this 1.77 acre project site at West 10th Street, Anacortes, Washington. Irving Construction Corporation plans to develop single family homes on eight lots, each between 0.14 to 0.15 acres. A 0.46 acre reserve tract (buffer) is to be created, in the east, south-east and south areas of the project, surrounding a 7,096 square foot wetland.

I was asked to provide an assessment of the health and condition for all retained trees and to determine the following:

15119 McLean Road
Mount Vernon, WA 98273

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

1. The Tree Unit Credit requirement for this development project as per the City of Anacortes *16.50 Tree Preservation* code.
2. The Tree Unit Credits for all retained trees on this site.
3. Provide recommendations for tree protection as required by the City of Anacortes *16.50 Tree Preservation* code, a tree preservation plan.

The plants and trees growing in the reserve tract consist of species typically found in a native second growth forest. Specifically I observed the tree species Douglas fir, *Pseudotsuga menziesii*, bitter cherry, *Prunus emarginata* and Scouler's willow, *Salix scouleriana* with a diameter range of 6 to 24 inches measured at 4.5 feet height. Tree vigor is poor due to the poor soil conditions. This site has shallow soils over sandstone. I observed areas of tree failure where both soils and root systems were shallow over the sandstone.

In order to maintain condition and stability, it will be important to protect edge trees from construction, details of tree protection is provided in this report.

Findings and Recommendations

Information on the vigor, structure and defects of each retained tree can be found in the enclosed Matrix. Specific findings and recommendations are:

Tree Unit Credit Requirement (70.864)

The City of Anacortes development code requires new development or re-development to retain and or plant trees to meet a standard of 1 tree credit unit per 1,000 square feet of property (Chapter 16.50 *Tree Preservation*.) The total tree unit credit requirement is calculated as follows:

- Determine the total public and private right-of-way area on the project property;
- Subtract the total right-of-way area from the gross area of the project (net project area);
- Divide the net project area by 1,000 to determine the tree credit unit requirement for the project.

The West 10th Street Project has a Tree Credit Unit requirement of: 70.864

See the enclosed Tree Unit Credit Calculation Matrix for details.

Tree Unit Credits Provided (272)

Retained trees and or planting trees qualifies for Tree Unit Credits. The Tree Unit Credit value is calculated using the values provided in table 16.50.070(D) Part 3 of the 16.50 *Tree Preservation* code.

Installed trees have Tree Unit Credit value of one (1).

The West 10th Street Project has a total Tree Unit Credit value for retained trees of: 272

Tree Protection (73 Trees)

Attached is a tree preservation plan for 73 retained trees on this site. Trees requiring specific tree protection are listed in the attached matrix. An ISA Certified Arborist shall monitor the installation and maintenance of tree protection prior to and during construction.

Tree protection shall follow 16.50.100 *Protection of trees before, during and after development* of the code. Parts 4, 5 (a), (b), 6 (a) through (c) and 7 shall be used in protection retained trees.

In addition, it is recommended the attached *General Tree Protection Guidelines* be implemented to protect any retained trees. The Critical Root Zone (CRZ) graphic attached should be used to designate the tree protection area. Root systems of trees vary considerably. The CRZ of a tree is generally based on the trunk diameter, recognized as 12-inches radius for every inch of trunk diameter. The CRZ of each retained tree can be found in the enclosed Matrix. See the attached *Critical Root Zone Explanation*. The attached Tree Preservation Plan shows the CRZ for each retained tree.

The attached explanation differentiates between the Perimeter and Interior CRZ to more clearly define the limits of disturbance. The entire CRZ is generally agreed to as an ideal area of soil required by a tree to maintain its physiological and structural condition.

Avoid work within the CRZ. Work may be allowed with precautions and post disturbance care. Where excavation occurs within the CRZ an ISA Certified Arborist from Urban Forestry Services, Inc., (UFS) may be retained to monitor and provide advice on ways of avoiding, or treating, for any impacts.

See the attached *General Tree Protection Guidelines* and *Critical Root Zone Explanation*. The *General Tree Protection Guidelines* do not supersede the City of Anacortes code 16.50 *Tree Preservation*. Upon request the UFS ISA Certified Arborist may provide additional CRZ protection measures as required, based on field findings, including specific trenching techniques, soil protection and post construction maintenance for each tree with an impacted CRZ.

Method of Assessment

The methodology to evaluate these trees follows the criteria provided in the Tree Risk Assessment Qualification (TRAQ) training. TRAQ was developed, and is administered, by the International Society of Arboriculture (ISA) and follows the ISA's *Best Management Practices - Tree Risk Assessment publication*, and American National Standards Institute (ANSI) A300 (Part 9), *Tree, Shrub, and Other Woody Plant Management - Standard Practices (Tree Risk Assessment a. Tree Structure Assessment.)*

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.

While no one can predict with absolute certainty which trees will fail and which trees will remain healthy, by methodical process we can predict those most likely to fail by the conditions observed and take appropriate action to reduce or eliminate the potential hazard.

Each tree in this report is assigned a reference number. The reference numbers are shown on the enclosed site plan and correspond to the information in the enclosed Matrix.

Let us know if you have any questions regarding this Level 2, Basic Tree Assessment and Tree Preservation Plan.

Literature Cited

ISA Tree Risk Assessment Manual, Dunster, J., Smiley, T., Matheny, N., and Lilly, S. 2013
International Society of Arboriculture.

ISA Best Management Practice, Tree Risk Assessment, Smiley, T., Matheny, N., and Lilly, S. 2011
International Society of Arboriculture.

Tree Risk Assessment in Urban Areas and the Urban/Rural Interface, Dunster, J. 2009. Pacific
Northwest Chapter, International Society of Arboriculture
Chapter 16.50 Tree Preservation, City of Anacortes Code.

Tree Number	Species (Common name, <i>Botanical name</i>)	DBH (inches) Measured at 4.5 ft height [Combined diameter]	Tree Unit Credits, Per 16.50.070 (D)3	NOTES
1	Douglas fir, <i>Pseudotsuga menziesii</i>	14	5	
2	Douglas fir, <i>Pseudotsuga menziesii</i>	12	5	
3	Douglas fir, <i>Pseudotsuga menziesii</i>	7	2	
4	Douglas fir, <i>Pseudotsuga menziesii</i>	6	2	
5	Douglas fir, <i>Pseudotsuga menziesii</i>	11	5	
6	Douglas fir, <i>Pseudotsuga menziesii</i>	9	2	
7	Douglas fir, <i>Pseudotsuga menziesii</i>	9	2	
8	Douglas fir, <i>Pseudotsuga menziesii</i>	19	5	
9	Douglas fir, <i>Pseudotsuga menziesii</i>	13	5	
10	Douglas fir, <i>Pseudotsuga menziesii</i>	13	5	
11	Douglas fir, <i>Pseudotsuga menziesii</i>	12	5	
12	Douglas fir, <i>Pseudotsuga menziesii</i>	20	5	
13	Douglas fir, <i>Pseudotsuga menziesii</i>	14	5	
14	Douglas fir, <i>Pseudotsuga menziesii</i>	8	2	
15	Douglas fir, <i>Pseudotsuga menziesii</i>	11	5	
16	Douglas fir, <i>Pseudotsuga menziesii</i>	7	2	
17	Douglas fir, <i>Pseudotsuga menziesii</i>	16	5	
18	Douglas fir, <i>Pseudotsuga menziesii</i>	22	5	
19	Bitter cherry, <i>Prunus emarginata</i>	8	2	
20	Douglas fir, <i>Pseudotsuga menziesii</i>	17	5	
21	Douglas fir, <i>Pseudotsuga menziesii</i>	12	5	
22	Bitter cherry, <i>Prunus emarginata</i>	6	2	
23	Douglas fir, <i>Pseudotsuga menziesii</i>	14	5	
24	Douglas fir, <i>Pseudotsuga menziesii</i>	13	5	
25	Douglas fir, <i>Pseudotsuga menziesii</i>	13	5	
26	Douglas fir, <i>Pseudotsuga menziesii</i>	12	5	
27	Bitter cherry, <i>Prunus emarginata</i>	11	5	
28	Bitter cherry, <i>Prunus emarginata</i>	11	5	
29	Douglas fir, <i>Pseudotsuga menziesii</i>	16	5	

Tree Number	Species (Common name, <i>Botanical name</i>)	DBH (inches) Measured at 4.5 ft height [Combined diameter]	Tree Unit Credits, Per 16.50.070 (D)3	NOTES
30	Douglas fir, <i>Pseudotsuga menziesii</i>	15	5	
31	Bitter cherry, <i>Prunus emarginata</i>	6	2	
32	Bitter cherry, <i>Prunus emarginata</i>	8	2	
33	Bitter cherry, <i>Prunus emarginata</i>	9	2	
34	Bitter cherry, <i>Prunus emarginata</i>	6	2	
35	Douglas fir, <i>Pseudotsuga menziesii</i>	7	2	
36	Douglas fir, <i>Pseudotsuga menziesii</i>	14	5	
37	Douglas fir, <i>Pseudotsuga menziesii</i>	14	5	
38	Douglas fir, <i>Pseudotsuga menziesii</i>	7	2	
39	Douglas fir, <i>Pseudotsuga menziesii</i>	7	2	
40	Douglas fir, <i>Pseudotsuga menziesii</i>	23	5	
41	Bitter cherry, <i>Prunus emarginata</i>	7	2	
42	Scouler's willow, <i>Salix scouleriana</i>	7	2	
43	Douglas fir, <i>Pseudotsuga menziesii</i>	13	5	
44	Douglas fir, <i>Pseudotsuga menziesii</i>	15	5	
45	Douglas fir, <i>Pseudotsuga menziesii</i>	14	5	
46	Douglas fir, <i>Pseudotsuga menziesii</i>	7	2	
47	Douglas fir, <i>Pseudotsuga menziesii</i>	17	5	
48	Douglas fir, <i>Pseudotsuga menziesii</i>	15	5	
49	Douglas fir, <i>Pseudotsuga menziesii</i>	12	5	
50	Douglas fir, <i>Pseudotsuga menziesii</i>	12	5	
51	Douglas fir, <i>Pseudotsuga menziesii</i>	7	2	
52	Douglas fir, <i>Pseudotsuga menziesii</i>	7	2	
53	Douglas fir, <i>Pseudotsuga menziesii</i>	11	5	
54	Douglas fir, <i>Pseudotsuga menziesii</i>	9	2	
55	Douglas fir, <i>Pseudotsuga menziesii</i>	8	2	
56	Douglas fir, <i>Pseudotsuga menziesii</i>	7	2	
57	Douglas fir, <i>Pseudotsuga menziesii</i>	7	2	
58	Douglas fir, <i>Pseudotsuga menziesii</i>	6	2	

URBAN FORESTRY SERVICES, INC
Inspector: Paul Hans Thompson
Certified Arborist #PN-1838A
Date: 8/4/2015

W.10th Street Project
W. 10th St, Anacortes, WA

MATRIX, TREE CREDIT CALCULATION

Tree Number	Species (Common name, <i>Botanical name</i>)	DBH (inches) Measured at 4.5 ft height [Combined diameter]	Tree Unit Credits, Per 16.50.070 (D)3	NOTES
59	Douglas fir, <i>Pseudotsuga menziesii</i>	16	5	
60	Douglas fir, <i>Pseudotsuga menziesii</i>	9	2	
61	Douglas fir, <i>Pseudotsuga menziesii</i>	11	5	
62	Douglas fir, <i>Pseudotsuga menziesii</i>	10	5	
63	Douglas fir, <i>Pseudotsuga menziesii</i>	17	5	
64	Bitter cherry, <i>Prunus emarginata</i>	9	2	
65	Douglas fir, <i>Pseudotsuga menziesii</i>	7	2	
66	Douglas fir, <i>Pseudotsuga menziesii</i>	8	2	
67	Douglas fir, <i>Pseudotsuga menziesii</i>	13	5	
68	Douglas fir, <i>Pseudotsuga menziesii</i>	14	5	
69	Douglas fir, <i>Pseudotsuga menziesii</i>	24	5	
70	Douglas fir, <i>Pseudotsuga menziesii</i>	6	2	
71	Douglas fir, <i>Pseudotsuga menziesii</i>	11	5	
72	Douglas fir, <i>Pseudotsuga menziesii</i>	11	5	
73	Douglas fir, <i>Pseudotsuga menziesii</i>	10	2	
TOTAL TREE CREDITS:			272	

Urban Forestry Services, Inc.
15119 McLean Road,
Mount Vernon, WA 98273
(360) 428-5810

Tree Assessment Matrix

Irving Construction - West 10th Ave., Project
 Field Work Completed: 7/13/2015



Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	Height (ft.)	CRZ (ft.)	Crown Radius (ft.)	Trunks	Vigor	Structure	Appraisal	Note:	Risk	Preservation Value
4	1	douglas fir <i>pseudotsuga menziesii</i>	14	0	14	0	1	fair-good	fair	\$4,020.00	surface roots visible, prone to injury	moderate	

Comments
Defect Notes:

Maintenance Recommendation: Retain tree.
 ISA Certified Arborist should monitor this tree during development.

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	Height (ft.)	CRZ (ft.)	Crown Radius (ft.)	Trunks	Vigor	Structure	Appraisal	Note:	Risk	Preservation Value
5	2	douglas fir <i>pseudotsuga menziesii</i>	12	0	12	0	1	fair	fair	\$2,940.00		moderate	

Comments
Defect Notes:

Maintenance Recommendation: Retain tree.
 Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	Height (ft.)	CRZ (ft.)	Crown Radius (ft.)	Trunks	Vigor	Structure	Appraisal	Note:	Risk	Preservation Value
6	3	douglas fir <i>pseudotsuga menziesii</i>	7	0	7	0	1	poor-fair	poor-fair	\$970.00		low	

Comments
Defect Notes:

Maintenance Recommendation: Retain tree.
 Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	Height (ft.)	CRZ (ft.)	Crown Radius (ft.)	Trunks	Vigor	Structure	Appraisal	Note:	Risk	Preservation Value
7	4	douglas fir <i>pseudotsuga menziesii</i>	6	0	6	0	1	poor-fair	poor	\$500.00	Surface roots evident	low	

Comments
Defect Notes:

Maintenance Recommendation: Retain tree.
 ISA Certified Arborist should monitor this tree during development.

Note: The appraisal value shown in the matrix is for general estimating of landscape value only and finally appraised values used in litigation would require further analysis.

Site ID 8	Tree Tag# 5	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 11 Height (ft.) 0 CRZ (ft.) 11 Crown Radius (ft.) 0	Trunks 1 Vigor fair Structure fair Appraisal \$2,460.00	Note:	
					Risk moderate	Preservation Value

Comments
Defect Notes:

Maintenance Recommendation: Retain tree.
Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.

Site ID 9	Tree Tag# 6	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 16 Height (ft.) 0 CRZ (ft.) 16 Crown Radius (ft.) 0	Trunks 1 Vigor good Structure fair-good Appraisal \$5,200.00	Note:	
					Risk moderate	Preservation Value

Comments
Defect Notes:

Maintenance Recommendation: Retain tree.
Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.

Site ID 10	Tree Tag# 7	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 9 Height (ft.) 0 CRZ (ft.) 9 Crown Radius (ft.) 0	Trunks 1 Vigor fair-good Structure fair Appraisal \$1,630.00	Note:	
					Risk low	Preservation Value

Comments
Defect Notes:

Maintenance Recommendation: Retain tree.
Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.

Site ID 11	Tree Tag# 8	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 19 Height (ft.) 0 CRZ (ft.) 19 Crown Radius (ft.) 0	Trunks 1 Vigor good Structure good Appraisal \$8,500.00	Note:	
					Risk moderate	Preservation Value

Comments
Defect Notes:

Maintenance Recommendation: Retain tree.
Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.

Site ID 12	Tree Tag# 9	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 13 Height (ft.) 0 CRZ (ft.) 13 Crown Radius (ft.) 0	Trunks 1 Vigor fair-good Structure fair-good Appraisal \$1,970.00	Note:	
					Risk	Preservation Value

Comments
Defect Notes:

This tree has regrown following storm damage resulting in a crook in the trunk.

Maintenance Recommendation: Retain tree.
ISA Certified Arborist should monitor this tree during development.

Note: The appraisal value shown in the matrix is for general estimating of landscape value only and finally appraised values used in litigation would require further analysis.

Site ID 13	Tree Tag# 10	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 13 Height (ft.) 0 CRZ (ft.) 13 Crown Radius (ft.) 0	Trunks 1 Vigor fair-good Structure fair-good Appraisal \$3,950.00	Note:	
					Risk moderate	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.		

Site ID 14	Tree Tag# 11	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 12 Height (ft.) 0 CRZ (ft.) 12 Crown Radius (ft.) 0	Trunks 1 Vigor fair-good Structure fair Appraisal \$2,940.00	Note: shallow root system	
					Risk	Preservation Value
Comments Defect Notes:		This tree has a visible surface root system, suggesting it may be shallow rooted.	Maintenance Recommendation:	Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.		

Site ID 15	Tree Tag# 12	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 20 Height (ft.) 0 CRZ (ft.) 20 Crown Radius (ft.) 0	Trunks 1 Vigor good Structure good Appraisal \$6,500.00	Note:	
					Risk low	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree.		

Site ID 16	Tree Tag# 13	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 14 Height (ft.) 0 CRZ (ft.) 14 Crown Radius (ft.) 0	Trunks 1 Vigor fair-good Structure fair-good Appraisal \$3,210.00	Note:	
					Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree. ISA Certified Arborist should monitor this tree during development.		

Site ID 17	Tree Tag# 14	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 8 Height (ft.) 0 CRZ (ft.) 8 Crown Radius (ft.) 0	Trunks 1 Vigor fair Structure fair Appraisal \$1,280.00	Note:	
					Risk moderate	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.		

Note: The appraisal value shown in the matrix is for general estimating of landscape value only and finally appraised values used in litigation would require further analysis.

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	11	Trunks	1	Note: surface root system, prone to injury	
18	15	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair-good		
			CRZ (ft.)	11	Structure	fair-good		
			Crown Radius (ft.)	0	Appraisal	\$2,460.00	Risk	moderate
Comments Defect Notes:		This tree has a visible surface root system, suggesting it may be shallow rooted.	Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.			

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	7	Trunks	1	Note:	
19	16	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair		
			CRZ (ft.)	7	Structure	fair		
			Crown Radius (ft.)	0	Appraisal	\$560.00	Risk	low
Comments Defect Notes:			Maintenance Recommendation:		Retain tree.			

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	16	Trunks	1	Note:	
20	17	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair-good		
			CRZ (ft.)	16	Structure	fair		
			Crown Radius (ft.)	0	Appraisal	\$3,760.00	Risk	moderate
Comments Defect Notes:			Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.			

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	22	Trunks	1	Note:	
21	18	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	good		
			CRZ (ft.)	22	Structure	good		
			Crown Radius (ft.)	0	Appraisal	\$9,000.00	Risk	low
Comments Defect Notes:			Maintenance Recommendation:		Retain tree.			

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	8	Trunks	1	Note: prunus emarginata, bitter cherry	
22	19	bitter cherry <i>prunus emarginata</i>	Height (ft.)	0	Vigor	fair		
			CRZ (ft.)	8	Structure	poor-fair		
			Crown Radius (ft.)	0	Appraisal	\$1,020.00	Risk	moderate
Comments Defect Notes:		This bitter cherry has a lean.	Maintenance Recommendation:		Retain tree.			

Note: The appraisal value shown in the matrix is for general estimating of landscape value only and finally appraised values used in litigation would require further analysis.

Site ID 23	Tree Tag# 20	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 17 Height (ft.) 0 CRZ (ft.) 17 Crown Radius (ft.) 0	Trunks 1 Vigor fair-good Structure fair-good Appraisal \$4,740.00	Note:	
					Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree.		

Site ID 24	Tree Tag# 21	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 12 Height (ft.) 0 CRZ (ft.) 12 Crown Radius (ft.) 0	Trunks 1 Vigor fair Structure fair Appraisal \$2,360.00	Note:	
					Risk moderate	Preservation Value
Comments Defect Notes:		This tree has a visible surface root system, suggesting it may be shallow rooted.	Maintenance Recommendation:	Retain tree.		

Site ID 25	Tree Tag# 22	Species / Botanical Name bitter cherry <i>prunus emarginata</i>	Main Dbh (in.) 6 Height (ft.) 0 CRZ (ft.) 6 Crown Radius (ft.) 0	Trunks 1 Vigor fair Structure fair Appraisal \$560.00	Note: prunus emarginata, bitter cherry	
					Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree.		

Site ID 26	Tree Tag# 23	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 14 Height (ft.) 0 CRZ (ft.) 14 Crown Radius (ft.) 0	Trunks 1 Vigor fair Structure fair Appraisal \$3,210.00	Note:	
					Risk moderate	Preservation Value
Comments Defect Notes:		This tree has a visible surface root system, suggesting it may be shallow rooted.	Maintenance Recommendation:	Retain tree. ISA Certified Arborist should monitor this tree during development.		

Site ID 27	Tree Tag# 24	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 13 Height (ft.) 0 CRZ (ft.) 13 Crown Radius (ft.) 0	Trunks 1 Vigor fair Structure fair Appraisal \$3,460.00	Note: surface roots, prone to injury	
					Risk	Preservation Value
Comments Defect Notes:		This tree has a visible surface root system, suggesting it may be shallow rooted.	Maintenance Recommendation:	Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.		

Note: The appraisal value shown in the matrix is for general estimating of landscape value only and finally appraised values used in litigation would require further analysis.

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	13	Trunks	1	Note:		
28	25	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair			
			CRZ (ft.)	13	Structure	fair			
			Crown Radius (ft.)	0	Appraisal	\$2,770.00	Risk	moderate	Preservation Value
Comments Defect Notes:		This tree has a visible surface root system, suggesting it may be shallow rooted.	Maintenance Recommendation:		Retain tree. ISA Certified Arborist should monitor this tree during development.				

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	12	Trunks	1	Note:		
29	26	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair			
			CRZ (ft.)	12	Structure	fair			
			Crown Radius (ft.)	0	Appraisal	\$2,940.00	Risk	moderate	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.				

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	11	Trunks	1	Note: prunus emarginata, bitter cherry		
30	27	bitter cherry <i>prunus emarginata</i>	Height (ft.)	0	Vigor	fair			
			CRZ (ft.)	11	Structure	poor-fair			
			Crown Radius (ft.)	0	Appraisal	\$1,970.00	Risk		Preservation Value
Comments Defect Notes:		This bitter cherry has a lean.	Maintenance Recommendation:		Retain tree. ISA Certified Arborist should monitor this tree during development.				

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	11	Trunks	1	Note:		
31	28	bitter cherry <i>prunus emarginata</i>	Height (ft.)	0	Vigor	fair			
			CRZ (ft.)	11	Structure	poor-fair			
			Crown Radius (ft.)	0	Appraisal	\$1,970.00	Risk	moderate	Preservation Value
Comments Defect Notes:		This bitter cherry has a lean.	Maintenance Recommendation:		Retain tree. ISA Certified Arborist should monitor this tree during development.				

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	16	Trunks	1	Note:		
32	29	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair-good			
			CRZ (ft.)	16	Structure	fair-good			
			Crown Radius (ft.)	0	Appraisal	\$5,200.00	Risk	moderate	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.				

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Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	15	Trunks	1	Note:	
33	30	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair-good		
			CRZ (ft.)	15	Structure	fair-good		
			Crown Radius (ft.)	0	Appraisal	\$3,690.00	Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree.			
Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	6	Trunks	1	Note: prunus emarginata, bitter cherry	
34	31	bitter cherry <i>prunus emarginata</i>	Height (ft.)	0	Vigor	fair		
			CRZ (ft.)	6	Structure	poor-fair		
			Crown Radius (ft.)	0	Appraisal	\$560.00	Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree.			
Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	8	Trunks	1	Note: prunus emarginata, bitter cherry	
35	32	bitter cherry <i>prunus emarginata</i>	Height (ft.)	0	Vigor	fair-good		
			CRZ (ft.)	8	Structure	fair-good		
			Crown Radius (ft.)	0	Appraisal	\$1,020.00	Risk low	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree.			
Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	9	Trunks	1	Note: prunus emarginata, bitter cherry	
36	33	bitter cherry <i>prunus emarginata</i>	Height (ft.)	0	Vigor	fair-good		
			CRZ (ft.)	9	Structure	fair-good		
			Crown Radius (ft.)	0	Appraisal	\$1,300.00	Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree.			
Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	6	Trunks	1	Note: prunus emarginata, bitter cherry	
37	34	bitter cherry <i>prunus emarginata</i>	Height (ft.)	0	Vigor	fair		
			CRZ (ft.)	6	Structure	fair		
			Crown Radius (ft.)	0	Appraisal	\$560.00	Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree.			
Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	7	Trunks	1	Note: surface roots, prone to injury	
38	35	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	poor-fair		
			CRZ (ft.)	7	Structure	poor-fair		
			Crown Radius (ft.)	0	Appraisal	\$970.00	Risk	Preservation Value
Comments Defect Notes:		This tree has a visible surface root system, suggesting it may be shallow rooted.	Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.			

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Site ID	Tree Tag#	Species / Botantical Name	Main Dbh (in.)	14	Trunks	1	Note:	
39	36	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair		
			CRZ (ft.)	14	Structure	fair		
			Crown Radius (ft.)	0	Appraisal	\$3,210.00	Risk	Preservation Value
Comments Defect Notes:		This tree has a visible surface root system, suggesting it may be shallow rooted.	Maintenance Recommendation:		Retain tree.			

Site ID	Tree Tag#	Species / Botantical Name	Main Dbh (in.)	14	Trunks	1	Note: surface roots, prone to injury	
40	37	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair-good		
			CRZ (ft.)	14	Structure	fair		
			Crown Radius (ft.)	0	Appraisal	\$4,020.00	Risk high	Preservation Value
Comments Defect Notes:		This tree has a visible surface root system, suggesting it may be shallow rooted.	Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.			

Site ID	Tree Tag#	Species / Botantical Name	Main Dbh (in.)	7	Trunks	1	Note:	
41	39	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair-good		
			CRZ (ft.)	7	Structure	fair		
			Crown Radius (ft.)	0	Appraisal	\$790.00	Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree.			

Site ID	Tree Tag#	Species / Botantical Name	Main Dbh (in.)	7	Trunks	1	Note: surface roots, prone ot injury	
42	38	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair		
			CRZ (ft.)	7	Structure	fair		
			Crown Radius (ft.)	0	Appraisal	\$970.00	Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.			

Site ID	Tree Tag#	Species / Botantical Name	Main Dbh (in.)	23	Trunks	1	Note:	
43	40	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair		
			CRZ (ft.)	23	Structure	fair		
			Crown Radius (ft.)	0	Appraisal	\$10,900.00	Risk moderate	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.			

Note: The appraisal value shown in the matrix is for general estimating of landscape value only and finally appraised values used in litigation would require further analysis.

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	7	Trunks	1	Note: prunus emarginata, bitter cherry		
44	41	bitter cherry <i>prunus emarginata</i>	Height (ft.)	0	Vigor	poor-fair			
			CRZ (ft.)	7	Structure	poor-fair			
			Crown Radius (ft.)	0	Appraisal	\$550.00	Risk	low	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.				

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	7	Trunks	1	Note:		
45	42	scouler's willow <i>salix scouleriana</i>	Height (ft.)	0	Vigor	fair			
			CRZ (ft.)	7	Structure	fair			
			Crown Radius (ft.)	0	Appraisal	\$270.00	Risk		Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree.				

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	13	Trunks	1	Note: surface roots, prone to injury		
46	43	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair-good			
			CRZ (ft.)	13	Structure	fair-good			
			Crown Radius (ft.)	0	Appraisal	\$3,460.00	Risk	moderate	Preservation Value
Comments Defect Notes:		This tree has a visible surface root system, suggesting it may be shallow rooted.	Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.				

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	15	Trunks	1	Note: surface roots, prone to injury		
47	44	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair-good			
			CRZ (ft.)	15	Structure	fair-good			
			Crown Radius (ft.)	0	Appraisal	\$4,620.00	Risk		Preservation Value
Comments Defect Notes:		This tree has a visible surface root system, suggesting it may be shallow rooted.	Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.				

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	14	Trunks	1	Note:		
48	45	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair-good			
			CRZ (ft.)	14	Structure	fair-good			
			Crown Radius (ft.)	0	Appraisal	\$3,210.00	Risk		Preservation Value
Comments Defect Notes:		This tree has a visible surface root system, suggesting it may be shallow rooted.	Maintenance Recommendation:		Retain tree.				

Note: The appraisal value shown in the matrix is for general estimating of landscape value only and finally appraised values used in litigation would require further analysis.

Site ID 49	Tree Tag# 46	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 7 Height (ft.) 0 CRZ (ft.) 7 Crown Radius (ft.) 0	Trunks 1 Vigor poor-fair Structure poor-fair Appraisal \$690.00	Note: Risk low	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.		
Site ID 50	Tree Tag# 47	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 17 Height (ft.) 0 CRZ (ft.) 17 Crown Radius (ft.) 0	Trunks 1 Vigor fair-good Structure fair-good Appraisal \$4,740.00	Note: Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree. ISA Certified Arborist should monitor this tree during development.		
Site ID 51	Tree Tag# 48	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 15 Height (ft.) 0 CRZ (ft.) 15 Crown Radius (ft.) 0	Trunks 1 Vigor fair-good Structure fair-good Appraisal \$4,620.00	Note: surface roots, prone to injury Risk moderate	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.		
Site ID 52	Tree Tag# 49	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 12 Height (ft.) 0 CRZ (ft.) 12 Crown Radius (ft.) 0	Trunks 1 Vigor fair-good Structure fair-good Appraisal \$2,690.00	Note: Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree. ISA Certified Arborist should monitor this tree during development.		
Site ID 53	Tree Tag# 50	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 12 Height (ft.) 0 CRZ (ft.) 12 Crown Radius (ft.) 0	Trunks 1 Vigor fair-good Structure fair-good Appraisal \$2,360.00	Note: Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree. ISA Certified Arborist should monitor this tree during development.		

Note: The appraisal value shown in the matrix is for general estimating of landscape value only and finally appraised values used in litigation would require further analysis.

Site ID	Tree Tag#	Species / Botantical Name	Main Dbh (in.)	7	Trunks	1	Note:	
54	51	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair		
			CRZ (ft.)	7	Structure	fair		
			Crown Radius (ft.)	0	Appraisal	\$970.00	Risk	low
Comments			Maintenance		Retain tree.			
Defect Notes:			Recommendation:		Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.			

Site ID	Tree Tag#	Species / Botantical Name	Main Dbh (in.)	7	Trunks	1	Note:	
55	52	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair		
			CRZ (ft.)	7	Structure	fair		
			Crown Radius (ft.)	0	Appraisal	\$790.00	Risk	
Comments			Maintenance		Retain tree.			
Defect Notes:			Recommendation:		ISA Certified Arborist should monitor this tree during development.			

Site ID	Tree Tag#	Species / Botantical Name	Main Dbh (in.)	11	Trunks	1	Note:	
56	53	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair		
			CRZ (ft.)	11	Structure	fair		
			Crown Radius (ft.)	0	Appraisal	\$1,980.00	Risk	
Comments		This tree has a visible surface root system, suggesting it may be shallow rooted.	Maintenance		Retain tree.			
Defect Notes:			Recommendation:		ISA Certified Arborist should monitor this tree during development.			

Site ID	Tree Tag#	Species / Botantical Name	Main Dbh (in.)	9	Trunks	1	Note: surface roots, prone to injury	
57	54	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair		
			CRZ (ft.)	9	Structure	fair		
			Crown Radius (ft.)	0	Appraisal	\$1,630.00	Risk	
Comments		This tree has a visible surface root system, suggesting it may be shallow rooted.	Maintenance		Retain tree.			
Defect Notes:			Recommendation:		Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.			

Site ID	Tree Tag#	Species / Botantical Name	Main Dbh (in.)	8	Trunks	1	Note: surface roots, prone to injury	
58	55	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair		
			CRZ (ft.)	8	Structure	fair-good		
			Crown Radius (ft.)	0	Appraisal	\$1,280.00	Risk	
Comments		This tree has a visible surface root system, suggesting it may be shallow rooted.	Maintenance		Retain tree.			
Defect Notes:			Recommendation:		Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.			

Note: The appraisal value shown in the matrix is for general estimating of landscape value only and finally appraised values used in litigation would require further analysis.

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	7	Trunks	1	Note: prunus emarginata, bitter cherry	
59	56	bitter cherry prunus emarginata	Height (ft.)	0	Vigor	poor-fair		
			CRZ (ft.)	7	Structure	poor-fair		
			Crown Radius (ft.)	0	Appraisal	\$770.00	Risk	Preservation Value
Comments Defect Notes:		This tree has a visible surface root system, suggesting it may be shallow rooted. The crown of this tree contains a significant amount of deadwood.	Maintenance Recommendation:		Retain tree.			

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	7	Trunks	1	Note:	
60	57	scouler's willow salix scouleriana	Height (ft.)	0	Vigor	poor-fair		
			CRZ (ft.)	7	Structure	poor-fair		
			Crown Radius (ft.)	0	Appraisal	\$270.00	Risk	Preservation Value
Comments Defect Notes:		The crown of this tree contains a significant amount of deadwood. The trunk of this tree contains trunk decay.	Maintenance Recommendation:		Retain tree. ISA Certified Arborist should monitor this tree during development.			

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	6	Trunks	1	Note:	
61	58	western hemlock tsuga heterophylla	Height (ft.)	0	Vigor	fair		
			CRZ (ft.)	6	Structure	fair		
			Crown Radius (ft.)	0	Appraisal	\$460.00	Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree.			

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	16	Trunks	1	Note:	
62	59	douglas fir pseudotsuga menziesii	Height (ft.)	0	Vigor	fair		
			CRZ (ft.)	16	Structure	fair		
			Crown Radius (ft.)	0	Appraisal	\$4,200.00	Risk low	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree.			

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	9	Trunks	1	Note:	
63	60	scouler's willow salix scouleriana	Height (ft.)	0	Vigor	fair		
			CRZ (ft.)	9	Structure	fair		
			Crown Radius (ft.)	0	Appraisal	\$650.00	Risk moderate	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree. ISA Certified Arborist should monitor this tree during development.			

Note: The appraisal value shown in the matrix is for general estimating of landscape value only and finally appraised values used in litigation would require further analysis.

Site ID 64	Tree Tag# 61	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) Height (ft.) CRZ (ft.) Crown Radius (ft.)	11 0 11 0	Trunks Vigor Structure Appraisal	1 fair-good fair-good \$1,980.00	Note:	
							Risk moderate	Preservation Value
Comments Defect Notes:		This tree has a visible surface root system, suggesting it may be shallow rooted.	Maintenance Recommendation:		Retain tree. ISA Certified Arborist should monitor this tree during development.			

Site ID 65	Tree Tag# 62	Species / Botanical Name scouler's willow <i>salix scouleriana</i>	Main Dbh (in.) Height (ft.) CRZ (ft.) Crown Radius (ft.)	10 0 10 0	Trunks Vigor Structure Appraisal	1 fair poor-fair \$810.00	Note:	
							Risk	Preservation Value
Comments Defect Notes:		This Scouler's willow has a lean.	Maintenance Recommendation:		Retain tree.			

Site ID 66	Tree Tag# 63	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) Height (ft.) CRZ (ft.) Crown Radius (ft.)	11 0 11 0	Trunks Vigor Structure Appraisal	1 fair fair \$1,980.00	Note:	
							Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree.			

Site ID 67	Tree Tag# 64	Species / Botanical Name bitter cherry <i>prunus emarginata</i>	Main Dbh (in.) Height (ft.) CRZ (ft.) Crown Radius (ft.)	9 0 9 0	Trunks Vigor Structure Appraisal	1 good good \$1,300.00	Note: prunus emarginata, bitter cherry	
							Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree.			

Site ID 68	Tree Tag# 66	Species / Botanical Name bitter cherry <i>prunus emarginata</i>	Main Dbh (in.) Height (ft.) CRZ (ft.) Crown Radius (ft.)	8 0 8 0	Trunks Vigor Structure Appraisal	1 fair fair \$1,020.00	Note: prunus emarginata, bitter cherry	
							Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree.			

Site ID 69	Tree Tag# 65	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) Height (ft.) CRZ (ft.) Crown Radius (ft.)	7 0 7 0	Trunks Vigor Structure Appraisal	1 fair fair \$790.00	Note:	
							Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree.			

Note: The appraisal value shown in the matrix is for general estimating of landscape value only and finally appraised values used in litigation would require further analysis.

Site ID 70	Tree Tag# 67	Species / Botantical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 13 Height (ft.) 0 CRZ (ft.) 13 Crown Radius (ft.) 0	Trunks 1 Vigor good Structure good Appraisal \$2,770.00	Note:	
					Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree.		
Site ID 71	Tree Tag# 68	Species / Botantical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 14 Height (ft.) 0 CRZ (ft.) 14 Crown Radius (ft.) 0	Trunks 1 Vigor good Structure good Appraisal \$3,210.00	Note:	
					Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree.		
Site ID 72	Tree Tag# 69	Species / Botantical Name cottonwood, black <i>populus trichocarpa</i>	Main Dbh (in.) 24 Height (ft.) 0 CRZ (ft.) 24 Crown Radius (ft.) 0	Trunks 1 Vigor good Structure fair Appraisal \$4,760.00	Note:	
					Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree.		
Site ID 73	Tree Tag# 70	Species / Botantical Name bitter cherry <i>prunus emarginata</i>	Main Dbh (in.) 6 Height (ft.) 0 CRZ (ft.) 6 Crown Radius (ft.) 0	Trunks 1 Vigor fair Structure fair Appraisal \$560.00	Note: prunus emarginata, bitter cherry	
					Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree.		
Site ID 74	Tree Tag# 71	Species / Botantical Name bitter cherry <i>prunus emarginata</i>	Main Dbh (in.) 11 Height (ft.) 0 CRZ (ft.) 11 Crown Radius (ft.) 0	Trunks 1 Vigor fair Structure fair Appraisal \$1,970.00	Note: prunus emarginata, bitter cherry	
					Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree.		
Site ID 75	Tree Tag# 72	Species / Botantical Name bitter cherry <i>prunus emarginata</i>	Main Dbh (in.) 11 Height (ft.) 0 CRZ (ft.) 11 Crown Radius (ft.) 0	Trunks 1 Vigor fair Structure poor-fair Appraisal \$1,970.00	Note: prunus emarginata, bitter cherry	
					Risk	Preservation Value
Comments Defect Notes:		This bitter cherry has a lean. The trunk of this tree has co-dominant trunks sabove 4.5 feet height.	Maintenance Recommendation:	Retain tree.		

Note: The appraisal value shown in the matrix is for general estimating of landscape value only and finally appraised values used in litigation would require further analysis.

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	10	Trunks	1	Note: prunus emarginata, bitter cherry	
			Height (ft.)	0	Vigor	fair		
76	73	bitter cherry <i>prunus emarginata</i>	CRZ (ft.)	10	Structure	poor-fair	Risk	
			Crown Radius (ft.)	0	Appraisal	\$1,620.00		
Comments		This bitter cherry has a lean.	Maintenance		Retain tree.			
Defect Notes:			Recommendation:					

DEFINITIONS FOR TREE ASSESSMENT MATRIX

DEFINITIONS AND NOTES

TREE ASSESSMENT:

d.b.h. = Diameter at breast height, measured 4.5 ft. above surface grade.

Critical Root Zone (CRZ) = A circular area with a radius of 12 inches for every inch d.b.h. which generally provides optimum protection from construction impacts.

Vigor = Health based on size and color of leaf or needle and length of annual shoot growth.

Good = Shoot growth, leaf size and leaf color are typical of the tree age and species.

Fair = Shoot growth, leaf size, and leaf color are below average for the tree age and species. Some deadwood is evident in the crown. Treatment may be required to foster improved future growth.

Poor = Shoot growth, leaf size, and leaf color are highly stunted, and there is a significant amount of dead twigs and branches in the crown.

Structure = Trunk and branch development and its estimated susceptibility to failure.

Good = No significant defects evident in the trunk, scaffold limbs, and root flare area.

Fair = Minor defects evident.

Poor = Significant defects that could lead to future failure of main branches or the entire tree.

Defects and Comments Explanation:

Codominant trunks = Vertical stems of equal diameter, often with included bark and a weak point of attachment to the main trunk.

Decline = Loss of vigor of the entire tree that is typically not reversible.

End weight = Accumulation of dense growth at the end of a branch which can lead to structural weakness of the limb.

Epicormic shoots = Stem growth originating from dormant buds beneath the bark, commonly in response to injury, stress, or pruning cuts.

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

Live crown ratio = The ratio of the foliage canopy height to the total height of the tree.

Trunk taper = Natural broadening in diameter at the base of the main trunk and large scaffold limbs associated with strong structure.

Tree Risk Assessment:

Level 1 Limited Visual Assessment = Includes a broad overview of an individual tree or group of trees near specified targets conducted to identify obvious defects or other conditions of concern. A limited visual assessment typically focuses on identifying trees with imminent and/or probable likelihood of failure. Level 1 assessments do not always meet the criteria for a "risk assessment" if they do not include analysis and evaluation of individual trees. Defects found in a level 1 assessment may require a Level 2 or Level 3 assessment.

Level 2 Basic Assessment = A detailed visual inspection of a tree and its surrounding site, and a synthesis of the information collected. It requires that a tree risk assessor walk completely around the tree-looking at the site, buttress roots, trunk, and branches. A basic assessment may include the use of simple tools to gain additional information about the tree or defects. Defects found in a level 2 assessment may require a Level 3 assessment be completed for further testing and analysis.

Level 3 Advanced Assessment = Advanced assessments are performed to provide more highly detailed information about specific tree components, defects, targets or site conditions. An advanced assessment is performed in conjunction with or after a Level 2 Basic Assessment if the assessor determines the need for (requires) additional information.

DEFINITIONS FOR TREE ASSESSMENT MATRIX

Risk Rating

Extreme	The extreme-risk category applies in situations in which failure is <i>imminent</i> with a <i>high</i> likelihood of impacting the target, and the consequences of the failure are <i>severe</i> . The tree risk assessor should recommend that mitigation measures be taken as soon as possible. In some cases, this may mean immediate restriction of access to the target zone area to avoid injury to people.
High	High-risk situations are those for which consequences are <i>significant</i> and likelihood is <i>very likely</i> or <i>likely</i> , or consequences are <i>severe</i> and likelihood is <i>likely</i> . This combination of likelihood and consequences indicates that the tree risk assessor should recommend mitigation measures be taken. The decision for mitigation and timing of treatment depends on the risk tolerance of the tree owner or risk manager. In populations of trees, the priority of high-risk trees is second only to extreme-risk trees.
Moderate	Moderate-risk situations are those for which consequences are <i>minor</i> and likelihood is <i>very likely</i> or <i>likely</i> , or likelihood is <i>somewhat likely</i> and consequences are <i>significant</i> or <i>severe</i> . The tree risk assessor may recommend mitigation and/or retaining and monitoring. The decision for mitigation and timing of treatment depends upon the risk tolerance of the tree owner or manager. In populations of trees, moderate-risk trees represent a lower priority than high- or extreme-risk trees.
Low	The low-risk category applies when consequences are negligible, when likelihood is unlikely, or consequences are minor and likelihood is somewhat likely. Mitigation or maintenance measures may be appropriate for some trees, but the priority for action is low. Tree risk assessors may recommend retaining and monitoring these trees, as well as mitigation that does not include removal of the tree. Mitigation treatments may reduce risk or future risk, but the categorized risk rating is already at the lowest level.

Preservation Value Explanation

HAZARD = Hazard tree, remove.

LOW = Poor specimen

MODERATE = Common species with minimal character.

HIGH = Good character tree, save if possible.

SPECIAL = Unique species, save if possible.

Maintenance Recommendations Explanation

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

Create Wildlife Snag = Cut danger trees to a lower stable height to serve as wildlife snags, providing perching, nesting, and a source of food for birds and other wildlife.

Crown Clean = Selective removal of one or more of the following items: dead, dying, diseased, weak branches, and/or dead branches, epicormic shoots from a tree's crown.

Crown Raise = Selective removal of lower branches of the tree in order to provide vertical clearance.

Crown Reduction = Reduction in size or height of tree by pruning away height or width. Arborist must be knowledgeable of the ability of the species to sustain this type of pruning.

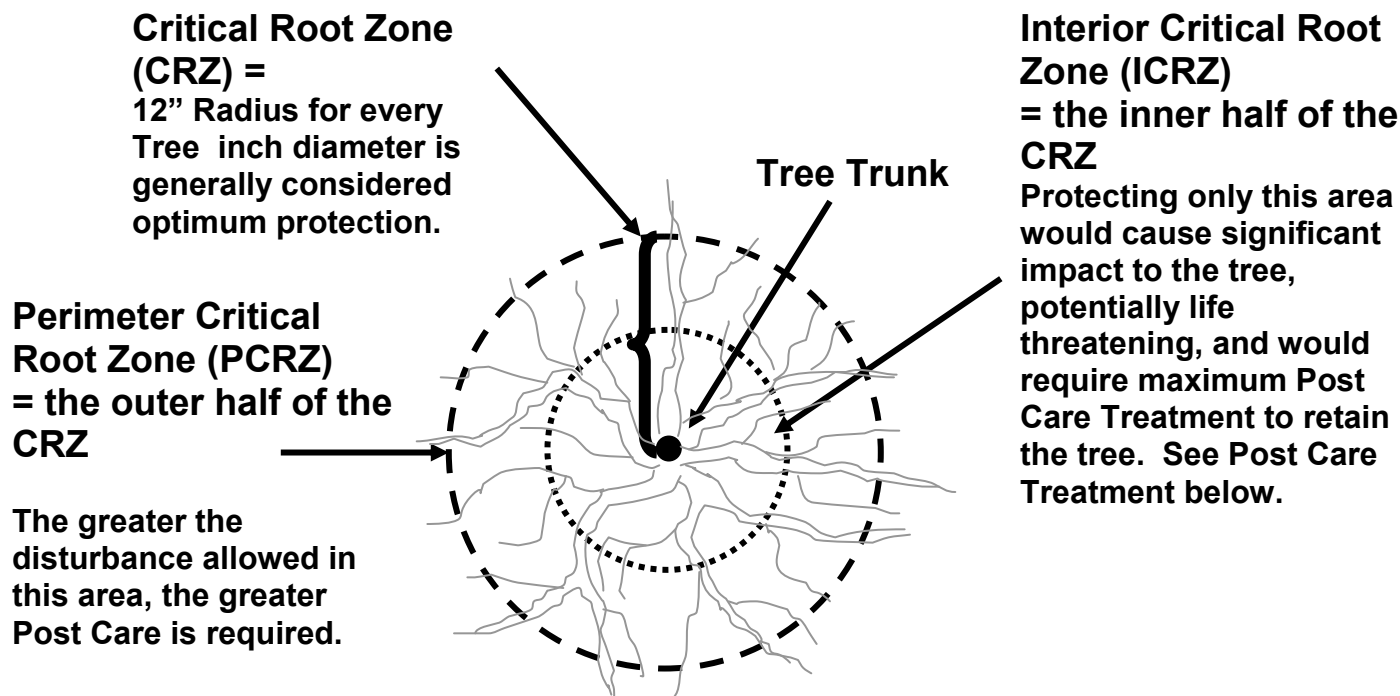
Crown Restoration = Pruning to improve the structure, form, and appearance of trees that have been severely headed, vandalized, or storm damaged.

Crown Thin = Selective removal of branches to increase light penetration, air movement, and reduce end weight in branching.

Monitor = These are trees of a particular species or condition that may be prone to more rapid decline than other trees. These trees should be inspected at least annually for changing conditions.

Remove = The high to extreme risk warrants that the tree shall be removed immediately.

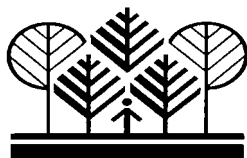
PRUNING NOTE: Pruning shall be performed by an ISA Certified Arborist with proven knowledge and ability, using ANSI A300 Pruning Specifications. The actual work should be bid by companies qualified to do the work.



The Critical Root Zone (CRZ) of a tree is established on the basis of the trunk diameter. The CRZ is a circular area which has a radius of 12 inches to every inch diameter of trunk measured at 4.5 feet above grade. Root systems will vary both in depth and spread depending on size of tree, soils, water table, species and other factors. However, this CRZ description is generally accepted in the tree industry. Protecting this entire area should result in no adverse impact to the tree.

The above CRZ drawing has been further differentiated into the 'Perimeter' (PCRZ) and 'Interior' (ICRZ) to help define potential impact and required Post Care. Generally, the full PCRZ is considered the optimum amount of root protection for a tree. As one encroaches into the "Perimeter CRZ, but not into the "Interior CRZ" the greater Post Care the tree would require to remain alive and stable. The 'Interior CRZ is half the radius of the full PCRZ. Disturbance into the ICRZ could destabilize or cause the tree to decline.

The absolute maximum disturbance allowed should leave the 'Interior' CRZ undisturbed if the tree is to have any chance of survival. This 'Interior' CRZ would approximately equal the size of a rootball needed to transplant this tree which in turn would require extensive Post Care and possibly guying. Post Care Treatment includes but may not be limited to; regular irrigation, misting, root treatment with special root hormones, mulching, guying and monitoring for several years.



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

Title: Explanation of Critical Root Zone (CRZ)
Source: Urban Forestry Services, Inc
Jim Barborinas, ISA Certified Arborist PN-0135
ASCA Registered Consulting Arborist #356,
ISA Tree Risk Assessment Qualified

Date: 2013-14

Not to Scale



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.

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 #12:

LANDSCAPE PLAN

NOTE: INDIVIDUAL LOT OWNERS SHALL SUBMIT LANDSCAPE PLANS THAT MEET OR EXCEED CITY OF ANACORTES CODE AMC 17.41 AND SHALL HAVE PLANS APPROVED BY THE HOMEOWNERS ASSOCIATION PRIOR TO INSTALLATION. PLANTS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY AND ARE TO REPRESENT THE CONCEPT OF HOMES NESTLED IN THE NATURAL SURROUNDING LANDSCAPE. TREE RETENTION IN THE WETLAND BUFFER IS DOCUMENTED IN THE TREE PRESERVATION PLAN SUBMITTED WITH THIS PUD APPLICATION.

LANDSCAPE AREAS BY LOT

LOT 1 - 3150 SF = 52.5%
LOT 2 - 3095 SF = 48.7%
LOT 3 - 2941 SF = 44.9%
LOT 4 - 3066 SF = 51.1%
LOT 5 - 2790 SF = 45.8%
LOT 6 - 3933 SF = 63.4%
LOT 7 - 3597 SF = 56.1%
LOT 8 - 3979 SF = 59.8%

PROPOSED PLANT LEGEND

- MEDIUM SIZE NATIVE TREE OR LARGE SHRUB
- SMALL NATIVE TREE OR MEDIUM SHRUB
- GROUND COVER OR SMALL SHRUB
- LOT LANDSCAPE AREA
- NATIVE TREE PRESERVATION & RETENTION AREA

NOTE: TREES AND SHRUBS SHALL BE FROM THE WASHINGTON NATIVE PLANT SOCIETY PLANT LIST FOR SKAGIT COUNTY 2004 AND SHALL MEET CITY OF ANACORTES CODE CHAPTER AMC 17.41. INDIVIDUAL LOT OWNERS SHALL SUBMIT LANDSCAPE PLANS TO THE HOMEOWNERS ASSOCIATION FOR REVIEW AND APPROVAL. IRRIGATION ON LOT AND ADJACENT ROW WILL BE RESPONSIBILITY OF INDIVIDUAL LOT OWNERS. ADDITIONALLY THE COMMON AREA BUFFER SHALL BE VEGETATED WITH NATIVE PLANTS APPROVED BY THE HOMEOWNERS ASSOCIATION AND SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS.

NOTE: LANDSCAPE AREA FOR EACH LOT WILL BE USED FOR OPEN SPACE AREA. PLANTING OF NATIVE PLANT SPECIES AS SPECIFIED BY HOMEOWNERS ASSOCIATION.

NATIVE GROWTH PROTECTION EASEMENT. A NATIVE GROWTH PROTECTION EASEMENT (NGPE) SHALL BE PROVIDED FOR THE AREA ADJUTING THE ANACORTES COMMUNITY FOREST LANDS. SPLIT RAIL FENCING SHALL BE INSTALLED ALONG THE BOUNDARY PRIOR TO CONSTRUCTION AND SHALL REMAIN UPON COMPLETION OF CONSTRUCTION. THE AREA SHALL REMAIN UNTOUCHED WITH THE FOLLOWING EXCEPTIONS:

A. HAND REMOVAL OF NON-NATIVE OR ADVENTITIOUS PLANTS AS APPROVED BY THE PARKS DEPARTMENT.

B. HAZARD TREES WILL BE IDENTIFIED WITH THE CONCURRENCE OF THE PARKS DEPARTMENT. HAZARD TREES REMOVED OR BLOWN DOWN SHALL BE REPLANTED BY THE LANDOWNER. SUBJECT TO APPROVAL OF THE PARK DEPARTMENT, WITH A 3-FOOT MINIMUM APPROPRIATE NATIVE STOCK WHICH SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ABLE TO SURVIVE WITHOUT CARE.

C. FALLEN TREES IN THE NGPE SHALL ONLY BE REMOVED FROM THE SITE WITH THE APPROVAL OF THE PARKS DEPARTMENT.

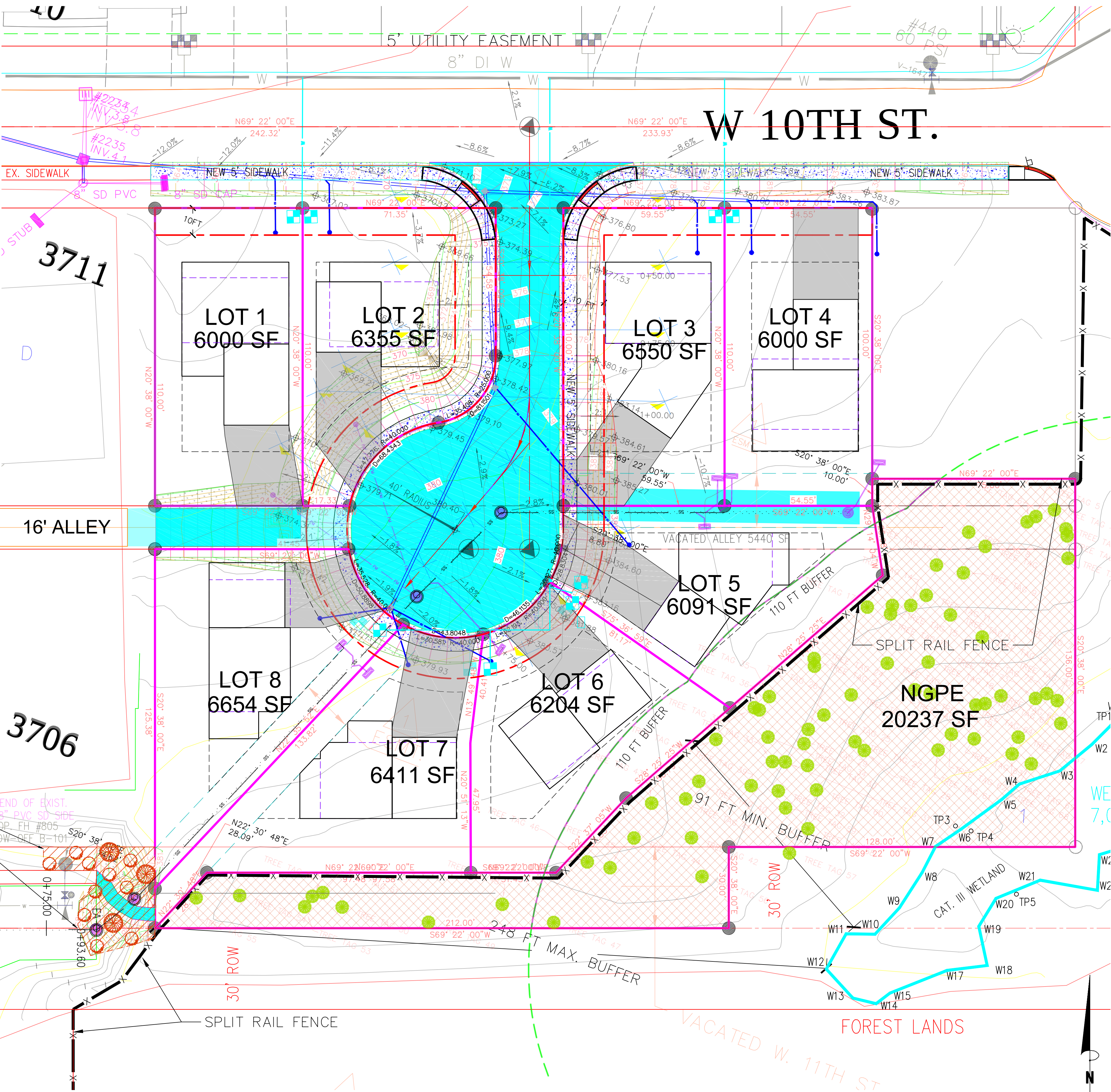
D. IF THE BUFFER IS DISTURBED, A REPLANTING PLAN USING APPROPRIATE NATIVE STOCK SHALL BE SUBMITTED TO THE FOREST ADVISORY BOARD FOR APPROVAL AND ONCE APPROVED, SHALL BE IMPLEMENTED BY THE LANDOWNER.

E. TRAILS THROUGH THE NGPE SHALL NOT BE PERMITTED WITHOUT THE APPROVAL OF THE PARKS DEPARTMENT.

F. FENCING PLANS ALONG THE NGPE MUST BE APPROVED BY THE PARKS AND RECREATION DIRECTOR.

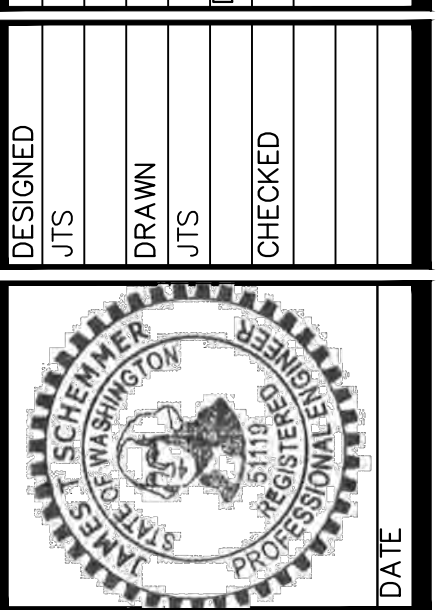
11TH ST.

EXIST. CONCRETE GUTTER THROUGH CUL-DE-SAC



SCALE 1"=20'
0 10 20

DESIGNED	04/20/2015	REV 1: ANSWER TO COMMENT
DRAWN	09/03/2015	REV 2: ANSWER TO COMMENT
CHECKED	10/28/2015	REV 3: ANSWER TO COMMENT
DATE		REVISIONS



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ENGINEERING
SURVEYING
RESIDENTIAL HOME DESIGN
10000 11TH ST. SE, SUITE 100
ANACORTES, WA 98021
OFFICE: 360-293-9006 FAX: 360-293-9007

EXHIBIT D
LANDSCAPE PLAN
PUD-2015-0001
PW#15-043-DEV

Irving Construction Corp.
West Tenth St. Project
Anacortes, WA 98221

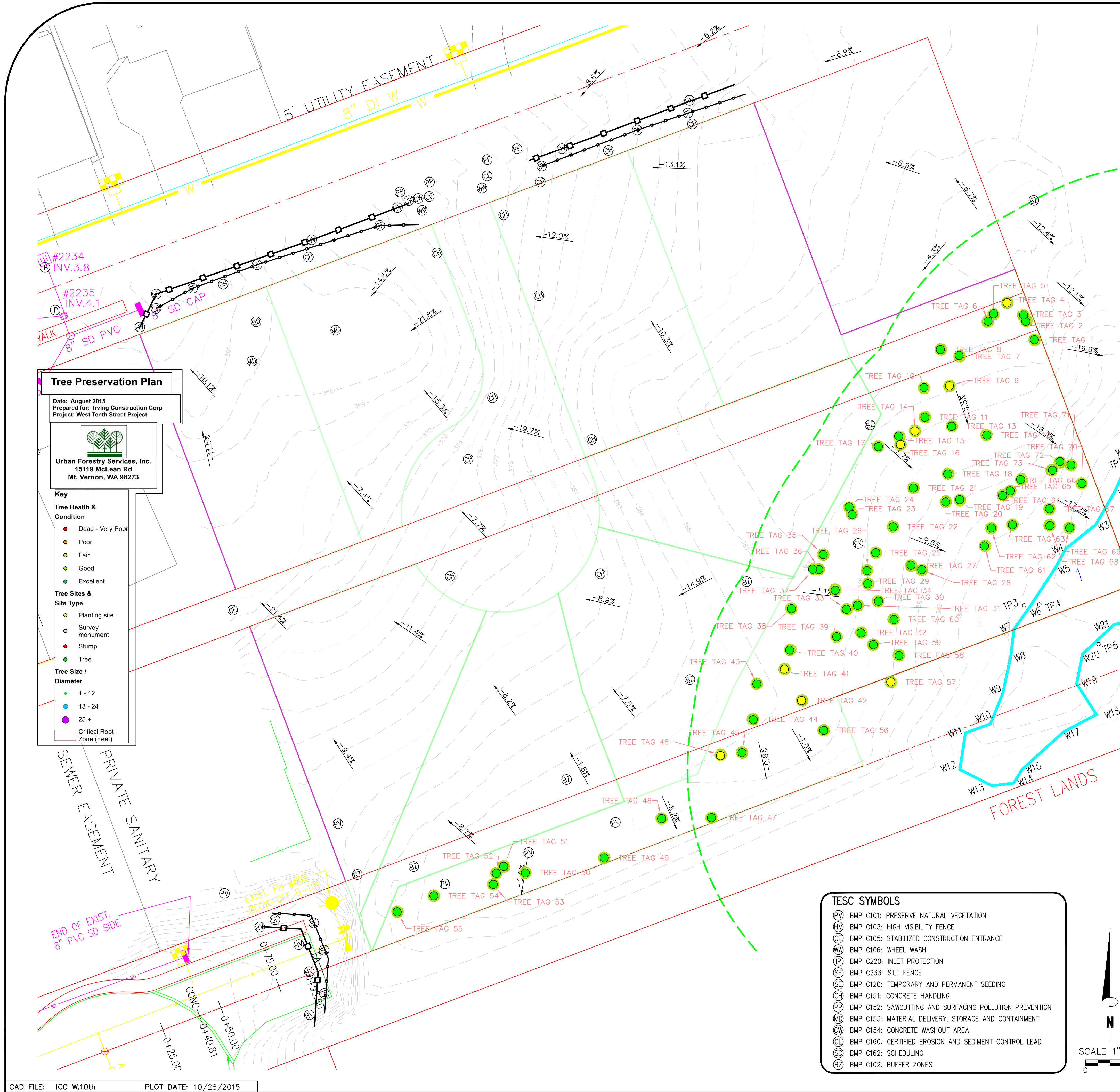
DESIGNED BY
The Schemmer Group
(360) 293-9006

JOB NO.
14-076

12 OF 12

EXHIBIT #13:

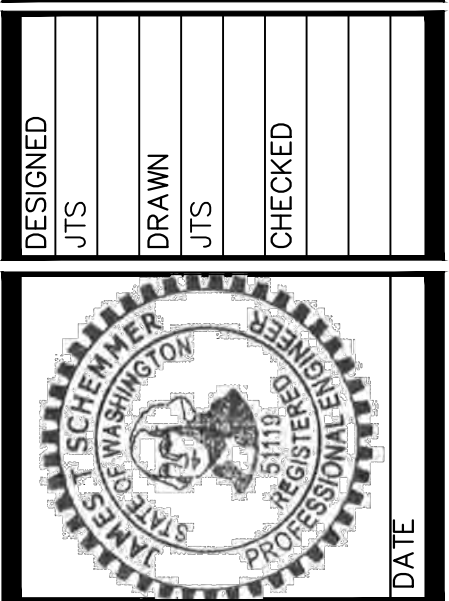
REPLAT /PUD SITE PLAN



- STORM DRAIN GENERAL PLAN NOTES:**
- A. ALL WORK SHALL CONFORM TO THE CURRENT WSDOT SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION, CITY OF ANACORTES DRAINAGE CODES AND ORDINANCES AND THE CITY OF ANACORTES ENGINEERING AND DEVELOPMENT STANDARDS.
- B. ALL POLY-VINYL CHLORIDE PIPE (PVC) AND FITTINGS SHALL CONFORM TO AND MEET THE REQUIREMENTS OF THE LATEST ASTM SPECIFICATION D3034. PIPE AND FITTINGS SHALL MEET STANDARD DIMENSION RATION 35. PROVISIONS MUST BE MADE FOR CONTRACTION AND EXPANSION AT EACH JOINT WITH A RUBBER RING, SECURELY PLACED TO PREVENT DISPLACEMENT.
- C. ALL CONCRETE STORM DRAINAGE SHALL BE REINFORCED CONCRETE GASKETED, REINFORCED CULVERT PIPE CONFORMING TO SECTION 9-05.3(2) OF THE SAID APWA STANDARD SPECIFICATIONS.
- D. ALL CORRUGATED POLYETHYLENE PIPES (CPEP) SHALL BE SMOOTH INTERIOR AND MANUFACTURED FROM HIGH-DENSITY POLYETHYLENE RESIN, WHICH SHALL MEET OR EXCEED THE REQUIREMENTS OF TYPE III, CATEGORY 4 OR 5, GRAD P33 OR REQUIREMENTS OF AASHTO M249. ALL FITTINGS AND ACCESSORIES SHALL BE MANUFACTURED AND FURNISHED BY THE PIPE SUPPLIER.
- E. ALL 12 INCH THRU 36-INCH DIAMETER CORRUGATED POLYETHYLENE PIPE (CPE) FOR STORM SEWER AND CULVERTS SHALL COMPLY WITH THE REQUIREMENTS OF WSDOT/APWA SECTION 9-05.19 CORRUGATED POLYETHYLENE CULVERT PIPE. JOINTS SHALL BE SOIL-TIGHT. ALL 3-INCH THRU 10-INCH DIAMETER CORRUGATED POLYETHYLENE PIPE(CPE) SHALL COMPLY WITH ALL THE REQUIREMENTS OF AASHTO M252 AND BE MANUFACTURED WITH A SMOOTH INTEGRAL LINING THAT COMPLIES WITH ALL MATERIAL AND STIFFNESS REQUIREMENTS OF AASHTO M294. JOINTS SHALL BE SOIL TIGHT AS DEFINED IN SECTION 9-05.19.
- F. ALL FITTINGS SHALL BE OF LIKE MATERIAL AS THE PIPE FURNISHED BY THE PIPE SUPPLIER.
- G. ALL PIPES SHALL BE SUITABLE FOR USE AS A GRAVITY DRAIN CONDUIT.
- H. THE END OF ALL ROOF AND FOOTING DRAIN STUB OUTS SHALL BE MARKED STORM DRAIN ON A PVC PIPE.
- I. THE MARKER SHALL EXTEND A MINIMUM OF 36 INCHES ABOVE THE GROUND. THE PORTION ABOVE THE GROUND SHALL BE LABELED "STORM SEWER" WITH BLACK LETTERS. IT SHALL ALSO IDENTIFY THE INVERT OF THE STUB.
- J. CLEAN-OUTS SHALL HAVE CAST IRON CASES.
- K. ALL DRIVEWAY CULVERTS LOCATED WITHIN THE RIGHT-OF-WAY SHALL BE OF SUFFICIENT LENGTH TO PROVIDE A MINIMUM 3:1 SLOPE FROM THE EDGE OF THE DRIVEWAY TO THE BOTTOM OF THE DITCH.
- L. FOOTING DRAINS, ROOF DOWN SPOUTS AND CURTAIN DRAINS ARE TO BE CONNECTED TO THE STORM DRAINAGE SYSTEM OR SWALES AS SHOWN ON THE CONSTRUCTION PLANS.
- M. MINIMUM SLOPE ON ROOF AND FOUNDATION DRAIN STUBS SHALL BE 0.5% AND HAVE A MINIMUM OF 1 FOOT OF COVER. ROOF DRAINS AND FOUNDATION DRAINPIES SHALL BE CONSTRUCTED OF PVC ASTM D3034 SDR 35, AND ASTM F679.
- N. DRAINAGE OUTLETS (STUB OUTS) SHALL BE PROVIDED FOR EACH INDIVIDUAL LOT. STUB-OUTS SHALL CONFORM TO THE FOLLOWING:
- EACH OUTLET SHALL BE SUITABLY LOCATED AT THE LOWEST ELEVATION ON THE LOT, SO AS TO SERVED ALL FUTURE DOWNSPOUTS, FOOTING DRAINS, DRIVEWAYS, YARD DRAINS, AND ANY OTHER SURFACE OR SUBSURFACE DRAINS NECESSARY TO RENDER LOTS SUITABLE FOR THEIR INTENDED USE. EACH OUTLET SHALL HAVE FREE-FLOWING, POSITIVE DRAINAGE TO AN APPROVED STORM WATER CONVEYANCE SYSTEM OR TO AN APPROVED OUTFALL LOCATION.
 - OUTLETS ON EACH LOT SHALL BE LOCATED WITH A SECTION OF PVC PIPE MARKED "STORM" ON THE END OF THE PIPE AND SHALL EXTEND 36 INCHES ABOVE THE GROUND.
 - DRAINAGE EASEMENTS ARE REQUIRED FOR DRAINAGE SYSTEMS DESIGNED TO CONVEY FLOWS THROUGH INDIVIDUAL LOTS.
 - THE ENGINEER/CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE LOCATIONS OF ALL STUB OUT CONVEYANCE LINES WITH RESPECT TO UTILITIES (E.G., POWER, GAS, TELEPHONE, CABLE, ETC.)
 - ALL INDIVIDUAL STUB OUTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNER.
- O. CATCH BASINS AT THE CURB LINE SHALL BE RECESSED 0.1 FEET.
- P. ALL STORM DRAINAGE STRUCTURES, SUCH AS CATCH BASINS AND MANHOLES, NOT LOCATED WITHIN A TRAVELED, PAVED ROADWAY OR CONCRETE SIDEWALK, SHALL HAVE LOCKING LIDS. ALL DRAINAGE STRUCTURES ASSOCIATED WITH A PERMANENT DETENTION FACILITY SHALL HAVE LOCKING LIDS. ALL DRAINAGE STRUCTURES LOCATED WITHIN A BIKE OR WALKING PATH SHALL HAVE LOCKING LIDS.
- Q. ALL CATCH BASINS GRATES SHALL INCLUDE THE STAMPING "OUTFALL TO STREAM, DUMP NO POLLUTANTS".
- R. CATCH BASINS SHALL CONFORM TO TYPE I, TYPE II, O
- S. THE INLET TYPE AS DEFINED IN SAID APWA STANDARDS SPECIFICATIONS AND STANDARD PLANS WITH FLAT TOP FRAME AND GRATE.
- T. CATCH BASINS MUST BE SET TO LINE GRADE USING NO MORE THAN TWO (2) ADJUSTMENT RINGS.
- U. THE CAST IRON FRAME MAY BE PLACED FLANGE DOWN ON ADJUSTMENT BLOCKS IN LIEU OF PRECAST COLLAR. THE INSTALLATION OF CATCH BASINS SHALL INCLUDE FINAL ADJUSTMENT AS MAY BE REQUIRED TO FINISH GRADE. INSTALLATION WITHIN THE PAVED ROADWAY SHALL BE PER THE CITY OF ANACORTES TYPE I CATCH BASIN WITH 18-INCH BARRIER CURB DETAIL UNLESS SPECIFIED AS A THRU-CURB INLET.
- V. CAST IRON FRAME FOR TYPE I CATCH BASIN SHALL ACCOMMODATE A 20-INCH X 24-INCH GRATE.
- W. A LOW-PRESSURE AIR TEST AT 5 PSI FOR 15 MINUTES FOR SEWER MAINS IS REQUIRED. THE CITY OF ANACORTES MAINTENANCE CAMERA CREW WILL VIDEO SANITARY SEWER AND STORM SEWER MAINS. CALL 360.293.1921 TO SCHEDULE APPOINTMENT. 48-HOUR NOTICE REQUIRED. (SECTION 7-17.3(2)(H))
- X. THE CONTRACTOR SHALL BE REQUIRED TO PLACE METALLIC TAPE OVER ALL NON-METALLIC PIPES. THE METALLIC TAPE SHALL BE A MINIMUM OF 2 INCHES IN WIDTH AND PLACED CONTINUOUSLY THE ENTIRE LENGTH OF THE STORM DRAIN TRENCH.
- Y. ALL TRENCHES FOR STORM DRAINS SHALL BE IN ACCORDANCE WITH THE SECTION 7 OF THE CURRENT WSDOT SPECIFICATIONS FOR ROADS, BRIDGES AND MUNICIPAL CONSTRUCTION.
- Z. ANY PERMANENT FLOW CONTROL FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE FACILITY IS TO FUNCTION AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE GRADED SO THAT THE BOTTOM AND SIDES ARE A LEAST THREE (3) FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.
- AA. OVERFLOW, SPILLWAYS, GRAVEL FILTER WINDOWS MUST BE CONSTRUCTED PER PLANS AND SPECIFICATIONS. NO DEVIATIONS. AS-BUILT FOR VERIFICATION REQUIRED.
- BB. QUARRY ROCK MUST BE SOUND "HARD" DURABLE ROCK. NO RECYCLED MATERIAL.
- CC. GRASS LINED SWALE SHALL BE CONSTRUCTED PER THE DETAILS PROVIDED. NO DEVIATIONS ALLOWED. ALL SWALES MUST BE OPERATIONAL BEFORE ACCEPTANCE.
- DD. MINIMUM 1-FOOT SEPARATION BETWEEN PIPES IN TYPE II CATCH BASINS.

- EROSION CONTROL**
- A. A CERTIFIED EROSION AND SEDIMENT CONTROL SUPERVISOR IS REQUIRED. THE ESC SUPERVISOR MUST HAVE ATTENDED AND EROSION AND SEDIMENT CONTROL CLASS WITHIN 3-YEARS FROM TODAY'S DATE. MUST PROVIDE CERTIFICATION CARD.
- B. THE CERTIFIED EROSION AND SEDIMENT CONTROL SUPERVISOR WILL OVERSEE AND BE RESPONSIBLE FOR ALL EROSION CONTROL. THE FACILITIES SHALL BE INSPECTED DAILY AND MAINTAINED TO ENSURE PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS AND AFTER EVERY SIGNIFICANT STORM EVENT OF THE ESC FACILITIES DURING THE WET SEASON (OCTOBER 1 TO APRIL 30). MONTHLY REVIEWS DURING THE DRY SEASON (MAY 1 TO SEPTEMBER 30). WRITTEN RECORDS SHALL BE TURNED INTO THE PROJECT MANAGER OR INSPECTOR ON A WEEKLY BASIS AT THE WEEKLY SCHEDULED PROJECT MEETINGS.
- C. SHALL BE IN PLACE PER THE APPROVED SET OF PLANS PRIOR TO ANY CONSTRUCTION START.
- D. THE EROSION CONTROL SHALL BE INSPECTED ONCE A DAY AND MODIFIED TO MEET THE SURROUNDING CONDITIONS AS NEEDED.
- E. PROVIDE A SIGN DISPLAYING 24-HOUR CONTACT NUMBER AND NAME OF THE ESC SUPERVISOR. THE LETTER SIZE SHALL BE A MINIMUM OF 2" LETTERS. THIS SHALL BE IN PLACE PRIOR TO CONSTRUCTION START. REMEMBER, THE LOOK OF THE SIGN WILL BE A REFLECTION OF THE CONTRACTOR AND DEVELOPER AND DEVELOPMENT.
- F. THE STORM DRAIN SYSTEM AND EXISTING DITCHES SHALL BE CLEANED DAILY (SECTION 7-07.3). ALL DRAINAGE SYSTEMS SHALL BE CLEANED TO THE ACCEPTANCE OF THE CITY OF ANACORTES PRIOR TO ACCEPTANCE OF THE PROJECT.
- G. STABILIZED CONSTRUCTION ENTRANCES AND ROADS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED DURING THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED SUCH AS WASH PADS TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN. NO MUD IS ALLOWED TO ENTER ONTO CITY STREETS.
- H. ANY SOILS EXPOSED THAT WILL NOT BE DISTURBED FOR TWO (2) DAYS DURING THE WET SEASON OR SEVEN (7) DAYS IN THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (SEEDING, MULCHING, PLASTIC COVERING, ETC.).
- I. PRIOR TO (2) WEEKS OF THE BEGINNING OF THE WET SEASON (OCTOBER 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDD IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDD WITHIN ONE (1) WEEK OF THE BEGINNING OF THE WET SEASON. A SKETCH MAP OF THOSE AREAS TO BE SEEDD AND THOSE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE PROJECT MANAGER. THE PROJECT MANAGER CAN REQUIRE SEEDING IN ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES OR DRAINAGE FACILITIES.
- J. PENALTIES FOR AN EROSION CONTROL VIOLATION ARE SUBJECT TO A \$300 TO \$1000 FINE UNDER CHAPTER 17.66 - PENALTIES FOR VIOLATION. EACH DAY IS CONSIDERED A DIFFERENT VIOLATION.

DESIGNED	05/07/2015	REV 1: ANSWER TO COMMENT
DRAWN	09/03/2015	REV 2: ANSWER TO COMMENT
CHECKED	09/23/2015	REV 3: ANSWER TO COMMENT
DATE	10/28/2015	REVISIONS

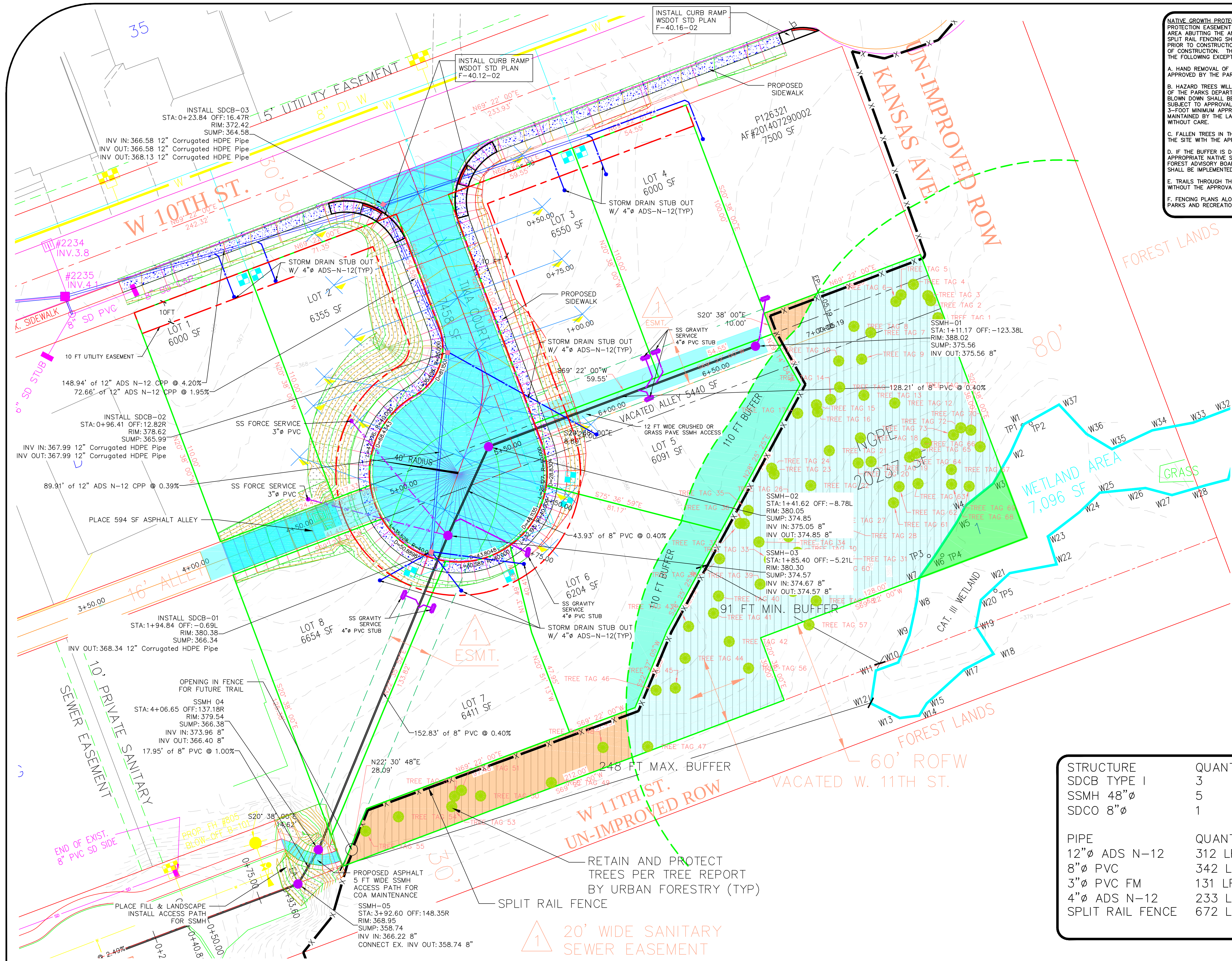


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Office: 360-293-4008

TESC PLAN
EXISTING CONDITIONS
PUD-2015-0001
PW#15-043-DEV

Irving Construction Corp.
West Tenth St. Project
Anacortes, WA 98221

JOB NO.
14-076
02 OF 12



NATIVE GROWTH PROTECTION EASEMENT. A NATIVE GROWTH PROTECTION EASEMENT (NGPE) SHALL BE PROVIDED FOR THE AREA ABUTTING THE ANACORTES COMMUNITY FOREST LANDS. SPLIT RAIL FENCING SHALL BE INSTALLED ALONG THE BOUNDARY PRIOR TO CONSTRUCTION AND SHALL REMAIN UPON COMPLETION OF CONSTRUCTION. THE AREA SHALL REMAIN UNTOUCHED WITH THE FOLLOWING EXCEPTIONS:

A. HAND REMOVAL OF NON-NATIVE OR ADVENTITIOUS PLANTS AS APPROVED BY THE PARKS DEPARTMENT.

B. HAZARD TREES WILL BE IDENTIFIED WITH THE CONCURRENCE OF THE PARKS DEPARTMENT. HAZARD TREES REMOVED OR BLOWN DOWN SHALL BE REPLANTED BY THE LANDOWNER, SUBJECT TO APPROVAL OF THE PARK DEPARTMENT, WITH A 3-FOOT MINIMUM APPROPRIATE NATIVE STOCK WHICH SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ABLE TO SURVIVE WITHOUT CARE.

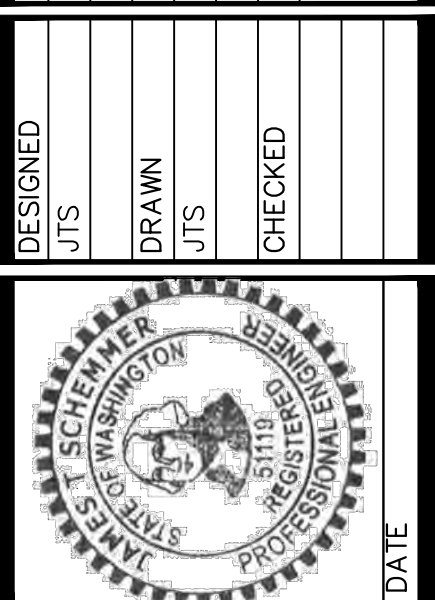
C. FALLEN TREES IN THE NGPE SHALL ONLY BE REMOVED FROM THE SITE WITH THE APPROVAL OF THE PARKS DEPARTMENT.

D. IF THE BUFFER IS DISTURBED, A REPLANTING PLAN USING APPROPRIATE NATIVE STOCK SHALL BE SUBMITTED TO THE FOREST ADVISORY BOARD FOR APPROVAL AND ONCE APPROVED, SHALL BE IMPLEMENTED BY THE LANDOWNER.

E. TRAILS THROUGH THE NGPE SHALL NOT BE PERMITTED WITHOUT THE APPROVAL OF THE PARKS DEPARTMENT.

F. FENCING PLANS ALONG THE NGPE MUST BE APPROVED BY THE PARKS AND RECREATION DIRECTOR.

DESIGNED	08/24/2015	REV 1: ANSWER TO COMMENT
DRAWN	09/03/2015	REV 2: ANSWER TO COMMENT
CHECKED	09/23/2015	REV 3: ANSWER TO COMMENT
DATE	10/28/2015	REVISIONS



S. SCHEMMER CONSULTING GROUP PLLC
SURVEYING & CIVIL ENGINEERING
RESIDENTIAL HOME DESIGN
11111 1st Ave. N.E., Anacortes, WA 98221
Office: 360-293-1008 Fax: 360-293-1001 www.schemmer.com

SITE PLAN

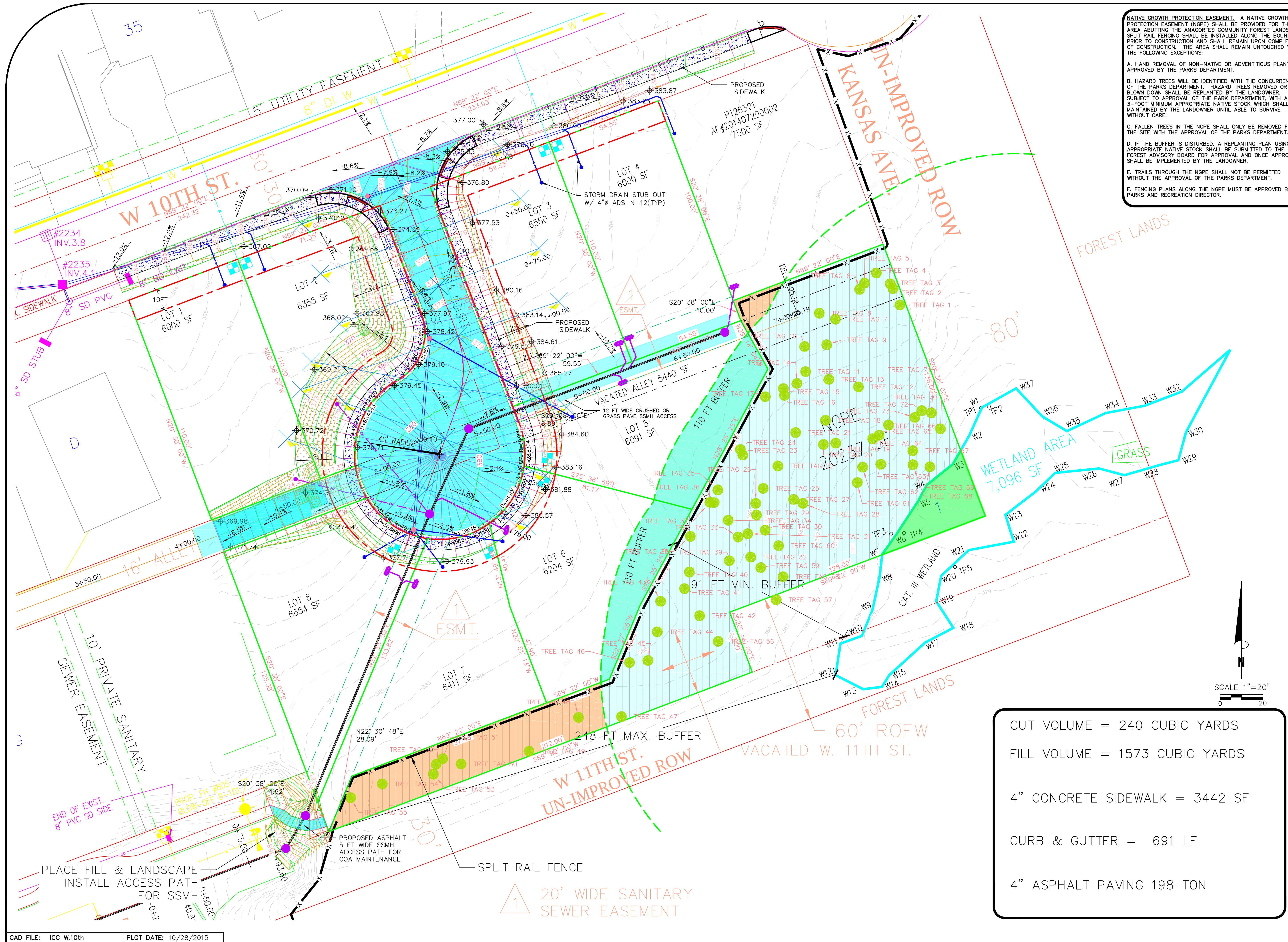
PUD-2015-0001
PW#15-043-DEV

Irving Construction Corp.
West Tenth St. Project
Anacortes, WA 98221

JOB NO.
14-076

STRUCTURE	QUANTITY (#)
SDCB TYPE I	3
SSMH 48"Ø	5
SDCO 8"Ø	1

PIPE	QUANTITY (LF)
12"Ø ADS N-12	312 LF
8"Ø PVC	342 LF
3"Ø PVC FM	131 LF
4"Ø ADS N-12	233 LF
SPLIT RAIL FENCE	672 LF



NATIVE GROWTH PROTECTION EASEMENT. A NATIVE GROWTH PROTECTION EASEMENT (NGPE) SHALL BE PROVIDED FOR THE AREA ADJACENT TO THE ANACORTES COMMUNITY FOREST LANDS. SPLIT RAIL FENCING SHALL BE INSTALLED ALONG THE BOUNDARY PRIOR TO CONSTRUCTION AND SHALL REMAIN UPON COMPLETION OF CONSTRUCTION. THE AREA SHALL REMAIN UNTOUCHED WITH THE FOLLOWING EXCEPTIONS:

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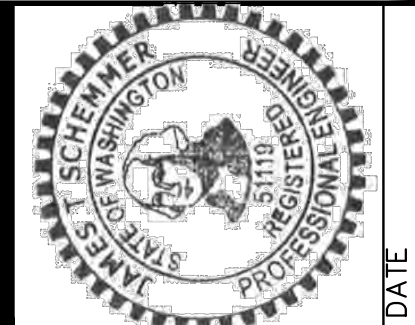
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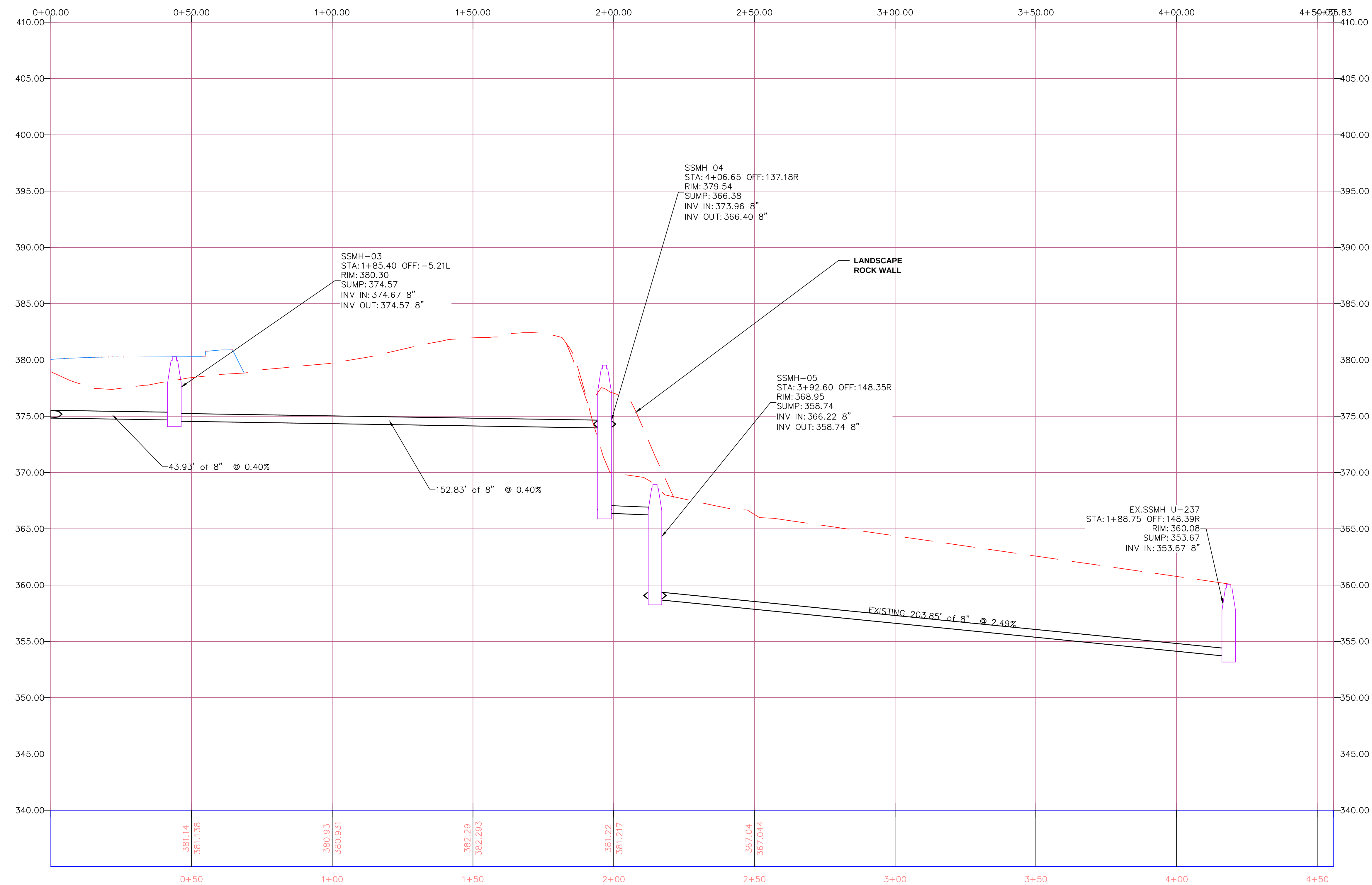
S. Schemmer CONSULTING GROUP PLLC
SURVEYING
RESIDENTIAL HOME DESIGN
OFFICE: 202-292-4008 FAX: 202-292-4001 WWW.SSPLANS.COM

GRADING PLAN

PUD-2015-0001
PW#15-043-DEV

Irving Construction Corp.
West Tenth St. Project
Anacortes, WA 98221

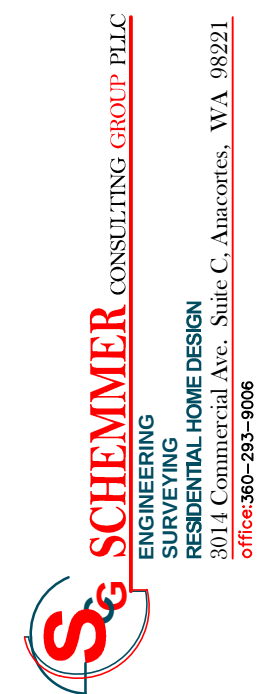
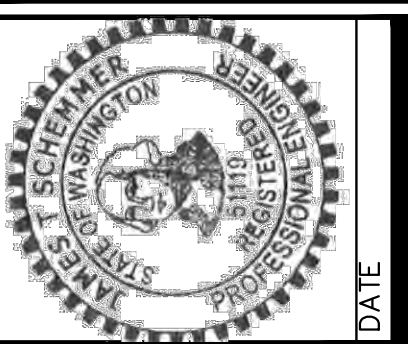
CUT VOLUME = 240 CUBIC YARDS
FILL VOLUME = 1573 CUBIC YARDS
4" CONCRETE SIDEWALK = 3442 SF
CURB & GUTTER = 691 LF
4" ASPHALT PAVING 198 TON



1"=20' HORIZONTAL, 1"=5' VERTICAL

05/07/2015	REV 1: ANSWER TO COMMENT
09/03/2015	REV 2: ANSWER TO COMMENT
09/23/2015	REV 3: ANSWER TO COMMENT
10/28/2015	DATE
REVISIONS	
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DESIGNED	
JTS	
DRAWN	
JTS	
CHECKED	



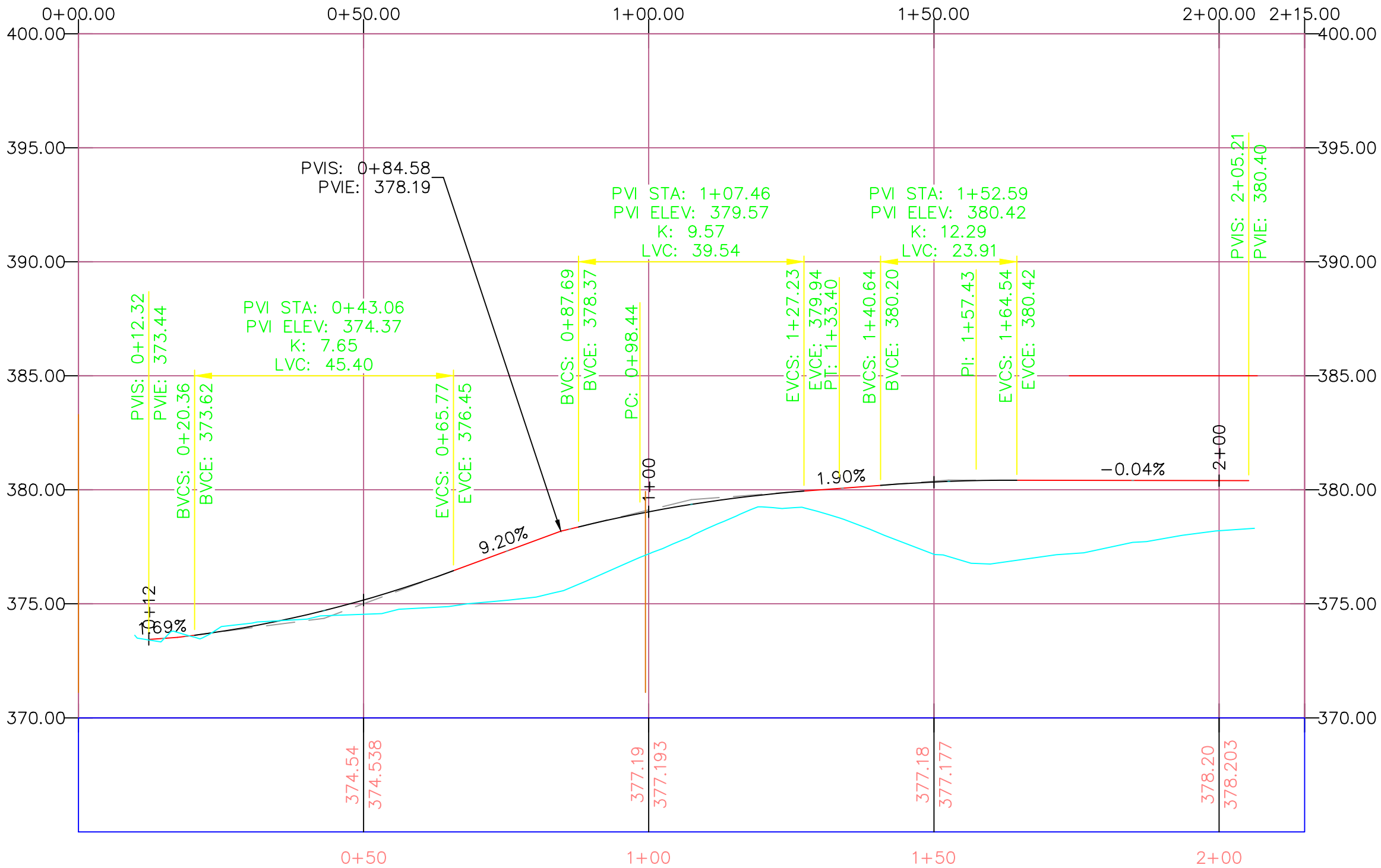
**SANITARY SEWER
PROFILE**
PUD-2015-0001
PW#15-043-DEV

Irving Construction Corp.
West Tenth St. Project
Anacortes, WA 98221

JOB NO.
14-076

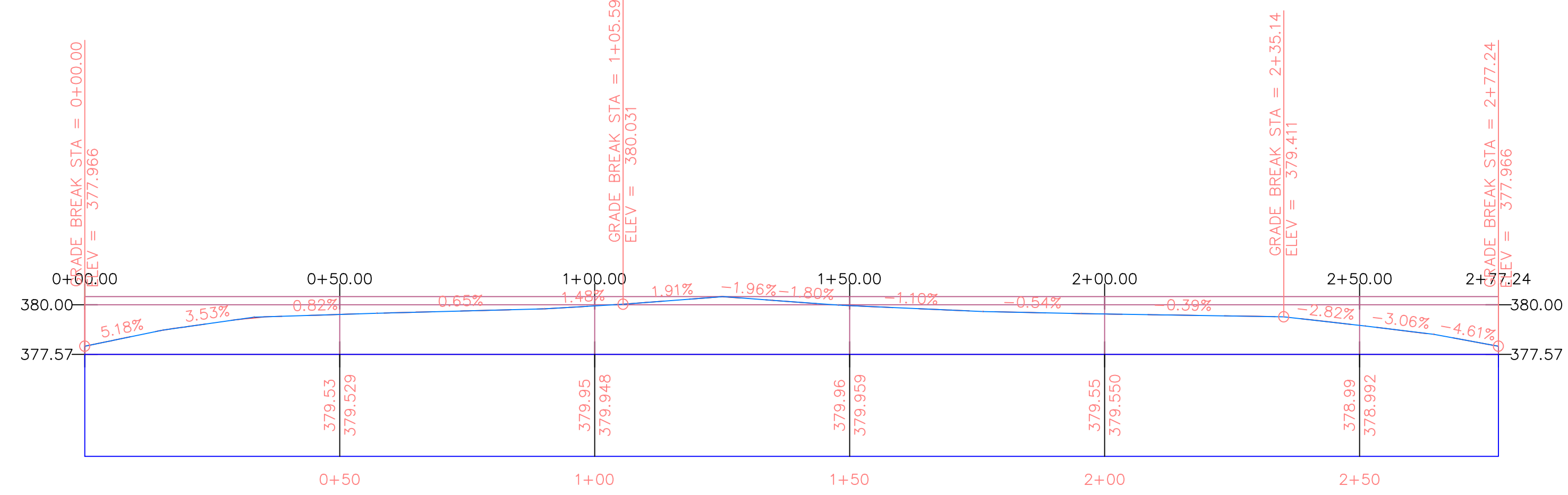
05 OF 12

CUL DE SAC ROAD



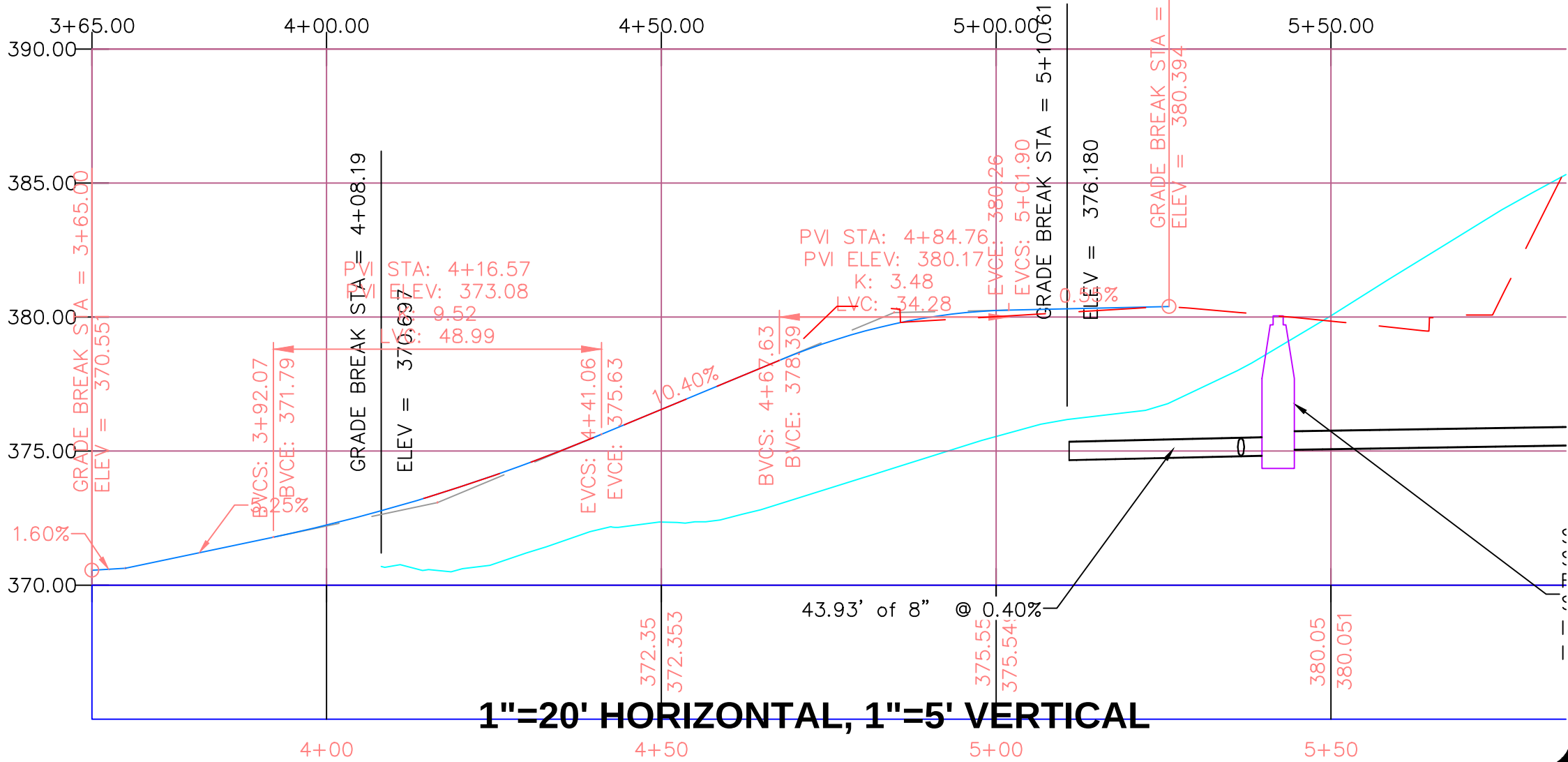
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TIKA_COURT_CIRCLE



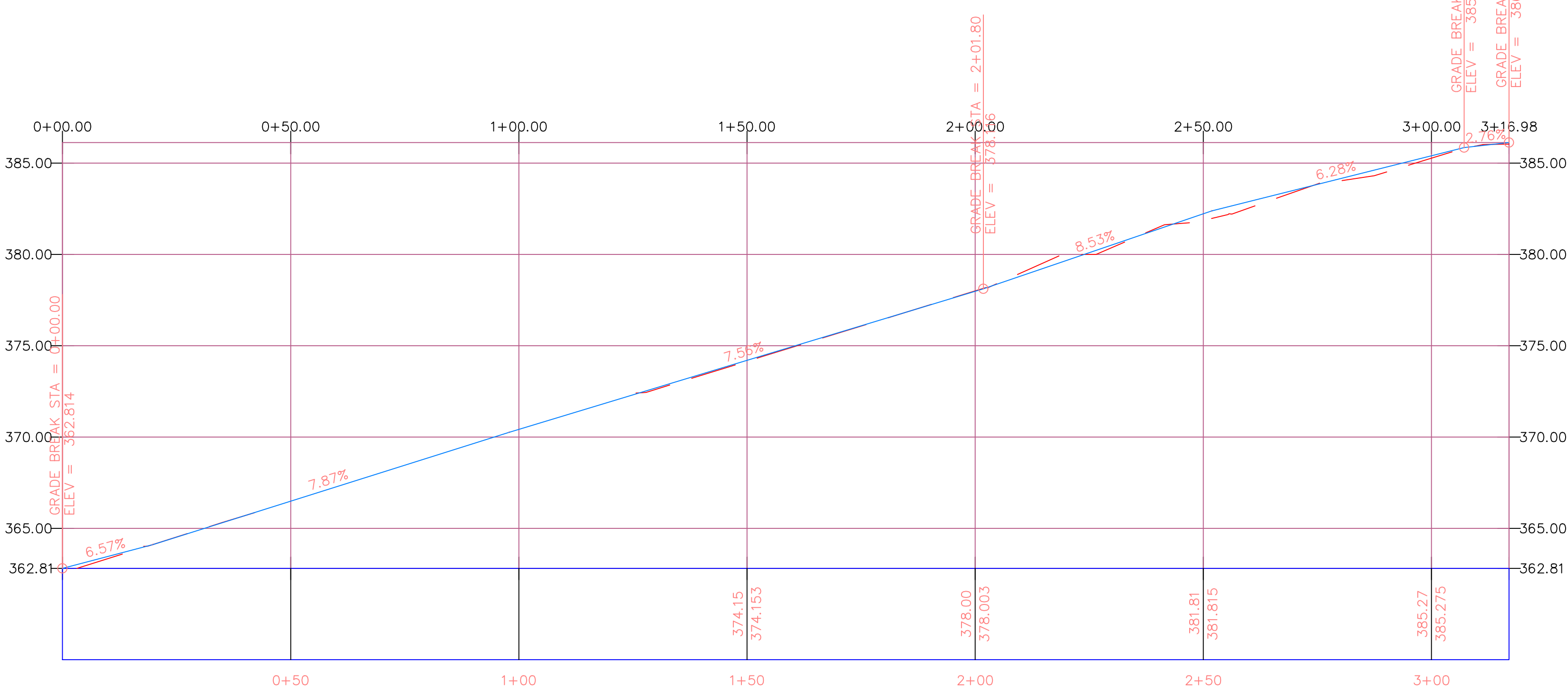
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16 FOOT ALLEY



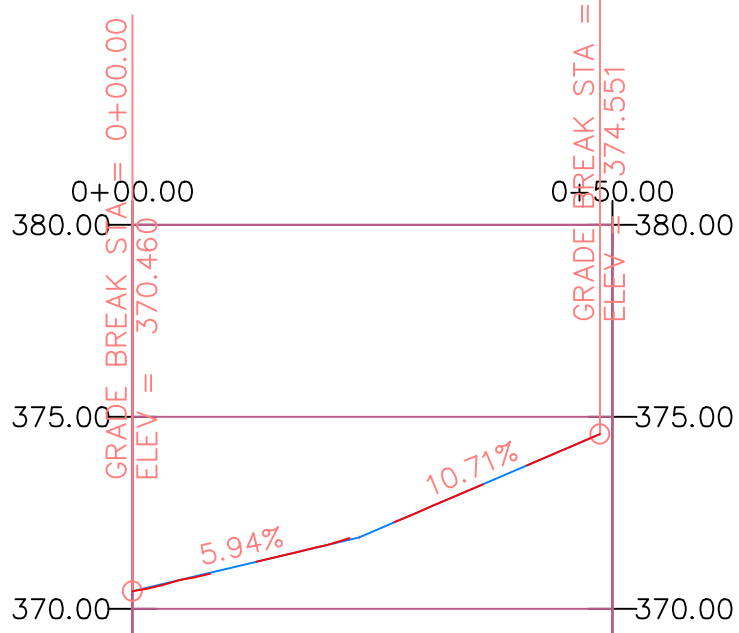
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GUTTER_LINE_W_TENTH



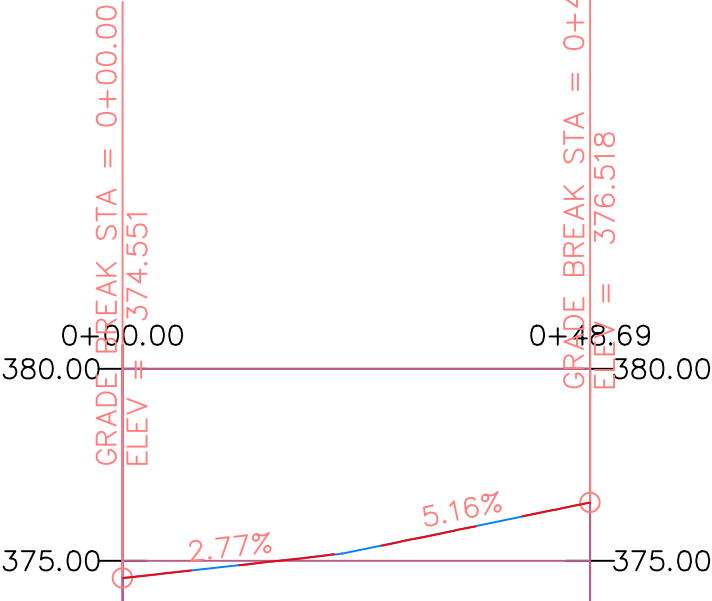
1"=20' HORIZONTAL, 1"=5' VERTICAL

LEFT CURB RETURN

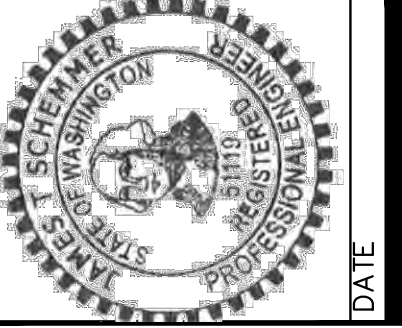


1"=20' HORIZONTAL, 1"=5' VERTICAL

RIGHT CURB RETURN



DESIGNED	05/07/2015	REV 1: ANSWER TO COMMENT
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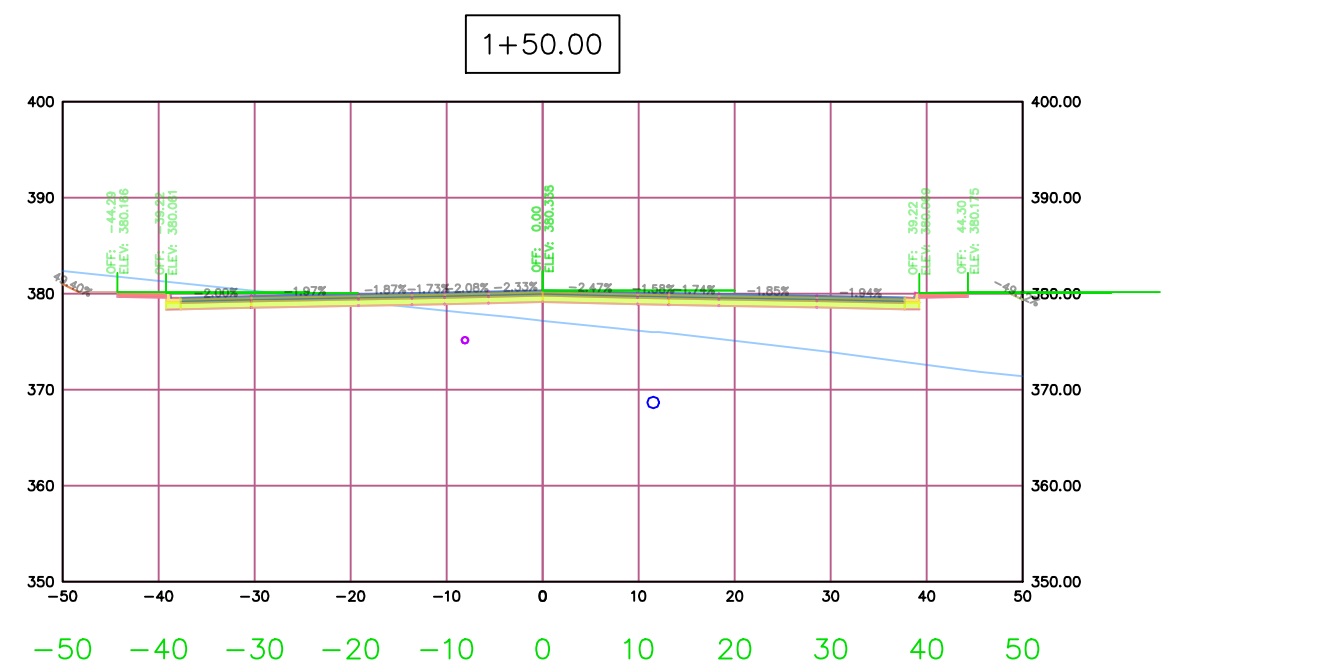
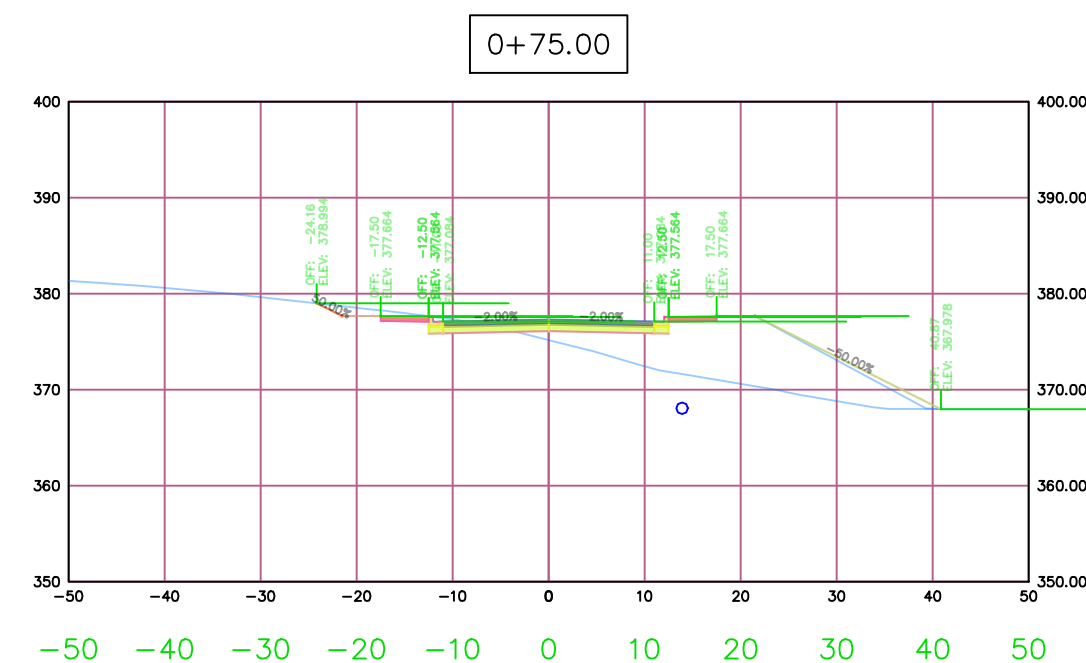
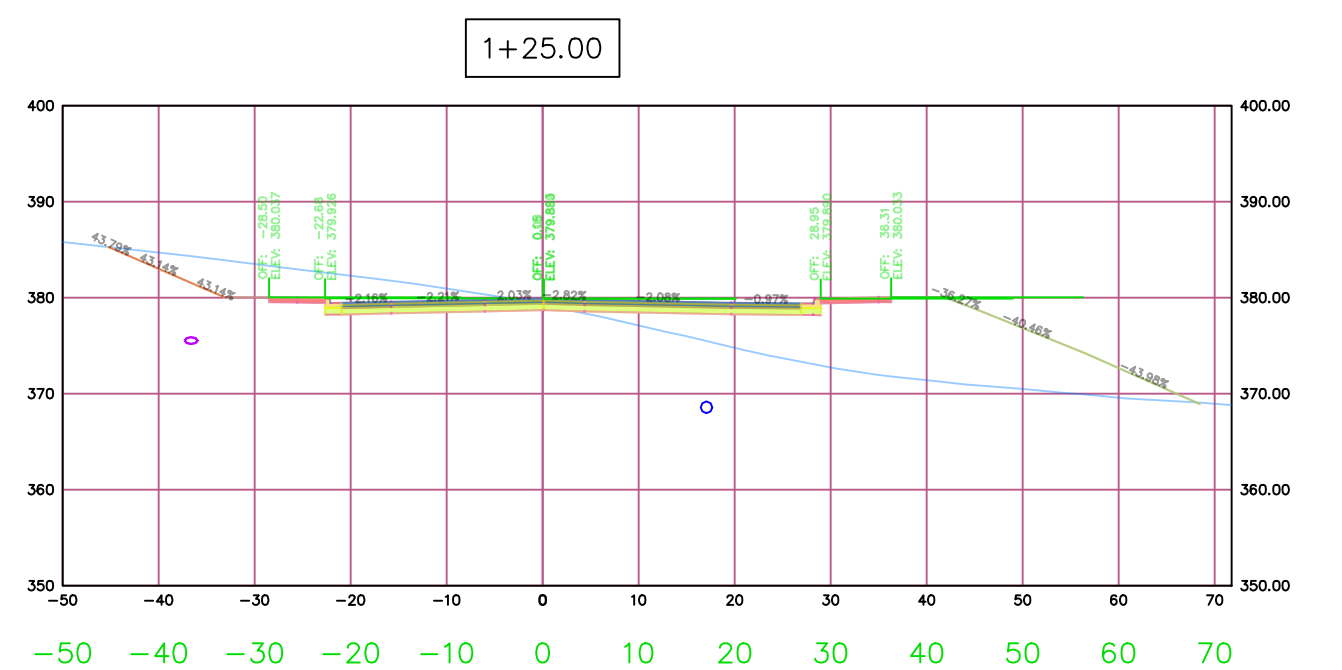
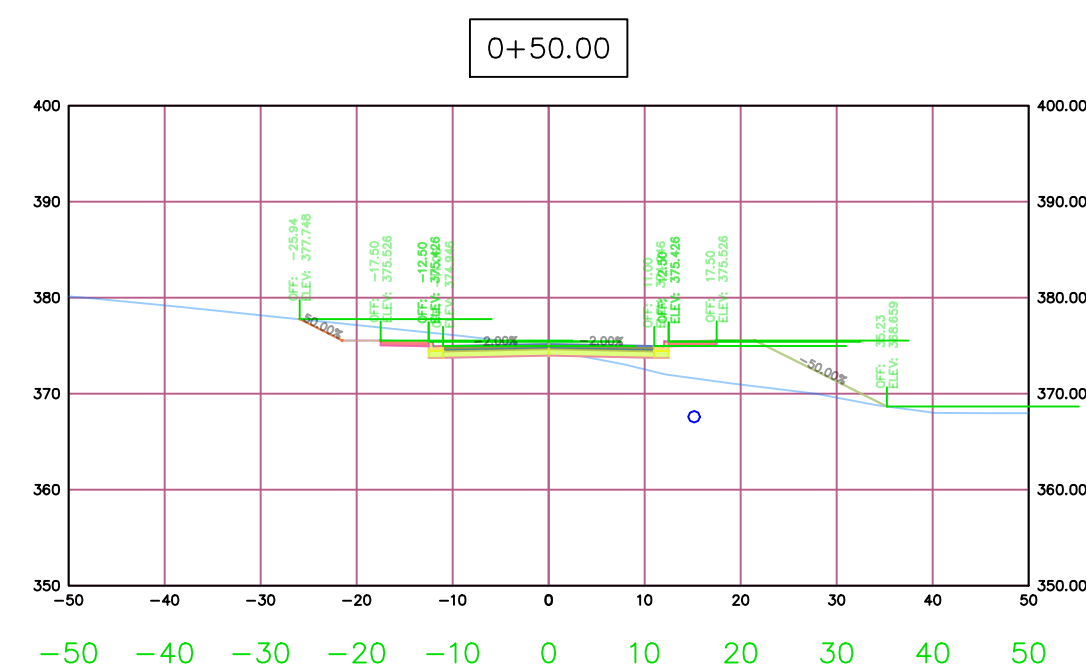
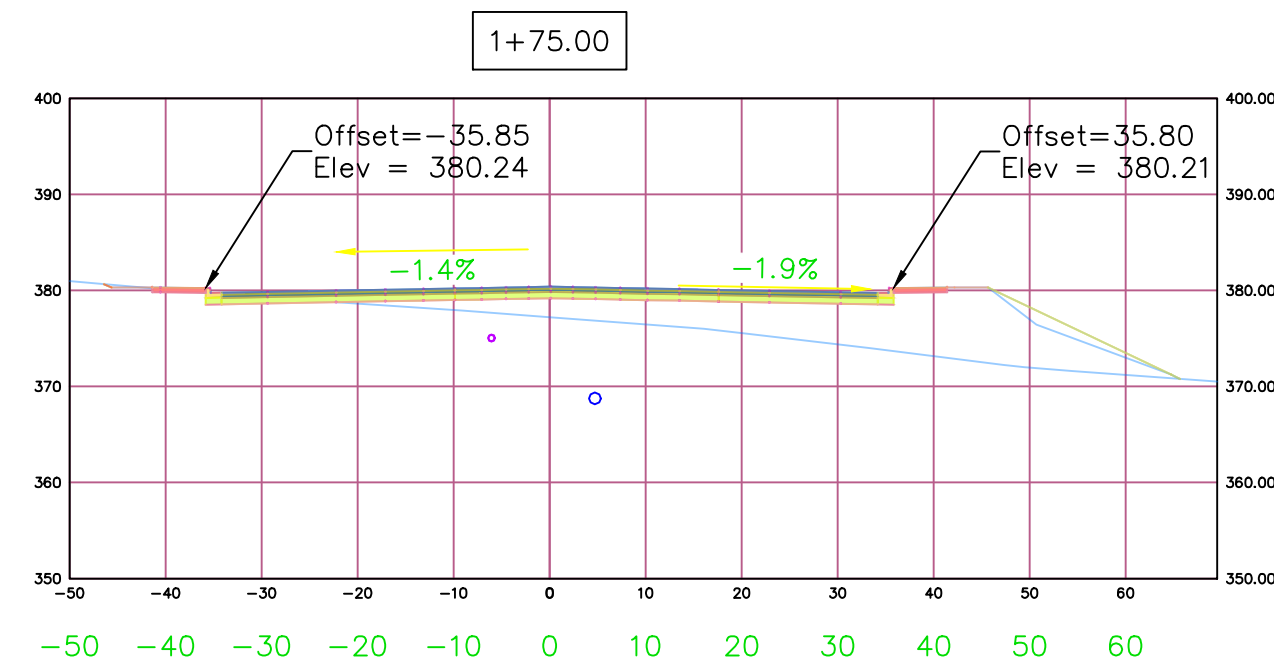
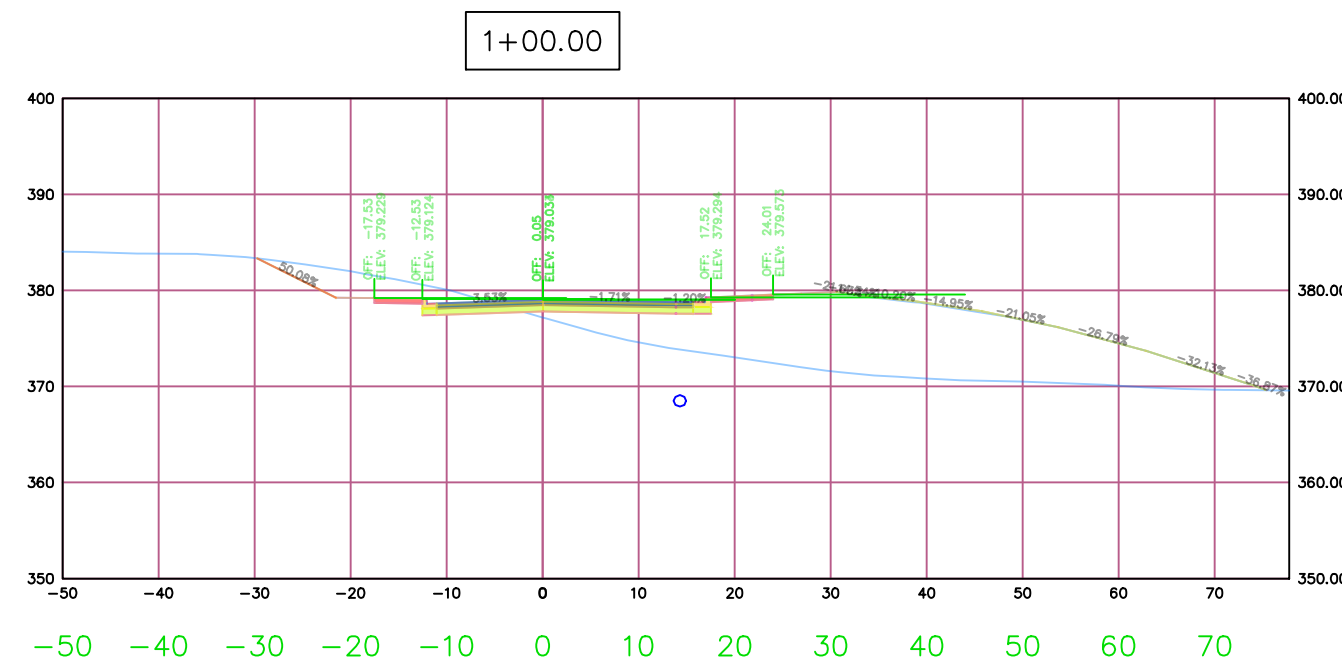
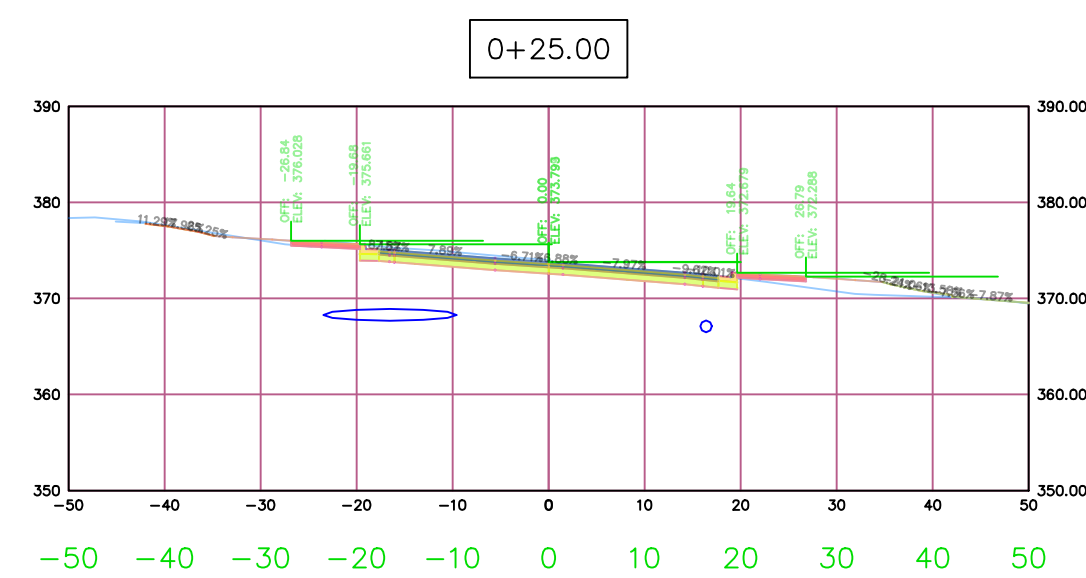


S. SCHIAMMER CONSULTING GROUP P.L.C.
SURVEYING
RESIDENTIAL HOME DESIGN
10100 1st Ave., Suite C, Anacortes, WA 98221
Office: 360-292-4008

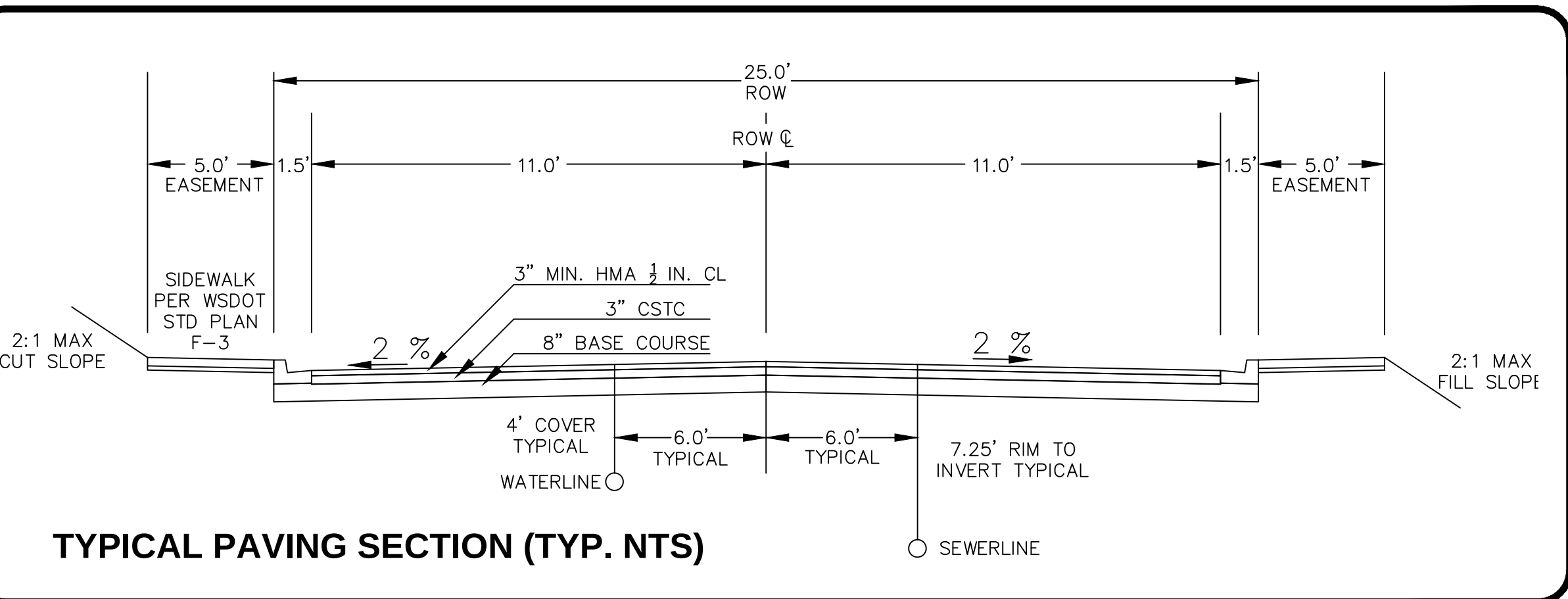
ROAD PROFILES
PUD-2015-0001
PW#15-043-DEV

Irving Construction Corp.
West Tenth St. Project
Anacortes, WA 98221

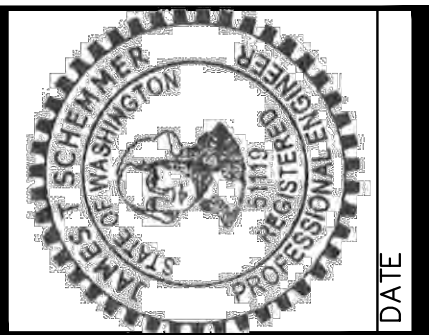
CUL DE SAC SECTIONS



1"=20' HORIZONTAL, 1"=20' VERTICAL



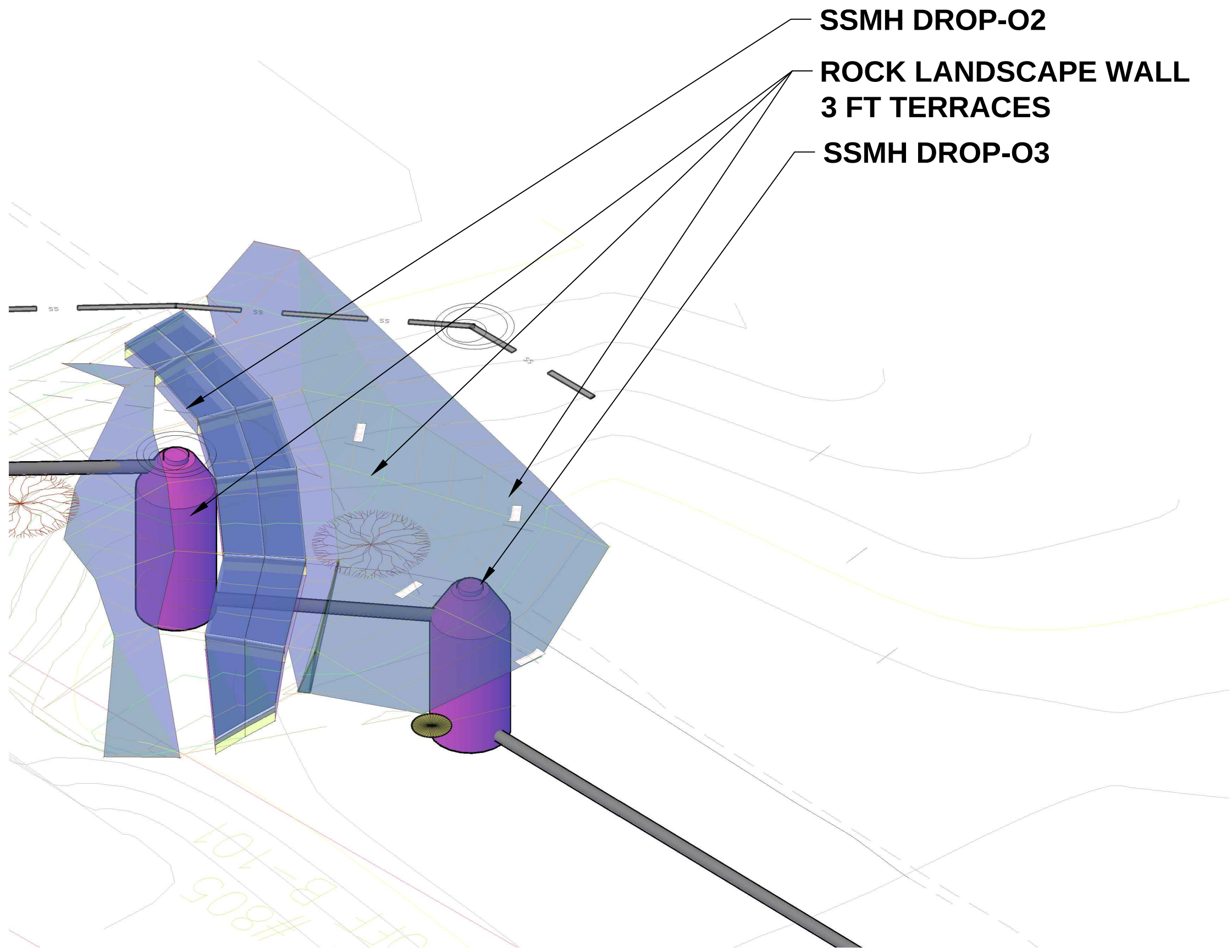
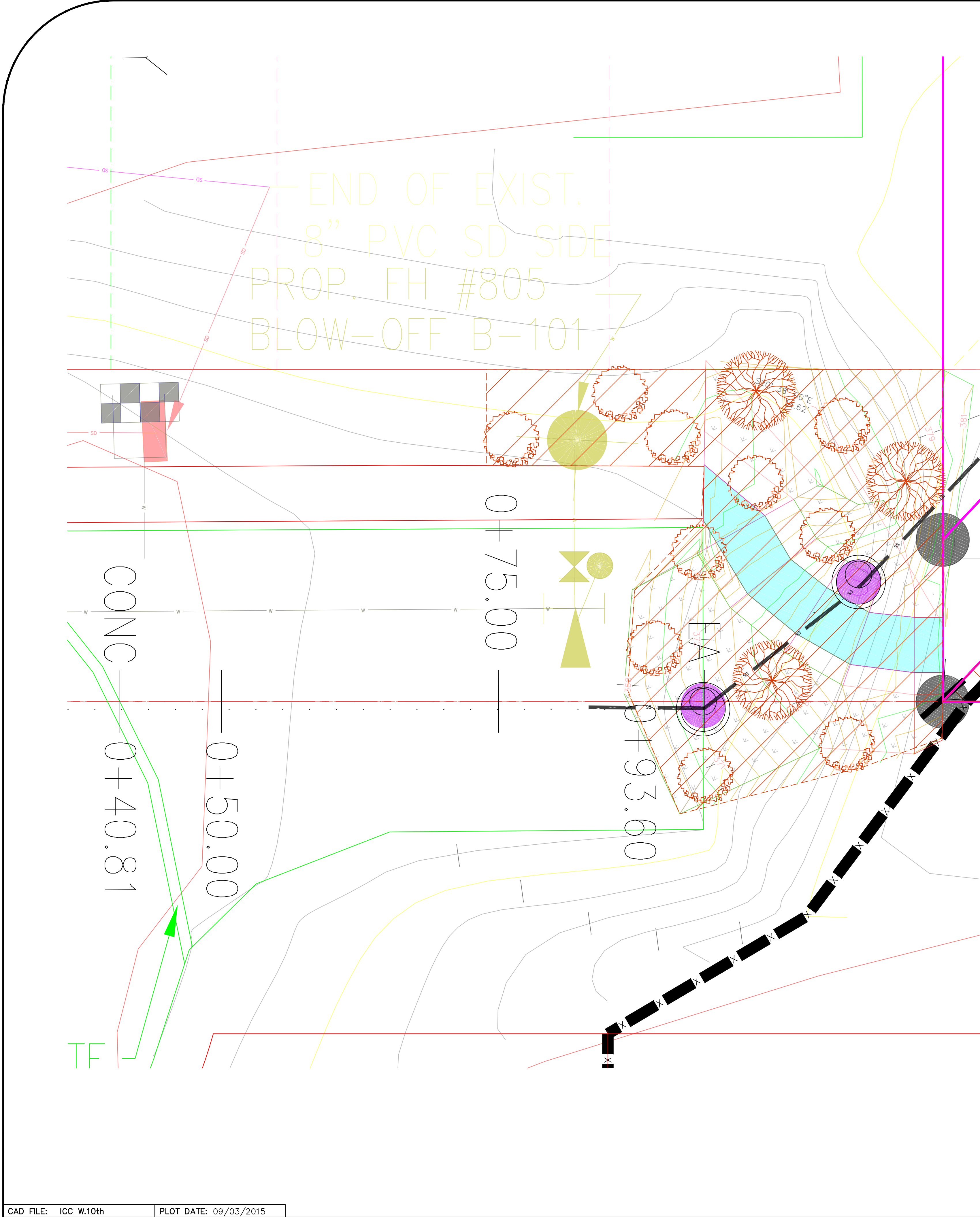
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S. SCHEMMER CONSULTING GROUP P.L.C.
ENGINEERING
SURVEYING
RESIDENTIAL-HOME DESIGN
10111 1st Ave., Suite C, Anacortes, WA 98221
Office: 360-293-4008

SECTIONS
PUD-2015-0001
PW#15-043-DEV

Irving Construction Corp.
West Tenth St. Project
Anacortes, WA 98221



DESIGNED BY JTS	04/20/2015	REV 1: ANSWER TO COMMENT
DRAWN JTS	09/03/2015	
CHECKED	DATE	REVISIONS
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DATE

S. SCHEMMER CONSULTING GROUP PLIC ENGINEERING SURVEYING RESIDENTIAL HOME DESIGN 10111 1st Ave. N.E., Suite C, Nanterville, WA 98221 Office: (360) 293-9006
--

LANDSCAPE WALL AND DETAILS
PUD-2015-0001 PW#15-043-DEV

Irving Construction Corp. West Tenth St. Project Anacortes, WA 98221
--

DESIGNED BY The Schemmer Group (360) 293-9006
JOB NO. 14-076

08 OF 12

LOT 1 -	2768 SF / 6000 SF = 46%
LOT 2 -	2621 SF / 6355 SF = 41%
LOT 3 -	3119 SF / 6550 SF = 48%
LOT 4 -	2768 SF / 6000 SF = 46%
LOT 5 -	2562 SF / 6091 SF = 42%
LOT 6 -	2486 SF / 6204 SF = 40%
LOT 7 -	2542 SF / 6411 SF = 40%
LOT 8 -	2547 SF / 6654 SF = 38%

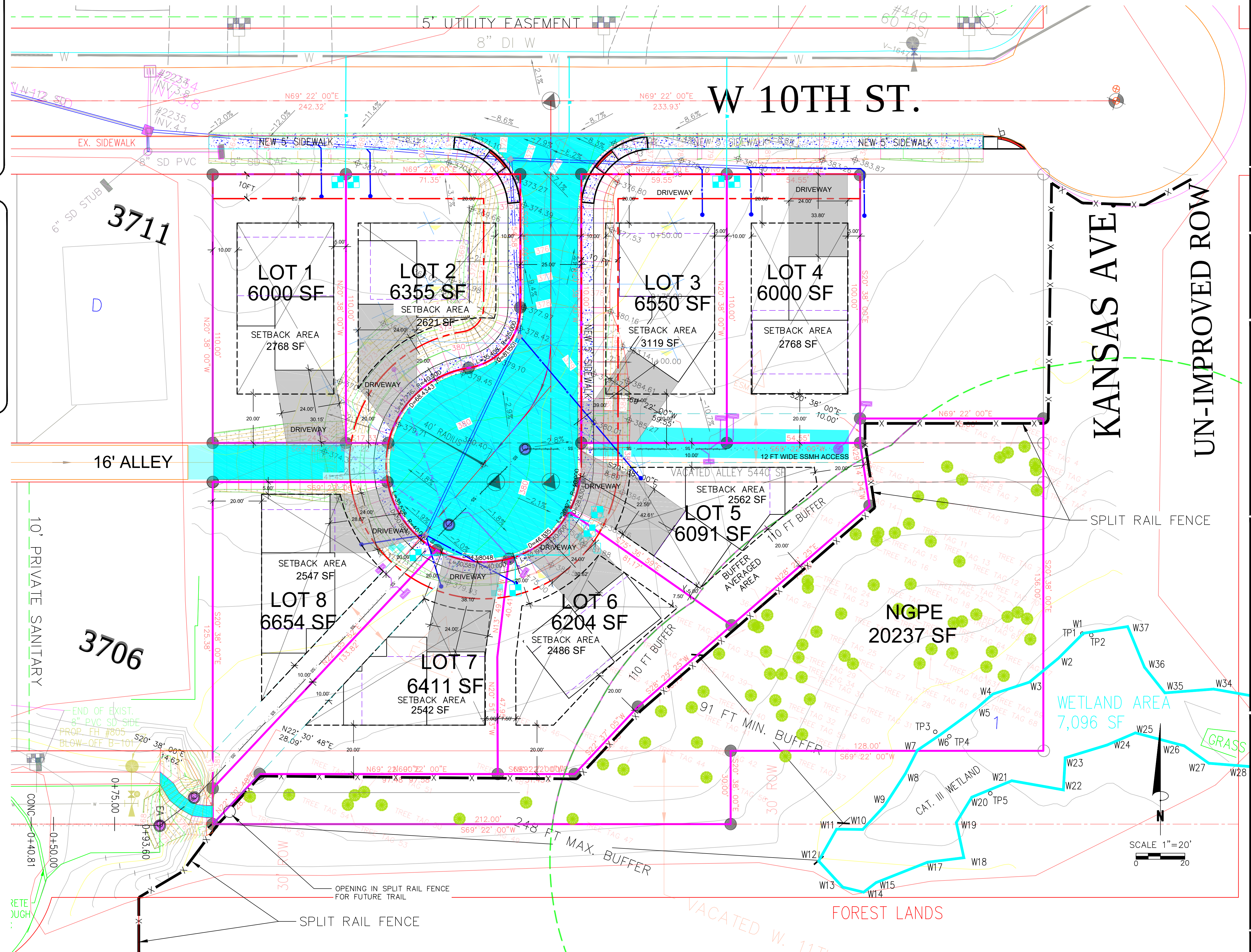
F. FENCING PLANS ALONG THE NGPE MUST BE APPROVED BY THE PARKS AND RECREATION DIRECTOR.

PL-SETBACKS — — — — —

PL-HOUSE-UL — — — — —

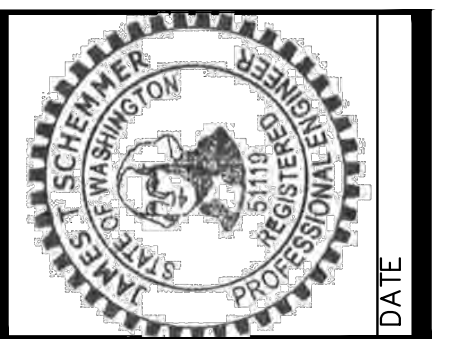
PL-HOUSE-LL —————

PL-DRIVEWAY —————



04/20/2015	REV 1: ANSWER TO COMMENT
09/03/2015	REV 2: ANSWER TO COMMENT
09/23/2015	REV 3: ANSWER TO COMMENT
10/28/2015	REV 4: ANSWER TO COMMENT
DATE	REVISIONS

DESIGNED
JTS
DRAWN
JTS
CHECKED



 **S&S SCHEMMER** CONSULTING GROUP, PLLC
ENGINEERING SURVEYING POWER DESIGN
3014 Commercial Ave., Suite C, Anacortes, WA 98221
office 360-293-2006 fax 360-293-4061

LOT SETBACKS & AREAS
PUD-2015-0001

PW#15-043-DEV

West Tenth St. Project
Anacortes, WA 98221

JOB NO.
14-076

09 OF 12

PERCENT IMPERVIOUS SURFACE PER LOT
(HOUSE + SIDEWALK + DRIVEWAY) / LOT AREA

LOT 1 - 2852 SF / 6000 SF = 47.5%
LOT 2 - 3260 SF / 6355 SF = 51.3%
LOT 3 - 3607 SF / 6550 SF = 55.1%
LOT 4 - 2659 SF / 6000 SF = 48.9%
LOT 5 - 3302 SF / 6091 SF = 54.2%
LOT 6 - 2269 SF / 6204 SF = 36.6%
LOT 7 - 2813 SF / 6411 SF = 43.9%
LOT 8 - 2676 SF / 6654 SF = 40.2%

PARKING AREA PER LOT

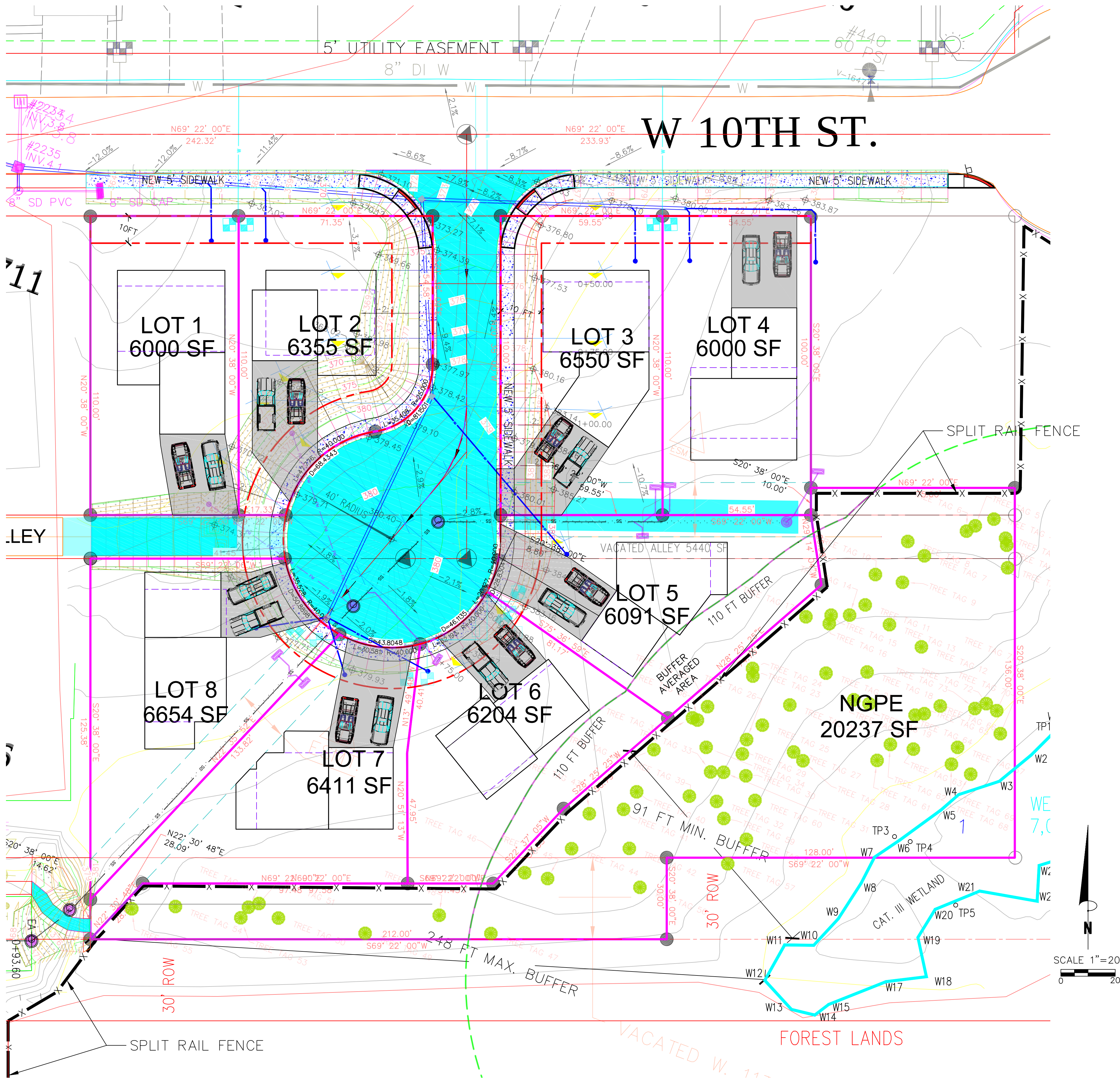
LOT 1 - 724 SF (2 SPACES)
LOT 2 - 1028 SF (2 SPACES)
LOT 3 - 937 SF (2 SPACES)
LOT 4 - 810 SF (2 SPACES)
LOT 5 - 974 SF (2 SPACES)
LOT 6 - 750 SF (2 SPACES)
LOT 7 - 917 SF (2 SPACES)
LOT 8 - 706 SF (2 SPACES)

PERCENT HOUSE COVERAGE
PER LOT AREA

LOT 1 - 35%
LOT 2 - 25%
LOT 3 - 30%
LOT 4 - 30%
LOT 5 - 25%
LOT 6 - 22%
LOT 7 - 27%
LOT 8 - 27%

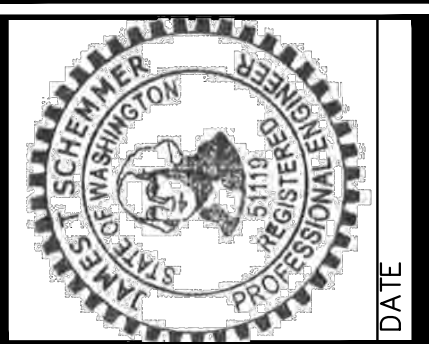
LINE TYPE LEGEND

PL-SETBACKS ---
PL-HOUSE-UL ---
PL-HOUSE-LL ---
PL-DRIVEWAY ---



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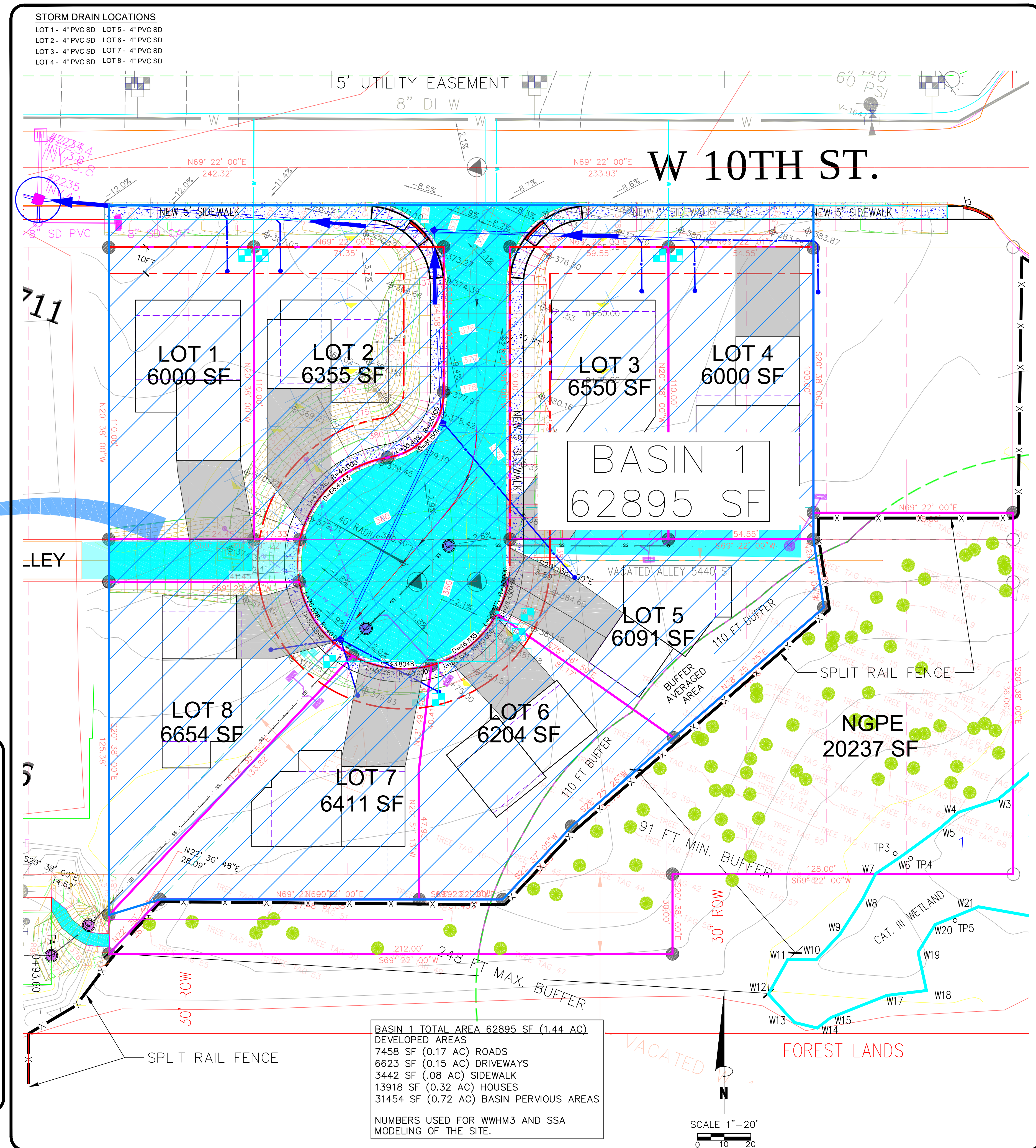
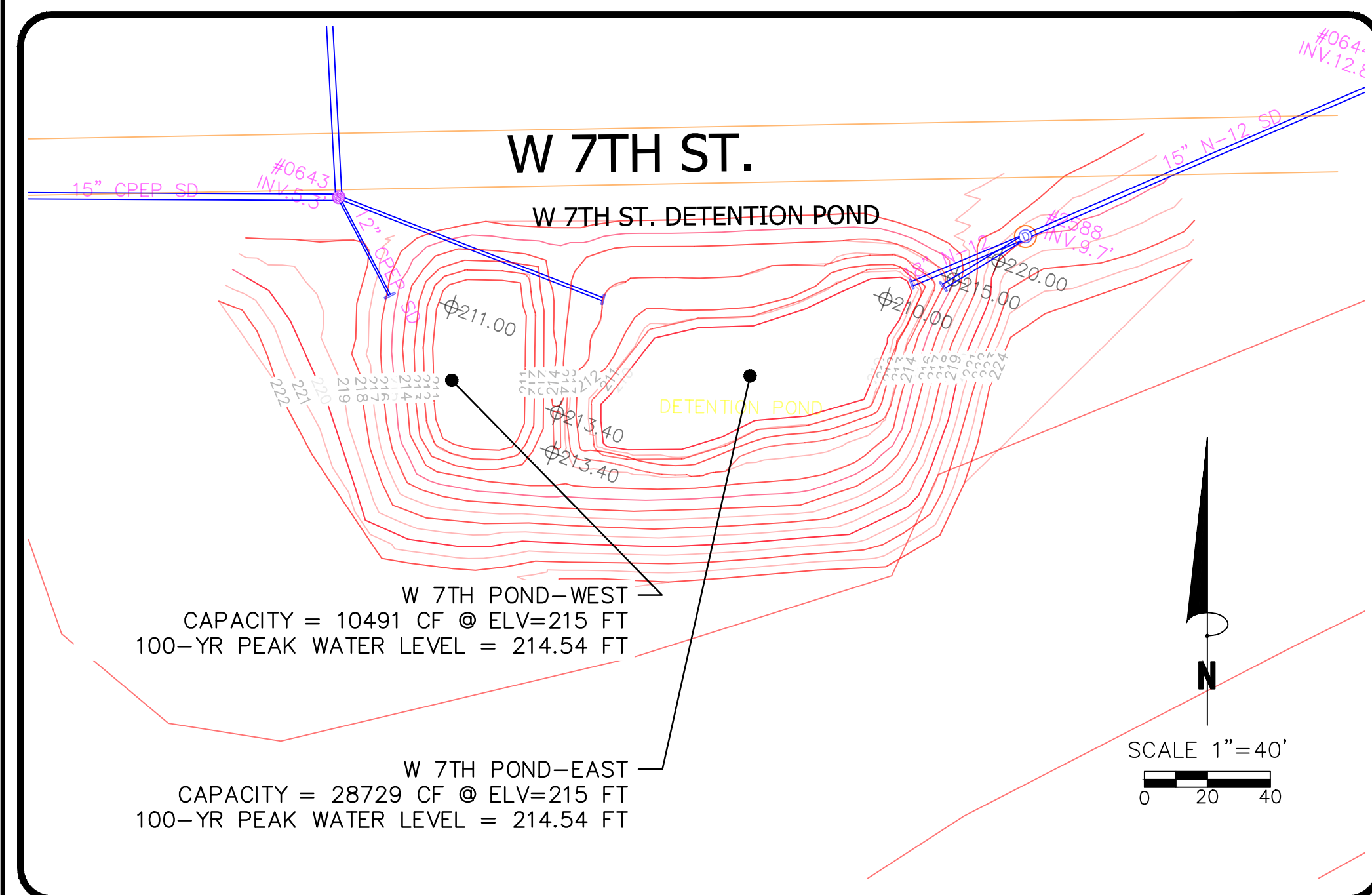


S. SCHEMMER CONSULTING GROUP PLLC
SURVEYING
RESIDENTIAL HOME DESIGN
11118 1st Ave. S.E.
Anacortes, WA 98221
Office: 360-293-9006 Fax: 360-293-4051

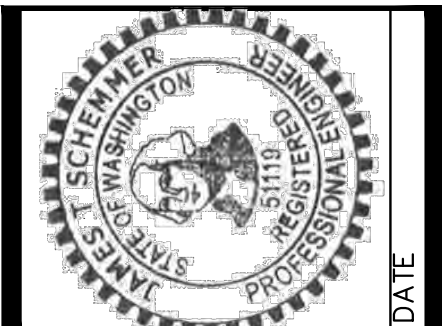
EXHIBIT B
PARKING & ACCESS
BUILDING LOT COVER
PUD-2015-0001
PW#15-043-DEV

Irving Construction Corp.
West Tenth St. Project
Anacortes, WA 98221

DESIGNED BY
The Schemmer Group
(360) 293-9006
JOB NO.
14-076
10 OF 12



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09/03/2015	REV 2: ANSWER TO COMMENT			
09/27/2015	REV 3: ANSWER TO COMMENT			
10/28/2015				
DATE	REVIEWS			
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S&E
SCHEMMER
CONSULTING GROUP, P.L.L.C.
CIVIL-STRUCTURAL-TRAINING

ENGINEERING
SURVEYING
RESIDENTIAL HOME DESIGN

2014 Commercial Ave., Suite C, Anacortes, WA 98221
office 360-293-4006 fax 360-293-4001

EXHIBIT C
STORM WATER SITE PLAN
PUD-2015-0001
PW#15-043-DEV

Irving Construction Corp. West Tenth St. Project Anacortes, WA 98221	
DESIGNED BY The Schemmer Group (360) 293-9006	
JOB NO. 14-076	
11 OF 12	

NOTE: INDIVIDUAL LOT OWNERS SHALL SUBMIT LANDSCAPE PLANS THAT MEET OR EXCEED CITY OF ANACORTES CODE AMC 17.41 AND SHALL HAVE PLANS APPROVED BY THE HOMEOWNERS ASSOCIATION PRIOR TO INSTALLATION. PLANTS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY AND ARE TO REPRESENT THE CONCEPT OF HOMES NESTLED IN THE NATURAL SURROUNDING LANDSCAPE. TREE RETENTION IN THE WETLAND BUFFER IS DOCUMENTED IN THE TREE PRESERVATION PLAN SUBMITTED WITH THIS PUD APPLICATION.

LANDSCAPE AREAS BY LOT

LOT 1 - 3150 SF = 52.5%
LOT 2 - 3095 SF = 48.7%
LOT 3 - 2941 SF = 44.9%
LOT 4 - 3066 SF = 51.1%
LOT 5 - 2790 SF = 45.8%
LOT 6 - 3933 SF = 63.4%
LOT 7 - 3597 SF = 56.1%
LOT 8 - 3979 SF = 59.8%

PROPOSED PLANT LEGEND

- MEDIUM SIZE NATIVE TREE OR LARGE SHRUB
- SMALL NATIVE TREE OR MEDIUM SHRUB
- GROUND COVER OR SMALL SHRUB
- LOT LANDSCAPE AREA
- NATIVE TREE PRESERVATION & RETENTION AREA

NOTE: TREES AND SHRUBS SHALL BE FROM THE WASHINGTON NATIVE PLANT SOCIETY PLANT LIST FOR SKAGIT COUNTY 2004 AND SHALL MEET CITY OF ANACORTES CODE CHAPTER AMC 17.41. INDIVIDUAL LOT OWNERS SHALL SUBMIT LANDSCAPE PLANS TO THE HOMEOWNERS ASSOCIATION FOR REVIEW AND APPROVAL. IRRIGATION ON LOT AND ADJACENT ROW WILL BE RESPONSIBILITY OF INDIVIDUAL LOT OWNERS. ADDITIONALLY THE COMMON AREA BUFFER SHALL BE VEGETATED WITH NATIVE PLANTS APPROVED BY THE HOMEOWNERS ASSOCIATION AND SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS.

NOTE: LANDSCAPE AREA FOR EACH LOT WILL BE USED FOR OPEN SPACE AREA. PLANTING OF NATIVE PLANT SPECIES AS SPECIFIED BY HOMEOWNERS ASSOCIATION.

NATIVE GROWTH PROTECTION EASEMENT. A NATIVE GROWTH PROTECTION EASEMENT (NGPE) SHALL BE PROVIDED FOR THE AREA ADJUTING THE ANACORTES COMMUNITY FOREST LANDS. SPLIT RAIL FENCING SHALL BE INSTALLED ALONG THE BOUNDARY PRIOR TO CONSTRUCTION AND SHALL REMAIN UPON COMPLETION OF CONSTRUCTION. THE AREA SHALL REMAIN UNTOUCHED WITH THE FOLLOWING EXCEPTIONS:

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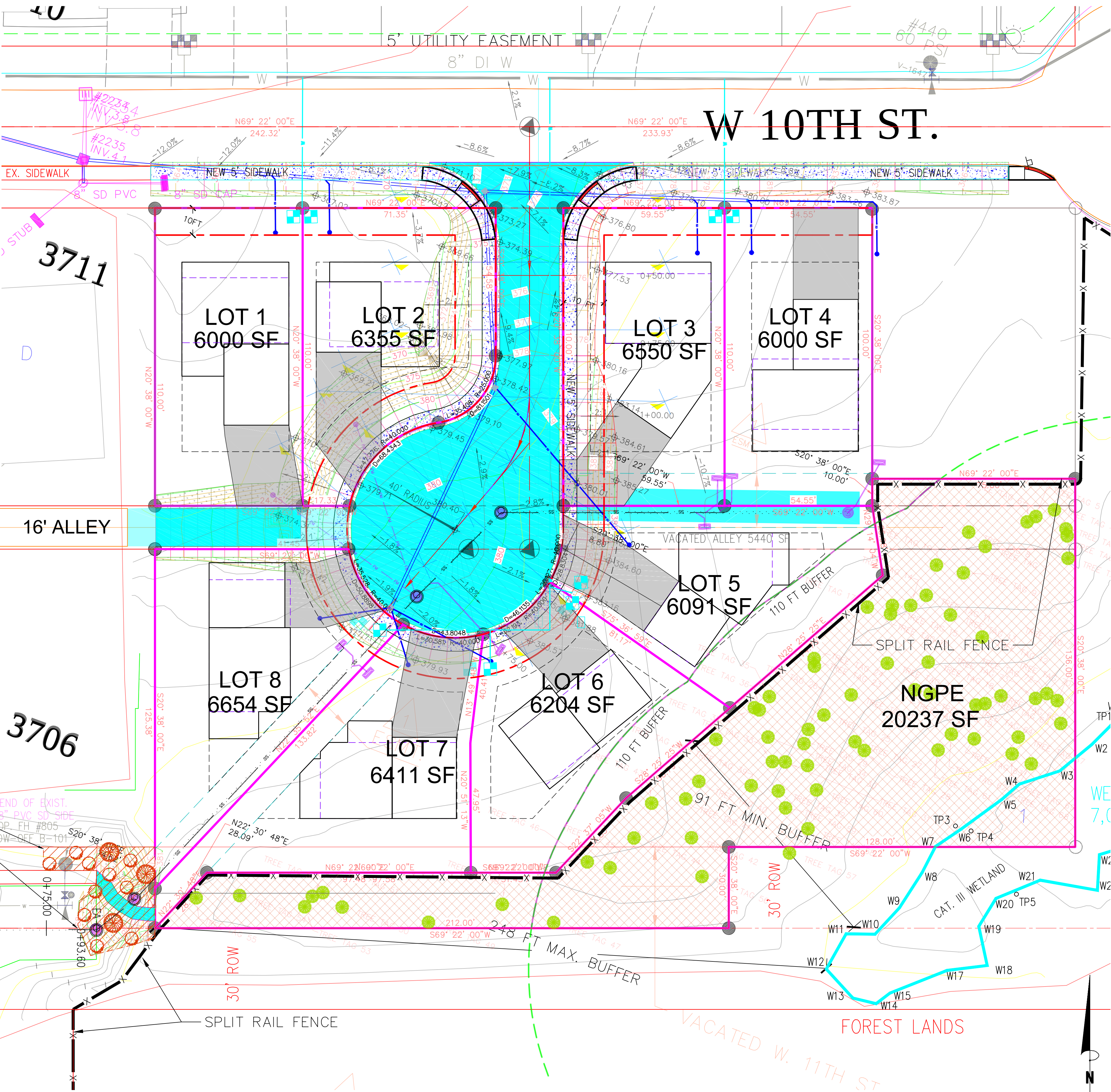
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F. FENCING PLANS ALONG THE NGPE MUST BE APPROVED BY THE PARKS AND RECREATION DIRECTOR.

11TH ST.

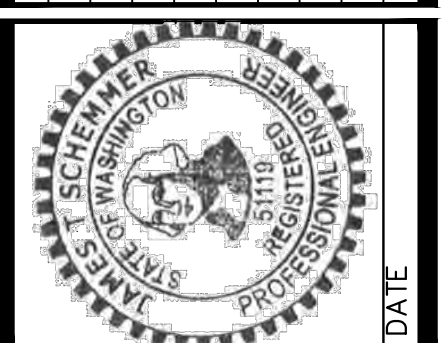
EXIST. CONCRETE GUTTER THROUGH CUL-DE-SAC



SCALE 1"=20'
0 10 20

DESIGNED	04/20/2015	REV 1: ANSWER TO COMMENT
DRAWN	09/03/2015	REV 2: ANSWER TO COMMENT
CHECKED	09/23/2015	REV 3: ANSWER TO COMMENT
DATE	10/28/2015	REVISIONS

DESIGNED	JTS
DRAWN	JTS
CHECKED	JTS



S. SCHEMMER CONSULTING GROUP PLLC
ENGINEERING
SURVEYING
RESIDENTIAL HOME DESIGN
10000 11TH ST. SE, SUITE 100
ANACORTES, WA 98021
OFFICE: 360-293-9006 FAX: 360-293-9007

EXHIBIT D
LANDSCAPE PLAN
PUD-2015-0001
PW#15-043-DEV

Irving Construction Corp.
West Tenth St. Project
Anacortes, WA 98221

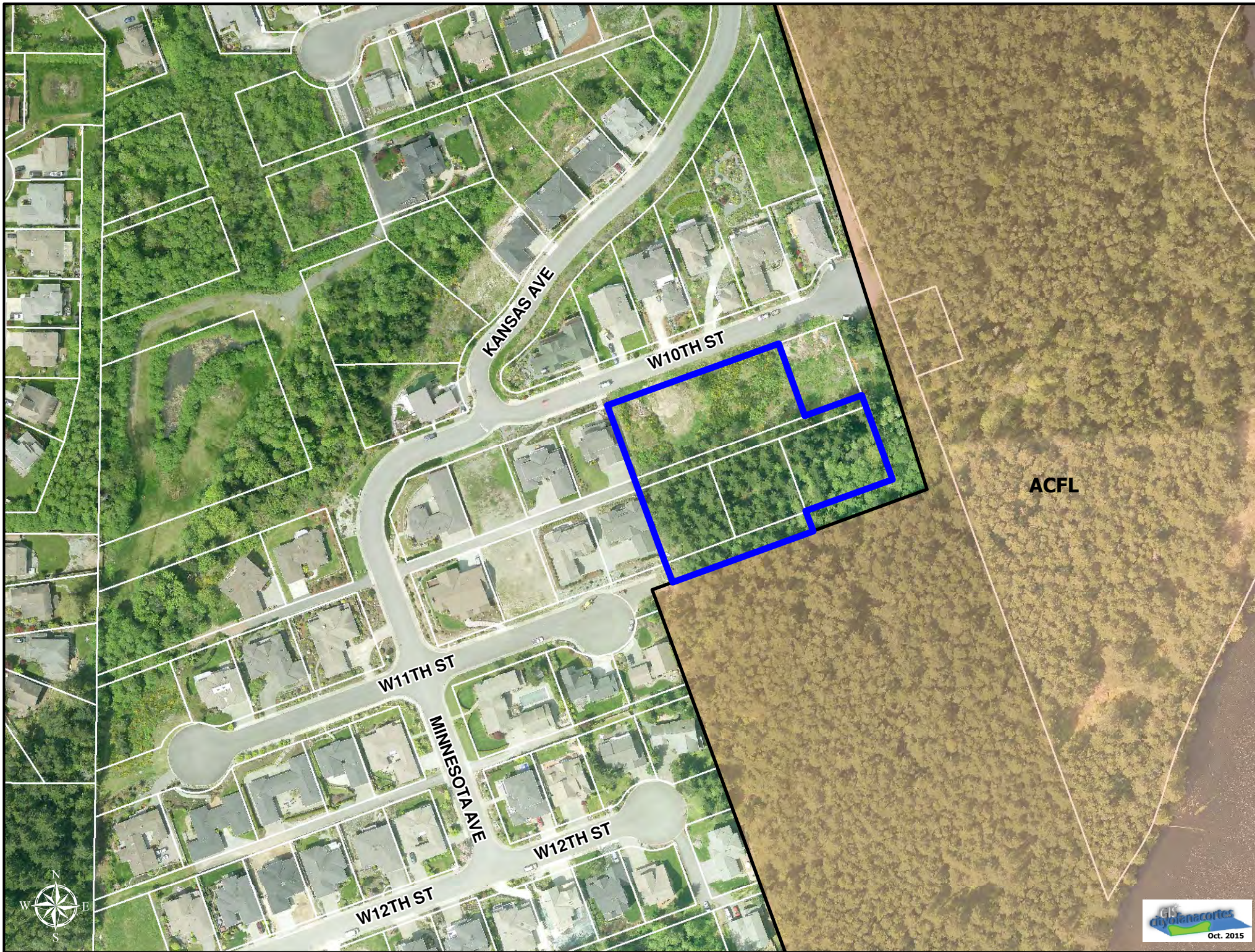
DESIGNED BY
The Schemmer Group
(360) 293-9006

JOB NO.
14-076

12 OF 12

EXHIBIT #14:

ANACORTES COMMUNITY FOREST LANDS (ACFL) MAP:





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

Open Record Public

Hearing Date: Continued to January 6, 2016, @ 6:00 PM with 3:00 PM Site Visit
December 9, 2015, @ 6:00 PM with 5:15 PM Site Visit

Project Name: West 10th Street Replat & PUD

File Number: PUD-2015-0001

Applicant: Schemmer Consulting Group
3014 Commercial Avenue, Suite C
Anacortes, WA 98221

Landowner: Irving Construction Corporation
819 Commercial Avenue, Suite G
Anacortes, WA 98221

**Project Engineer
& Surveyor:** Schemmer Consulting Group
3014 Commercial Avenue, Suite C
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 replat, Planned Unit Development (PUD) and SEPA environmental review to create 8 lots and 1 wetland tract (9 lots total) on the subject property. Wetland buffer averaging and a modification to the underlying zoning district's minimum lot size requirement is also proposed. The applicant also proposes a right-of-way (ROW) dedication and vacation. The vacation request is to unimproved West 11th Street for approximately 212 feet from lots 5 to 11 Block 1121

Northern Pacific Addition to Anacortes. Additionally, the applicant proposes a vacation request to the alley for approximately 185 feet from lots 1 to 6 Blocks 1120 & 1121 Northern Pacific Addition to Anacortes.

Project Location:

The subject properties are located south of West 10th Street between Minnesota and Kansas Avenues.

Subject Parcels:

P58251, P58253, P102477, P102478, P132138, & P132139

Zoning District:

The subject property is located in the Residential (R2) Zoning District of the City of Anacortes.

Comprehensive Plan Designation:

Residential Low Density (R2)

Existing Land Use:

The subject property is vacant with no structures or improvements located on it.

Surrounding Zoning & Land Uses:

Direction:	Zoning:	Land Uses:
North:	Residential (R2)	Single-Family Residences
South:	Residential (R2)	Vacant Land, Single-Family Residences, & Anacortes Community Forest Land
East:	Residential (R2)	Vacant Land
West:	Residential (R2)	Single-Family Residences

Wetland & Buffer Area (See Exhibit 10):

- Wetland Area on Property = 902 square feet
- 110-foot Buffer Area = 19,304 square feet
- Reserve Tract Buffer Area 19,335 Square Feet
- Increased Buffer Area = 2,935 Square Feet
- Reduced Buffer Area = 2,904 Square Feet

R2 Minimum Lot Size:

- 7,500 Square Feet

R2 Maximum Permitted Density:

- Four (4) Dwelling Units Per Gross Acre

Site Area:

- Net area = 1.584 acres (69,011 square feet)
- Gross area = 2.239 acres (97,530 square feet)

Density Calculation

- 2.239 Gross Acres X 4 Dwelling Units Per Acre = 8.956 Lots (**Rounded To 9**) Permitted

Permits Required:

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

Existing Environmental Documents:

Wetland Report; SEPA Environmental Checklist; Geotechnical Evaluation; Tree Assessment & Preservation Plan; & Landscape Plan

Utilities:

- **Water:** City of Anacortes
- **Sewer:** City of Anacortes
- **Garbage:** City of Anacortes
- **Stormwater:** City of Anacortes

Fire:

- City of Anacortes

Police:

- City of Anacortes

A. FINDINGS OF FACT:**I. SITE DESCRIPTION:**

The project site is vacant with no structures located on it. It was partially cleared previously but does have a number of trees and shrubs located on it which are predominantly located in the southern and southeastern portion of the subject property as is discussed in the Tree Assessment and Preservation Plan (**See Exhibit 11**).

The proposed replat and Planned Unit Development (PUD) would include the construction of a cul-de-sac off of West 10th Street which would provide ingress and egress to the 8 single-family residential lots and 1 NGPE tract created as a result of the subject replat /PUD.

II. REPLAT /PUD CHRONOLOGY & BACKGROUND:

1. The applicant submitted the subject application for a replat/ PUD of the subject property to the City of Anacortes on May 08, 2015.
2. After reviewing the application material, the subject replat /PUD was deemed incomplete on June 3, 2015.
3. The applicant resubmitted application material on September 10, 2015, but the subject application was still deemed incomplete on September 21, 2015.
4. The applicant resubmitted again on October 9, 2015, but the subject application was still deemed incomplete on October 20, 2015.
5. Staff held a meeting with the applicant and agent on November 3, 2015, to discuss some remaining items needing resolution and clarification.
6. The subject replat /PUD application was deemed complete on November 11, 2015.

III. CRITICAL AREAS REVIEW:

Geologically Hazardous Area:

Geotest prepared a reconnaissance level report dated June 9, 2015, concerning the project site's topography, soils, drainage, and geologically hazardous areas (**See Exhibit 8**). No known geologically hazardous areas exists on the subject property.

Wetlands:

According to a Wetland Report (**See Exhibit 9**) prepared by Advanced Environmental Solutions dated March 20, 2015, there is a Category III wetland located onsite that is 0.16 acres. The wetland extends off-site to the northwest and southwest. The onsite portion of the wetland is 902 square feet in area. According to AMC 17.70.340(1) and consistent with current Department of Ecology buffer requirements, Category III (3) wetlands require a 110-foot buffer as measured from the edge of the wetland.

The applicant proposes wetland buffer averaging per AMC 17.70.340(F)(4), which would reduce a portion of the 110 foot buffer as it extends onto lots 5 & 6. The reduced buffer along lots 5 and 6 would result in a 91 foot buffer width. The reduced buffer area proposed is 2,904 square feet while the increased buffer area would be 2,935 square feet (**See Exhibit 10**). This reserved area is greater than the area represented by the standard 110-foot buffer. This increased reserved area also complies with AMC 17.70.340(F)(4) as it will not reduce the wetland functions or performance, contains a total area greater than which would be contained in the standard buffer, and contains variations in sensitivity due to the existing physical characteristics.

Priority Habitat & Species:

No known priority habitat or species are located on or within close proximity to the subject properties following a review of Washington State Department of Fish and Wildlife's website.

Cultural Resources:

No known cultural resources are located on or within close proximity to the subject property. Both the Samish Indian Nation and the Washington State Department of Archaeology and Historic Preservation (DAHP) was provided an opportunity to comment on the subject development. No comment was received.

IV. TREE ASSESSMENT & PRESERVATION PLAN:

Urban Forestry Services Inc., prepared a Tree Assessment and Preservation Plan dated August 5, 2015. The applicant /landowner proposes retaining seventy-three (73) trees within a wetland tract that is approximately 0.46 acres in area. Chapter 16.50 of the Anacortes Municipal Code requires that one tree credit unit per 1,000 square feet of property. The subject property is 69,011 net square feet in area. Therefore, 70 tree credits are required based on this net square footage. The applicant /landowner proposed retention of seventy-three (73) trees within the wetland tract equates to two hundred and seventy-two (272) tree credits (**See Exhibit 11**). The wetland tract would be designated as a native growth protection area easement (NGPE).

V. TRANSPORTATION:

The City of Anacortes' Public Works Department did not require that a Traffic Impact Study be prepared associated with the subject development. Access is proposed via West 10th Street by way of a cul-de-sac that would serve the 8 single-family residential lots. Traffic impact fees will be collected at time of building permit application issuance.

VI. ROW DEDICATION & VACATION:

Both a right-of-way (ROW) dedication and vacation is proposed as part of the subject replat and PUD. Pursuant to AMC 17.70.570(D)(3), street/alley vacations that are contiguous with an Anacortes Community Forest Lands (ACFL), half of the area to be vacated that is adjacent to the ACFL shall be incorporated into the ACFL and be subject to all ACFL related requirements. City staff will prepare an ordinance for City Council approval related to this site vacation.

The total area to be vacated is **10,660.87 square feet** (6,360 square feet West 11th Street + 4300.87 square feet alley). The vacation request is to unimproved West 11th Street for approximately 212 feet from lots 5 to 11 Block 1121 Northern Pacific Addition to Anacortes. Additionally, the applicant proposes a vacation request to the alley for approximately 185 feet from lots 1 to 6 Blocks 1120 & 1121 Northern Pacific Addition to Anacortes.

The total area of dedication is **7,458 square feet** (cul-de-sac) in area. The subject development includes the construction of a cul-de-sac to serve the subject replat and PUD located off of West 10th Street. This cul-de-sac would be built to city standards and dedicated to the City of Anacortes.

VII. PROPOSED MODIFICATION TO CODE:

The applicant has applied for a Planned Unit Development (PUD) which allows for some modification to city code. Specifically, the applicant has proposed a reduction to the minimum lot size for the underlying R2 Zoning District be reduced from the required minimum lot size of 7,500 square feet (per AMC § 17.36.050) to lots that range from 6,000 to 6,654 square feet in area. This reduced lot size is similar to the R3 minimum lot size standards (6,000 square feet).

VIII. NOTICE OF APPLICATION & HEARING:

1. A “Notice of Application & Hearing with Optional SEPA DNS” was published in the Anacortes American Newspaper on November 11, 2015.
2. Notice was also posted on the subject property in three (3) different locations on November 06, 2015.
3. Notice was posted at city hall, the library, and the USPS on November 05, 2015. Additionally, the notice was posted on the city’s website on November 06, 2015.
4. Neighbors within 300 feet of the subject property were mailed “Notice of Application & Hearing with Optional SEPA DNS” on November 06, 2015.
5. Departments and agencies of jurisdiction were emailed the respective application material, notice, and comment form on November 09, 2015.
6. Notice of application & hearing with optional SEPA DNS was emailed to Department of Ecology on November 09, 2015, for posting on to the SEPA register.
7. The 15-day comment period ended at 5:00 PM on **November 24, 2015**.
8. A SEPA MDNS was issued on November 25, 2015 (**See Exhibit 4**). Parties of record and departments/ agencies of jurisdiction were mailed /emailed copies of the MDNS. The SEPA MDNS was emailed to Department of Ecology for posting again on to the SEPA register on November 25, 2015.

IX. COMMENTS RECEIVED:

Public Comments:

At the time of this writing, one (1) public comment has been received concerning the proposed development (**See Exhibit 7**).

Department & Agencies of Jurisdiction Comments:

At the time of this writing, the following comments from departments and agencies of jurisdiction were received (**See Exhibit #6**).

Departments & Agencies:	
1.	Public Works Department
2.	Street Department
3.	Water Department
4.	Solid Waste Department
5.	GIS

X. 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 required by AMC and state law.
3. Notice of application & hearing with optional SEPA DNS was also emailed to the Department of Ecology on November 9, 2015, for posting on to the SEPA register.
4. On November 25, 2015, a SEPA Mitigated Determination of Non-Significance (MDNS) was issued using the optional DNS process pursuant to WAC § 197.11.355. Parties of record and departments/agencies of jurisdiction were mailed /emailed copies of the MDNS.
5. The issued SEPA MDNS was emailed to the Department of Ecology for posting on to the SEPA register on November 25, 2015.

B. CITY OF ANACORTES' 2012 COMPREHENSIVE PLAN:

The following goals from the City of Anacortes' Comprehensive Plan appear to be applicable to the subject Replat /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 located in the R2 Zoning District.

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. 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 development would create 8 lots for single-family residences to be constructed.

Housing Goal 2:

Maintain and allow for open-space corridors in Anacortes.

Staff Analysis:

The creation of an NGPE Tract where a wetland and associated buffer would be located would also serve as an open-space corridor.

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 8-lots created by the subject replat /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.

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.

Housing Goal 8:

Encourage rehabilitation of substandard housing and neighborhoods.

Staff Analysis:

The proposed development and associated improvements will improve the neighborhood.

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

C. ZONING ORDINANCE/ 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 subject property is located in the Residential (R2) Zoning District.

3. 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.
4. According to AMC § 17.36.020, “single-family dwellings” are permitted land uses within the Residential (R2) Zoning District.
5. According to AMC § 17.36.050, the minimum lot size for the Residential (R2) Zoning District is 7,500 square feet. The applicant has proposed a reduction to the minimum lot size for the underlying R2 Zoning District be reduced to lots that range from 6,000 to 6,654 square feet in area. A Planned Unit Development (PUD) allows for some flexibility in how standards for health, safety, and welfare are met.
6. AMC § 17.36.060 lists the required setbacks for the Residential (R2) Zoning District. This requirement is reviewed at time of building permit application submittal. The applicant however has not requested a modification thereto.
7. The maximum lot coverage for the Residential (R2) Zoning District is thirty-five (35) percent per AMC § 17.36.080. This requirement is reviewed at time of building permit application submittal. The applicant however has not requested a modification thereto.
8. According to AMC § 17.36.070, the maximum permitted density for the Residential (R2) Zoning District is four (4) dwelling units per gross acre. The applicant has 2.239 gross acres or 97,530 square feet. Eight (8) single-family residential lots plus one (1) wetland tract (9 lots total) are proposed as part of the subject replat/ PUD request. Four (4) single family residential lots multiplied by 2.239 gross acres equals 8.956 or nine (9) lots permitted according underlying R2 Zoning District.
9. AMC § 17.46.020, two (2) parking spaces are required for each residence. The applicant proposes two (2) car garages attached to each residence.
10. Landscaping is required according to AMC Chapter 17.41. The applicant has submitted a landscape plan meeting this requirement (**See Exhibit 12**).
11. 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 11**). The minimum tree density per AMC § 16.50.070 is one (1) tree unit per one thousand (1,000) square feet of property. The applicant has met this requirement.
12. According to AMC § 17.42.010, street and alley vacations associated with dedication of new rights-of-way (ROW) shall go through the replatting process set forth in AMC Title 17. An ordinance for street and alley vacations will be drafted by city staff for City Council review and approval.
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.

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

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

The preliminary replat /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. In this case however the applicant has requested concurrent review of the subject PUD and preliminary replat as allowed per AMC § 16.40.040.
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.
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. The applicant has designated portions of their front and rear yards as "Open Space" thus meeting this requirement.
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.” Accordingly, as provided in the subject proposal and as conditioned below, appropriate provisions are made for the public health, safety, and general welfare.

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.”* Accordingly, as provided herein, written findings have been provided that address appropriate provisions for the public health, safety, and general welfare.
6. The subject proposal **is, is not** consistent with the above code sections /regulations.

E. 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 planned unit development and preliminary replat 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 proposal makes appropriate provisions for the elements listed in AMC § 16.12.020(E).

3. The proposal includes a street vacation request to unimproved West 11th Street for approximately 212 feet from lots 5 to 11 Block 1121 Northern Pacific Addition to Anacortes. Additionally, the applicant proposes a vacation request to the alley for approximately 185 feet from lots 1 to 6 Blocks 1120 & 1121 Northern Pacific Addition to Anacortes. The Planning Commission supports the proposed street vacation through the re-platting and Planned Unit Development (PUD) process and finds no evidence to do so otherwise.
4. The requirements of the State Environmental Policy Act have been complied with.
5. 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.
6. 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.

F. 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, ROW vacation request, ROW dedication request, SEPA review, and wetland buffer averaging subject to the staff suggested conditions of approval.

G. 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, ROW vacation request, ROW dedication request, SEPA review, and wetland buffer averaging subject to the following conditions of approval:

1. 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.
2. Construction activities may require an NPDES Construction Storm Water Discharge Permit issued by the Department of Ecology prior to any construction activities taking place on or off-site.

3. Clearing activities may require a logging permit issued by the Department of Natural Resources prior to construction activities taking place on or off-site.
4. Prior to any clearing\fill\grade work beginning, construction civil plans consistent with the City of Anacortes Engineering Development Standards, including but not limited to, Clearing and Grading Plan, Erosion Control Plan, Site utility\Infrastructure improvements Plan, Roadway Improvements Plan, Signage Plan, Street Lighting Plan and other plans and\or information required by the City Planning\Building and Public Works Departments shall be submitted for review and approval. 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. Site grading shall not adversely impact adjacent neighbors.
5. 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.
6. 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.
7. 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.
8. Mailbox locations shall be reviewed and approved by the City of Anacortes Public Works Department and the U.S. Postal Service.
9. All Sanitary Sewer Easements shall be 20-foot minimum width and dedicated to the City of Anacortes.
10. All Sanitary Sewer structures shall have vehicular access, including but not limited to: 1) A 12-foot minimum width access road with an approved all-weather surface asphalt road, or other approved Low Impact Development Best Management Practice design, 2) Meeting the minimum structural requirements for Access Road approved by the City of Anacortes.
11. Pursuant to AMC 17.70.570(D)(3), half of the subject vacation request that is contiguous with Anacortes Community Forest Lands (ACFL) shall be incorporated into the ACFL and be subject to all ACFL related requirements.
12. Prior to final replat /PUD approval, the applicant /landowner shall obtain an appraisal of the cost of the subject vacation and dedication. The difference in monetary value of the vacation and dedication shall be paid in full to the City of Anacortes prior to final replat /PUD submittal or approval is given.
13. City staff shall develop an ordinance for the subject street and alley vacation request to be reviewed and approved by City Council.

14. The scope of the project shall not exceed that as set-out in the replat /PUD (including attachments), and in accordance with the determinations made and conditions imposed. **Exhibit 13** shall be the approved site plan.
15. Prior to final replat /PUD approval, the applicant shall be responsible for reimbursement to the City for the cost of mailing and publication of the public hearing for this proposal.
16. Development shall comply with the landscape plan (**See Exhibit 12**). Landscaping shall be in place and complete before building permit certificate of occupancy will be issued.
17. 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.
18. 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 recorded on the final plat map.
19. Pursuant to RCW 58.17.140(3)(a), the final replat /PUD shall be submitted to the City of Anacortes Department of Planning, Community, & Economic Development within five (5) years from the date of preliminary approval.
20. Development shall comply with the issued SEPA Mitigated Determination of Non-Significance (MDNS) mitigation measures 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 (SEPA MDNS #1).
 - B. Orange construction fencing shall be installed at the project boundary's clearing limits (SEPA MDNS #2).
 - C. A grading permit is required for earthwork consisting of fifty (50) or more cubic yards (SEPA MDNS #3).
 - D. All applicable permits shall be secured before any construction activities begin onsite (SEPA MDNS #4).
 - E. The Wetland Tract shall be owned and maintained by the property owner, property owner's association, successors or assigns. A note to this effect shall be recorded on the final replat/ PUD map (SEPA MDNS #5).
 - F. The wetland Tract shall be designated as a Native Growth Protection Easement (NGPE). A note to this effect shall be recorded on the final replat /PUD map (SEPA MDNS #6).
 - G. Note on the final replat /PUD, "Within the NGPE, vegetation or tree removal, topping, or trimming is prohibited unless approved by the City. The applicant would

need to submit an ISA certified arborist report that states a tree is dead, diseased, or dying to the City of Anacortes' Planning Department and Parks and Recreation Department for review and approval. Notwithstanding, vegetation /tree removal from an NGPE is prohibited" (SEPA MDNS #7).

- H. Before final replat /PUD approval shall be given, a split rail cedar wood fence shall be constructed along the buffer's edge of the wetland thereby demarcating the beginning of the Category III (3) wetland. Wetland critical area signage obtained from the City of Anacortes' Department of Planning, Community, & Economic Development shall be placed on the fence (SEPA MDNS #8).
- I. Note on the final replat /PUD, "Those trees designated for retention on the submitted tree preservation plan shall be protected before and during site development and construction through adherence to AMC § 16.50.100. Chain link fencing (or other sturdy construction fencing) 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" (SEPA MDNS #9).
- J. Before any site development 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 (SEPA MDNS #10).
- K. Note on the final replat /PUD, "No yard extension, yard waste dumping, or off leash pets are permitted in the NGPE tract" (SEPA MDNS #11).

These Findings of Fact, Conclusions of Law, and Recommendation were adopted by the City of Anacortes' Planning Commission on January 6, 2016, the date signed by the Planning Commission Chair.

Marty Laumbattus, Planning Commission Chair

Date

APPEALS:

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

EXHIBITS:

EXHIBIT NUMBER:	NAME OF EXHIBIT:
Exhibit #1	Master Permit Application, Environmental Checklist, & Narrative
Exhibit #2	Notice of Application & Hearing with Optional DNS
Exhibit #3	Assessor's Info & GIS Map
Exhibit #4	Issued SEPA MDNS
Exhibit #5	Resolution # 1934, Fixing A Date & Time When A Petition For Vacation May Be Heard By City Council
Exhibit #6	Department /Agency Comments Received
Exhibit #7	Public Comments Received
Exhibit #8	Geotechnical Report
Exhibit #9	Wetland Report
Exhibit #10	Wetland Buffer Site Plan
Exhibit #11	Tree Assessment & Preservation Plan
Exhibit #12	Landscape Plan
Exhibit #13	Replat /PUD Site Plan
Exhibit #14	Anacortes Community Forest Lands (ACFL) Map

EXHIBIT #1:

MASTER PERMIT APPLICATION, ENVIRONMENTAL CHECKLIST, & NARRATIVE

City of Anacortes – Planning, Community, and Economic Development

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

MASTER PERMIT APPLICATION

1. Applicant Contact Person (if different)
Name: Scott Irving
Mailing Address: 819 Commercial Ave # 4
City, State, Zip: Anacortes, WA 98221
Phone#: 360 293-16354
Fax#: 360 293-2979
E-mail: iccl@fidalgo.net
2. Applicant's Interest to Property (check one)
☒ Owner ☐ Contract Purchaser ☐ Lessee ☐ Other (specify) _____
3. All Persons/Firms having an ownership interest in the property:
Name: Scott Irving (Irving Construction) Phone# _____
Address: (Same)
Name: _____ Phone# _____
Address: _____
Name: _____ Phone# _____
Address: _____
4. General location of property (including nearest intersection): SEC: 23 TWP: 35 RNG: 1E
INT-X Minnesota Avenue & West 10th Street
- *By submittal of this application, the property owner/applicant grants permission for public officials at the City of Anacortes to enter the subject property, if necessary, for the purpose of site inspection.
5. Attach legal description of property. (If recording of legal description is required, the format MUST comply with Recording Requirements.) See Schedule A-1 of Title Report
6. List all Property Tax Account Numbers involved in this application (Attach separate pages if necessary):
3809-120-003-0000 3809-121-004-0100 3809-121-600-0001
3809-120-011-0000 3809-121-008-0100
7. Approximate acreage: Gross: 2.239
Net: 1.584 8. Present zoning: R2
9. Present use of property: Vacant

10. Source of water supply and sewer supply: City of Anacortes

11. Permits requested from City:

- | | |
|--|---|
| ☐ Annexation | ☐ Rezone |
| ☐ Boundary Line Adjustment | ☐ Shoreline Exemption |
| ☐ Binding Site Plan | ☐ Shoreline Management Conditional Use Permit |
| ☐ Conditional Use Permit | ☐ Shoreline Management Substantial Development |
| ☐ Comprehensive Plan Amendment | ☐ Shoreline Variance |
| ☒ Planned Unit Development | ☐ Short Plat |
| ☐ Plat Modification | ☐ Special Use |
| ☐ Preliminary Plat | ☐ Variance |

☐ Other: _____

12. Explain your request and ALL proposed uses included in this proposal: REQUEST APPROVAL OF
PUD FOR 8 LOTS FOR RESIDENTIAL SINGLE FAMILY USE.

PLEASE FILL IN ALL APPLICABLE SECTIONS

FOR REZONES:

13. Requested zoning: N/A

14. Comprehensive Plan designation: N/A

15. Has anyone applied for a rezone of this property within the last five years? N/A
If yes, who? _____ Year? _____

FOR SUBDIVISIONS (PLATS):

16. Plat Name: West 10th Street Planned
Unit Development

17. Number of Lots: 8

FOR SHORT SUBDIVISIONS (SHORT PLATS):

18. Number of Lots: _____

19. Duplex Lots Proposed: _____

FOR SHORELINE MANAGEMENT SUBSTANTIAL DEVELOPMENT OR CONDITIONAL 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): \$ 200,000 (est.)
21. Construction dates for which permit is requested (month & year): Begin: JULY / 2015
End: SEPT. / 2015
22. Does the project require a Shoreline/Floodplain location? If yes, please explain why: NO
23. Water Body: N/A 24. Shoreline Environment Designation: N/A

FOR VARIANCE (ZONING AND SHORELINE):

25. Code sections involved: N/A
26. Description of variance requested: N/A.

A notarized affidavit is required to be completed by all persons having an ownership interest in the subject property and the applicant, if different from the property owner(s). If the signatory is not listed as the owner in the title report, or if the signatory is signing on behalf of an entity, documentation authorizing the signatory to sign the affidavit on behalf of the individual or entity shall be provided.

STATE OF WASHINGTON)

) ss

I (we) W. Scott Irving, 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: _____

Property Owner

Subscribed and sworn to before me this

7th

day of

May

, 20 15



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

STATE OF WASHINGTON)

) ss

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

Signed: _____

Applicant

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

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

September 09, 2015

City of Anacortes
attn: Kevin Cricchio
904 6th Street
Anacortes, WA 98221

Re: **W 10th Street PUD-Project Narrative**

Kevin,

I am pleased to present Scott Irving's and Irving Construction Company's project for your review.

Background

Scott initiated this project in 2007 and due to economic considerations decided to wait until now for more favorable economic conditions to proceed with developing his property.

Several design proposals have been prepared and discarded due to several considerations. One consideration, the desire by the City of Anacortes to utilize Kansas Ave. right of way as a buffer for City of Anacortes Forrest Lands that lie east of Scott's property, is acknowledged and provided for in this current proposal.

Scott's property is currently used by the neighborhood and others as a dump for their yard waste. This activity diminishes the quality and effectiveness of any desired buffer by presenting a real fire hazard in close proximity to lands that our community has a vested interest in. Our design proposes two elements to stop this activity: 1) single family use for the property that will remove easy access to viable dumping sites and 2) a fence along the border of the developed area of the property and lands we and the City seek to protect. Limiting access to forest land to maintainable trailheads and City provided access points gives City staff charged with these tasks a powerful tool to keep our community lands in great shape.

Critical Areas

In 2007 a 7,096 square foot Depressional Category III Palustrine (PFO) Wetland with a 60 foot buffer was identified by Tina Mirabile, PWS, and flagged at the southeast corner of the property. A design for development was prepared with that in mind. This wetland was recently re-evaluated by Tina Mirabile, PWS, and found to have changed little in the eight years.

However the buffer now required is 110 feet. This is a second consideration that our present design acknowledges. To accommodate the new buffer the format of the development was changed from a simple plat to that of the more complex PUD process.

Buffer averaging and reduction has been prepared by Ms. Mirabile, PWS consistent with City of Anacortes Code Chapter 17.70.340 F 4(a), 4(b), 4(c) and 4(d) and is proposed in the current design.

Though the existing wetland is a Category III Wetland, we meet the requirement in ACC 17.70.340 F 4(d) that applies to the more restricted class Category I and Category II Wetlands and restrict buffer reduction to 75% of the standard buffer. We also provide more total area than required in ACC 17.70.340 F 4(c). Additionally Tina Mirabile, PWS, points out that we meet the requirements in ACC 17.70.340 F 4(a) and 4(b) as well.

A natural ridge exists on the property and divides the proposed developed area from the area we propose to protect; it is at this natural boundary that we propose a split rail fence to further segregate the developed and protected areas of the property and the forest lands to the east.

Access, ROW Exchange & Stormwater Management

As you can see the boundary of the developable portion of the property, having significantly changed since 2007, requires a new design.

The proposed PUD meets the City requirement to leave Kansas Ave. ROW unopened and also meets Scott's desire to avoid impacting W 11th Street adversely by opening that route of access. When W 11th Street was installed the grade was achieved by blasting into native rock. W 11th Street now terminates in a 10 foot high wall of native rock. To provide access to Scott's property by this route would severely impact all neighboring properties as blasting is the only viable method available to affect this.

ROW exchange is proposed as part of this application. The ROW dedicated to the City for Tika Court is given in exchange for the adjoining ROW of W 11th Street to the South of the property and vacation of a portion of the 16 foot alley that is east of the proposed cul-de-sac as Open Space. A portion of the alley west of the proposed cul-de-sac will be improved for access to proposed Lot 1.

The access we propose is a short cul-de-sac that intersects W 10th Street. Tika Court is proposed as a City Standard short cul-de-sac with concrete curb, gutter. The 5 foot wide sidewalk adjoining Tika Court is placed in an Open Space Easement. The drive area is proposed as asphalt. The alley between W 10th and W 11th will also be paved asphalt to provide access to Lot 1 as mentioned above. Driveways installed by individual home owners will be as shown on Plan Sheet 09 and 10.

Pavement will drain to a catch basin network that connects to the City infrastructure at Catch Basin #2235; roof drains from the proposed residences will connect to 4" storm drain stubouts provided for each lot as shown on the plan Sheet 03. The outfall for the project is the detention pond on West 7th Street as shown on plan Sheet 11.

Water & Sewer

Water will be supplied by the City of Anacortes through an existing main in W 10th Street. Gravity sewer will serve Lots 3, 4, 5, 6, 7 and 8; Lots 1 and 2 will require force main service. All lots will drain to the southwest corner of the property into a series of two drop manholes that will tie in to the existing City of Anacortes sanitary sewer system located in W 11th Street. This design presents the least impact to neighboring properties and avoids tearing up existing City Streets to install sanitary service to the site. See plan Sheet 03.

Clearing & Grading

Four lots that abut W 10th Street are largely cleared. Four lots that will access via Tika Court are forested. Minimal clearing is proposed to preserve native trees and plants consistent with the tone of the development. Northwest Landscaping will be required by covenant. Minimal use of pesticides and fertilizers will be required due to the proximity of critical areas. To achieve grade for the entrance to the cul-de-sac, 1573 cubic yards of fill material will be installed. The road grade will not exceed 12%, 9.2% typical, and the cul-de-sac cross slope will be 1.5%. Fill will be structural in nature and will be compacted to WSDOT and City of Anacortes specifications.

Lot Coverage and Density

See attached appendix for detail as to how the design meets the City of Anacortes Zone Requirements ACC 17.36-Residential District (R2). **We are requesting as part of the PUD that ACC 17.36.050 – Minimum Lot Size at 7500 square feet be waived.**

Our minimum lot size is 6000 square feet. We are placing 20,237 square feet of the property into a reserve tract. We meet set back requirements and have a Maximum Density of 3.57 Dwelling Units per Gross Acre. Attributing 1/8th the area committed to the reserve tract to each lot keeps lot coverage below 35%.

Parking

We have provided two off street driveway parking spots for each lot. Additionally we have two garage parking spots for each lot. See plan Sheet 10.

Conclusion

We look forward to working with you as this project accomplishes the process for PUD approval set out by the City of Anacortes.

Sincerely,

James T. Schemmer, P.E.
President

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

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

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

West 10th Street Planned Unit Development

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

Irving Construction Corporation

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

819 Commercial Ave. Suite #G

Anacortes, WA 98221

Contact: Scott Irving

Phone: 360.293.6354

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

09/09/2015

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

City of Anacortes

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Begin Project as soon as possible.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#) **No**

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

Geotech Reconnaissance performed by GeoTest 01/06/2015.

Wetland Site Assessment performed by Advanced Environmental Solutions 03/20/2015 and subsequent response to comments.

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

No

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

[\[help\]](#)

City of Anacortes Planned Unit Development Approval

City of Anacortes Preliminary Plat Approval

City of Anacortes Building Permit

City of Anacortes Fill and Grade Permit

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

The property in this proposal will be subdivided into 9 lots: 8 lots for single family residences and one large lot dedicated to critical area protection. Four 6000 (+/-) square foot lots and four 6500 (+/-) square foot lots will be created. The larger lot, at 97,530 (+/-) square feet gross area, will be fenced to provide added protection for critical areas and results from applying buffer averaging to the required wetland buffer. Right of way will be exchanged to provide access to the lots created for single family residences. The ratio of dwelling units to gross area is 3.57 and less than that proscribed for the R2 Zone. (See attached Appendix "West 10th Street PUD R2 Zone Compliance")

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



Directions:

In Anacortes, WA.

- 1) Hwy 20 West
- 2) South on Hartford
- 3) West on West 3rd.
- 4) South on Illinois Ave.
- 5) West on West 5th St.
- 6) South on Kansas Ave.
- 7) East on West 10th St.

Arrive at Site on South side of West 10th St.

Site is comprised of six parcels:
P58251, P58253, P102477,
P102478, P132138, P132139
 in Anacortes, Skagit County,
 Washington in the SE ¼ of the SW
 ¼ of Sec. 23 Twp. 35 N, Rng. 01E,
 W.M.

Please see the title report included with this submittal for legal descriptions of the six parcels called out above.

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth [\[help\]](#)

a. General description of the site: [\[help\]](#)

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

Stepped

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

30% at step location.

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

The GeoTest Survey confirmed Fidalgo-Lithic Xerochrepts-Rock complex with low erosion susceptibility. No agricultural soils are present on site; none will be disturbed by this project.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

No; see GeoTest report.

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

Purpose: Cul-de-Sac fill, Road Base, Driveway Base, and Lot Pad leveling.

Source: Lakeside Industries, 11497 Havekost Road, Anacortes 98221 (360) 293-2168

Total Area: 10,900 Square feet

Approximate Quantities: 1573 cubic yards of fill; 273 cubic yards cut.

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

[\[help\]](#)

Site soils have a low susceptibility for erosion. However a TESC Plan and permanent stormwater controls are proposed to prevent erosion resulting from project activities.

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

Approximate Building Coverage: 13918 square feet @ 14.3% of gross area.

Approximate Driveway Coverage: 6623 square feet.

Approximate Roadway and Cul-de-Sac Coverage: 7458 square feet

Approximate Sidewalk Coverage: 3442 square feet

Net Area of Site: 50,265 square feet (1.15 acres)

Gross Area of Site: 97,531 square feet (2.39 acres)

Total Impervious Surface Area: 31,441 square feet (63% of net; 32% of gross)

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

The site will implement an Engineered TESC Plan and a SWPPP to minimize impacts due to construction at the beginning of construction. Site shall be stabilized and permanent stormwater controls in place at the end of construction. During construction, monitoring on site and by inspection will provide updated BMPs as needed to control erosion on site.

2. Air [\[help\]](#)

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

General emissions from construction equipment will occur while the access road and cul-de-sac are constructed. Site grading will also require heavy equipment that will temporarily exhaust diesel engine emissions in the area of construction. No emissions are projected as a part of maintenance or operation of the project once completed other than those typical for single family residences.

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

None known.

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

Contractor will be required to maintain equipment in proper working order and to limit exhaust through proper operation of equipment.

3. **Water** [\[help\]](#)

a. Surface Water:

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

Yes a Depressional Category III Palustrine (PFO) Wetland crosses the southeast corner of the property.

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

Yes. Work will occur within 200 feet of the wetland but will occur to the west of a natural ridge that divides the development from the wetland. Additionally a split rail fence will be installed to further segregate the wetland from development activities and from daily residential activities after the project is complete.

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

No work in wetlands will occur as part of this project.

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

No.

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

No.

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

No .

b. Ground Water:

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

No .

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

No waste material will be discharged into the ground. Sanitary Sewer service will be provided by the City of Anacortes.

c. Water runoff (including stormwater):

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

The site is located near the top of a ridge. In the existing condition Stormwater sheds to the north and west towards West 10th Street and is conveyed in gutters to the City of Anacortes Catch Basin #2235. This flow path will be maintained by the proposed development.

In the proposed design runoff will be collected in gutters of the proposed access road and cul-de-sac, catch basin inlets and by roof drains tied in to an underground pipe network connected to existing City of Anacortes storm water conveyance system at the same Catch Basin #2235. The City of Anacortes conveyance system outfalls into the West 7th Street Detention Pond. Water exits this pond through control structures and finally exits the City of Anacortes System outfalling into Guemes Channel.

Water shedding to the south and east toward the existing wetland will be left to follow its historical path to the wetland so that the wetland will remain unperturbed by the development.

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

No. A TESC Plan has been developed to prevent waste materials from leaving the site. This plan requires monitoring and maintenance throughout the construction period to ensure that waste material is properly managed. Permanent design features are proposed to prevent waste materials from leaving the completed site.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

No. As described above the site's natural topography will be left intact, thereby maintaining the existing drainage pattern.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

Development will occur in the northwest 2/3 of the site to avoid impacting identified critical areas at the southwest corner of the property.

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

a. Check the types of vegetation found on the site: [\[help\]](#)

- ☒ deciduous tree: alder, maple, aspen, other
- ☒ evergreen tree: fir, cedar, pine, other
- ☒ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ Orchards, vineyards or other permanent crops.
- ☒ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☒ water plants: water lily, eelgrass, milfoil, other
- ☒ other types of vegetation

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

The northern lots 1 to 4 are cleared; lots 5 to 8 have second growth trees that will be selectively removed to allow for access and for building pads.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None known.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Northwest native species matching neighboring property landscaping and allowed by covenant will be used to augment existing species that will be preserved.

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

Himalayan Blackberry is present on site.

5. Animals [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

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

mammals: deer, bear, elk, beaver, other:

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

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

None known.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

None known.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

A split rail fence will be constructed on the property/buffer line to segregate the developed area of the site from the critical area of the site. The fence will be along the Reserve Tract boundary with the lot boundaries proposed.

e. List any invasive animal species known to be on or near the site. [\[help\]](#)

None Known.

6. Energy and Natural Resources [\[help\]](#)

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

Electrical energy is available for heating at the site.

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

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: [\[help\]](#)

Single family residences will meet City of Anacortes Building Code requiring IBC 2012 standards.

7. Environmental Health [\[help\]](#)

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

No

1) Describe any known or possible contamination at the site from present or past uses.
[\[help\]](#)

None known.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

None known.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

None known.

4) Describe special emergency services that might be required. [\[help\]](#)

None known.

5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

A SWPPP plan will be required for the site and TESC measures will be in place to control stormwater at the site.

b. Noise [\[help\]](#)

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

None.

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

Normal construction noise.

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

City of Anacortes building and construction management requirements will be adhered to.

8. Land and Shoreline Use [\[help\]](#)

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

The site is vacant and is surrounded on three sides by residential single family development.

City of Anacortes Forestland is across the unopened Kansas Street ROW to the east.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

Not applicable.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

No

c. Describe any structures on the site. [\[help\]](#)

None .

d. Will any structures be demolished? If so, what? [\[help\]](#)

No

e. What is the current zoning classification of the site? [\[help\]](#)

R2

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Not applicable.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

Yes. A Depressional Category III Palustrine (PFO) Wetland crosses the southwest corner of the property.

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

16 to 24

j. Approximately how many people would the completed project displace? [\[help\]](#)

None

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

NONE

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

The project dedicates a Reserve Tract and fences off 20,237 square feet of critical area adjoining City of Anacortes Forestland. No development east of the site is projected. This development is consistent with existing residential development in the area and serves to protect and limit the access to City Forestland to existing access routes maintained by the City for the public.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

A split rail fence will separate the residential use of the property from the route to the City Forestlands to the east. Limiting access to public lands to approved access points serves to enhance those lands the City is mandated to maintain.

9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

Eight high to middle income single family residences will be provided.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None

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

None

10. **Aesthetics** [\[help\]](#)

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

R2 Zone maximum height is 35 feet; may be amended to less by covenant. Principal building exterior material is wood.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

The property is uphill to the views of surrounding properties. No view impacts are anticipated.

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

Standards for construction will be a very high level according to City of Anacortes Code and by Covenant.

11. **Light and Glare** [\[help\]](#)

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

None anticipated. Lights from the residences will be directed away from the critical areas.

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

None anticipated. Lights from the residences will be directed away from the critical areas.

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

no affect anticipated

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

Lights from the residences will be directed away from the critical areas. See Critical Area Report for recommendations.

12. **Recreation** [\[help\]](#)

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

Neighborhood activities common to City of Anacortes neighborhoods are available, given the sites location. City Forestland is accessible to the east via existing access points and trailheads.

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

No .

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

None proposed

13. **Historic and cultural preservation** [\[help\]](#)

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

No

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

None Known

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

None Known

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

None anticipated.

14. **Transportation** [\[help\]](#)

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

Neighborhood activities common to City of Anacortes neighborhoods are available, given the sites location. City Forestland is accessible to the east via existing access points and trailheads.

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

SKAT Bus is available approximately one mile away on Highway 20.

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

Sixteen off street parking spaces will be created in accord with R2 Zone requirements.

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

Tika Court will need to be constructed to provide access to the proposed lots 1, 2, 3, 5, 6, 7 and 8. In addition a the ally between West 10th Street and West 11th Street will be improved and will intersect with the cul-de-sac of Tika Court providing access to Lot 1 and access for City of Anacortes garbage truck access. The City of Anacortes Standard Short Cul-de-Sac design proposed meets the City standard for access and maneuverability.

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

None anticipated

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

Eighty trips per day is the estimate based on the Institute of Transportation Engineers Trip Generation Handbook. This estimate is based on data suggesting that for singl fmily residences the average number of trip ends is 10 trips per day.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

None anticipated

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

City of Anacortes Road Design Standards will be used throughout the project.

15. Public Services [\[help\]](#)

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

None anticipated over the normal expected for the addition of 16 to 24 persons to the City of Anacortes.

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

None anticipated.

16. Utilities [\[help\]](#)

a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

Electricity	PSE
Water, Sewer, Refuse	City of Anacortes
Telephone/Cable	Varies

C. Signature [\[help\]](#)

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

Signature: _____

Name of signee _____

Position and Agency/Organization _____

Date Submitted: _____

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

(IT IS NOT NECESSARY to use this sheet for project actions)

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

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

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

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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

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

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

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

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

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

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

EXHIBIT #2:

NOA & NOH WITH OPTIONAL SEPA DNS



NOTICE OF CONTINUATION OF HEARING:

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) and SEPA environmental review to create 8 lots and 1 wetland tract (9 lots total) at the subject property. Wetland buffer averaging and a modification /deviation to the underlying zoning district's minimum lot size requirement is also proposed. The applicant also proposes a right-of-way (ROW) dedication and vacation. The vacation request is to unimproved West 11th Street for approximately 212 feet from lots 5 to 11 Block 1121 Northern Pacific Addition to Anacortes. Additionally, the applicant proposes a vacation request to the alley for approximately 185 feet from lots 1 to 6 Blocks 1120 & 1121 Northern Pacific Addition to Anacortes.

Applicant: Irving Construction Corporation **File Number:** PUD-2015-0001

Project Location: The subject properties are located south of West 10th Street between Minnesota and Kansas Avenues; Parcel numbers involved area: P58251, P58253, P102477, P102478, P132138, & P132139

Date of Application: May 08, 2015

Date of Completeness: November 11, 2015

Public Comment Period: The comment period ended on **November 25, 2015, at 5:00 pm.** Written comments on the proposal however will be accepted until the close of the Open-Record Public Hearing. Any person may comment on this application by writing to the address below and/or by testifying at the open-record public hearing.

Continuation of Open-Record Public Hearing: The continuation of the open-record public hearing will be held by the **Planning Commission at 6:00 PM on Wednesday January 06, 2016, with a site visit conducted by members at 3:00 PM.** A closed-record hearing to hear any appeals of the Planning Commission's recommendation and to make a decision on the application will be held by the **City Council at 6:00 PM on Tuesday, January 19, 2016, with a site visit conducted by members at 3:00 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: December 16, 2015

Publish: December 16, 2015



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) and SEPA environmental review to create 8 lots and 1 wetland tract (9 lots total) at the subject property. Wetland buffer averaging and a modification /deviation to the underlying zoning district's minimum lot size requirement is also proposed. The applicant also proposes a right-of-way (ROW) dedication and vacation. The vacation request is to unimproved West 11th Street for approximately 212 feet from lots 5 to 11 Block 1121 Northern Pacific Addition to Anacortes. Additionally, the applicant proposes a vacation request to the alley for approximately 185 feet from lots 1 to 6 Blocks 1120 & 1121 Northern Pacific Addition to Anacortes.

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Project Location: The subject properties are located south of West 10th Street between Minnesota and Kansas Avenues; Parcel numbers involved area: P58251, P58253, P102477, P102478, P132138, & P132139

Date of Application: May 08, 2015

Date of Completeness: November 11, 2015

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 **November 25, 2015, 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 replat /PUD Approval, Civil Construction Plan approval, & Building Permit Application Approval

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

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

Existing Environmental Documents: SEPA Checklist, Critical Area Reports, & Tree Preservation Plan

Open-Record Public Hearing: An open-record public hearing will be held by the **Planning Commission at 6:00 PM on December 09, 2015, with a site visit conducted by members at 5:15 PM.** A closed-record 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 January 4, 2016.** 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: November 11, 2015

Publish: November 11, 2015

EXHIBIT #3:

ASSESSOR'S INFO & GIS MAP



City of
Anacortes
Planning Dept.



Shoreline Data		Voting Wards	
Structure	City Limits	WARD-1	Zoning
bc_land	Easements	WARD-2	
expline	Vacations	WARD-3	
expoly	Surrounding Islands	Old Town	
dxpline	County Parcels		Z-AZ
expoly	Eagles Nest		Z-C
expoly	Heronry		Z-CBD
rxpline	Public Parks		Z-CM
rxpoly	ACFI Trails		Z-CM1
satline	Other Trails		Z-CM2
satline	Conservancy		Z-HM
seagpoly	Natural		Z-I
seagrand	Shoreline Residential		Z-LM
seagpoly	Urban		Z-LM1
seagpoly	Urban Maritime		Z-M
shoreline	Sail Water		Z-P
subline	Monument		Z-R1
shorpoly	Street Sign		Z-R2
surfline			Z-R2
subpoly	Wheel Chair Ramp		Z-R3
szline	SR20-SPUR20		Z-R4
szline	County Roads		Z-R4A
szpoly	Alleyway		Z-R4B
szline	Gravel Streets		
szcind_1	Paved Streets		
szpt	Sidewalks		
szpoly	Lock		
kepline	Light Box		
OakGrass2005	Docks		
kep2004	Sprinkled Buildings		
wabowit	Streams		
	High Tide		
	OHW		
	Lakes & Ponds		
	Wetlands		

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

Details for Parcel: P102477



Jurisdiction: ANACORTES
Please contact the city of ANACORTES for ANACORTES zoning information.

Zoning Designation:

Parcel Number	XrefID	Quarter	Section	Township	Range
P102477	3809-121-008-0100	03	23	35	01

Owner Information

IRVING CONSTRUCTION CORP
819 COMMERCIAL AVE STE G
ANACORTES, WA 98221

Site Address(es)**Location Map**

[Locate this Parcel on iMap](#)

Assessor's Parcel Map: [PDF](#) | [DWF](#)

2014 Values for 2015 Taxes*

Building Market Value \$.00
Land Market Value +\$104,000.00
Total Market Value \$104,000.00
Assessed Value \$104,000.00
Taxable Value \$104,000.00

Sale Information

Deed Type WARRANTY DEED
Sale Date 2007-08-09
Sale Price \$.00

2015 Property Tax Summary

2015 Taxable Value \$104,000.00
General Taxes \$998.87
Special Assessments/Fees
Total Taxes \$998.87

* Effective date of value is January 1 of the assessment year (2014)

Legal Description [Definitions](#)

N P TO ANACORTES, BLOCK 1121, LOT 5, 6, 7 & E1/2 8

Land Use (111) HOUSEHOLD, SFR, INSIDE CITY
Neighborhood (21AVIEW) ANACORTES VIEW RESIDENTIAL
Utilities

[WAC 458-53-030](#)

Levy Code 0900
City District Anacortes
School District SD103
Fire District
Year Built
Acres 0.26
Living Area
Bedrooms
Appliances
Exemptions

Foundation
Construction Style
Exterior Walls
Roof Style
Roof Covering
Floor Construction
Plumbing
Heat-AirCond
Fireplace

Details for Parcel: P102478



Jurisdiction: ANACORTES
Please contact the city of ANACORTES for ANACORTES zoning information.

Zoning Designation:

Recorded Documents

Documents scanned and recorded by the Auditor's office

Parcel Number

P102478

XrefID

3809-121-004-0100

Quarter Section Township Range

03 23 35 01

Owner Information

IRVING CONSTRUCTION CORP
819 COMMERCIAL AVE STE G
ANACORTES, WA 98221

Site Address(es)

Location Map

[Locate this Parcel on iMap](#)

Assessor's Parcel Map: [PDF](#) | [DWF](#)

2014 Values for 2015 Taxes*

Building Market Value \$.00
Land Market Value +\$104,000.00
Total Market Value \$104,000.00
Assessed Value \$104,000.00
Taxable Value \$104,000.00

Sale Information

Deed Type WARRANTY DEED
Sale Date 2007-08-09
Sale Price \$.00

2015 Property Tax Summary

2015 Taxable Value \$104,000.00
General Taxes \$998.87
Special Assessments/Fees
Total Taxes \$998.87

* Effective date of value is January 1 of the assessment year (2014)

Legal Description Definitions

N P TO ANACORTES, LOT 1-4, INCLUSIVE, BLOCK 1121, "NORTHERN PACIFIC ADDITION TO ANACORTES", AS PER PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGES 9 THROUGH 11, RECORDS OF SKAGIT COUNTY, WASHINGTON. LOT 1-4, INCLUSIVE, BLOCK 1121, "NORTHERN PACIFIC ADDITION TO ANACORTES", AS PER PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGES 9 THROUGH 11, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Land Use (111) HOUSEHOLD, SFR, INSIDE CITY

[WAC 458-53-030](#)

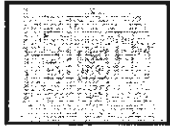
Neighborhood (21A)VIEW) ANACORTES VIEW RESIDENTIAL

Utilities

Levy Code 0900
City District Anacortes
School District SD103
Fire District
Year Built
Acres 0.32
Living Area
Bedrooms
Appliances
Exemptions

Foundation
Construction Style
Exterior Walls
Roof Style
Roof Covering
Floor Construction
Plumbing
Heat-AirCond
Fireplace

Details for Parcel: P132139



Jurisdiction: ANACORTES
Please contact the city of ANACORTES for ANACORTES zoning information.

Zoning Designation:

Parcel Number

P132139

XrefID

3808-120-011-0000

Quarter Section Township Range

03 23 35 01

Owner Information

IRVING CONSTRUCTION CORP
819 COMMERCIAL AVE STE G
ANACORTES, WA 98221

Site Address(es)**Map Links**

[Open in iMap](#)

Assessor's Parcel Map:

[PDF](#) | [DWF](#)

2015 Values for 2016 Taxes*

Building Market Value \$.00
Land Market Value +\$117,000.00
Total Market Value \$117,000.00
Assessed Value \$117,000.00
Taxable Value \$117,000.00

Sale Information

Deed Type QUIT CLAIM DEED
Sale Date 2014-07-28
Sale Price \$.00

2016 Property Tax Summary

2016 Taxes will be available after 2/15/2016

Use the Taxes link above for 2015 taxes

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

Legal Description Definitions

LOT 4, BLA-2014-003 RECORDED UNDER AF#201407290002, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE WEST 15 FEET OF LOT 9 AND ALL OF LOTS 10 AND 11, BLOCK 1120, NORTHERN PACIFIC ADDITION TO ANACORTES, RECORDED IN VOLUME 2 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON.

*Land Use	(111) HOUSEHOLD, SFR, INSIDE CITY			WAC 458-53-030	
Neighborhood	(21AVIEW) ANACORTES VIEW RESIDENTIAL				
Levy Code	0900	Fire District			
School District	SD103	Exemptions			
Utilities		Acres	0.19		
Improvement 1 Attributes Summary					
Building Style	SINGLE FAMILY RESIDENCE				
Year Built		Foundation			
Above Grade Living Area		Exterior Walls			
Finished Basement		Roof Covering			
*Total Living Area		Heat/Air Conditioning			
Unfinished Basement		Fireplace			
*Total Garage Area		Bedrooms			
Bathrooms					
For additional information on individual segments see Improvements tab					

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

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

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

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

Details for Parcel: P58251



Jurisdiction: ANACORTES
Please contact the city of **ANACORTES** for ANACORTES zoning information.

Zoning Designation:

[Recorded Documents](#)

Documents scanned and recorded by the Auditor's office

Parcel Number

P58251

XrefID

3809-120-011-0000

Quarter Section Township Range

03 23 35 01

Owner Information

IRVING CONSTRUCTION CORP
819 COMMERCIAL AVE STE G
ANACORTES, WA 98221

Site Address(es)**Location Map**

[Locate this Parcel on iMap](#)

Assessor's Parcel Map: [PDF](#) | [DWE](#)

2014 Values for 2015 Taxes*

Building Market Value \$.00
Land Market Value +\$126,200.00
Total Market Value \$126,200.00
Assessed Value \$126,200.00
Taxable Value \$126,200.00

Sale Information

Deed Type QUIT CLAIM DEED
Sale Date 2014-07-28
Sale Price \$.00

2015 Property Tax Summary

2015 Taxable Value \$126,200.00
General Taxes \$1,212.10
Special Assessments/Fees
Total Taxes \$1,212.10

* Effective date of value is January 1 of the assessment year (2014)

Legal Description [Definitions](#)

LOT 2, BLA-2014-003 RECORDED UNDER AF#201407290002, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE WEST 25 FEET OF LOT 3 AND ALL OF LOT 4 AND THE EAST 20 FEET OF LOT 5, BLOCK 1120, NORTHERN PACIFIC ADDITION TO ANACORTES, RECORDED IN VOLUME 2 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON. EXCEPT THE SOUTH 10 FEET THEREOF.

Land Use (111) HOUSEHOLD, SFR, INSIDE CITY

[WAC 458-53-030](#)

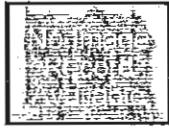
Neighborhood (21A)VIEW) ANACORTES VIEW RESIDENTIAL

Utilities

Levy Code 0900
City District Anacortes
School District SD103
Fire District
Year Built
Acres 0.17
Living Area
Bedrooms
Appliances
Exemptions

Foundation
Construction Style
Exterior Walls
Roof Style
Roof Covering
Floor Construction
Plumbing
Heat-AirCond
Fireplace

Details for Parcel: P132138



Jurisdiction: ANACORTES
Please contact the city of ANACORTES for ANACORTES zoning information.

Zoning Designation:

Parcel Number	XrefID	Quarter	Section	Township	Range
P132138	3809-120-011-0000	03	23	35	01

Owner Information
IRVING CONSTRUCTION CORP
819 COMMERCIAL AVE STE G
ANACORTES, WA 98221

Site Address(es)

Location Map

[Locate this Parcel on iMap](#)

Assessor's Parcel Map: [PDF](#) | [DWF](#)

2014 Values for 2015 Taxes*

Building Market Value	\$0.00
Land Market Value	+\$138,800.00
Total Market Value	\$138,800.00
Assessed Value	\$138,800.00
Taxable Value	\$138,800.00

Sale Information

Deed Type	QUIT CLAIM DEED
Sale Date	2014-07-28
Sale Price	\$0.00

2015 Property Tax Summary

2015 Taxable Value	\$138,800.00
General Taxes	\$1,333.11
Special Assessments/Fees	
Total Taxes	\$1,333.11

* Effective date of value is January 1 of the assessment year (2014)

Legal Description [Definitions](#)

LOT 3, BLA-2014-003 RECORDED UNDER AF#201407290002, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE WEST 10 FEET OF LOT 5 AND ALL OF LOTS 6, 7 AND 8 AND THE EAST 15 FEET OF LOT 9, BLOCK 1120, NORTHERN PACIFIC ADDITION TO ANACORTES, RECORDED IN VOLUME 2 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH THE SOUTH 10 FEET OF LOTS 1 TO 4 AND THE WEST 20 FEET OF LOT 5.

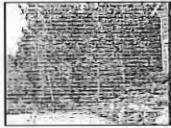
Land Use (111) HOUSEHOLD, SFR, INSIDE CITY
Neighborhood (21A)VIEW ANACORTES VIEW RESIDENTIAL
Utilities

[WAC 458-53-030](#)

Levy Code 0900
City District Anacortes
School District SD103
Fire District
Year Built
Acres 0.33
Living Area
Bedrooms
Appliances
Exemptions

Foundation
Construction Style
Exterior Walls
Roof Style
Roof Covering
Floor Construction
Plumbing
Heat-AirCond
Fireplace

Details for Parcel: P58253



Jurisdiction: ANACORTES
Please contact the city of ANACORTES for ANACORTES zoning information.

Zoning Designation:

[Recorded Documents](#)

Documents scanned and recorded by the Auditor's office

Parcel Number

P58253

XrefID

3809-121-000-0001

Quarter Section Township Range

03 23 35 01

Owner Information

IRVING CONSTRUCTION CORP
819 COMMERCIAL AVE STE G
ANACORTES, WA 98221

Site Address(es)**Location Map**

[Locate this Parcel on iMap](#)

Assessor's Parcel Map: [PDF](#) | [DWF](#)

2014 Values for 2015 Taxes*

Building Market Value \$.00
Land Market Value +\$104,000.00
Total Market Value \$104,000.00
Assessed Value \$104,000.00
Taxable Value \$104,000.00

Sale Information

Deed Type WARRANTY DEED
Sale Date 2007-08-09
Sale Price \$.00

2015 Property Tax Summary

2015 Taxable Value \$104,000.00
General Taxes \$998.87
Special Assessments/Fees
Total Taxes \$998.87

* Effective date of value is January 1 of the assessment year (2014)

Legal Description [Definitions](#)

(0.2600 ac) N P TO ANACORTES, BLOCK 1121, LOT W1/2 OF LOT 8 AND ALL LOTS 9 THROUGH 11., ACRES 0.26

Land Use (111) HOUSEHOLD, SFR, INSIDE CITY

[WAC 458-53-030](#)

Neighborhood (21AVIEW) ANACORTES VIEW RESIDENTIAL

Utilities

Levy Code 0900
City District Anacortes
School District SD103
Fire District
Year Built
Acres 0.00
Living Area
Bedrooms
Appliances
Exemptions

Foundation
Construction Style
Exterior Walls
Roof Style
Roof Covering
Floor Construction
Plumbing
Heat-AirCond
Fireplace

EXHIBIT #4:

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-2015-0001

PROJECT NAME:

West 10th Street Replat /PUD

APPLICANT:

Schemmer Consulting Group
3014 Commercial Avenue, Suite C
Anacortes, WA 98221

LANDOWNER:

Irving Construction Corporation
819 Commercial Avenue, Suite G
Anacortes, WA 98221

**PROJECT ENGINEER &
SURVEYOR:**

Schemmer Consulting Group
3014 Commercial Avenue, Suite C
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 replat, Planned Unit Development (PUD), and SEPA environmental review to create 8 lots and 1 wetland tract (9 lots total) on the subject property. Wetland buffer averaging and a modification /deviation to the underlying zoning district's minimum lot size requirement is also proposed. The applicant also proposes a right-of-way (ROW) dedication and vacation. The vacation request is to unimproved West 11th Street for approximately 212 feet from lots 5 to 11 Block 1121 Northern Pacific Addition to Anacortes. Additionally, the applicant proposes a vacation request to the alley for approximately 185 feet from lots 1 to 6 Blocks 1120 & 1121 Northern Pacific Addition to Anacortes.

PROJECT LOCATION:

The subject properties are located south of West 10th Street between Minnesota and Kansas Avenues.

SUBJECT PARCELS:

P58251, P58253, P102477, P102478, P132138, & P132139

PERMITS REQUIRED:

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

EXISTING ENVIRONMENTAL DOCUMENTS:

Wetland Report; SEPA Environmental Checklist; Geotechnical Evaluation; Tree Assessment & Preservation Plan; & Landscape Plan

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:

1,573 ± cubic yards of fill & 273 ± cubic yards of cut

CRITICAL AREAS:

Geologically Hazardous Area:

Geotest prepared a reconnaissance level report concerning the project site's topography, soils, drainage, and geologically hazardous areas. No known geologically hazardous areas exists on the subject property.

Wetlands:

According to a Wetland Report prepared by Advanced Environmental Solutions dated March 20, 2015, there is a Category III wetland located onsite that is 0.16 acres. The wetland extends off-site to the northwest and southwest. The onsite portion of the wetland is 902 square feet in area. According to AMC 17.70.340(1) and consistent with current Department of Ecology buffer requirements, Category III (3) wetlands require a 110-foot buffer as measured from the edge of the wetland.

The applicant proposes wetland buffer averaging which would reduce a portion of the 110 foot buffer as it extends onto lots 5 & 6. The reduced buffer along lots 5 and 6 would result in a 91 foot buffer width. The reduced buffer area proposed is 2,904 square feet while the increased buffer area would be 2,935 square feet.

Priority Habitat & Species:

No known priority habitat or species are located on or within close proximity to the subject properties following a review of Washington State Department of Fish and Wildlife's website.

Cultural Resources:

No known cultural resources are located on or within close proximity to the subject property. Both the Samish Indian Nation and the Washington State Department of Archaeology and Historic Preservation (DAHP) was provided an opportunity to comment on the subject development. No comment was received.

TREE ASSESSMENT & PRESERVATION PLAN:

Urban Forestry Services Inc., prepared a Tree Assessment and Preservation Plan dated August 5, 2015. The applicant /landowner proposes retaining seventy-three (73) trees within a wetland tract that is approximately 0.46 acres in area. Chapter 16.50 of the Anacortes Municipal Code requires that one tree credit unit per 1,000 square feet of property. The subject property is 69,011 net square feet in area. Therefore, 70 tree credits are required based on this net square footage. The applicant /landowner proposed retention of seventy-three (73) trees within the wetland tract equates to two hundred and seventy-two (272) tree credits. The wetland tract would be designated as a native growth protection area easement (NGPE).

TRANSPORTATION:

The City of Anacortes' Public Works Department did not require that a Traffic Impact Study be prepared associated with the subject development.

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:

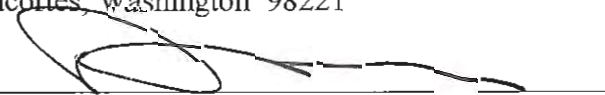
1. Erosion control, dust control, and best management practices shall be employed during construction /development activities as required by both the Building and Public Works Departments.
2. Orange construction fencing shall be installed at the project boundary's clearing limits.
3. A grading permit 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. The Wetland Tract shall be owned and maintained by the property owner, property owner's association, successors or assigns. A note to this effect shall be recorded on the final replat/ PUD.
6. The wetland Tract shall be designated as a Native Growth Protection Easement (NGPE). A note to this effect shall be recorded on the final replat /PUD map.
7. Note on the final replat /PUD, "Within the NGPE, vegetation or tree removal, topping, or trimming is prohibited unless approved by the City. The applicant would need to submit an ISA certified arborist report that states a tree is dead, diseased, or dying to the City of Anacortes' Planning Department and Parks and Recreation Department for review and approval. Notwithstanding, vegetation /tree removal from an NGPE is prohibited."
8. Before final replat /PUD approval shall be given, a split rail cedar wood fence shall be constructed along the buffer's edge of the wetland thereby demarcating the beginning of the Category III (3) wetland. Wetland critical area signage obtained from the City of Anacortes' Department of Planning, Community, & Economic Development shall be placed on the fence.
9. Note on the final replat /PUD, "Those trees designated for retention on the submitted tree preservation plan shall be protected before and during site development and construction through adherence to AMC § 16.50.100. Chain link fencing (or other sturdy construction fencing) 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."
10. Before any site development 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.
11. Note on the final replat /PUD, "No yard extension, yard waste dumping, or off leash pets are permitted in the NGPE tract" (SEPA MDNS #11).

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: 11/24/15 **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: November 25, 2015

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 #5:

RESOLUTION 1934



RESOLUTION NO. 1934

**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 proposed replat /Planned Unit Development (PUD) to create 8 lots and 1 wetland tract (9 lots total) of the subject property. The subject replat /PUD also involves SEPA environmental review, wetland buffer averaging and the dedication of right-of-way in addition to said vacation request; 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, wetland buffer averaging and the proposed dedication of right-of-way; 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 December 9, 2015; 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 January 2016; and,

SECTION 5. That the subject vacation request is to unimproved West 11th Street for approximately 212 feet from lots 5 to 11 Block 1121 Northern Pacific Addition to Anacortes.

Additionally, the applicant proposes a vacation request to the alley for approximately 185 feet from lots 1 to 6 Blocks 1120 & 1121 Northern Pacific Addition to Anacortes.

INTRODUCED, PASSED, AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ANACORTES on this 16th day of November 2015.

CITY OF ANACORTES, WASHINGTON



LAURIE M. GERE, MAYOR

Approved as to form and legality:



Darcy Swetnam, WSBA# 40530
City Attorney

ATTEST:



Steve D. Hoglund, City Clerk Treasurer

EXHIBIT #6:

DEPARTMENT /AGENCY COMMENTS RECEIVED

Public Works Conditions for West 10th P.U.D - Irving

Paperwork:

1. A clearing and grading plan consistent with City requirements shall be submitted by the applicant for review and approval by the City of Anacortes Planning\Building and Public Works Departments prior to any construction activities taking place on or off-site.
2. A Large Parcel Storm Water Plan and Water Quality Control Plan consistent with City requirements shall be submitted by the applicant for review and approval by the Planning\Building and Public Works Departments prior to any construction activities taking place on or off-site.
3. Construction activities may require an NPDES Construction Storm Water Discharge Permit issued by the Department of Ecology prior to any construction activities taking place on or off-site.
4. Clearing activities may require a logging permit issued by the Department of Natural Resources prior to construction activities taking place on or off-site.
5. 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.
6. 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.
7. Prior to the final plat approval, all infrastructure improvements shall be completed as required by the City of Anacortes Public Works Director and a 2-year Maintenance Bond in place. The 2-year Maintenance Bond is 10% of the actual construction cost.

Water:

8. 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.

Site-Frontage:

9. Mailbox locations shall be reviewed and approved by the City of Anacortes Public Works Department and the U.S. Postal Service.
10. Street lighting shall be required at Tika Court and within the Cul-de-Sac. 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 52, 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:

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

Sanitary Sewer:

12. All Sanitary Sewer Easements shall be 20-foot minimum width and dedicated to the City of Anacortes.
13. All Sanitary Sewer structures shall have vehicular access, including but not limited to: 1) A 12-foot minimum width access road with an approved all-weather surface asphalt road, or other approved Low Impact Development Best Management Practice design, 2) Meeting the minimum structural requirements for Access Road approved by the City of Anacortes.
14. The individual private shut off valve locations have not been determined and will be worked out at the approval of the Construction Civil Plans.



Planning Commission Agenda Bill

Meeting Date: 1/6/2016 **Agenda Item:** #5b

Subject: Public Hearing – 2016 Comprehensive Plan Update: Parks, Recreation & Open Space; Environment & Conservation Elements

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.
X	Public Hearing
X	Staff Report
X	Discussion

Summary Statement: This evening the Planning Commission will hold a public hearing to take public input regarding the Parks, Recreation & Open Space and Environment & Conservation elements of the Draft 2016 Comprehensive Plan. Staff has prepared an overview of each of these elements, including summaries of substantive public comments received regarding the 1st draft, staff responses and recommendations.

Please note that the public comments received and attached cover a wide range elements and topics other than just the Parks & Recreation and Environment & Conservation Elements (tonight's focus). They are transmitted so that the Planning Commission is brought up to date with all public comments that have been received to date.

Background: The following schedule for public hearings on the 2016 Comp. Plan update has been advertised, to date:

Date/Time	Topic / Element
Wednesday, January 6, 2016 at 6pm:	Parks, Recreation & Open Space and Environment & Conservation
Wednesday, January 13, 2016 at 6pm:	Land Use and Housing
Wednesday, January 20, 2016 at 6pm:	Economic Development, Capital Facilities and Utilities
Wednesday January 27, 2016 at 6pm:	Transportation

Previous Commission/Committee Action: No formal Commission action has been taken; however multiple public meetings have been held over the past several years to discuss the 2016 Comp. Plan update.

Competing Viewpoints Considered: N/A

Recommended Motion: N/A - Staff recommends that Planning Commission conduct a public hearing, take public comment, and discuss each element.

Attachments (listed in order presented):

Staff Report – Parks, Recreation & Open Space Element

Staff Report – Environment & Conservation Element

Public comments received 10/27/15 to 12/30/15 (after release of 1st draft)

Public comments received 5/27/15 to 7/18/15 (prior to release of 1st draft)



DEPARTMENT OF PLANNING, COMMUNITY & ECONOMIC DEVELOPMENT

DATE: December 30, 2015
TO: Anacortes Planning Commission
FROM: Planning, Community & Economic Development
SUBJECT: January 6, 2016 PC Meeting
2016 Comprehensive Plan Update – Public Hearing
Parks, Recreation & Open Space Element – Staff Report

Element: Parks, Recreation & Open Space

Element Focus: Accessible parks, trails, and open spaces to serve the community, efficient and effective park programming, community engagement in park planning process, park maintenance, park financing, open space connectivity, and sustainable design.

Background: Volume 1 of the draft 2016 Comp. Plan contains the goals and policies for each plan element. The Parks, Recreation and Open Space element carries over the existing goals/policies from Ch. 5 of the 2009 Parks & Recreation Comprehensive Plan and Conservation goals from the current GMA Comprehensive Plan. Goal PR-9 consolidates various open space goals/policies from throughout the 2012 Comp. Plan and adds new language to better address GMA requirements.

Parks and recreation demand, evaluation of facilities and service needs and evaluation of intergovernmental coordination opportunities are outlined in the 2009 Parks & Rec. Comp. Plan. This plan is currently being updated, and applicable information will be integrated into the GMA plan, as needed. Staff proposes adding a reference to the 2009 Parks Comp. Plan in Volume 2 (see Attachment to this memo).

Comments on 1st Draft (received as of 12/30/15):

#	From	Comment summary	Staff comment
1	Public	Need a unifying goal of open space connectivity to further forest and parkland acquisition, non-motorized transportation, env. management and the SMP	Goal PR-9 and associated policies address open space connectivity. PR-3.6 emphasizes development of a linked system of parks and open spaces. <i>Recommendation:</i> No change.

#	From	Comment summary	Staff comment
2	Public	The forestlands need the underbrush cleared (to prevent forest fires)	This comment was communicated to the ACFL Manager for review. The 2009 ACFL Comp. Plan contains goals and policies related to fire prevention in the ACFL. Note that the Parks & Fire Depts. maintain a comprehensive fire plan. <i>Recommendation:</i> No change recommended.
3	Public	The City should support/participate in development of a teen community center	CF-1.8 encourages joint siting and shared use of facilities for schools, <i>community centers</i>, and other public facilities; but doesn't directly address City participation in such a facility's development. <i>Recommendation:</i> Add new policy language (PR-1): <u>"In cooperation with community partners (e.g. Anacortes School District, Boys & Girls Club, etc.), explore options for potential development of a community center as a place where people can gather, recreate, celebrate and meet their neighbors."</u>
4	Planning Commission	Add "Whistle Lake" to PR-4.4	After review of this comment, the Parks Dept. Director explained that the policy was not intended to be an inclusive list of forest land areas, but to further clarify that the ACFL board would advise the Council for certain areas that are also "parks". <i>Recommendation:</i> No change is recommended.
5	City Council	Add policy re: Skagit Countywide UGA Open Space Concept Plan	<i>Recommendation:</i> Add new policy language (PR-9): <u>"The City will maintain and periodically update its 'Open Space Connectivity Map' (Appendix _____) to identify greenbelt and open space areas within the urban growth area and between urban growth areas, generally consistent with the Skagit Countywide UGA Open Space Concept Plan (2009). This includes connections that link the Tommy Thompson Trail, Cap Sante, Washington Park, the downtown, marinas, city trails, schools and other assets; and links between the Community Forestlands and Deception Pass State Park"</u>.
6	City Council	Consider consolidating Parks & Rec. Comp. Plan with GMA Comp. Plan	<i>Recommendation:</i> Consider the feasibility of this action during a subsequent amendment cycle.
7	Staff	Need reference to existing Open Space Connectivity Map (which currently exists as Appendix A in the 2012 Comp. Plan)	<i>Recommendation:</i> See proposed new policy language in #5 above.
8	Staff	Introduction section: minor grammatical	

#	From	Comment summary	Staff comment
		corrections and other updates	
9	Staff	There is currently no "Background" (Volume 2) section for the P&R element.	<i>Recommendation:</i> Add a page to Volume 2 Background Info discussion per attachment to this document (p. 4). This will necessitate revisions to the Table of Contents, too.
10	Staff	PR-8.4 – need to update referenced plan names and dates	<i>Recommendation:</i> Revise policy language (PR-8.4) as follows: "City Council should adopt such ordinances and resolutions as deemed necessary to implement the Anacortes Community Forest Management <u>Lands Comprehensive</u> Plan, 1991 2009, and the Anacortes Parks and Recreation <u>Department Comprehensive</u> Plan, 1996 2009, which should be updated every 10 years."
11	Staff	PR-7.1 – revise to include reference to stormwater regulations	<i>Recommendation:</i> Revise policy language (PR-7.1) as follows: "Ensure that all park projects comply with the City's Critical Areas, Tree Preservation, <u>Stormwater</u> and Shoreline Regulations."

Parks, Recreation and Open Space Element

Introduction

Park, open space, and recreation planning is an opportunity to improve the quality of life of the community and to evaluate performance. It is also an opportunity to hear from residents regarding the types of facilities they need, types of recreational programs they desire, and respond to changing recreational needs. Parks and Recreation planning in Anacortes is guided by a long-term planning document, created as a collaborative effort between the City of Anacortes and Anacortes community members. The 2009 Parks and Recreation Comprehensive Plan inventories existing assets and projected needs, identifies capital project recommendations, and recommends a strategic plan for implementation. The recommendations are implemented through the City of Anacortes capital facilities plan. The 2009 Parks & Recreation Comp. Plan contains a more thorough analysis than what is required in the Comprehensive Plan, so rather than recreating it or selecting certain portions here, the entire document can be found at:

http://www.cityofanacortes.org/departments/comprehensive_plans/



DEPARTMENT OF PLANNING, COMMUNITY & ECONOMIC DEVELOPMENT

DATE: December 30, 2015
TO: Anacortes Planning Commission
FROM: Planning, Community & Economic Development
SUBJECT: January 6, 2016 PC Meeting
2016 Comprehensive Plan Update – Public Hearing
Environment & Conservation Element – Staff Report

Element: Environment & Conservation

Element Focus: Emphasizing environmental stewardship, protecting and enhancing shorelines and water quality, protecting wildlife habitat, protecting tree cover, promoting sustainable development practices, and addressing climate change.

Background: Volume 1 of the draft 2016 Comp. Plan contains the goals and policies for each plan element. The Environment & Conservation element carries over many of the existing Conservation goals and policies from the current 2012 GMA Comprehensive Plan, and expands upon policy guidance regarding natural hazards, tree retention, fish and wildlife habitat protection and enhancement, and marine waters and shoreline protection and enhancement. New goals and policies address protection of water quality, guidance for climate change planning, air quality, noise and light pollution, and food security.

Volume 2 of the Environment & Conservation element contains a description of the City's environmental setting and elements of the environment, including vegetation, fish and wildlife habitat, wetlands, lakes, streams and creeks, groundwater, shorelines, surface water, aquatic resources and habitat, air quality, flood hazard areas, geologic hazard areas, wildland fire, hazardous material, tsunami, climate change and energy consumption reduction.

Comments on 1st Draft (received as of 12/30/15):

#	From	Comment summary	Staff comment
1	Public	Goal EC-2 states "Enhance and preserve the City's shoreline and marine resources while accommodating uses reasonable and appropriate to	The Shoreline Management Act's primary purpose is to provide for the "management and protection of the state's shoreline area resources by planning for 'reasonable and appropriate uses'". The City's Shoreline Master Program (SMP) as adopted by the City Council and approved by the Department of Ecology specifically identifies reasonable and

#	From	Comment summary	Staff comment
		shorelines". The phrase "reasonable and appropriate" is open to wide interpretation.	appropriate uses within each shoreline designation, and provides goals, policies and development regulations that govern such uses. <i>Recommendation:</i> No change.
2	Public	Need to address preparation for increasing frequency and strength of storms and long-term power outages associated with climate change; develop plans for water provision during and after emergencies.	Several expanded and new proposed policies address natural hazard preparedness planning and climate change: EC-3 (3.10 and 3.15) includes policies related to natural hazard mitigation planning and promotion of public awareness of hazards and emergency procedures. EC-13 includes new policies related to identifying potential climate change impacts, mitigation and adaptation strategies. LU-8.5 states that plans and regulations should take into account sea-level rise, tsunamis and other natural hazards. The City of Anacortes Natural Hazard Mitigation Plan was last updated in 2014 and is part of the Skagit County 2014 Natural Hazards Mitigation Plan . It identifies potential natural hazards and mitigation strategies and projects. The City has also developed Emergency Response Plan and Water Shortage Response Plan, which address supplying a safe and adequate water supply during adverse events such as drought or an emergency. <i>Recommendation:</i> No change.
3	Public	EC-2.5 – sounds like an open door to industry. Suggest adding "...as long as such uses do not degrade or damage the shorelines".	<i>Recommendation:</i> Revise policy language as follows: <u>"Ensure that new and expanded shoreline development achieves no net loss of shoreline ecological functions consistent with the requirements of the Shoreline Master Program".</u>
4	Public	Would like to see stronger policies regarding vegetation retention.	Several existing draft policies address vegetation retention: EC-3.3 promotes soil stability through retention of existing vegetation. EC-6.4 discussed placement of appropriate restrictions on land surface modifications and tree removal that would cause unnecessary landscape scarring, hydrology modification, erosion, or undermining support of nearby land, including but not limited to dredging, filling, clearing, paving, and grading. Goal EC-7 and associated policies relate specifically to tree retention. New policy 7.2 encourages

#	From	Comment summary	Staff comment
			development of regulations that preserve trees and provide penalties for unauthorized removal. Existing development regs in the Anacortes Municipal Code (AMC) governing clearing and grading, subdivision, and tree preservation provide standards for vegetation retention. The SMP also contains vegetation conservation development regulations that apply specifically to shoreline areas. <i>Recommendation:</i> No change.
5	Public	Change “encourage” to “require” in EC-4.7 regarding encouraging the proper use and maintenance of septic systems and connection to sewer.	<i>Recommendation:</i> Change policy language (EC-4.7) as follows: “Encourage <u>Require</u> the proper use and maintenance of existing on-site septic systems and encourage <u>require</u> connection to sanitary sewer whenever possible”.
6	Public	Change “promote” to “require” in EC-9.1 regarding compliance with federal and state air pollution control laws and improvements to regional air quality.	The City cannot enforce compliance with federal and state air pollution control laws. <i>Recommendation:</i> No change.
7	Public	EC-12: Promote a resilient local food system. Proposes the addition of the following policies under this goal: • Promote an increased diversity of food sources. • Require utmost care of the eco-systems (e.g. soil, water, pollinators) that sustain our lives. • Use minimal inputs of fossil fuels to grow, process and deliver foods. • Develop infrastructure for processing and storing food. • Allow use of gray water for irrigation.	<i>Recommendation:</i> Consider the following new policies under Goal EC-12: <u>“Support a local food system that includes a diversity of food sources, encourages consumption of local, healthy foods with a low carbon-footprint, minimizes adverse impacts to eco-systems, minimizes food waste, and fosters composting.”</u> <u>“Support development of infrastructure for processing and storing food.”</u>

#	From	Comment summary	Staff comment
8	Public	Anacortes is a laggard in environmental stewardship: • Port allows OGV to idle @ Port, spewing diesel exhaust into the air we breathe (recently, diesel exhaust was named a known carcinogen) • City allows refineries to spew hazardous chemicals unlawfully	Comment noted. <i>Recommendation:</i> No change.
9	Public	Concerned about impacts of sea level rise in area around Portalis & San Juan Passage; should be considered in determining allowed development	Proposed Policy LU-8.5 states that “plans and regulations should take into account sea-level rise, tsunamis and other potential natural hazards”. Policy CF-7.9 states “consider future climate conditions during siting and design, including changes to temperature, precipitation and sea level, to help ensure facilities function as intended over their planned life cycle.” Updates to the Shoreline Master Program, required to be completed by 2020, will include additional discussion, goals and policies about sea level rise planning. <i>Recommendation:</i> No change.
10	Public	Has there been air quality testing in Portalis area – fumes from cars, trucks, in summer months is an issue	Comment noted. Northwest Clean Air Agency has been contacted for more information. <i>Recommendation:</i> No change.
11	Public	Addressing stormwater issues, protecting homes from water damage, should be a priority	The City’s standards require development to meet the current Department of Ecology Surface Water Design Manual and Surface Water Management/Comprehensive Plan adopted by the City. <i>Recommendation:</i> Consider additional policies regarding stormwater management and protection of property in the land use or capital facilities element.
12	Anacortes Historic Preservation Board	EC-1.3.F mentions “City Historic Preservation Board saleback and leaseback and property donation” as methods for conserving property in its	This is an existing policy carried over from the 2012 Comp. Plan. The saleback /leaseback and property donation references are included as examples of methods to preserve/conserv natural areas. Keeping them in the list preserves the option for

#	From	Comment summary	Staff comment
		natural state. The AHPB is not prepared to administer such programs under its current ordinance.	considering and implementing such programs in the future at the option of the City Council. <i>Recommendation:</i> No change.
13	CAC	Discussion regarding refineries should be included (eg. including environmental impacts)	The element contains multiple goals and policies related to protection of the environment without identifying any one industry or business. <i>Recommendation:</i> Consider potential revisions to proposed policies in the land use element (possible LU-4.3) to encourage new and existing businesses to retrofit or modify processes/procedures to improve energy performance and reduce environmental impacts. Example language could be provided if requested by the Planning Commission.
14	City Council	Consider adding policy language in this element about water use (Evergreen Islands amendment request)	The City Council Public Works Committee is working on making some recommendations regarding this item. <i>Recommendation:</i> None at this time. Staff will update Planning Commission once the committee's recommendations are received.
15	City Council	EC-1.3.D – either re-write or remove; avoid circular references	<i>Recommendation:</i> Revise policy language for EC-1.3.D – “ <u>Promote public outreach activities aimed at encouraging water conservation and water recycling shall be high priorities in the City's Water System Plan</u> ”.
16	City Council	Consider pulling Shoreline Master Program goals and policies into the Comp. Plan	EC-2.1 states “adhere to the goals and policies outlined in the City of Anacortes Shoreline Master Program (ASMP)”. According to RCW 36.70A.480, the goals and policies of the SMA included as one of the goals of GMA and the goals and policies of the shoreline master program approved under Chapter 90.58 RCW shall be considered an element of the City's comprehensive plan. <i>Recommendation:</i> Consider various alternatives in subsequent amendment cycle(s).
17	Staff	Minor grammatical corrections and updates to the “Introduction” section	
18	Staff	EC-2.8 re: street ends	This policy is repeated in PR-2.4 and probably is better suited in that location. <i>Recommendation:</i> Delete Policy EC-2.8.

#	From	Comment summary	Staff comment
19	Staff	Suggest addition of Best Available Science (BAS) policy.	<i>Recommendation:</i> Add new policy language (EC-__): <u>“Use the best available science to preserve and/or enhance the function and values of critical areas through regulation, programs and incentives”.</u>
20	Staff	EC-4.1 – Change to include LID language per consultant suggestion.	<i>Recommendation:</i> Revise policy language (EC-4.1): “Work with neighboring jurisdictions and other partners to maintain and restore the natural hydrological functions on a drainage basin level. <u>These restoration plans will incorporate requirements that encourage LID techniques to facilitate mimicking the natural site drainage”.</u>
21	Staff	EC-5.1 – update language to reflect accurate Plan titles	<i>Recommendation:</i> Revise policy language (EC-5.1): Identify, plan for and preserve habitat areas, including wildlife corridors and areas with healthy native ecosystems, through development regulations and as part of the Parks, Open Space and Recreation Plan and AFCL Comp. Plans <u>and the Open Space Connectivity map.</u>
22	Staff	Encourage interjurisdictional coordination in the protection of critical areas; including potential impacts to ACFL (a designation Fish & Wildlife Habitat Protection Area) from development of abutting property that is outside of City limits and UGA	<i>Recommendation:</i> Add new policy language (under EC-1): <u>“Work cooperatively with Skagit County in the development of land use plans and development review to identify and protect habitat networks and critical areas on an inter-jurisdictional basis.”</u> Add new policy language (under EC-5): <u>“Encourage the use of buffers between new development and the Anacortes Community Forestlands that reflect the nature of the existing vegetation, sensitivity of the habitat, and the type and intensity of human activity proposed to be conducted nearby.”</u>
23	Staff	EC-13.1 and EC-13.8 are repetitive.	<i>Recommendation:</i> Eliminate EC-13.8.

Public Comments Received
After Release of 1st Draft

October 27 – December 30, 2015

From: [John Lucke](#)
To: [CompPlan2016](#)
Subject: Proposed Land Use October 2015 Map
Date: Tuesday, October 27, 2015 5:58:10 PM

We are really disappointed that the proposed map suggests the decision to punt on any land use decisions for the area between 17th and 22nd and east of Q/R Ave..

In the 6 years we've lived in Anacortes we have attended 5-10 community involvement strategy sessions including several in the past two years regarding the 2016 comp plan.

The impression we got in the comp plan sessions was that there was a general agreement by all who attended that some sort of mixed use (residential, hotel/small conference center, retail, commercial/office/work space was the best use considering the need for additional housing, improved lodging space, etc.

Now looking at the map there appears to be no plan, only a need for more information-study.

Haven't we had enough (spent enough) studying what to do? It sounds to me like the committee putting together this has made a decision to ignore the results of the community input because it did not agree with some preconceived use.

The industrial use of this land is not coming back and we do not need more boat storage yards.

As someone who greets visitors to Anacortes through the Chamber's visitor center, what we need is waterfront amenities. We have million dollar boats in the marina and no nice convenient place for their owners and visitors to stay and enjoy our wonderful waterfront location.

The number one requests we get at the visitor's center are waterfront lodging, waterfront dining, a retail outlet for fresh seafood, etc. We have none of this! And from what I see in the comp plan, no plan to develop any of this only more of the 1950's Anacortes, working family housing and blue collar industry.

John Lucke
1405 Portalis Ct.
Anacortes
Chamber member and community volunteer

Grage, Libby

Subject: FW: Draft 2016 Comp. Plan, Retail
Attachments: 151027CommenttoPConTaxleakage.docx; 150309RetailFinalDraft.docx;
150112memotoDonrepsendingsurvey.docx

From: Lauridsen, Vernon
Sent: Wednesday, October 28, 2015 11:07 AM
To: Planning Commission <PlanComm@cityofanacortes.org>
Cc: CAC Land Use <CACLandUse@cityofanacortes.org>; Gere, Laurie <laurieg@cityofanacortes.org>; Measamer, Don <don@cityofanacortes.org>
Subject: Draft 2016 Comp. Plan, Retail

Please consider the attached. Thank you. Vernon Lauridsen 2219 32nd St. Anacortes.

To: Anacortes Planning Commission

From: Vernon Lauridsen, 2219 32nd Street, Anacortes.

Re: Draft 2016 Comprehensive Plan, Retail Sales Condition, Commencing at Page II-30

Date: 10/28/2015

The retail sales data in the draft 2016 Comprehensive Plan, Retail Sales Conditions section still fundamentally confuses general merchandise goods that may be sold by any retail store with goods sold at Department Stores, discount and non-discount; Warehouse clubs and supercenters (NAICS code 452) and in doing so implicitly advocates land use decisions to support a regional retail store in the interest of recapturing “retail sales tax leakage.”

Local government revenues rely partly upon sales taxes to provide needed services. In 2013 sales tax revenues represent 20% of the City’s General Fund revenues.¹ Sales tax revenues represent about 9% of the total City budget revenues². Anacortes is in the enviable situation that its overall per capita sales tax revenue is greater than the statewide figure.

Anacortes per capita Motor Vehicle and Parts Dealer sales are twice that of the State as a whole. Anacortes Food and Beverage stores have per capita sales also twice that of the State. Likewise, Health and Personal Care stores have per capita sales also twice that of the State. Overall, 2013 per capita taxable retail sales occurring within Anacortes City Limits were \$8,748 as compared to \$7,695 for the State as a whole.³

There is perhaps “taxable retail sales leakage” in clothing, shoe, jewelry, luggage and leather goods stores (NAICS code 446) in that some Anacortes residents are likely travelling outside Anacortes to purchase those items. But to say that Anacortes residents are spending \$ 49.9 million outside of Anacortes for “general merchandise” or that San Juan County and Anacortes residents are collectively spending in excess of \$100 million annually on the other side of the

¹ See City of Anacortes 2013 Audited Financial Statement, Page 26

² See 2014 budget, http://www.cityofanacortes.org/document_center.php#.VPdaw2Y5DIV

³ 1994-2013 Taxable Retail Sales Report

bridge is just wrong. Nowhere in the retail section, is there any mention of the classification scheme by which the sales are listed. In fact the annual sales data is classified by the North American Industrial Classification System. “General Merchandise (NAICS code 452)⁴ by definition is not a type of merchandise but rather represents sales from a type of store: “Department Stores, discount and non-discount; Warehouse clubs and supercenters.” Anacortes does not have any “Department Stores, discount and non-discount; Warehouse clubs and supercenters.” Any reported sales from Department Stores, discount and non-discount; Warehouse clubs and supercenters in Anacortes or San Juan County are reporting errors. By definition there cannot be any such sales because there are no “Department Stores, discount and non-discount; Warehouse clubs and supercenters” in Anacortes or San Juan County. Yet Makers continues to treat that reporting error as if it were an indication of general merchandise sales.

A department store is, in effect, an amalgamation of separate stores in separate trades consolidated under one roof. Anacortes already has the separate stores of a department store other than perhaps some lines of clothing and shoes. Locating a Department Store, discount and non-discount; Warehouse club or supercenter in Anacortes will not create \$100 million in new retail sales. Yet this is precisely what the Makers analysis suggests.

Taxable general merchandise sales are occurring at Anacortes stores selling general merchandise that are not department stores or supercenters (eg. Safeway, The Market, Rite-Aid, Walgreens, West Marine, Sebo’s, Ace, to name but a few). Plainly, not every resident or visitor in Anacortes or San Juan County travels to Burlington to purchase all their general merchandise.

Should we have a department store to consolidate all the existing general merchandise sales into one store so we can provide infill for more clothes, shoes, jewelry, luggage and leather goods outlets? Should we consolidate all general merchandise sales into one store to increase tax revenue for the local government? Would locating a large scale retail store accomplish these ends? The answer to these questions will not come from the Makers analysis of ‘Taxable Retail Sales Leakage’

⁴ [http://www.census.gov/cgi-bin/sssd/naics/naicsrch?chart_code=44&search=2012 NAICS Search](http://www.census.gov/cgi-bin/sssd/naics/naicsrch?chart_code=44&search=2012%20NAICS%20Search)

Moreover, at page II-34 of the draft, the authors site survey findings stating that “47% would like a general merchandise store such as Fred Meyer” without any discussion or reference to the validity of the survey. Please see the attached memo from January 13, 2015. This survey data is being way overvalued. As a policy maker, you cannot accept the quoted language as fact.

The entire section on Retail from Page II-32 thru II-40 must be rewritten or omitted to correct or eliminate these errors.

RETAIL

COMMUNITY ADVISORY COMMITTEE

LAND USE, ECONOMIC DEVELOPMENT AND TOURISM GROUP

RETAIL

ABSTRACT: The following presents the work of the Land Use, Economic Development and Tourism Group of the Community Advisory Committee. The paper addresses the issue of Retail in Anacortes' future in particular the matter of large scale retail. The Land Use, Economic Development and Tourism Group conducted a broad effort to bring available information to bear on the subject including interviews with land owners and business owner; a review of secondary data analyses prepared by CAC staff; review of available survey data; minutes of a meeting with Mike Shunk, real estate director of Fred Meyer; the Group's own Issues, Concepts and Fundamental Principles statement developed over months of work; the Community Vision statement, goals and values and the Group's literature review of empirical studies addressing the subject matter. The analysis concludes that permitting large scale retail on R Avenue as proposed would represent a significant detriment to the community as a whole, have little or no impact upon tax revenue for local government and could represent a net financial burden to local government in both the short term and long term.

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RETAIL

ISSUE STATEMENT

Is there a need for more local retail options? If so what options are available and can a given option be accomplished consistent with the Communities vision, goals and values.

BACKGROUND/HISTORY

Many of us recall growing up in small town America when there were fewer people spread out over a much wider area. People grew up on farms rather than big cities. Small towns proliferated each serving as an economic hub for surrounding agricultural areas. Even a town of modest population might have several small grocery stores, shoe stores, hardware stores, a bakery, creamery; Penny's and Wards department stores. Of course nothing remains the same.¹

In just three generations the population of the United States has more than doubled. The population is more concentrated in urban centers. Declining transportation cost and better transportation infrastructure allowed retailers to take advantage of economies of scale. The number of single location retailers fell between the 1950 and the 1990's and the number of chain stores more than doubled. More recently there has been a reversal of fortunes for the large regional retail outlets. Of the 870.7 million square feet of vacant retail space in the United States, 35% is empty big-box stores. The general economic decline and the growth of online purchasing contributed to bankruptcy of many large scale retail outlets. These failed outlets create a blight unto themselves depressing sales of local retail in the vicinity as well as property values. Local governments are then faced with creating land use regulation designed to ameliorate the consequences of abandonment of big retail.²

Anacortes adapted and continues to adapt through periods of growth and decline-like every other small town. But Anacortes was and is unique. It is an island community to an extent isolated from commercial centers to the East. While most cities came to rely upon retail growth, Anacortes has maintained a core manufacturing base, voluntarily limited its growth potential through publicly supported acquisition of trust lands, and yet has a diverse retail inventory that continues to respond to market forces and generally provides residents with a wide range of necessary goods and services.

¹ Carden, Retail Innovations in American Economic History: The Rise of Mass-Market Merchandisers, 2011

² Schindler, The Future Of Abandoned Big Box Stores: Legal Solutions To The Legacies Of Poor Planning Decisions, University of Maine, School of Law, http://papers.ssrn.com/sol3/papers.cfm?abstract_id=2045787

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Anacortes has 637 businesses, 13 percent retail, 11 percent health care and 6 percent manufacturing.³ In 2013 per capita taxable retail sales occurring within Anacortes City Limits were \$8,748 as compared to \$7695 for the State as a whole. For the same time period, the total per capita sales across all economic activities \$22,633 vs. \$16,812 for Washington State.⁴ In 2013, 941 of Anacortes workers were employed in all retail trades. The average annual wage of the retail trade employee is \$27,949.⁵

INVENTORY OF INFORMATION AND DATA SOURCES

What follows is an inventory and brief discussion of secondary data analyses, research, survey analyses, and interviews related to retail outlets in Anacortes.

1. Anacortes Employment, Community Advisory Committee, 10/8/14

Presents Washington employment security department data on Anacortes business industries, employment, wages, where people live and work.

2. 1994-2014 Taxable Retail Sales Report

Presents time series and cross jurisdiction comparative data on taxable retail sales by business sector.

3. CBD and Commercial Zone Inventory and Analysis

Presents an inventory of CBD and Commercial Zone parcels by type and annual sales as compared to Washington State.

4. Inventory and Analysis of Research results: ECONOMIC IMPACT OF LOCAL BUSINESSES VS. CHAINS, Nick Rennis, 2/19/2015

THE ECONOMIC IMPACT OF LOCAL BUSINESSES VS. CHAINS

The following studies have found that locally owned stores generate much greater benefits for the local economy than national chains do.

a. INDEPENDENT BC

<http://www.civiceconomics.com/app/download/7120042004/Independent+BC+for+Screen.pdf> - Civic Economics

KEY FINDINGS: Independent retailers captured just over half of all retail sales as recently as 2003 but have since lost ground. By 2010 independents accounted for 45% of overall retail sales and only 34% of

³ Anacortes Employment, Community Advisory Community, 10/8/2014

⁴ 1994-2013 Taxable Retail Sales Report

⁵ Economic Development Existing Conditions Report 17-12-2014

RETAIL

the market with automobile and gasoline sales excluded. For every \$1M in sales, independent retail stores generate \$450K in local economic activity, compared to just \$170K for chains. 2.6times as many local jobs are created when spending is directed to independent businesses instead of chains. A shift of just 10% of the market from chains to independents would produce 31K jobs paying \$940M in annual wages.

b. INDIE IMPACT STUDY SERIES

<http://www.localfirst.org/images/stories/SLC-Final-Impact-Study-Series.pdf> - Civic Economics

KEY FINDINGS: Local retailers return a total of 52% of their revenue to the local economy compared to just 14% for national chain retailers.

c. GOING LOCAL

<http://www.mecep.org/view.asp?news=2003> - Maine Center For Economic Policy

KEY FINDINGS: Every \$100 spent at locally owned businesses contributes \$58 to the local economy. \$100 spent at a chain store yields just \$33 in local economic impact. A shift of 10% of spending from chains to locally owned businesses would generate \$127M in additional local economic activity and 874 new jobs.

d. THINKING OUTSIDE THE BOX

<http://civiceconomics.com/app/download/5841600904/Magazine+Street+2009.pdf> - Civic Economics

KEY FINDINGS: 16% of money spent at a box store stays in local economy. Local retailers return more than 32% of their revenue to the local economy. A shift of 10% of spending from chains to local businesses would generate \$235M/yr. in local economic activity. A 10% shift in the opposite direction would lead to a negative economic impact. A 179K sq. ft. small business district hosts over 100 businesses and generates \$105M in sales with \$34M remaining in the local economy. A 179K sq. ft. box store generates \$50M in annual sales, with just \$8M remaining in the local economy and requires an additional 300K sq. ft. of space for parking.

e. LOCAL WORKS

<http://civiceconomics.com/app/download/5841655104/GR+Local+Works+Complete.pdf> - Civic Economics

KEY FINDINGS: Shifting 10% of total spending from chains to locally owned businesses would result in \$140M in new economic activity, including 1,600 new jobs and \$53M in additional payroll.

f. SAN FRANCISCO RETAIL DIVERSITY STUDY

<http://ilsr.org/wp-content/uploads/2011/12/SFRDSMay07-2.pdf> - Civic Economics

RETAIL

KEY FINDINGS: Every \$1M spent at local stores creates \$321K in additional local economic activity, including \$119K in wages paid to local employees. Same \$1M spent at chain stores generate only \$188K in local economic activity, including \$71K in local wages. For every \$1M in sales, independent stores create 2.22 local jobs while chains create just 1.31. Redirecting 10% of spending from chains to local businesses would generate \$192M in additional economic activity and almost 1,300 new jobs.

g. ANDERSONVILLE STUDY OF RETAIL ECONOMICS

[http://civiceconomics.com/app/download/5841713404/](http://civiceconomics.com/app/download/5841713404/AndersonvilleStudy.pdf)

[AndersonvilleStudy.pdf](#) - Civic Economics

KEY FINDINGS: Spending \$100 at an independent business creates \$68 in additional local economic activity, while spending \$100 at a chain produces only \$43 in local activity. Local businesses generate slightly more sales per square foot compared to chains (\$263 vs. \$243). For every square foot of space occupied by a chain, the local economic impact is \$105 compared to \$179 for every square foot occupied by an independent business.

h. ECONOMIC IMPACT OF LOCALLY OWNED BUSINESSES VS. CHAINS

<http://ilsr.org/wp-content/uploads/files/midcoaststudy.pdf>

- Institute For Local Self Reliance & Friends Of Mid coast Maine

KEY FINDINGS: Locally owned businesses spend 44.6% of their revenue within the surrounding two counties. Another 8.7% is spent elsewhere in the state. A national retailer returns just 14.1% of its revenue to the local economy, mostly in the form of payroll.

i. ECONOMIC IMPACT ANALYSIS

[http://civiceconomics.com/app/download/5841748704/Lamar](http://civiceconomics.com/app/download/5841748704/Lamar+Retail+Analysis.pdf)

[+Retail+Analysis.pdf](#) - Civil Economics

KEY FINDINGS: Spending \$100 at a national retailer creates \$13 worth of local economic activity, while spending \$100 at local stores generates \$45 in local economic activity.

RETAIL EMPLOYMENT The following studies conclude that the arrival of a big-box store decreases the number of retail jobs in a region.

j. THE EFFECTS OF BOX STORES ON LOCAL LABOR MARKETS

<http://www.socsci.uci.edu/~dneumark/walmart.pdf> - Journal

Of Urban Economics

KEY FINDINGS: The opening of a box retailer reduces county-level retail employment by 150 jobs. For every new retail job created by a box store, 1.4 jobs are lost as existing businesses downsize or close. The arrival of a box store reduces total county-wide retail payroll by an average of \$1.2M.

k. JOB CREATION OR DESTRUCTION?

<http://www.missouri.edu/~baskere/papers/> - Review Of Economics & Statistics

KEY FINDINGS: Box retail boosts employment by 100 jobs in the first year. Over the next four years, there is a loss of 40-60 additional retail jobs as more retailers downsize and close. A box store's arrival leads to a decline of 20 local wholesale jobs in the first five years, and an additional 10 wholesale jobs over six or more years. This works out to a net gain of just 10-30 retail and wholesale jobs. There is also an average decline of 30 retail jobs in surrounding communities.

WAGES & BENEFITS The following studies have found that big-box retailers are depressing wages and benefits for retail employees, and that median incomes have risen faster in places with more small businesses compared to those dominated by big businesses.

l. DOES LOCAL FIRM OWNERSHIP MATTER?

<http://edq.sagepub.com/content/25/3/277.abstract> - Economic Development Quarterly

KEY FINDINGS: Counties with a larger density of small, locally owned businesses experience greater capita income growth while the presence of large, non-local businesses has a negative effect on incomes.

m. LIVING WAGE POLICIES AND BIG-BOX RETAIL

http://laborcenter.berkeley.edu/retail/bigbox_livingwage_policies11.pdf - UC Berkeley Center For Labor Research & Education

KEY FINDINGS: Box retail employees earn 12.4% less than retail workers as a whole.

n. A DOWNWARD PUSH

http://laborcenter.berkeley.edu/retail/walmart_downward_push07.pdf - UC Berkeley Center For Labor Research & Education

KEY FINDINGS: Opening a single box retail store lowers the average retail wage in the surrounding county by between .5% and .9%. Every new box store in a county reduces the combined or aggregate earnings of retail workers by 1.5%. Total earnings of retail workers Nationwide were reduced by \$4.5B due to box retail presence.

o. WHAT DO WE KNOW ABOUT BOX STORES?

http://walmartwatch.com/img/documents/brennan_center.pdf - Brennan Center For Justice

KEY FINDINGS: Box retail employees earn 20% less than retail workers.

- p. REVIEWING AND REVISING BOX RETAIL'S BENEFITS STRATEGY
<http://ilsr.org/walmarthealthmemo.pdf> - Institute For Local Self Reliance

KEY FINDINGS: 48% of box retail employees are enrolled in their insurance plans, compared to an average of 68% for other employers. Employees enrolled in corporate retail insurance plans spend an average of 8% of their income on health care, 2x the national average. 40% spend more than 16% of their income on health care. 46% of their children are either on Medicaid or are uninsured.

EXISTING BUSINESSES These studies look at how the arrival of a large chain impacts local retailers and other nearby businesses.

- q. THE IMPACT OF AN URBAN BOX STORE ON AREA BUSINESSES
<http://edq.sagepub.com/content/26/4/321.abstract> - Economic Development Quarterly

KEY FINDINGS: After 2 years of a box store's arrival, 27% of local businesses close. Businesses within close proximity have a 40% chance of closing with that probability declining by 6% with each increasing mile away. Closures eliminate 300 full-time jobs.

- r. BUSINESS CHURN AND THE RETAIL GIANT
<http://onlinelibrary.wiley.com/doi/10.1111/j.1540-6237.2012.00857.x/abstract> - Social Science Quarterly

KEY FINDINGS: Within 15 months of a box store opening, 4.4-14.2 existing retail establishments close. At most 3.5 new retail establishments open.

- s. MOM-AND-POP MEET BIG-BOX: Complements or Substitutes
<http://ideas.repec.org/p/nbr/nberwo/15348.html> - Journal Of Urban Economics

KEY FINDINGS: Measure of large, negative effects on existing retailers within a 5-mile radius of a new big box. Smaller but significant impacts on those in a 5-10 mile radius.

- t. MAJOR FLAWS UNCOVERED IN STUDY CLAIMING BOX RETAIL HAS NOT HARMED SMALL BUSINESSES
<http://ilsr.org/wp-content/uploads/files/wmsmallbusiness.pdf> - Institute For Local Self Reliance

KEY FINDINGS: Number of retail businesses with fewer than 10 employees declines by one-fifth over a 20-year period after the arrival of box retail. In that same period, the number of retailers with 1-4 employees per 1M people fell by 38% and retailers with 5-9 employees declined by 30%.

- u. THE IMPACT OF BIG BOX STORES ON HOST TOWNS AND SURROUNDING COUNTIES

<http://ilsr.org/wp-content/uploads/files/stone-study.pdf> - Iowa State University

KEY FINDINGS: Although local tax base adds \$2M with each box store, the decline of retail stores in following years has a depressing effect on property values, offsetting gains from box store property. A box retailer leads to a net loss of 110K sq. ft. of retail space. 214 jobs created by the new retailer are offset by the loss of 381 jobs at other businesses. For every dollar in tax benefit created by the large-scale retailer, there is \$2.5 in tax losses and public costs.

y. COMPETING WITH THE DISCOUNT MASS MERCHANDISERS

http://www.econ.iastate.edu/faculty/stone/1995_IA_WM_Study.pdf - Iowa State University

KEY FINDINGS: Average large-scale retailers cost other merchants \$12M/yr. in sales. These losses result in the closure of 7,326 businesses in ten years (including grocery, apparel and hardware stores).

POVERTY RATES Counties that have gained box stores have fared worse in terms of family poverty rates, according to this study.

z. BOX RETAIL AND COUNTY-WIDE POVERTY

<http://www.blackwell-synergy.com/doi/abs/10.1111/j.1540-6237.2006.00377.x> - Social Science Quarterly

KEY FINDINGS: U.S. counties that have more large-scale retail have a higher poverty rate than counties with few or no large-scale retailers. Counties that add large-scale retail experience higher poverty rates and greater usage of food stamps than those counties without.

SOCIAL CAPITAL AND WELL-BEING the following studies have found that a community's level of social capital and wellbeing is positively related to the share of its local economy held by local businesses, while a corporate presence undermines social capital and civic participation.

aa. HEALTH & WEALTH OF US COUNTIES

<http://cjres.oxfordjournals.org/content/early/2011/12/14/cjres.rsr034.short?rss=1> - Cambridge Journal Of Regions, Economy and Society

KEY FINDINGS: Counties with a vibrant small-business sector have lower rates of mortality and a lower prevalence of obesity and diabetes.

bb. STREET SURVEY OF BUSINESS REOPENINGS

<http://cbr.tulane.edu/PDFs/campanella3.pdf> - Tulane University

KEY FINDINGS: After 15 months of vacancy, 75% of locally owned businesses reopen, compared to only 59% of national chains.

cc. BOX RETAIL AND SOCIAL CAPITAL

<http://www.nercrd.psu.edu/BigBoxes/>

WalMartandSocialCapital2.pdf - American Journal Of Agriculture Economics
KEY FINDINGS: Box retail depresses civic participation and is associated with lower voter turnout.

dd. CONFIGURATION OF LOCAL ECONOMIC POWER AND CIVIC PARTICIPATION IN THE GLOBAL ECONOMY

http://muse.jhu.edu/login?auth=0&type=summary&url=/journals/social_forces/v084/84.4blanchard.html – Social Forces

KEY FINDINGS: Residents of communities with highly concentrated economies tend to vote less and are less likely to keep up with local affairs, participate in community organizations, engage in reform efforts or participate in protest activities at the same levels as their counterparts in communities with dispersed economies composed predominantly of locally owned small businesses.

CITY COSTS These studies find that the cost of providing big-box stores with city services — road maintenance, police, fire, etc. — can exceed the local tax revenue generated by these stores, resulting in a net loss to taxpayers.

ee. ROLLING BACK PROPERTY TAX PAYMENTS

<http://www.goodjobsfirst.org/publications/rolling-backproperty-tax-payments-how-wal-mart-short-changes-schoolsand-other-public-> - Good Jobs First

KEY FINDINGS: Large-scale retailers systematically seek to minimize their payment of taxes that support public schools and other vital local government services.

ff. UNDERSTANDING THE FISCAL IMPACTS OF LAND USE

<http://www.morpc.org/pdf/fiscalimpacts.pdf> - Development Economics

KEY FINDINGS: Retail buildings produce a net annual loss of \$0.44 per sq. ft.

gg. FISCAL IMPACT ANALYSIS OF RESIDENTIAL & NONRESIDENTIAL LAND USE PROTOTYPES

<http://ilsr.org/wp-content/uploads/files/barnstablestudy.pdf> - Tischler & Associates

KEY FINDINGS: Box retail generates a net annual deficit of \$468 per 1K sq. ft. Specialty retail produces a net annual return of \$326 per 1K sq. ft. However, box retail produces a net loss when costs of road maintenance and public safety services are added in.

hh. UNDERSTANDING THE TAX BASE CONSEQUENCES OF LOCAL ECONOMIC DEVELOPMENT PROGRAMS

RETAIL

<http://ilsr.org/concordtaxstudy.pdf> - RKG Associates

KEY FINDINGS: Over a span of 12 years, when adding 2.8M sq. ft. of new commercial development, tax revenues decline by 19%.

STATE COSTS Because many of their employees do not earn enough to make ends meet, states are reporting high costs for providing healthcare and other public assistance to big-box employees.

ii. EMPLOYERS WHO HAD 50 OR MORE EMPLOYEES

<http://ilsr.org/wp-content/uploads/2011/12/massachusetts-50-plus-employers.pdf>

- Commonwealth Of Massachusetts

KEY FINDINGS: Chain store employees rely on state health care assistance at a cost to taxpayers of \$8.3-14.6M/yr.

jj. BOX RETAIL'S LOW WAGES AND THEIR EFFECT ON TAXPAYERS & ECONOMIC GROWTH

<http://democrats.edworkforce.house.gov/sites/democrats.edworkforce.house.gov/files/documents/WalMartReport-May2013.pdf> - U.S. House Committee On Education & The Workforce

KEY FINDINGS: Box retail employees require an average of \$3K/yr. in public assistance (Medicaid, food stamps, housing) costing taxpayers \$4.2B/yr.

kk. HIDDEN COST OF BOX RETAIL JOBS

<http://laborcenter.berkeley.edu/retail/walmart.pdf> - UC Berkeley

KEY FINDINGS: Taxpayers spend \$86M/yr. providing healthcare & other public assistance for every 44K box retail employees. Average box retail employee requires \$720 in taxpayer-funded healthcare and \$1,222 in other forms of assistance (food stamps, housing). If competing grocers and local retailers adopt corporate retail wage and benefit levels, it would cost taxpayers an additional \$410M/yr. in public assistance.

SUBSIDIES The following studies look at the massive public subsidies that have financed the expansion of big box stores and how this subsidized development has failed to produce real economic benefits for communities.

ll. TAX BREAKS & INEQUALITY

<http://www.goodjobsfirst.org/sites/default/files/docs/pdf/taxbreaksandinequality.pdf%E2%80%9D> - Good Jobs First

KEY FINDINGS: Local and state governments across the country have given corporate retail \$21.4B.

mm. SUBSIDIZING THE CORPORATE ONE PERCENT

<http://www.goodjobsfirst.org/sites/default/files/docs/pdf/>

[subsidizingthecorporateonepercent_0.pdf%E2%80%9D](#) - Good

Jobs First

KEY FINDINGS: At least 75% of cumulative disclosed subsidy dollars have gone to large corporations. Corporate retail has received more than 261 individual subsidies.

nn. AN ASSESSMENT OF THE EFFECTIVENESS & FISCAL IMPACTS OF THE USE OF LOCAL DEVELOPMENT INCENTIVES

<http://www.ewgateway.org/DIRR/dirr.htm> - East-West Gateway

Council Of Governments

KEY FINDINGS: Over 20 years, local governments have diverted more than \$5.8B in public tax dollars to subsidize private development. 80% of these subsidies support the construction of big box stores. More than 600 small retailers in the same study area closed in a 10 year range.

oo. FISHING FOR TAXPAYER CASH

[http://www.public-accountability.org/reports/](http://www.public-accountability.org/reports/fishing_for_tax_cash_finalc.pdf)

[fishing_for_tax_cash_finalc.pdf](#) - Public Accountability

Initiative

KEY FINDINGS: Case study of chain retailer receiving \$500M in taxpayer subsidies from cities and states. After taxpayers had put up \$84M for a particular development, the store had moved just one year later.

pp. SKIMMING THE SALES TAX

[http://www.goodjobsfirst.org/sites/default/files/docs/pdf/](http://www.goodjobsfirst.org/sites/default/files/docs/pdf/skimming.pdf)

[skimming.pdf](#) - Good Jobs First

KEY FINDINGS: States spend \$1B/yr. lining the pockets of large chains. One box retailer has received \$130M in sales tax diversion over a ten year period.

qq. SHOPPING FOR SUBSIDIES

[http://www.goodjobsfirst.org/sites/default/files/docs/pdf/](http://www.goodjobsfirst.org/sites/default/files/docs/pdf/wmtstudy.pdf)

[wmtstudy.pdf](#) - Good Jobs First

KEY FINDINGS: Studies 244 box stores in 35 states that have received state and local development subsidies totaling just over \$1B.

CONSUMERS & PRICES The following studies have found that chains are not always a bargain.

rr. SAME PRODUCT, MANY PRICES

[http://www.consumerreports.org/cro/magazine/2013/05/samegeneric-](http://www.consumerreports.org/cro/magazine/2013/05/samegeneric-drug-many-prices/index.htm)

[drug-many-prices/index.htm](#) - Consumer Reports

KEY FINDINGS: Average prices are lower at independent stores than many national chains.

ss. WRESTLING WITH BIG BOX RETAIL

<http://www.epi.org/content.cfm/wp276> - Economic Policy Institute

KEY FINDINGS: Systematically refutes a fraudulent study that claims that box retail saves consumers \$263B annually.

TRAFFIC This study examines the traffic impact of supercenters.

tt. TRIP GENERATION CHARACTERISTICS OF FREE-STANDING DISCOUNT SUPERSTORES

http://ilsr.org/wp-content/uploads/2011/12/ite_article.pdf

- ITE Journal

KEY FINDINGS: Box retail generates 42% more traffic.

CHARITABLE CONTRIBUTIONS Small businesses donate about twice as much per employee to charitable organizations as large businesses, according to this study.

uu. BUSINESS CONTRIBUTIONS TO COMMUNITY SERVICE

<http://www.ntis.gov/search/product.aspx?ABBR=PB92112028> -

Small Business Administration

KEY FINDINGS: Companies with fewer than 100 employees give \$789/employee compared to \$334/employee at companies with more.

5. Anacortes Chamber of Commerce membership survey on proposed land use changes for MJB Property Jan. 7, 2014

The Survey was sent to C of C members using Survey Monkey in January, 2014. The response period opened on January 7 and closed on January 13, 2014. There were 143 responses. There is no demographic data on the respondents; all are presumably Chamber members. The number of respondents to each question is in parentheses after the "No" percentage.

Question 1: Should CC approve the change in zoning from industrial to commercial 2 (C2) on the MJB property at 28th and R?

Yes 59% No 41% (143)

Question 2: Do you want a medium dry-goods store in Anacortes (Defined in the accompanying memo as 100,000 sf)?

Yes 68% No 32% (142)

Question 3: Do you want it located on the proposed property on R Avenue?

Yes 53% No 47% (140)

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Question 4: If not, where would you like it located? 68 answered question four.

Of those who answered:

2 said CBD

16 said nowhere in Anacortes or such a store not needed.

30.5 said along Hwy 20 corridor (one person said there or on Commercial)

2 said anywhere in town

3 said other location in town.

4.5 said on Commercial

3 said in town but not at 28th and R

4 said MJB site.

2 gave other responses.

Summary: Highest support for Hwy 20 or no such store. Few support MJB site. Sum of those who favored some other location in town was 12.5.

Question 5: Additional comments.

Pro MJB site or box store in general: 19

Anti box store in Anacortes, or store not needed, or anti MJB rezone: 26

Pro box store at different site: 1

Other responses: 4

In general, of those who responded to Question 4, most of those were not in support a large retailer in Anacortes and not in favor of the MJB site. Objections were mainly that we need the industrial land, that waterfront land should not be used for retail and that we should promote economic development that would be more beneficial than the retail jobs provided by the store.

6. Notes from meeting with Anacortes Independent Merchant Association 8/26/2014

The general consensus was that we are not fond of a big box store but we felt we had no control over the outcome. Important issues included the recruitment of other small businesses that would bring more choices to Anacortes and still maintain our uniqueness. We

would also like to see more City involvement in drawing attention to the shops that are already here. We want to preserve and enhance what we have and make the shopping part of Anacortes more appealing. We want to capitalize on the richness of our history – industrial and historical. Raising awareness of our history and the availability of local shops was discussed.

Suggestions included the use of permanent signs on buildings and street corners listing the locations of various businesses (laminated directional). One suggestion was for a year-round covered market facility on the MJB property (which could include local produce and seafood, crafts, art, entertainment, etc)...something similar to Pike Place Market in Seattle.

7. Meeting with Mike Shunk, QFC, Real Estate Director (Fred Meyer/QFC)-Meeting notes 7/22/2014

- a. 50,000 SF is the smallest footprint store for a Fred Meyer (does not include dry goods)
- b. 123,000-125,000 SF is minimum footprint needed for a store that includes dry goods selection
- c. Burlington Fred Meyer is about 145,000 SF; an Anacortes store would not be much different
- d. Although there are some 2-story stores in more urban areas (Seattle, etc.), a two story store would not be a preference for Anacortes
- e. Consumers prefer ease, expect to park in surface parking, one-story store, hard to change habits/expectations; need a lot of density to support a 2-story store
- f. Believes a Fred Meyer would be successful and a good fit in Anacortes
- g. Would pull from a larger area, Oak Harbor, Islands, etc.
- h. Anacortes is still on the list of location considerations
- i. Need a minimum of approximately 12-13 acres
- k. Would want store site to include a fueling facility and drive-through pharmacy
- l. Cost efficiency – takes tens of millions to get a store built
- m. To achieve efficiency – typically need to use a pre-designed footprint, but will work with a jurisdiction to address community-specific issues – architecture, character/theme,

site/building lighting, building design, modulation, rooflines, illumination, safety, signage, etc.

n. Need to have an identity, connection with the customer; want customer to have familiar experience shopping at any Fred Meyer/QFC store

o. Mixed use store (w/ residential on top) a possibility? There are 3 stores, all in urban areas (Seattle, etc.); need density, a lot of foot traffic/population to support

p. Preference would be to locate in town (along R Ave or Commercial, etc., not farther south/east on Highway 20) Want to be close to the core (near downtown), other services.

8. Residents Spending Survey Report 1/8/2015

The survey form was mailed to 7700 Anacortes utility customers and available on line to all Anacortes residents. There were 2072 respondents or approximately 27 percent of the Anacortes households. The elderly were disproportionately represented among the respondents. Large proportions of the respondents reported traveling outside Anacortes for the purchase of Furniture, Apparel and Electronics.

One question of the survey asked reads as follows: “What is your shopping preference for Anacortes? (check all that apply).” 1753 respondents answered this question:

Other stores (Trader Joes, Target, Hagen’s, etc.)	3%
I’m satisfied with the stores available in Anacortes.	23%
Seek locally-owned mercantile selling dry goods.	27%
A store like Fred Meyer with groceries and dry goods.	47%
More, smaller stores in the Central Business District.	18%
I’ll continue to shop off-island.	15%

The results are difficult to interpret because the responses are not mutually exclusive and accordingly the percent distribution by response exceeds 100%. Some of the respondents obviously did choose to check more than one preference. While 47% of the respondents checked a preference for a “store like Fred Meyer,” 85% seemed to have

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expressed a preference for or an additional preference for, some other alternative that is different from a “store like Fred Meyer.”

The analysis of the written comments (over 1000 respondents) does offer a series of mutually exclusive responses. That is, Large-scale, No Large-scale, additional retail but no large-scale, Anacortes should not change. 26% of the respondents, who made written comments, desired a Large-scale retail while 49.6% desired something other than Large-scale retail.

9. Land Use, Economic Development and Tourism Study Group Proposal

Issues and concepts, evaluation, fundamental concepts as related to Land Use, Economic Development and Tourism-Community Advisory Committee, Land Use, Economic Development and Tourism study group.

TAXABLE RETAIL SALES AND LEAKAGE

Local government revenues rely partly upon sales taxes to provide needed services. In 2013 sales tax revenues represent 20% of the City’s General Fund revenues.⁶ Sales tax revenues represent about 9% of the total City budget revenues⁷.

Nonetheless, any proposal that promises increased taxable retail sales for the City government carries with it an incentive for favorable review. Whether elected official should be influenced by such an incentive is a matter of debate. Elected officials have duties to the public as a whole not just the financial well being of the government. However, the public may well benefit from better services provided through greater tax revenues. What are the real advantages or disadvantages to the public as a whole given particular alternatives?

Still the notion of sales tax “leakage” seems to carry some sway. “Leakage” is defined as the difference of between the Anacortes per capita taxable retail sales in a particular sector and that of the per capita sales in that same sector for the State as a whole-where that difference is a negative number. Anacortes is in the enviable situation where most of its retail sectors do experience positive comparisons to the statewide experience.

Anacortes per capita Motor Vehicle and Parts Dealer sales is twice that of the State as whole. Anacortes Food and Beverage stores have per capita sales also twice that

⁶ See City of Anacortes 2013 Audited Financial Statement, Page 26

⁷ See 2014 budget, http://www.cityofanacortes.org/document_center.php#.VPdaw2Y5DIV

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of the State. Likewise, Health and Personal Care stores have per capita sales also twice that of the State. Overall, 2013 per capita taxable retail sales occurring within Anacortes City Limits were \$8,748 as compared to \$7695 for the State as a whole.⁸

There is perhaps “taxable retail sales leakage” in clothes, shoes, jewelry, luggage and leather good (NAICS code 446) in that some Anacortes residents are likely travelling outside Anacortes to purchase these items. But to suggest that Anacortes residents are spending \$23 million outside of Anacortes for “general merchandise” is not a fair interpretation of the data⁹. “General Merchandise (NAICS code 452)”¹⁰ by definition is not a type of merchandise but rather represents sales from a type of store: “Department Stores, discount and non-discount; Warehouse clubs and supercenters.” Anacortes does not have any “Department Stores, discount and non-discount; Warehouse clubs and supercenters.” Is it reasonable to call this “leakage?” Are Anacortes residents spending \$23 million annually outside of Anacortes just for the convenience and pleasant atmosphere of a department store? Probably not. A department store is, in effect, an amalgamation of separate stores in separate trades consolidated under one roof. Anacortes already has the separate stores of a department store other than perhaps some lines of clothing and shoes. Locating a “Department Stores, discount and non-discount; Warehouse clubs and supercenters” will not create \$23,041,873 in new retail sales as is being suggested. Taxable general merchandise sales are occurring at Anacortes stores selling general merchandise that are not department stores or supercenters (eg. Safeway, The Market, Rite-Aid, Walgreens, West Marine, Sebo’s, Ace to name but a few). Should we have a department store to consolidate all the existing general merchandise sales into one store so we can provide infill for more clothes, shoes, jewelry, luggage and leather goods outlets? Should we consolidate all general merchandise sales into one store to increase tax revenue for the local government? The answer to this question will not come from an analysis of “Taxable Retail Sales Leakage.”

STRUCTURAL AND HISTORIC ISSUES

- a. Why do we have “limited” retail options-why doesn’t the market system alone provide more options?
- b. Why is commercial space so expensive in Anacortes?
- c. 50,000 sq. ft. limits on commercial building size has prevented large scale retail development in the commercial zone. Good policy or not?

⁸ 1994-2013 Taxable Retail Sales Report

⁹ Also see Population Conditions, Property Counselors, tables 10 and 11, and Fig. 4

¹⁰ See City of Anacortes 2013 Audited Financial Statement, P. 18

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- d. Citizens have rejected prior bids to rezone industrial area for commercial purposes.
- e. History of large scale retail development has created a level of community distrust.
- f. Future role of internet retail sales in Anacortes.
- g. Risk that Native American development on SR-20 and impact upon CBD and viability of large-scale retail store.

OPTIONS

1. Types of Store

- a. No change: continue with current zoning
- b. More, smaller stores: multiple specialty stores
- c. Locally owned dry goods store: 25k – 50k sq. ft dry goods
- d. Regional store: 100,000 square feet store with all departments including grocery, dry goods, pharmacy, etc.

2. Location

- a. South Commercial
 - i. In-fill along Commercial Ave., Multi-use possible
 - ii. No zoning changes needed
- b. Industrial Zoned Area
 - i. parcel between R Ave. & TT Trail/22nd St. & 28th St.
 - ii. Rezone from industrial to permit commercial
- c. SR 20 on March Point
 - i. Acres undeveloped or under-developed available
 - ii. Rezone from light manufacturing to permit commercial

ANALYSIS

Types of Store

1. No change (No 100,000 ft. sq. retail store):

a. Pros:

Many of the local retail stores are locally owned or otherwise maintain strong ties to the community. Local retailers employ the disabled; provide local employment, and have recently invested significantly in their shops appearance and range of goods. The level of volunteerism and philanthropy among local retail is unprecedented in nearby communities. The literature is replete with studies showing locally owned retail generates far more economic return for local communities than the regional retailers. Local retailers return 52 percent of their revenues to the local economy as compared to 14 percent for the chains¹¹.

b. Cons: Some lines of products will not be available locally

c. Comments:

CAC Land Use, Economic Development, and Tourism suggested that land south of 17 remain intact to preserve land for future small industrial business and potential for development of green industries in Anacortes;

2. More, Smaller stores:

a. Pros: minimal impact on existing businesses, no zoning changes needed

b. Cons: Development may not occur

c. Comment: Are there incentives that could entice retailers or land owners to develop retail? CAC Land Use supported Development of business incubator promoting small locally owned business that employ locally and retain profits in the Anacortes. Anacortes should promote a “Buy Local” ethic or value to support current and future locally owned retail businesses and the City Government as a major economic driver for the community should, where appropriate, contract with local businesses both retail and generally.

3. Locally-owned dry goods store:

¹¹ Inventory and Analysis of Research results: ECONOMIC IMPACT OF LOCAL BUSINESSES VS. CHAINS, Nick Rennis, 2/19/2015, Paragraphs a-1.

a. Pros: Impact on existing businesses minimized, products tailored to local market needs, destination retail potential, local ownership

b. Cons: Unconventional business model difficult to launch - success uncertain.

c. Comments: Are there existing businesses willing to expand into this segment?

4. 100,000 sq. ft. store

a. Pros: Greater product offering, more convenience.

b. Cons:

Regional retails negatively impact employment, wages and benefits, drives locally retailers out of business, drives up poverty rates, undermines social capital and civic participation, increase Medicaid and food assistance roles, will not necessarily provide lower prices and will have negative impacts on traffic and require greater expenditure for local law enforcement¹².

One of the most comprehensive studies of the subject analyzed the impact of 1200 big box stores, in 15 counties in the Washington DC metropolitan area, over a time frame of nearly 30 years. The study controlled for socioeconomic characteristics of the market, transportation access, population growth, and distance from a big box store. Among stores within one mile of a new Big Box., employment growth among single unit retailers and small chains declined by 27% and 31% of the jobs were destroyed among single unit and small chains. The negative impact upon employment growth rates and employment is lesser (8% and 10%) at a distance of 1 to 5 miles and lesser so but still statistically significant at a distance of 10 miles from the Big Box.¹³

Location:

1. South Commercial Ave.

¹² Inventory and Analysis of Research results: ECONOMIC IMPACT OF LOCAL BUSINESSES VS. CHAINS, Nick Rennis, 2/19/2015, Paragraphs j-jj

¹³ Haltiwanger, MOM-AND POP MEET BIG-BOX: COMPEMENTS AND SUBSTITUTES, National Bureau of Economic Research, Sept. 2009 <http://www.nber.org/papers/w15348>

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a. Pros: Promotes infill, no rezone needed

b. Cons: May not provide needed space, unable to attract businesses

2. Industrial Zoned Area

a. Pros: Close to business center

b. Cons: Displaces industrial jobs

c. Comments:

3. SR 20 on March Point

a. Pros: Adequate space, high traffic area

b. Cons: Location not desired by retailers, risk of migration

CONCLUSION AND RECOMMENDATION

Permitting large scale retail on R Avenue as proposed would represent a significant detriment to the community as a whole, have little or no impact upon tax revenue for local government and could represent a net financial burden to local government in both the short term and long term. Promoting more locally owned smaller retail outlets is more likely to provide a wider range of sustainable retail options. Locally owned dry goods outlet is another alternative that could increase retail choices. Expanding transportation options to major discount stores to the East should be developed and implemented especially for seniors.

To: Don Measamer, Libby Grage, Kirk Kennedy.

From: CAC, Land Use, Economic Development and Tourism.

Re: Resident Spending Survey Report

Date: 1/13/2015

Please consider the following comments regarding the Resident Spending Survey Report of January 6, 2014. At the outset, conducting this survey and completing the data analysis took an enormous amount of work. Thank you. This is valuable work and a worthwhile means of seeking and receiving the public's input.

1. Methodology. Would it not be better to make a frank statement to the effect that the respondents were self selected? The survey respondent's were not randomly selected and do not necessarily represent all Anacortes residents.

The respondents are heavily skewed toward the elderly population. 66% were over 56 years of age. Of the general adult population in Anacortes only 42% are over 55 years of age. Many of the comments expressly suggest that the respondent's age is a factor in their preference. Note further that among those who are satisfied with Anacortes retail choices, there is little or no variation with age. Of those who want a Fred Meyer, 70.7% are over 56 years of age. There is no statistically or logically sound means to generalize this data to the entire population.

As such, reporting a "confidence interval" on the accuracy of generalizing to the general public is fundamentally wrong and creates a misplaced sense of importance or value in the analysis. This is not to say the survey is useless. After all, the people that show up for the workshops or otherwise participate in the process are equally self selected and not necessarily representative. Yet we consider their views in the interest of public participation. Perhaps, those that refuse to participate should not complain. These points need to be made.

2. Question 2. "What is your shopping preference for Anacortes? (Check all that apply)"

Would it not have been better to ask the respondents to pick just one response, such as "check only one-the most desirable shopping preference?" By asking the respondents to "check all that apply," the percent distribution across preferences totals more than 100%-actually 133%. Thus some of the respondents must have checked multiple preferences. The analysis is confused. While 47% of the respondents checked a preference for a "store like Fred Meyer" 85% seemed to have expressed a preference for some other alternative that is different than a "store like Fred Meyer" or to the effect that they would shop "off-island" regardless." How do we interpret such a result? Given the option to "check all that apply" the only solution is to present the data in

every combination reported. If the data is available in raw/digital form, the subcommittee would be happy to create the analysis of the responses. Let us know.

The analysis of the written comments (over 1000 respondents) does offer a series of mutually exclusive responses. That is, Large-scale, No Large-scale, additional retail but no large-scale, Anacortes should not change. There is no place in the report where these categories of responses are presented with a percentage distribution. I calculate 26.8% of the respondents who made written comments, desired a Large-scale retail while 49.6% desired something other than Large-scale.

3. The Conclusion and Summary presented on Page 11 are not a fair summary of the survey data. On the simple question of support or opposition to a Large-scale retail store, the conclusions and summary seem just wrong. To say that “Most respondents indicated a desire for a large-scale retail like a Fred Meyer to locate in Anacortes” is not supported by this data. 85% of respondents checked responses to the contrary. Only 26.8% of those respondents who made written comments desired a large-scale retail store while 49.6% preferred alternatives.

If we adjusted the findings from Question 2 to account for the age bias among respondents, the preferences of the general adult population would be far different than the report suggests.

There needs to be a more comprehensive analysis of this data particularly if the summary statements will be incorporated into and direct the outcome of the CAC’s recommendations on retail development in Anacortes.

Thank you. CAC Land Use, Economic Development and Tourism.

November 6, 2015

To: Don Measamer

From Greg Easton, Property Counselors

RE: Comments from Vern Lauridsen regarding Comprehensive Plan Update Retail Analysis

The comments that Mr. Lauridsen makes in his 11/6/2015 memo to the City Council include some valid points, but those points do not invalidate the findings and conclusions of the analysis.

1. It is correct that the taxable retail sales data are classified by type of store rather than type of merchandise. The leakage analysis in the Existing Conditions Report is based on spending patterns by store type as reflected in income-adjusted per capita sales figures derived from state-wide averages. These spending patterns are considered to reflect consumer choices or spending behaviors. Mr. Lauridsen suggests that Anacortes shoppers may be different and choose to spend their money at independent local stores rather than general merchandise stores outside the city. The retail analysis also shows leakage in furniture and home furnishings, electronics and appliances, and apparel. If residents were spending the general merchandise dollars at local independent stores, you wouldn't expect to see leakages in these categories. It is more likely that the spending is leaking to general merchandise stores outside the city.
2. The reference in the report to one of the questions in the consumer spending survey is factually correct. It's true that the respondents were self-selected, and it's not possible to attribute a confidence interval to the results. However, the overall response rate of 27% is high for a survey of this type, and the results do reflect the sentiments of over 2,000 respondents. While we did not use the specific results in our quantitative analysis, they do support the conclusion that there are unmet needs in the local retail sector.

Our work should not be viewed as a recommendation for any specific land use proposal. Rather it is intended to identify the extent to which there is demand for various land uses. There are positive and negative community impacts associated with any particular use. The impacts should be evaluated with respect to the vision and goals of the community to determine the appropriate public policy.

From: [Lauridsen, Vernon](#)
To: [City Council](#)
Cc: [Community Advisory Committee](#); [Gere, Laurie](#)
Subject: Retail sales tax leakage
Date: Friday, November 06, 2015 10:04:00 AM
Attachments: [150926WWUHartandMcCaffertyemailaddress.docx](#)
[151106CommenttoCConTaxleakage.docx](#)
[150112memotoDonrepsendingsurvey.docx](#)

On September 26th 2015, having reviewed the WWU Retail Discussion report, I sent the attached email to the authors inquiring about the use of sales data by NAICS code to measure “retail sales tax leakage.” I have not received a response. The whole discussion of “retail sales tax leakage is pernicious because it implicitly reduces our entire discussion of Anacortes’ economic development future to the sole question of whether to approve or disapprove the big box store all for the sake of maximizing the revenues for local government. Worse, this false premise is supported by a fundamental error in the use and interpretation of the sales data. The error has been repeated again and again beginning with the Burk Study on Large Scale Retail 2006 and continuing with the Anacortes Futures Project Report 2009 and now Makers’ Economic Development Existing Conditions report. The error has been pointed out publicly and yet it seems to have a life of its own. A more complete discussion is also attached as well as an analysis of the survey data which has also been repeatedly misused. Thank you. Vernon Lauridsen 2219 32nd Street, Anacortes.

I am a member of the Anacortes Community Advisory committee on land use, economic development and tourism. I have attached a report on “retail” that was prepared by the committee in March of this year. I understand that your work was prompted by this report. I am curious whether you have actually reviewed this report or whether your work was intended to be responsive. For example, at page 17 of the Committee’s report we pointed out what we believed to be an error in the “retail sales tax leakage” analysis prepared Kirk Kennedy and further reported by Greg Easton of Makers Consulting. That is, “General Merchandise” does not refer to the type of goods being sold but rather sales made at retail outlets with NAICS code 452 defined as “Department Stores, discount and non-discount; Warehouse clubs and supercenters.” We disagreed with the assumption that since Anacortes has no Department Store, discount and non-discount; Warehouse clubs and supercenters, residents necessarily traveled out of town to purchase general merchandise.

I attended the July presentation you made to the City Council where Figure 1 at page 10 of your recent Retail Discussion Report was presented. I understood you to acknowledge that the sales data was from stores with NAICS code 452; that Anacortes had no such stores located within its boundaries and that the Anacortes sales within the code designation were actually reporting error.

Yet, at page ten of you Retail Discussion Report you present the same histogram but this time suggest the analysis is meaningful:

“Our review of data from the Washington State Department of Revenue shows that the City does see leakage in the ‘general merchandise’ industry sector, defined as lower per capita revenue than if each resident of the City spend the same on general merchandise items in the City as the average Washingtonian spends in the state on general merchandise items.”

Perhaps I misunderstand. Please clarify. Thank you. Vernon Lauridsen

To: City Council

From: Vernon Lauridsen, 2219 32nd Street, Anacortes.

Re: Draft 2016 Comprehensive Plan, Retail Sales Condition, Commencing at Page II-30

Date: 11/6/2015

The retail sales data in the draft 2016 Comprehensive Plan, Retail Sales Conditions section still fundamentally confuses general merchandise goods that may be sold by any retail store with goods sold at Department Stores, discount and non-discount; Warehouse clubs and supercenters (NAICS code 452) and in doing so implicitly advocates land use decisions to support a regional retail store in the interest of recapturing “retail sales tax leakage” and a prosperous local government.

Local government revenues rely partly upon sales taxes to provide needed services. In 2013 sales tax revenues represent 20% of the City’s General Fund revenues.¹ Sales tax revenues represent about 9% of the total City budget revenues². Anacortes is in the enviable situation that its overall per capita sales tax revenue is greater than the statewide figure.

Anacortes per capita Motor Vehicle and Parts Dealer sales are twice that of the State as a whole. Anacortes Food and Beverage stores have per capita sales also twice that of the State. Likewise, Health and Personal Care stores have per capita sales also twice that of the State. Overall, 2013 per capita taxable retail sales occurring within Anacortes City Limits were \$8,748 as compared to \$7,695 for the State as a whole.³ And Anacortes is by no means suffering for a lack of funding. Anacortes’ per capita revenues and expenditures are among highest for regional center cities in the state. (See figures 11 and 12 in the draft Economic Conditions Report)

There is perhaps “taxable retail sales leakage” in clothing, shoe, jewelry, luggage and leather goods stores (NAICS code 446) in that some Anacortes

¹ See City of Anacortes 2013 Audited Financial Statement, Page 26

² See 2014 budget, http://www.cityofanacortes.org/document_center.php#.VPdaw2Y5DIV

³ 1994-2013 Taxable Retail Sales Report

residents are likely travelling outside Anacortes to purchase those items. But to say that Anacortes residents are spending \$ 49.9 million outside of Anacortes for “general merchandise” or that San Juan County and Anacortes residents are collectively spending in excess of \$100 million annually on the other side of the bridge is just wrong. Nowhere in the retail section, is there any mention of the classification scheme by which the sales are listed.

In fact the annual sales data is classified by the North American Industrial Classification System. “General Merchandise (NAICS code 452)⁴ by definition is not a type of merchandise but rather represents sales from a type of store: “Department Stores, discount and non-discount; Warehouse clubs and supercenters.” Anacortes does not have any “Department Stores, discount and non-discount; Warehouse clubs and supercenters.” Any reported sales from Department Stores, discount and non-discount; Warehouse clubs and supercenters in Anacortes or San Juan County are reporting errors. By definition there cannot be any such sales because there are no “Department Stores, discount and non-discount; Warehouse clubs and supercenters” in Anacortes or San Juan County. Yet Makers continues to treat that reporting error as if it were an indication of general merchandise sales.

A department store is, in effect, an amalgamation of separate stores in separate trades consolidated under one roof. Anacortes already has the separate stores of a department store other than perhaps some lines of clothing and shoes. Locating a Department Store, discount and non-discount; Warehouse club or supercenter in Anacortes will not create \$100 million in new retail sales. Yet this is precisely what the Makers analysis suggests.

Taxable general merchandise sales are occurring at Anacortes stores selling general merchandise that are not department stores or supercenters (eg. Safeway, The Market, Rite-Aid, Walgreens, West Marine, Sebo’s, Ace, to name but a few). Plainly, not every resident or visitor in Anacortes or San Juan County travels to Burlington to purchase all their general merchandise.

⁴ [http://www.census.gov/cgi-bin/sssd/naics/naicsrch?chart_code=44&search=2012 NAICS Search](http://www.census.gov/cgi-bin/sssd/naics/naicsrch?chart_code=44&search=2012%20NAICS%20Search)

Should we have a department store to consolidate all the existing general merchandise sales into one store so we can provide infill for more clothes, shoes, jewelry, luggage and leather goods outlets? Should we consolidate all general merchandise sales into one store to increase tax revenue for the local government? Would locating a large scale retail store accomplish these ends? The answer to these questions will not come from the Makers analysis of ‘Taxable Retail Sales Leakage’

Moreover, at page II-34 of the draft, the authors site survey findings stating that “47% would like a general merchandise store such as Fred Meyer” without any discussion or reference to the validity of the survey. Please see the attached memo from January 13, 2015. This survey data is being way overvalued. As a policy maker, you cannot accept the quoted language as fact.

The entire section on Retail from Page II-32 thru II-40 must be rewritten or omitted to correct or eliminate these errors.

To: Don Measamer, Libby Grage, Kirk Kennedy.

From: CAC, Land Use, Economic Development and Tourism.

Re: Resident Spending Survey Report

Date: 1/13/2015

Please consider the following comments regarding the Resident Spending Survey Report of January 6, 2014. At the outset, conducting this survey and completing the data analysis took an enormous amount of work. Thank you. This is valuable work and a worthwhile means of seeking and receiving the public's input.

1. Methodology. Would it not be better to make a frank statement to the effect that the respondents were self selected? The survey respondent's were not randomly selected and do not necessarily represent all Anacortes residents.

The respondents are heavily skewed toward the elderly population. 66% were over 56 years of age. Of the general adult population in Anacortes only 42% are over 55 years of age. Many of the comments expressly suggest that the respondent's age is a factor in their preference. Note further that among those who are satisfied with Anacortes retail choices, there is little or no variation with age. Of those who want a Fred Meyer, 70.7% are over 56 years of age. There is no statistically or logically sound means to generalize this data to the entire population.

As such, reporting a "confidence interval" on the accuracy of generalizing to the general public is fundamentally wrong and creates a misplaced sense of importance or value in the analysis. This is not to say the survey is useless. After all, the people that show up for the workshops or otherwise participate in the process are equally self selected and not necessarily representative. Yet we consider their views in the interest of public participation. Perhaps, those that refuse to participate should not complain. These points need to be made.

2. Question 2. "What is your shopping preference for Anacortes? (Check all that apply)"

Would it not have been better to ask the respondents to pick just one response, such as "check only one-the most desirable shopping preference?" By asking the respondents to "check all that apply," the percent distribution across preferences totals more than 100%-actually 133%. Thus some of the respondents must have checked multiple preferences. The analysis is confused. While 47% of the respondents checked a preference for a "store like Fred Meyer" 85% seemed to have expressed a preference for some other alternative that is different than a "store like Fred Meyer" or to the effect that they would shop "off-island" regardless." How do we interpret such a result? Given the option to "check all that apply" the only solution is to present the data in

every combination reported. If the data is available in raw/digital form, the subcommittee would be happy to create the analysis of the responses. Let us know.

The analysis of the written comments (over 1000 respondents) does offer a series of mutually exclusive responses. That is, Large-scale, No Large-scale, additional retail but no large-scale, Anacortes should not change. There is no place in the report where these categories of responses are presented with a percentage distribution. I calculate 26.8% of the respondents who made written comments, desired a Large-scale retail while 49.6% desired something other than Large-scale.

3. The Conclusion and Summary presented on Page 11 are not a fair summary of the survey data. On the simple question of support or opposition to a Large-scale retail store, the conclusions and summary seem just wrong. To say that “Most respondents indicated a desire for a large-scale retail like a Fred Meyer to locate in Anacortes” is not supported by this data. 85% of respondents checked responses to the contrary. Only 26.8% of those respondents who made written comments desired a large-scale retail store while 49.6% preferred alternatives.

If we adjusted the findings from Question 2 to account for the age bias among respondents, the preferences of the general adult population would be far different than the report suggests.

There needs to be a more comprehensive analysis of this data particularly if the summary statements will be incorporated into and direct the outcome of the CAC’s recommendations on retail development in Anacortes.

Thank you. CAC Land Use, Economic Development and Tourism.

November 8, 2015

To: Don Measemer

From: Kirk Kennedy

RE: Comments from Vernon Lauridsen regarding resident Spending Survey

Concern 1: Methodology

1. *Issue: Respondents were self-selected, not randomized.*

Response:

- a. Over 2,000 responses were received from approximately 7,000 households, greater than a 25% response rate, which is considerable.
 - b. Since the respondents were self-selected, it's not possible to determine a confidence level and therefore should not have been included in the report.
 - c. Methods the City has used to obtain community sentiment on issues of importance like Comp Plan community workshops (where approximately 100 community members attend) or the budget priority web survey (with less than 200 responses received); a survey of the City's utility customers has yielded significantly more participation from residents than other methods used by the city and possesses similar self-selection issues as the other outreach activities used by the city.
2. *Issue: The responses were biased toward an elderly population, stating 66% of respondents were over 56 years of age, while the adult population in Anacortes over 55 years of age is 42%.*

Response:

- a. The survey does exhibit a bias toward Anacortes' older population because of who was surveyed. However, not as great as suggested.
 - i. Surveys were sent to City of Anacortes utility customers; in essence it is a household survey. As a result, the surveys went to primarily owner occupied households (who tend to be older than households who rent), omitting multi-family rentals which aren't usually utility customers of the city. This generated a bias toward an older population.
 - ii. Table 1 illustrates respondents represent the same proportion of Owner Occupied Households by age as what the U.S. Census identified for Anacortes; 56-65=24% and 65+=42%, combined 56+ owner occupied households are 66% of total owner occupied households.
 - iii. However, U.S. Census data in Table 1 also identifies renter occupied households, which were under represented due to survey methods, are much younger than owner occupied households. As a result, the combined owner & renter occupied households is 54% for Heads of Households 56 yrs. and older (56-65=20% & 65+=34%) compared to the reported 66%.
 - iv. The complaint indicated 42% of our adult population was over 55 years of age, and used the variance between the reported 66% to suggest the older population was overstated by 24 percentage points. It appears the 42% was not of the adult population, but rather the entire population, including children. (The 2010 Census and 2013 ACS data indicates households 56+ are 39%). The

general population numbers should not be used for comparison purposes, as children are not primary shoppers in a household.

- v. In summary, 66% of responses are from heads of households 56 years old and older, compared with U.S. Census data indicating this segment is 56% for Anacortes. Therefore, results are biased toward an older population, but not as much as suggested.
- b. Crosstab queries were performed to determine response variation by age of household.
 - i. Table 2 compares respondents by age, for those who indicated they were satisfied with the stores and selection of merchandise in Anacortes.
 - 1. Between 20% and 24% of respondents indicated they were satisfied with Anacortes' stores and selection of merchandise.
 - 2. With only a four percentage point spread, there appears to be little variation by age –only one-fifth to one-quarter of our households are satisfied with the stores and selection of merchandise available in Anacortes..
 - 3. At 20%, households less than 30 years of age are least satisfied with Anacortes' stores and merchandise selection.
 - 4. Correcting for the twelve-point bias toward the older population would reduce the percentage of households satisfied with Anacortes stores or merchandise.
 - ii. Table 3 compares respondents by age, for those who prefer a store like Fred Meyer.
 - 1. Between 37% and 52% of respondents indicated they would desire a store like Fred Meyer.
 - 2. It appears the older a respondent is, the more likely they desire a store like Fred Meyer.
 - a. Just 37% of respondents 30 years of age or younger desire a store like Fred Meyer.
 - b. 52% of respondents 65 or older desire a store like Fred Meyer.
 - c. Correcting for the twelve-point bias toward the older population would reduce the percentage of households desiring a store like Fred Meyer.

Concern 2: Survey question 2: “What is your shopping preference for Anacortes?” provided the opportunity for multiple responses and shouldn’t have.

- 1. *Issue: Respondents should have only checked one shopping preference. The multiple answers dilute the outcome and confuse the interpretation of results.*

Response

- a. A solution improving Anacortes' shopping options isn't mutually exclusive. The solution to improving retail in Anacortes may be in a combination of options. This question attempted to capture those thoughts.
 - i. Additional analysis was performed for further insight into responses:
 - 1. Table 4 identifies the number of respondents by the number of selections made.

- a. 53%- one selection, 23% - two selections, 15% - no selection
- 2. Table 5 identifies, for those selecting one retail preference, the number each selection received.
 - a. 53% selected prefer Fred Meyer like store
 - b. 20% indicated they were satisfied with stores and merchandise Anacortes offers, 15% preferred a locally-owned mercantile, 7% preferred smaller stores for a total of 42% desiring some other type of retail than a store like Fred Meyer. Given the survey's bias toward the older population, which strongly desires a store like Fred Meyer, the desire for a Fred Meyer type store and some other type of store appears about equally split.
- ii. Table 6 identifies, for respondents who made two selections for retail preference, which combinations were selected, and the number of respondents selecting each combination.
- 2. *Issue: It was suggested 26.8% of respondents provided written comments in support of a store like Fred Meyer were in the minority, because 49.6% made written comments categorized as wanting something other than large-scale retail.*

Response:

- a. Page 12 of the report refers to question # 11, an open-ended question that asked, "Do you have additional comments regarding retail in Anacortes that you'd like to share?" The responses were categorized by retail preference and placed in a matrix. The most written responses are in the "Other" category, even slightly more than a preference for large-scale retail. To suggest the "Other" category comments are all against large-scale retail would not be accurate. A query of the 294 who made "Other" comments, 171 (58%) had indicated their retail preference as "a store like Fred Meyer", when answering question #2. Below are additional query results of the "Other" category:
 - i. 12% made specific mention they are not in favor of large-scale retail.
 - ii. 10% made specific mention they did not want to see Anacortes change, they liked the small stores.
 - iii. 27%, categorized as "Other" made comments that weren't on how to solve the problem (e.g. specifically for or against large-scale retail) rather they expressed dissatisfaction with the current state of retail within Anacortes and how their needs aren't being met.
 - 1. A query of the 294 comments categorized as "Other", made these Question 2 selections, indicating their shopping preference:
 - a. 41-satisfied with stores & selections
 - b. 66-seek locally-owned mercantile
 - c. 171-a store like Fred Meyer
 - d. 35-more smaller stores
 - e. 53-will continue to shop off-island

Readers are encouraged to view respondent comments found in the appendix of the survey. They are categorized by retail preference, and indicate, age, years in residence, family size and employment location to provide insight as to who is making the comment.

Concern 3: Conclusions & Summary are not supported by the data.

1. *Issue: The report's summary states, "Most respondents indicated a desire for a large-scale retailer like a Fred Meyer to locate in Anacortes", which is being challenged, suggesting 85% indicate otherwise.*

Response:

Table 5 lists preferred retail options for those making one selection and indicates 53% prefer a store like Fred Meyer. Given the age bias in the survey, the actual value is likely be less than 50%, therefore using the word "most" may be an overstatement. It may be more appropriate to say the community is divided on its retail preferences, approximately half desire a store like Fred Meyer, with the other half preferring different retail options or no change at all.

Summary

No one is suggesting the Resident Spending Survey is without fault. The question should be, are survey results consistent with other sources of information, and do the issues materially alter its finding?

The take-a-away from the survey should be the level of dissatisfaction felt by many in the community regarding Anacortes' retail options. With little variation in answers by age, only one-fifth to one-fourth of respondents are satisfied with Anacortes's stores or merchandise selection. And since respondents were able to make multiple retail preference selections; it is unlikely satisfaction would be higher if respondents were only able to make one selection for their shopping preference.

The survey highlights segments where Anacortes serves its population well; grocery stores, restaurants, drug stores and hardware stores for example. It also identifies areas of opportunities; apparel, furniture and electronics. This data is consistent with information found in other studies; the 2016 Comp Plan Update Economic Condition's Report prepared by Property Counselors, Makers' 2010 Anacortes Futures Project Report and several studies prepared by Berk & Associates in recent years.

The spending survey makes clear a level of dissatisfaction exists among residents with the current retail environment in Anacortes. The survey also makes clear a divide exists about how best to improve the City's retail options.

The resident spending survey should serve to build consensus on the level of dissatisfaction within the community regarding their retail options and be a catalyst for action to bring about change.

To dismiss this survey and the information it provides, would be a disservice to the 2,073 residents who invested their time to complete it, and expectations their opinions would be heard.

Table 1 Comparison of respondents with US Census and American Community Survey data.

Anacortes, WA			U.S. Census				A.C.S
			2010				2013 Est.
Q6.What is your age?	Responses	% of total	Owner Occupied Age of HoH	Renter Occupied Age of HoH	Owner/Renter Occupied Age of HoH	General Population	General Population
Below 30	54	3%	17%	47%	27%	47%	48%
30 to 45	274	13%					
46 to 55	263	13%	18%	18%	18%	14%	13%
56 to 65	500	24%	24%	14%	20%	16%	16%
Over 65	869	42%	42%	21%	34%	23%	23%
(blank)	113	5%					
Grand Total	2073	100%	100%	100%	100%	100%	100%
Total			4,554	2,426	6,980	15,778	15,879

Table 2 For respondents satisfied with the stores and selection of merchandise available in Anacortes, do their answers vary by respondent's age?

Q6.What is your age?	# Selecting	% of Group	# Not Selecting	% of Group
Below 30	11	20%	43	80%
30 to 45	65	24%	209	76%
46 to 55	60	23%	203	77%
56 to 65	119	24%	381	76%
Over 65	194	22%	675	78%
(blank)	22	19%	91	81%
Grand Total	471	23%	1602	77%

Table 3. For respondents desiring a store like Fred Meyer, do answers vary by respondent's age?

Q6.What is your age?	# Selecting	% of Group	# Not Selecting	% of Group
Below 30	20	37%	34	63%
30 to 45	116	42%	158	58%
46 to 55	119	45%	144	55%
56 to 65	242	48%	258	52%
Over 65	451	52%	418	48%
(blank)	32	28%	81	72%
Grand Total	980	47%	1093	53%

Table 4. The number of responders, by the number of selections made for Question 2: "What is your shopping preference for Anacortes?"

# of Respondents by # Selected		
# Selected	Quantity	Share
None Selected	320	15%
1 Selected	1099	53%
2 Selected	483	23%
3 Selected	145	7%
4 Selected	25	1%
5 Selected	1	0%
Total	2073	100%

Table 5. Selections for those respondents who made one selection for question 2.

One Answer	Quantity	Share
Q2. Satisfied with stores and merchandise	217	20%
Q2. Prefer locally-owned mercantile	163	15%
Q2. Prefer Fred Meyer like store	587	53%
Q2. Prefer more, smaller stores	76	7%
Q2. Will continue to shop off-island.	56	5%
Total	1099	100%

Table 6. Selections for those respondents who made two selections for question 2.

Two Answers	Q2. Satisfied	Q2. locally- owned	Q2. Fred Meyer like	Q2. More, smaller stores	Total
Q2. locally-owned	33				33
Q2. Fred Meyer like	22	109			131
Q2. More, smaller stores	35	88	39		162
Q2. Will shop off- island.	31	13	105	8	157
Total	121	210	144	8	483

From: webmaster@di4arts.com
To: [Grage, Libby](#)
Cc: [Oakley, Steve](#); [Dick Storwick](#); [Ken Hansen](#); [Walker, Elaine](#); [Christiansen, Gunnar](#); bob@rossnw.com
Subject: CP Review
Date: Tuesday, November 24, 2015 11:14:43 AM
Attachments: [CompPlanReview.docx](#)

Dear Libby:

The AHPB has reviewed the Comprehensive Plan (CP) draft. Firstly, we want to praise you for including Historic Preservation goals throughout the plan. Overall, we are pleased to see Historic Preservation incorporated into the plan as it is, but we also have some feedback which will hopefully be helpful.

1) In Volume 2, we would like to add an Overview of Historic Preservation (see information contained in the paragraph and map attached; the information can be edited and the city could generate a better map for us with the listed properties with the CBD/Old Town overlay). Information about the existence of an inventory database, and listed historic/cultural resources, should appear somewhere in the CP.

2) While acquisition **Policy LU-3.5** is a proven tactic to preserve endangered properties, the AHPB, under our current ordinance, are not prepared to administer saleback and leaseback, or property donation/acquisition. Our Board does not recall having discussed this option. Your thoughts?

Policy EC-1.3. F. Publish and make available information to help private property owners maintain property in its historic or undeveloped state, such as tax benefits, the Nature Conservancy, Skagit Land Trust, **City Historic Preservation Board saleback and leaseback, property donation**, property exchange, cluster development, and transferrable development rights.

3) Some Board members are concerned about the 65-foot height consideration in CBD and how this is not in keeping with the character and scale of adjacent buildings.

4) **Policy LU-8.2.** Can we add historic/cultural preservation goals here also?

5) In the **Policy LU-9** section, do these policies (9.4, 9.5) conflict with Historic/Cultural preservation and Public Access goals?

5) Could a legend be added to **Table LU-2**? (Will you have 2015 information for Tables H5-H7, ED-26?)

Great Job!

Regards,

Historic Preservation Board

Overview of Historic Preservation (HP) in Anacortes

In the 1970's the Anacortes Historic society took an interest in documenting and preserving historic structures, and by the late 1980's a state grant funded an official survey and inventory of 53 properties plus Causland park; this resulted in five listings to historic registers and the first attempt at a city ordinance regarding historic preservation. In the late 1990's, with increasing demolition of historic landmarks, a grassroots effort, along with the Museum/Museum Foundation, intensified public interest in Historic Preservation and another attempt at an ordinance, which was adopted in early 2000 forming the Historic Preservation Board. The Board began work to develop Rules and Procedures, to develop marketing materials for public education, to conduct surveys (listed below), and to develop programs such as the HP Recognition Awards and House History Plaque Program. In addition the city gained Certified Local Government status, making Anacortes eligible for CLG grants for future survey and inventory efforts. Anacortes is a Preserve America Community and participant in National HP Week. In recent years the priorities have been:

- 1) Education—using presentations/workshops/awards for residents for preserving properties and conducting documentation
- 2) Signage—installing interpretive signs about Historic Resources in public areas
- 3) Outreach—working with related organizations (Planning Department, Port of Anacortes, DAHP, NPS, etc) to further HP goals
- 4) Inventory—identifying and documenting important Historic/Cultural Resources

The following surveys identified and recorded historic/cultural resources (mostly older than 50 years of age):

1976 (i.e. 1974-9 by F.H.)

1987 Survey (Koler/Morrison)

2005 Cap Sante (Koler)

2007 (Koler)

2008 Old Town reconnaissance and survey conducted Nov 2008 to March 2010 (Koler)

2010 Old Town and South to 24th St. (Koler)

2011 24th South-pre 1940 to City Limits (Gray)

2011 Maritime Resources Survey – by DAHP

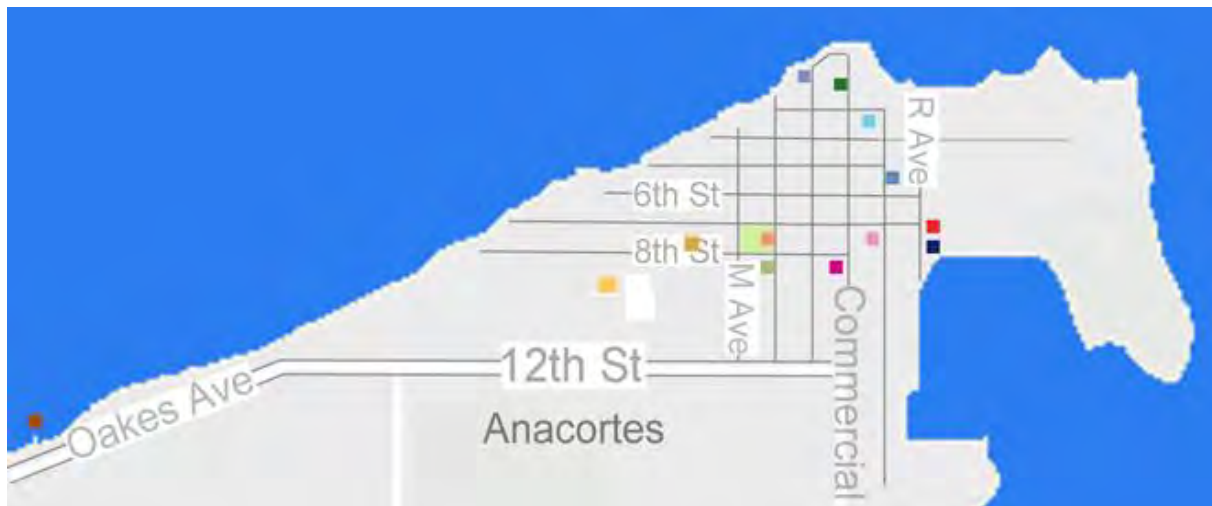
Maps generated from data:

HIParcel (1987-2009)

Ensembles Map (clusters of homes in Old Town with unique character)

2014 GIS map for construction periods 1885-1949, 1950-1960, and 1961-present

The following area properties are Listed:



Historic Places	Anacortes Register	Washington Heritage Register	National Register
Anacortes Carnegie Library	x	x	x
California Fruit Store		x	x

	Causland Park	x	x	x
	Curtis Wharf (now only piers; owned by POA)			
	Fraternal Order of Eagles' Anacortes Erie #249		x	
	Great Northern Depot	x	x	x
	Judd House	x		
	La Merced, 4-Masted Schooner		x	x
	Lowman House	x		
	Marine Supply/Hardware (now owned by POA)		x	x
	Semar Block (now a parking lot)		x	x
	W. T. Pretson (Snagboat)	x	x	x
	Wilson Hotel	x	x	x

From: [Michael Stark](#)
To: [CompPlan2016](#); >> [Michael Stark](#)
Cc: ironngren@asd103.org
Subject: Public Comment
Date: Tuesday, November 24, 2015 5:26:14 PM

This comment is under the heading of - Parks, Recreation and Open Space

Anacortes can be truly thankful. Through the efforts of the City, the School District and the private individuals, it has a vast amount of recreational facilities. By next Fall we will have a new stadium to house football, soccer and track. This will be added to 2 baseball fields, a softball field, a half a dozen little league fields, 7 1/2 gymnasiums (Whitney School has the half), 6 tennis courts, miles of hiking and bicycle trails, a pool, countless outdoor basketball hoops, a sailing facility, a skate park, a fitness center, soccer fields and a variety of play grounds. It appears after nearly 50 years of endless discussion, this community has been unable to find an appropriate facility those Teens that have no interest in "the thrill of victory and the agony of defeat". For those kids that don't throw, catch or run (and for those teens that do), Anacortes needs a Teen Center and the process should begin in earnest, now.

A Proposal - I wish to propose that as part of the City's 2016 Comprehensive Plan that it include development of a Teen/Community Center that will focus on the Arts. If the work on this facility began now, should be completed within 5 years.

- In the City's policy CF-1.8 it expresses interest in cooperative efforts to create community facilities. An example of those efforts would be the school district's bus barn and cities maintenance facility as well as sports fields at Smileys Bottom. The creation of a Teen/Community Center could also follow this successful model.
- In naming of this structure "Teen/Community Center" and with creative planning, this space could have many uses and open up to 18 hours a day - 7 days a week. As a rough idea: **Mornings** - preschool, art classes for seniors and community. meeting rooms, advanced art students from the high school **Afternoons** - After school elementary art program, ACT elementary drama, Dance Works classes, meeting rooms, younger teen activities **Evenings** - Older teen activities, meeting rooms, adult art classes **Weekends** - Mostly mixed teen activities **Vacations and Holidays** - A safe place when many locations are closed.
- This Center, being for the whole community, should be reaching out to many sources of financial support. The City, the School district, businesses, service clubs, grant possibilities and individuals, should be sought out for help with this project.
- The School District will be surveying students grades 7-12 and their parents to determine the interest and direction for a Teen Center.
- As many Arts organizations are running out of space, this Center may offer a valuable home.

This may be a new direction for the Department of Parks and Recreation but it is long over

due.

Michael Stark
904 23rd St #3
Anacortes, WA 98221
360 293-3904

From: [Franz, John](#)
To: [Grage, Libby](#)
Subject: FW: Review of Anacortes 2016 draft comp plan update
Date: Wednesday, December 02, 2015 4:31:16 PM
Attachments: [Anacortes Comprehensive Plan Excerpts and LID text.docx](#)

Hi Libby,
Comp Plan language....

John

From: Karen Welch [mailto:KarenFWelch@comcast.net]
Sent: Friday, November 27, 2015 4:19 PM
To: Franz, John <JohnF@cityofanacortes.org>
Cc: David Roberts <David@kulshanservices.com>
Subject: Review of Anacortes 2016 draft comp plan update

Hi John,

Here are my suggestions on how to incorporate LID text into the comp plan update. The plan draft currently has a lot of reference to LID so not many sections were affected. The way it is structured is that I copied excerpts from the draft and added my suggestions in red italics or strikethrough if necessary. So only the effected paragraphs are reproduced here. The formatting was not fully addressed since it is not a stand-alone document, that will need to be addressed by the City.

Call or email me with any questions.

Thanks,
Karen

Karen F. Welch, M.E.M.
Principal Hydrologist
WELCH ECOLOGICAL SERVICES
1155 North State St. #411
Bellingham WA 98225
(360) 303-1051
karenfwelch@comcast.net
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Anacortes Comprehensive Plan Excerpts -- Ideas for text discussing the use of Low Impact Development (LID) in planning documents

This document includes ideas for integrating low impact development (LID) text into the City's comprehensive plan update. The structure reproduces excerpts from the draft 2016 Comprehensive Plan text and suggests new LID text in red and italics.

Introduction and Vision

From Table 1

Conservation Emphasizing environmental stewardship, protecting and enhancing shorelines and water quality, protecting wildlife habitat, protecting tree cover, promote sustainable development practices *which include Low Impact Development, Engineering and Planning design review* and addressing climate change.

Vision Statements

Pursue Environmental Sustainability

- Embrace a conservation ethic.
- Develop and maintain healthy land and marine ecosystems.
- Prepare for natural disasters and climate change.
- Embrace and promote green energy and technology opportunities.
- Adopt innovative and environmentally sensitive development practices *which include low impact development practices*

Goal LU-4. Resource protection & sustainable design.

Maintain and enhance Anacortes's robust environmental stewardship

Policy LU-4.2. Update development regulations to emphasize sustainable design in new developments, *which require investigating the use of including forms of Low Impact Development techniques prior to conventional stormwater treatment techniques. These regulations will incorporate requirements that encourage LID techniques to facilitate mimicking the natural site drainage prior to development. This will ensure that development complies with stormwater regulations such as those implemented to meet National Pollutant Discharge Elimination System (NPDES) Phase II Permit requirements.*

Policy LU-4.3. Encourage retrofits to existing development and infrastructure to reduce environmental impact *and investigate low impact development options.* Explore providing

incentives to residents and businesses that improve building energy performance and/or incorporate onsite renewable energy.

Policy LU-4.4. Emphasize sustainable design/practice in public improvements and in the design/use of public facilities and events.

Key elements:

- Update public works standards, as necessary, to emphasize best practice sustainable design/practice *and low impact development options*; and
- Incorporate consideration of physical health and well-being into the location and design of public facilities.

Goal H-1. Housing Supply and Variety. Provide a sufficient quantity and variety of housing to meet community needs.

Policy H-1.8. Provide for flexibility in subdivision development in order to promote environmental protection, *employ low impact development techniques*, encourage infill development, enhance neighborhood character, or other similar goals.

Goal EC-4. Water quality. Protect and enhance water quality.

Policy EC-4.1. Work with neighboring jurisdictions and other partners to maintain and restore natural hydrological functions on a drainage basin level. *These restoration plans will incorporate requirements that encourage LID techniques to facilitate mimicking the natural site drainage.*

Goal PR-7. Environmental Sensitivity. Design, construct and manage parks facilities and programs with sensitivity to the protection and restoration of environmental resources and natural habitats.

Policy PR-7.1. Ensure that all park projects comply with the City's CriticalAreas, Tree Preservation, *Stormwater* and Shoreline Regulations.

Capital Facilities Element

Introduction

Capital facilities investments include major rehabilitation or maintenance projects on capital assets; construction of new buildings, street, *stormwater system facilities* and other facilities; and land for parks and other purposes.

Capital Facilities (V2)

Stormwater

FUTURE FACILITY NEEDS

The Stormwater Management Plan is currently being updated and this section will be updated with that information, once available. The planning horizon for the 2007 Stormwater Management Plan is through 2026; modeling was conducted for completely built-out conditions within the city, assuming development to the maximum densities allowed under the City's adopted Comprehensive Plan.

Continued growth throughout the City and UGA will further exacerbate the existing problem areas. The Plan anticipates that the private sector will finance stormwater management facilities for new private development and retrofit existing private developments, *using LID techniques where practical*, that do not have adequate stormwater management facilities. The current stormwater plan recommends projects that include structural and nonstructural elements to control both the quantity and quality of stormwater runoff, including upgrades to the conveyance system in identified problem areas to a level that makes the system adequate for the 25-year storm event.

PROJECT TITLE Location

COST (\$)

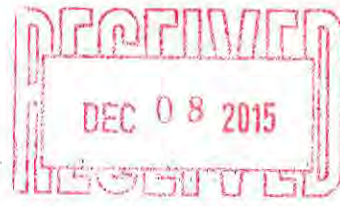
2015-2020

Storm Sewer Upgrade and Improvement Project Various 105,000 annually

Storm Sewer Facility Maintenance Various \$200,000 annually

Storm Drain Outfall Reconstruction Various 55,000 annually

Stormwater Program Development for NPDES Compliance _____



Draft Comprehensive Plan

Vision statement: *Anacortes is a unique, creative, vibrant and caring maritime waterfront community that supports cultural and economic diversity and vitality, balances sustainable growth with respect for our history, and protects our natural environment and public lands for future generations.*

Question: What does “balances sustainable growth with respect for our history” mean? If I find that confusing, perhaps others will too.

Environment & Conservation Section

Goal EC-2. *Marine waters and shorelines.* *Enhance and preserve the City's shoreline areas and marine resources while accommodating uses reasonable and appropriate to shorelines.*

Comment: Can we be less vague here than “reasonable and appropriate”? That phrase is open to wide interpretation!

Policy EC-2.5. *Water dependent and water related uses should be allowed to continue to locate and expand in industrial, commercial, and commercial marine zones.*

Comment: Sounds like an open door for industry. If we plan to take seriously the EC-1 goal of leading in environmental stewardship, how about adding in something to the effect of as “long as such uses do not degrade or damage the shorelines.” I realize we have a shoreline master plan but I don't think you can say this enough.

Goal EC-3. *Natural hazards.* *Protect people, property and the environment in areas of natural hazards.*

Policy EC-3.15. *Support public outreach programs to ensure the citizenry is aware of potential natural hazards and emergency procedures that are in place.*

Comment: If we're going to be a “regional leader in climate change,” we need to make sure we're prepared for the increasing frequency and strength of storms and long-term power outages. Providing a minimum service level to supply vital basic needs will be important. Government and utilities should promote the use of small emergency power systems through incentives, and educate about the benefits. Also we might want to note that potable water is a critical factor in sustaining our community during a disaster. Encourage planning to use lakes as back-up water sources, also wells, rain catchment, and cisterns. Develop methods to transport and purify water at these sources.

Policy EC-3.3. *Promote soil stability through retention of existing vegetation.*

Comment: I'd like to see this made stronger so that we no longer see the type of clearing that's taking place on Oakes Ave, which really mocks our designation as a “Tree City USA.”

Goal EC-4. *Water quality.* *Protect and enhance water quality.*

Policy EC-4.7. *Encourage the proper use and maintenance of existing on-site septic systems and encourage connection to sanitary sewer whenever possible.*

Comment: Here we need to change “encourage” to “require.”

Goal EC-9. *Air quality.*

Policy EC-9.1. *Promote compliance with federal and state air pollution control laws and improvements to regional air quality in cooperation with the Northwest Clean Air Agency.*

Comment: Same as above – Require!

Goal EC- 12. Food security. Promote a resilient local food system.

Comment: It's great to see this section added in. However, the policies seem pretty vague. How about adding:

Promote an increased diversity of food sources.

Require utmost care of the eco-systems (e.g. soil, water, pollinators) that sustain our lives.

Use minimal inputs of fossil fuels to grow, process and deliver foods (since one of our goals is to be a "climate leader" and reduce emissions).

Develop infrastructure for processing and storing food.

Allow use of gray water for irrigation.

Goal EC-13: Climate Change

Comment: Great to see this in here. Kudos!

Land Use Section

Goal LU-7. Enhance the character and economic vitality of Downtown and the South Commercial Avenue corridor.

Policy LU-7.1. Maintain and strengthen downtown as the center for civic, retail, cultural, dining and entertainment activity in Anacortes.

H. Identify and improve walking and biking routes to downtown as a pedestrian and biking-friendly destination. Provide safe methods such as textured crosswalk paths and bulb-outs where people can cross major streets at regular and convenient intervals.

Comment: This is good, but how about visioning a little bigger by adding "Consider closing off a portion of downtown to all vehicles except passenger shuttles to increase pedestrian safety, reduce pollution, and create a welcoming public square."

Goal LU-8. Fidalgo Bay and Guemes Channel Waterfronts. Maintain and enhance Anacortes's waterfront as a unique and irreplaceable environmental, economic, and recreational amenity for the city.

A. Enhance physical and visual access to the water.

E. Provide for building heights up to four stories with the ability to go to six stories via incentives for public amenities, desired mix of uses, and/or integration of special design features.

Question: if a goal is to "enhance visual access to the water," which is stated in other places (such as Policy EC-2.2.) since connecting to the water is a high value for people, why are we leaving open the possibility of 6-story bldgs on the waterfront?

Economic Development Section

Goal ED-2. Retail & Commercial. Enhance commercial businesses which serve the community's needs for goods and services.

Comment: Would like to see added something like "and which do not degrade the local commons (air, water, soil)." Can't say it enough, in my opinion.

Goal ED-7. Remove and/or reduce regulatory barriers. Streamline regulations and provide incentives.

Comment: Talk about a red flag... I think the following policies under this goal are especially problematical:

Policy ED-7.2. *Examine current zoning categories and regulations for commercial - industrial areas in order to increase flexibility and make regulatory processes predictable and timely.* I think we want to be careful with "increasing flexibility."

Policy ED-7.5. *Provide incentives for land uses that enhance the city's vitality through a variety of regulatory and financial strategies.* "Vitality" is such a subjective quality...one person's understanding of "vitality" can be another person's nightmare.

Utilities Section

Goal U-6. Energy Conservation. *Encourage conservation of energy resources, including the reduction of energy consumption in city facilities.*

Comment: If we want to "Serve as a leader in environmental stewardship of the natural environment for current and future generations," and "be a regional leader in mitigating and adapting to climate change," then we need to strengthen this section (as well as the U-6 Energy Conservation section under Land Use). Consider adding the following:

Encourage energy-efficiency upgrades to residential, commercial and government buildings.

Set a goal to reduce local energy consumption by 38% or better by 2030.

Consider setting up a "One-Stop Energy Shop" program that includes energy audits, qualified contractors, local financing packages, and quality control.

Provide community-wide education on the financial and environmental benefits of reducing energy consumption.

Promote energy audits to eliminate wasted energy in buildings, the low-cost key to a sustainable energy future.

Thanks for the chance to comment!



Evelyn Adams

1112 Haddon Ln, Anacortes (35-year resident)

Comment Card

ANACORTES
Comprehensive Plan 2016
Public Meeting December 8, 2015



Here are my comments

Anacortes is a laggard re environmental
stewardship:
• Port allows OSV to idle @ port, spewing
diesel exhaust into the air we breathe. Recently,
diesel exhaust was named a "known carcinogen".
• City allows refineries to spew hazardous
chemicals unlawfully.

write more on the back if you like

DEC 08 2015

Hand in at sign-in table or mail to Libby Grage
Planning, Community & Economic Development Department
PO Box 547 / 904 6th St • Anacortes, WA • 98221

name

email

Jan Woodruff
jw@outhavnefun.net

From: [Beverly Hegg](#)
To: [CompPlan2016](#)
Subject: Draft Comp Plan
Date: Wednesday, December 09, 2015 12:55:53 PM

Main Concerns: Natural Hazards Disaster Planning Air Quality Traffic Issues Housing Compatability
Aesthetics along the Shoreline

First of all, I was surprised to not hear about the Proposed Zoning Changes in the Ship Harbor Area last night. This area is visual from every ferry that comes into Anacortes bringing tourists from all over the World. After spending quite of few years boating in the San Juan Islands and using Anacortes as a stop over, my partner and I decided to re-locate here from California. We have watched the changes going on for years and one of our main draws was that Anacortes was close to "being built out". We are open for positive changes but hope that the changes fit in with the surrounding neighborhoods in all areas of Anacortes. I am especially concerned about traffic issues within Anacortes but especially on 20 coming and going to the ferry. There are many alternative routes within the city other then this area unless you take a very long route.

As a fairly new resident of the Portalis Development, and someone who did a fair amount of due diligence before purchasing my home here last year, I find myself somewhat perplexed by some of the proposed changes in zoning in the Comp Plan 2016. For the time being, I will focus on the area in and around Portalis, currently zoned Commercial Marine.

Some of my concerns are the following:

Relating to Natural Hazards: Were current maps put out by USGS, Army Corps of Engineers, NOAA etc considered when looking at possible uses for this area? Our community talks a lot about Disaster Planning and how to escape from a Disaster and see some serious issues in that area especially related to traffic in our area, let alone traffic immediately following a natural disaster. When speaking with the Army Corps of Engineers prior to purchasing my home, I was made to believe that certain areas in and around Anacortes could have some significant issues with rising sea levels etc even without an earthquake or Tsunami. The timeline for rising sea levels are shortening.

San Juan Passages is already inundated with traffic within their Development due to the Trail and keeping the average daily trips down within this area would be key related to potential development. The only way to accomplish this would be to limit the housing type. A plan to have more parking off of Edwards would also put an additional load on the average daily trips and should be taken into consideration when deciding on housing type on the GDR property.

In a perfect world, taking into consideration this particular land (GDR), traffic and parking issues, air quality, noise levels due to the ferry and a critical ongoing need for senior housing, I would suggest high end (with percentage as affordable) one and two bedroom seaside cottages with no garages but concierge services that includes transportation to Drs, shopping cultural events. In some areas where two stories would not be incompatible with surrounding housing, I would put two stories. Housed in those two stories would be a gym, meeting rooms, library, a restaurant that could serve all within walking distance with discounts to the residents and all seniors. I would also put limited guest parking within the Development. A well planned, beautiful senior community in Anacortes close to walking trails and parks would be a huge draw for the growing number of seniors in our country. The numbers of seniors looking for the ideal place to retire is growing by the thousands daily and this "phase" will last for years.

Portalis experiences a lot of traffic within our development that appears to be from people trying to find the Ferry, parking on our streets to avoid paying for ferry parking, using our development to park, unload their bicycles to access a trail on Private Property. It has become so bad that we have requested a No Outlet sign at the entrance to our Development. Still waiting and hoping for that sign from the City.

What Air Quality testing was done if any, in this area and where can I find those reports? I find that during the busy summer months the smell of fumes from auto's, trucks. ferry? etc. seems to form in this area probably due a topographic bowl type effect.

I could not imagine "Land Use Compatability" fitting in this area unless single family residences or cottage type housing. I have looked at this area from the land, the air and the water looking back toward the Shoreline and find this area critical due to the very important boating and tourist element.

I, as well as my neighbors were discouraged to hear more about what had been approved previously for the property below Portalis years ago rather than hear more about some attractive, compatable and responsible use of the property.

Beverly Hegg
1406 Portalis Ct
Anacortes, WA 98221
916-408-4812

From: [Brian Wetcher](#)
To: [Grage, Libby](#)
Subject: RE: Reminder: 2016 Comp Plan Open House (Tuesday, December 8 from 6 pm-8 pm)
Date: Wednesday, December 09, 2015 1:11:54 PM

Libby- Great presentation last night! I will email further about the unifying goal of open space connectivity to further forest and parkland acquisition ,non -motorized transportation, environmental management and Shoreline Master Plan . I am sure that this is stated in some of these plans already and we are doing this as a city, but I believe that it should be stated clearly as a transcending goal which in itself helps to facilitate all of these management areas, a primary goal which stands alone on merit. Thanks, BR Wetcher

From: Grage, Libby [mailto:LibbyB@cityofanacortes.org]
Sent: Monday, December 07, 2015 8:31 AM
Subject: Reminder: 2016 Comp Plan Open House (Tuesday, December 8 from 6 pm-8 pm)

Good morning,

We'd like to remind you of the 2016 Comprehensive Plan [Open House](#) tomorrow, **December 8, 2015 from 6 pm to 8 pm in City Council Chambers.**

The open house will include booths for each Comp Plan element, with opportunities to ask questions about and give input on the 1st Draft of the updated Comprehensive Plan. There will be a presentation starting at approximately 6:30 pm; otherwise feel free to drop in when it's convenient for you.

We hope you can make it!

Thanks,

Libby Grage
Planning, Community & Economic Development Department
City of Anacortes
P.O. Box 547 / 904 6th St.
Anacortes, WA 98221

360-299-1986
libbyb@cityofanacortes.org

[2016 Comprehensive Plan Update Info](#)



Get involved.... It's your city!

From: [Mark Lawrence](#)
To: [Grage, Libby](#); [Measamer, Don](#)
Subject: Comp plan land use
Date: Wednesday, December 16, 2015 10:14:43 AM
Attachments: [image001.png](#)

Hi,

Just want to make note that it would be nice if we carry the “regional retail” to cover the north side intersection of Highway 20 and Reservation Rd.

Thanks and I know we talked about it, but thought I should bring up again.

Mark

Have a great holiday!

Mark Lawrence



Cell 360.708.5109 | Direct 360.299.2847 | Office 360.293.3456 | Fax 360.293.3841
12375 Reservation Rd | Anacortes, WA 98221

Setter Lane Investments LLC

March Point Business Park

12375 Reservation Rd | Anacortes WA 98221



Please think green, do not print out this email unless it is necessary.

www.simplyyards.com



Grage, Libby

From: Gail Stetson <gailastetson@comcast.net>
Sent: Friday, December 18, 2015 3:23 AM
To: Grage, Libby
Subject: Draft Anacortes 2016 Comprehensive Plan

I read much of the draft. I realize that there are many regulatory and monetary demands on the City. As a year round resident, my primary concern is the storm water issues that challenge Anacortes. I believe the importance of protecting residents' homes from water damage cannot be overemphasized. I know that drainage is not glamorous, but it's really important to us who live here. Thank you for your time.

Grage, Libby

From: Taylor, James
Sent: Friday, December 18, 2015 3:37 PM
To: Grage, Libby
Subject: Public Input Items

Libby,

Three thoughts - don't know the specifically best place for them.

Housing/ new industry:

It is clear that Anacortes has been attracting people with money. Housing cost will never be low enough for even middle low income people to afford living here. The city/chamber/port should be trying proactively to attract industries which will by their nature attract people with higher income.

Dredged channel north of Anacortes Marina:

Has the city and the port seriously considered creating a Boat Haven similar to the one in Port Townsend? They should. One positive reason for locating a similar use at that site is the land would be in public ownership and waterfront access for the public can be assured. The problem that Lovric's creates because it is privately owned can be avoided.

Forest Lands

It is a well accepted fact that forest lands need underbrush cleared. Nature does this by fire. Fire is not an acceptable method when housing is nearby. The forest lands need to provide a substitute. The July - September 2015 issue of California Agriculture, a periodical published by UC Davis, is devoted to the alternatives to wildfires. The lead article, <http://californiaagriculture.ucanr.edu/landingpage.cfm?article=ca.v069n03p142&fulltext=yes>, is of interest and possible application to our forest lands. I gave Andy Stewart a hard copy of the publication.

Merry Christmas

Jim

Public Comments Received
Prior to Release of 1st Draft

May 27 – July 18, 2015

From: [Deanna Hope](#)
To: [Grage, Libby](#)
Subject: 5/27 PC Comp Plan meeting - LM - 4th St proposal
Date: Wednesday, May 27, 2015 2:50:29 PM

Planning Commission,

We are three owners of a third of the property by size, over half of the property by buildings and over 40% of the property by appraised value, of the area (identified by the letter Y, on the map) that is proposed to down-zone from LM to R-3.

We are strongly opposed to this proposal.

We worked with the City, in conjunction with Trident Seafoods, in the late 90's for over two years, to establish a zoning scheme that would satisfy all the competing interests in this area. We involved every owner and tenant of the subject block and a half and all interested neighbors. The result was a compromise that has worked for many years.

We are also not in favor of splitting the block at the alley, with a different zoning designation on either side of the alley. Split block zoning is simply not necessary in a small town environment. Streets form a 'natural boundary' for different zones.

Now, a couple of people that have recently purchased single family homes in our neighborhood want to change the zoning to R-3.

We feel this is a bad idea for the following reasons:

- +Historically satisfying zoning scheme.
- +R-3 would change many properties that are now conforming to a non-conforming status.
- +This area has no history of R-3 or Medium density residential zoning. This area has always been a mix of manufacturing and high density residential.
- +A change to R-3 would result in the demolition of a large portion of affordable housing from the area, in favor of high end single family residential properties.
- +Create a conflict in traffic and parking within a new zone between existing manufacturing uses and encroaching residential development.
- +Would create fewer housing units. At this time, the City is required to increase the availability of housing units to meet Growth Management targets.
- +Would detract from the 'character' of Anacortes and encourage the 'gentrification' of Anacortes.

Thank you,

Evelyne Messer
lavagirlhi@hotmail.com
1201 4th St.

Deanna Hope
deannahope53@yahoo.com
3520 'U' Ave.

Al Johnson
deannaalan@yahoo.com
1201 4th St.

From: [Deanna Hope](#)
To: [Grage, Libby](#)
Subject: 5/27 Comp Plan mtg - COMMENTS
Date: Wednesday, May 27, 2015 2:50:30 PM

Libby,

Enclosed are 3 General and 15 Specific comments to forward to the 5/27 Comp. plan meeting. These are comments from myself individually.

Thanks,

Al Johnson
1201 4th St.
Anacortes, Wa.

GENERAL COMMENTS:

1. General Residential Density.

Fidalgo island is looking forward to a 'tidal wave' of people desiring to move into our community. This tidal wave will far exceed any current future predictions. Those of us that live here, understand the desirability of our community. That desirability combined with our new divided highway, a booming Puget Sound economy, a large planned increase in employment at the Oak Harbor Naval facility and the baby boomer retirement bulge, will drive the demand for housing in Anacortes beyond any previous historic levels.

The Washington state 'Growth Management Act' requires us to develop 90% of new residential units in Urban Growth areas, on Fidalgo island, that means within the city limits of Anacortes. It is imperative that we plan for growth now, to get ahead of it, rather than wait, unprepared, for the inevitable crush later.

Few, if any, existing neighborhoods want more growth. However, it is only fair that all neighborhoods share in this future increase. I believe modest increases in density, in all residential neighborhoods, give us the best chance to manage residential growth, while also maintaining the wonderful quality of life we currently experience. Each neighborhood has to share the 'pain' of growth.

2. Medical Facilities.

Medical facilities should not be a permitted use in any Commercial zone.

Medical facilities do not pay sales taxes, thus, they do not create any sales tax revenue for the City.

One reason the City's zoning plan permits Commercial uses is to promote those businesses that provide a revenue stream of taxes to the city, to allow for a more broad based and fair tax structure to support city services.

Medical facilities on Commercially zoned property remove that property from the sales tax revenue stream.

Medical facilities are 'destination' businesses, thus, they do not need to locate in

visible, high-traffic locations, as other businesses.

3. CBD.

The CBD is a unique, special district to the City of Anacortes. It represents a traditional small town, downtown, shopping/meeting/gathering place that very few cities have been able to retain. The CBD reflects the personality of Anacortes in similar ways as our forest lands, marine areas, views and other natural wonders of this island.

The only protection we have to maintain this vibrant, pedestrian friendly, well scaled area is through our zoning process.

Developing a proper zoning scheme for this area must take into account the CBD's unique characteristics:

- Ownership. Unlike residential zones, the vast majority of property owners in the CBD are non-local investors. Unlike residential zones with owner occupied investments, whose 'pride in neighborhood' ethos plays a role in the ambiance of a neighborhood, non-local investors typically narrow minded focus on the financial aspect of their properties.
- Financial realities. Real estate investors typically look to develop their properties with as little design and amenities as possible in order to maximize their return. This is opposite to interests of a community to retain as much open space, sunlight and user friendliness as possible to retain a small town traditional downtown area. Investors tend to think towards the mall model.
- Residential development. Residential development is the cheapest to construct and provides the largest return to investors. They will minimize retail developments and maximize residential. This will eventually turn our CBD from a retail core to a residential community.
- Conditional use requirements are the best way we can have a say as to future developments in our traditional small town downtown.

SPECIFIC COMMENTS:

U. R-1 Zone.

- The minimum lot size in R-1 should be changed to 7,500 square feet.
- The maximum number of units per acre should be changed to Four per gross acre.
- Setbacks should mimic the current R-2 zone (5/10/15 foot scheme)

A. R-2 Zone.

- The minimum lot size in R-2 should be changed to 6,000 square feet.
- The maximum number of units per acre, in R-2, should be changed to Nine per gross acre.
- Duplexes should be a permitted use. They will be limited in each neighborhood by the gross acre requirement.

- Setbacks should mimic the current R-3 zone.

B. R-3 Zone.

- The minimum lot size in R-3 should be changed to 4,500 square feet.
- The maximum number of units per acre, in R-3, should be changed to Thirteen per gross acre.
- Tri-plexes and Four-plexes should be changed to a permitted use. They will be limited in each neighborhood by the gross acre requirement.
- Setbacks should be changed to a minimum of Five feet on each side.

C. R-4 Zone.

- The minimum lot size should be changed to 3,000.

Q. R-4A Zone.

- The maximum density should be changed to 28 units per gross acre.

R. R-4B Zone.

- This zone should be eliminated.
- This area should be changed to the Commercial zone (that is adjacent to the West).
- The Commercial zone Alternative 2 should be adopted for this area.
- Existing residential uses, established as of Jan. 1, 2015, shall be a permitted use.

B1. Old Town overlay.

- Minimum lot size should be reduced to 4,500 square feet.
- The maximum number of units per acre, in R-3, should be changed to Eleven per gross acre.
- Setbacks should be changed to a minimum of Five feet on each side.
- Existing multi-family uses allowed as a permitted use.

D. CBD Zone.

The CBD is a unique and vital area to the livability of Anacortes. The CBD was changed to encourage more residential development during the last Comprehensive Plan Review. The real estate recession limited funding for the type of development that would have taken advantage of that zoning change. Now that the economy is starting to boom again, we will soon see many projects proposed for the CBD that will chip away and eventually destroy the traditional downtown that we are accustomed to and that draws people to Anacortes.

The two projects that did take advantage of the CBD height limit zoning change have resulted in blights on the CBD. One, the 911-919 Commercial Avenue property has resulted in empty buildings converted to a large hole in the ground over the past seven years. The other, the Majestic addition is an unsightly, poorly designed

structure, that may be an economically positive addition to the owners, but is an eyesore to those that come to Downtown Anacortes for that feel of a classical small town central business district.

If we continue with the current zoning or with either of the two Alternatives proposed, we will effectively be killing the Downtown area, in favor of investor owned condominium development. We will be effectively killing the CBD as a retail area and converting into a condominium and restaurant area. The future buildings will be maximized economically, resulting in boxes like the Majestic addition and/or properties swapped from one LLC to another, resulting in holes in the ground like the 911 property.

Those that subscribe to the theory that urban areas need a balance of residential units to prevent blight are mistaking URBAN areas, in larger cities, with the small town we live in. There is plenty of housing within walking distance of our CBD.

My proposal for the CBD is:

- Restrict residential development to 35 feet, (50 feet with a CUP).
- Require 60% of ground floor space in the entire structure and 95% of ground floor space, facing Commercial Ave., to be retail (currently, a condo developer could build four floors of condominiums above the ground level and use the entire ground level for parking).
- Require an additional \$10,000. fee for each new residential unit in the CBD, to contribute to a capital fund to provide special CBD infrastructure, such as parking, plazas, etc.
- Require the City Council to appoint an architectural committee, of community members, to review all plans for redevelopment and development of CBD properties. The City Council shall develop goals and guidelines for the committee.

E. Commercial Zone.

- The existing R-4B zone should be changed to Commercial Zone.
- The Commercial zone should adopt Alternative 1.

N. CM Zone on Ferry Terminal Rd.

- This zone should be changed to provide commercial services to accommodate ferry visitors.

O. CM Zone near Ship Harbor.

- This zone should be changed to R-2, to match the neighboring residential development. The CM zone is outdated in this area.

P. Island Hospital Overlay.

- Medical clinics, hospitals, etc. should not be permitted in Commercial zones. They do not pay sales tax and that loss of tax revenue in the small amount of land zoned Commercial is a major loss of revenue to the City, which may force

to City to rezone more areas for Commercial development.

T. Maple Grove R-3 area.

- Change to R-4 designation. R-3 zoning does not provide an economic incentive to owners to renovate or build new house in this area, thus its current 'run-down' condition. The area is too hilly for any industrial/manufacturing use. Existing roads and utilities are appropriate for denser residential development.

X. LM1 Zone fronting SR20.

- Change to Commercial to match the existing uses.

Y. LM Zone 4th St.

- No change.

-This neighborhood debated this topic in the late 90's. All parties agreed to the changes in place then.

-The current zoning has worked well since then, among multiple uses.

-Down-zoning to R-3 would change many properties from a 'conforming' use to a 'non-conforming' use. This goes against the principle of periodically updating our comprehensive plan.

-Change would eliminate many low-income, affordable housing units.

-Change would have a significant negative impact on Trident Seafoods, at times, the City's largest private employer.

- Old Town Overlay is not appropriate for this area.

Thank you,

Al Johnson
1201 4th St.
Anacortes

From: [Cynthia Richardson](#)
To: ["Joan Fossum"](#)
Cc: [CompPlan2016](#)
Subject: FW: Message from Joan Fossum regarding Zoning
Date: Wednesday, June 03, 2015 12:37:19 PM

Wow. This is a really extreme case of an under-utilized piece of land. Most of the similar homes on large lots at least use their extra area for a yard or parking.

Our current zoning (as I'm sure you know) allows a second home to be built in a case like this by treating it as a detached duplex unit or ADU, but unless the total lot is at least 12,000 sf it cannot be split into two parcels. The thinking of the CAC committee is that reducing the legal minimum lot size, would allow home ownership of such new units on their own parcel, rather than requiring the larger parcel to remain in single ownership. It would have the same two living units, but would permit individual ownership.

I appreciate your input and will forward this to the City to include with the public comments on this issue. If you have further input based on your professional expertise or personal experience, it would be welcome. Just send it to CompPlan2016@cityofanacortes.org.

Cynthia

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

From: Joan Fossum [<mailto:joan.fossum@comcast.net>]
Sent: Wednesday, June 03, 2015 11:07 AM
To: 'Cynthia Richardson'
Subject: Message from Joan Fossum regarding Zoning

Hi Cynthia,
I've heard that the City of Anacortes is thinking about increasing the density of R3 Zoning by lowering the minimum site size from 6000 sf for a single family dwelling to 4500 sf or even 3000 sf.
As an appraiser I often see 9000 sf sites with 1 house and a huge side yard.

The photos I have attached are of a home I appraised recently at 1320 17th Street. The old home on 1/2 of the site is well maintained (remodeled) and very attractive. The side yard just sits vacant and appears to be large enough to be sold as a separate building site if the zoning were changed to 4500 sf.

Respectfully,
Joan Fossum
Alpha Appraisal
Anacortes, WA 98221
293-0731





Eric Johnson
Anacortes Salvation Army, Board of Advisors
P.O. Box 1693, Anacortes WA 98221



To: City of Anacortes Planning Commission
RE: 2016 Comprehensive Plan Update / Public Comment on Land Use and Tiny Houses

5 June 2015

The Anacortes Salvation Army board of advisors, on which I sit as president, established a long-term goal to construct and provide the day-to-day oversight for a dozen tiny houses to be occupied by Anacortes' homeless individuals and families. At the same time, we are leading the effort of other nonprofits, churches, social service agencies and others who envision a number of uses for tiny houses and who wish to ensure that tiny houses and micro-unit development are included in the Anacortes Comprehensive Plan Update.

The Need

The need for this type of housing is reflected in the following observations:

- The Anacortes Community Health Council has consolidated the motel voucher program for a dozen churches in town. In the past four years they received over 500 requests for assistance, with the significant number coming from single moms with kids, elderly couples with empty nests, and—most significantly—single women & men and newly married couples who were just starting their first jobs, and were trying amass the funds necessary to cover the first-month-damage-deposit for a rental.
- The Anacortes School District currently has 60 homeless children enrolled in classes.
- The Anacortes Family Center's current waiting list includes three single women and three families with one adult and three children each. This waiting list varies with the seasons and has been significantly larger at the start of the school year.
- The current waiting list for the Anacortes Housing Authority includes:
 - 19 families for a 1-bedroom in public housing;
 - 22 families a 1BR apartment at the Bayview Apartment complex,
 - 8 families on the list for a studio apartment at the Wilson Hotel,
 - 12 families for a 1BR apartment at the Wilson Hotel
- The Community Health Council has also been regularly approached by social service agencies in search of housing for 18 year-old young adults who have aged out of foster care, with no place to stay.

- Anacortes Comprehensive Plans and similar plans have consistently identified limited housing choices, rising housing costs and lack of affordable housing as factors that compel working individuals and families to leave Anacortes.

Tiny Houses, Defined

Features of tiny houses:

- 144 - 300 Square Feet buildings
- Be large enough for a standard-size bed, chair, table, and some storage;
- Be heated and insulated;
- Have electricity;
- Have standard ceiling height;
- Have full bathrooms and cooking facilities in the house or nearby
- Be sustainably built for the long term

Benefits of Tiny Houses

Tiny houses would aid in providing more affordable housing in Anacortes:

- Where tiny houses could be placed within the community:
 - In small clusters of two-to-four houses
 - As auxiliary dwelling units
 - In larger complexes of 15-30 units surrounding a central dining / meeting / laundry/ community facility—the layout used in Quixote Village in Olympia¹
- The cost of tiny houses range from \$19,000 to \$30,000.
- Compare this to the fact that in Washington, state subsidized new construction projects with one-bedroom, studios or SROs built since 2009 have averaged \$239,396 per unit to develop².

¹ See picture on last page of this document and the link at <http://quixotevillage.com>

² Segel, Ginger, "Tiny Houses: a Permanent Supportive Housing Model," Community Frameworks, 2015

- Population to be served:
 - In Permanent Supportive Housing³:
 - Those aged-out of foster care
 - Homeless families and individuals
 - Young couples holding first jobs
 - Those seeking affordable housing:
 - Empty Nest couples
 - Young couples and individuals who want to live closer to downtown, often without reliance on automobiles
 - Those wishing to downsize

Draft Goals and Policies

Goals

- Fostering mixed-use, mixed-income neighborhoods with a range of housing and transportation choices, community services, facilities, and amenities in which Anacortes citizens can afford to live.
- Balancing new development and redevelopment in neighborhoods while maintaining the essential character of those neighborhoods.
- Making existing automobile-oriented neighborhoods more pedestrian and bicycle-friendly.
- Developing regulations that increase the diversity of housing choices (including tiny houses/ micro-housing) to reflect the needs of all types of households.
- Increasing young adult stability by preserving existing affordable housing and increasing access to new affordable housing.
- Addressing the housing needs for the homeless and for those who are about to become homeless
- One of Anacortes' attractions is its small-town character, with well-maintained, neighborhoods and places where character and history are preserved. Economically mixed and diverse neighborhoods across all parts of the city will offer a range of affordable housing options.

³ Transitional housing, using an 'up and out' of poverty model was a popular tool to overcome homelessness, offering supports for people to overcome personal challenges and increase their earning potential. However, this approach was unsuccessful for some who cycled through shelters, transitional housing, and back onto the streets. The current nationally accepted best practice is permanent supportive housing (PSH). This model provides non time-limited housing with voluntary supportive services tailored to individual needs. Some residents use this housing as a stepping stone to other housing options. Others remain, needing community support and services to succeed over time.

Housing Policies

- Distribute a variety of housing types throughout the City (including tiny houses/micro-housing) and expand the choices available to meet the financial and lifestyle needs of Anacortes' population.
- Increase the availability of affordable housing throughout the City by preserving existing affordable housing, including housing for very low income persons.
- Promote a diversity of land uses throughout the City to allow a variety of housing types including housing for homeless individuals and families, rental and ownership opportunities for singles, families with and without children, young adults and seniors.

Development Regulation Considerations

- May need to modify the definition of "multi-family dwelling," which is now connected to a single ownership lot, and is defined in terms of duplexes, triplexes and apartment buildings.
- Include tiny houses under a new rubric of "Pocket Neighborhoods" or "Cottage Housing" or within the definition of "Auxiliary Dwelling Units"
- Re-consider zone density and lot coverage ratios when tiny houses/micro-housing is part of a given lot.
- Reduction, mitigation or elimination of parking requirements for dwelling units less than 500 square feet



Katrina Houses



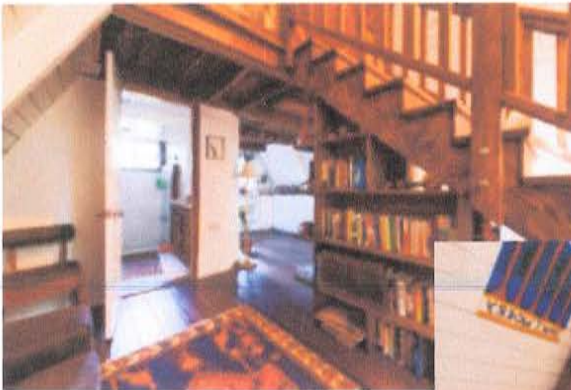
Hope Island Cottage. La Conner, WA



Quixote Village, Olympia WA



Kim & Ryan Kasl with 6- & 4-year old children
and their 207 SF house



A tiny A-Frame in the Redwoods





June, 2015

City Planning Committee
904 6th St.
Anacortes, Wa. 98221

To Whom It May Concern:

We all know that our little city is growing (not that some of us like that), but we do all know that there is not much shopping for the “little things” that every household has such as small kitchen tools we use every day, bathroom items of different sorts, party items of all descriptions, personal items of a large category to include lotions, hair supplies, medical items, and the list goes on.

It is time you thought about letting a \$1 store in our community that carries all of these items and much more. The pricing and variety at Safeway and other stores is such that most of us make a list for several weeks and then we spend the gas and time to go all the way to Burlington and Mt. Vernon and that's not where we should be spending our money. Burlington has it's own population to contend with and as it should be here. Spending our money here is exactly the right thing to do along with employing the “local's” to run the store. The \$1 store is something that came along several years ago and ballooned into a business elsewhere that is never ending. As long as there's a reason for us to go to Burlington, Anacortes is losing money.

We hope you will consider our request, and we thank you,

Citizens of Anacortes

JUNE 16, 2015

LARGE-SCALE RETAIL IMPACT ON RURAL COMMUNITIES

Prepared by:

Kirk Kennedy

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Overview

Anacortes is at a crossroads. A recent survey¹ of Anacortes residents indicates they spend a significant portion of their budgets "off-island". This is not only an inconvenience due to the time and expense associated with travel, but it's also a missed opportunity for the City to capture taxes that fund government operations from the retail spending of its residents. Opening a large-scale retail store in Anacortes could reduce retail sales leakage, thereby benefiting city finances and satisfying the desire of some residents for more local retail options. Others however, fear large-scale retail would cause the failure of locally owned businesses and negatively impact the character of the community.

Should Anacortes allow development of large-scale retail or should it continue to restrict such development? To help answer these questions, the City Council requested a dialogue on large-scale retail be included in the 2016 Comp Plan Update. Kirk Kennedy prepared this paper for consideration.

This report discusses findings from two studies performed over a twenty-five year span by Iowa State University on the impacts of large-scale retail (in this case Walmart) on the economy of rural communities. It then follows with a review of two rural communities which experienced the "Walmart Phenomenon" first-hand, and concludes with a discussion of elements for Anacortes to consider.

Large-Scale Retail: Economic impact, then and now

Kenneth E. Stone, an economist at Iowa State University in Ames, IA, has studied the "Walmart Phenomenon" (Walmart's impact on rural communities) for over twenty-five years. What follows are excerpts from two studies performed by Stone, fifteen years apart, describing the change rural Iowa communities experienced in their retail categories after a Walmart store opened.

Study 1: Impact of the Walmart phenomenon on rural communities

After studying the impact of Walmart stores for his clients (Iowa retailers) since 1988, Stone produced a study² in 1998, analyzing the economic impact on thirty-four Iowa towns in which a Walmart had been open for at least ten years, and compared them to fifteen communities of the same population group that did not have a Walmart store. He found that growth in the general merchandise stores (most of which due to Walmart) were "spectacular" for the first few years in the towns where Walmart opened a store, averaging approximately fifty percent growth. However, sales growth began declining after five years, and slowed to twenty-five percent growth after ten years. The decline was thought to occur primarily due to Walmart placing stores too close to each other, causing a predatory effect.

In towns without a Walmart, general merchandise stores began declining immediately after a Walmart opened in a neighboring town. It is believed that people in the towns without a Walmart migrated to the towns with Walmart stores to shop for general merchandise.

Impacts of large-scale retail

Eating and drinking venues, including restaurants of all types and various types of drinking establishments such as taverns and cocktail lounges, saw increases of three to seven percent over the state-wide average for

¹ Anacortes 2016 Comp Plan Resident Spending Survey, October 2014

² Stone, Impact of the Wal-Mart phenomenon on rural communities, 1998

Walmart towns. At the same time, sales of eating and drinking venues for non-Walmart towns immediately declined and after ten years were still nine percent below statewide averages. The results indicate people left the non-Walmart towns to shop in the Walmart towns, and while there, patronized local eating and drinking venues.

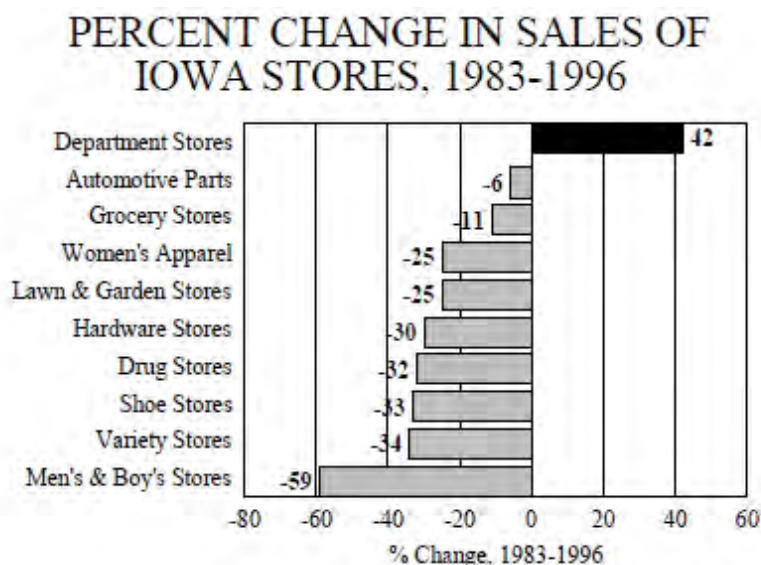
All other retail sales categories (i.e. home furnishings, building materials stores, specialty stores and apparel stores) experienced sales declines for both Walmart and non-Walmart towns in these categories; indicating Walmart was capturing sales in these categories from existing retailers in towns with a Walmart and the neighboring towns without one.

The report suggested small towns under 5,000 in population, bore the most loses as the result of a Walmart opening in a nearby town. In most cases these towns did not have the critical mass of retail stores needed to keep customers at home to shop once newer, larger stores locate nearby.

Change in shopping habits

The study also found that after an extended period of time, people gravitated to the mass merchandiser, consequently causing loses for smaller competing stores. Figure 1 shows the change in the buying habits of Iowa consumers for selected stores.

Figure 1



The average Iowa consumer spent forty-two percent more dollars in department stores (primarily discount stores) in 1996 than they did in 1983. At the other extreme, on average, consumers spent 59 percent less in men's and boy's clothing stores. This resulted in the loss of over 60 percent of these stores during this period of time.

Public policy implication

The report concludes by discussing the dichotomy cities faced as Walmart towns all exhibited sales growth, supporting local government functions with increased tax revenue, although largely at the expense of the town's existing businesses and those of nearby towns.

Study 2: Revisiting Walmart's impact on Iowa small town retail: 25 Years Later

In 2012, Ken Stone, and Georgeanne Artz, a visiting assistant professor of economics at Iowa State University, authored a study updating the original Stone study with additional years of data.³ (A 2012 article discussing study highlights is in [Appendix-Exhibit 1](#)).

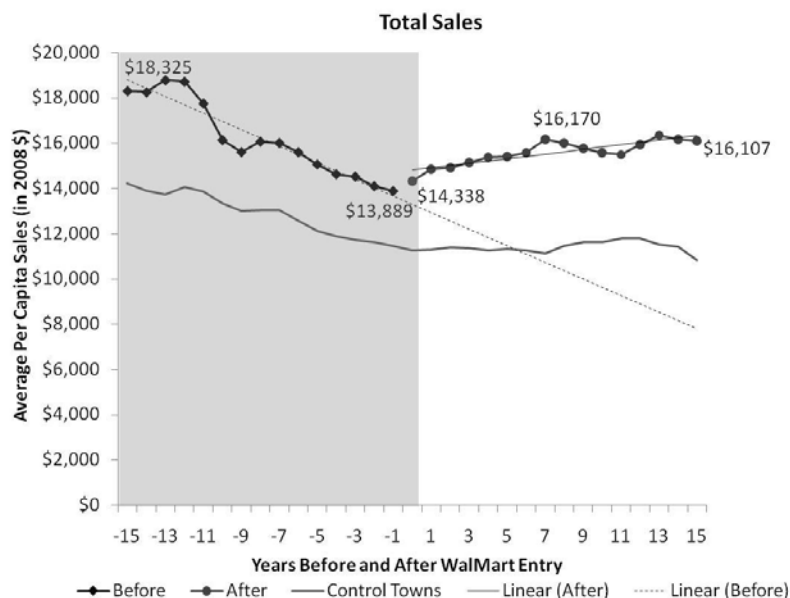
The second study discusses how retail trade has become more concentrated in cities and regional trade centers, while retail sales in non-metropolitan areas of the U.S. have largely declined. They suggest the shift is a result of a number of factors: improved transportation infrastructure that facilitates long distance shopping trips, the rise of shopping malls and increasing retail concentration in urban areas which offer consumers “one-stop” shopping, greater variety and improved convenience; declining customer bases in many rural areas due to out migration and increased commuting by rural residents. Additionally, they mention how discount stores (e.g. Target, Walmart) and their sector-specific counterparts (e.g. Home Depot, Staples, Best Buy) have further altered the structure of retail markets, not only redistributing retail trade geographically, but also among types of retail outlets.

Stone's second study differs from the first in that it offers a comparison of retail sales performance of host towns for 15 years before the opening of a Walmart store relative to the performance of these same towns for 15 years after the Walmart opening. The earlier Stone study compared the sales performance after the opening of a Walmart store to the “base year”, the year before the Walmart store opened, but did not consider the longer term trends in retail sales that existed prior to Walmart's entry.

The second study, in addition to the host town, also included comparisons to a group of control towns – similar-sized Iowa towns without a Walmart store.

Figure 2 depicts average annual per capita sales for host towns and control towns, 15 years before and 15 years after Walmart's entry.

Figure 2



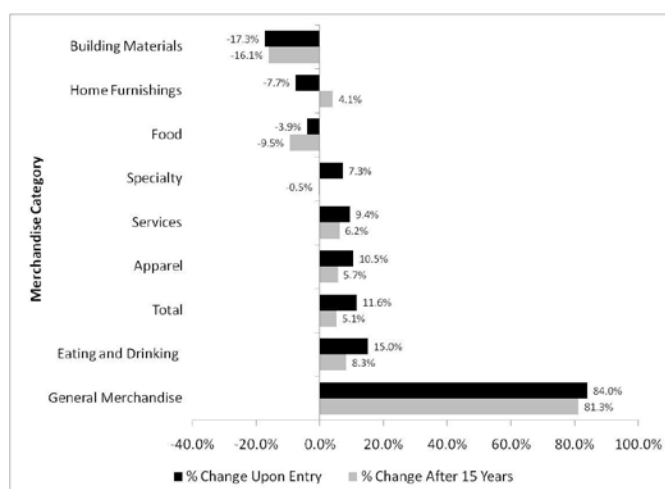
³ Stone and Artz, Revisiting Wal-Mart's Impact on Small Town Retail: Twenty-Five Years Later, 2012

For the 15 years prior to a Walmart opening, sales were in decline for both the host and control towns. After Walmart opened, sales in host towns improved immediately, rising steadily for 5 – 7 years and then leveling. The decline in control towns continued, although at a slower rate.

The study finds that in towns with a Walmart store, the impact on retail sales varies across merchandise categories. But for most non-competing categories, the opening of a Walmart store had a positive impact. The greatest impact was seen in the general merchandise category where Walmart is classified, followed by eating and drinking places. Smaller, positive impacts occurred in the apparel, specialty and services categories. Negative impacts were experienced in three categories; building materials (the category which includes home improvement and hardware stores), home furnishings and Food (grocery stores). (Figure 3)

Figure 3. Estimated percentage change in average host town sales per capita after Walmart entry.

Figure 3



The study used control towns to establish a frame of reference in analyzing before and after impacts of economic changes. Suppose only the post-entry pattern of per capita apparel sales was considered. It would be easy to conclude that Walmart's entry caused, or at least significantly contributed to, the steep decline in apparel sales. But Walmart's presence appears to have boosted sales for apparel and other noncompeting categories of eating and drinking places, specialty and services categories, when compared to the control groups.

When Walmart opened its first stores in Iowa in the mid-1980s, it generated considerable concern among business people and chambers of commerce across the state. Twenty-five years later, there is much less controversy when Walmart does establish a new store. While some businesses did lose trade, and some did ultimately go out of business, many others adopted new strategies to compete effectively with Walmart. As demonstrated in this analysis, having a Walmart store stabilized the retail sector of smaller trade centers, helping to curtail the out-migration of shoppers to the larger cities.

A robust local retail district provides residents with more convenient shopping options, and the higher level of competition introduced by a store like Walmart forces local businesses to improve efficiency, whereby they can offer lower prices, or compete on quality and service. As a result, customers benefit.

This study is focused narrowly on one measure of Walmart's impact: retail sales in the communities in which it locates. But clearly the debate surrounding Walmart's impacts extends beyond its economic influences.

Impact of large-scale retail in Chelan, WA

City of Anacortes staff charged 2016 Comp Plan consultant Greg Easton of Property Counselors to develop an impact analysis of big box retail and to identify a town where the impacts of large-scale retail can be observed for inclusion in the 2016 Comp Plan Update. In his report⁴, Easton identified the Town of Chelan, a rural community of approximately 4,000 residents. Like Anacortes, Chelan's economy has a significant visitor element and in 2007, Walmart opened a 162,000 sf store on the outskirts of the city.

An organized effort to prevent Walmart from opening in Chelan included local businesses, full-time residents and vacation property owners. Concerns raised included the potential for failure of local businesses and loss of Chelan's unique character. A Seattle Times article ([Appendix Exhibit 2](#)) quoted the Seattle lawyer who headed the group in opposition to the Walmart store opening as saying, "I'm totally empathetic to people trying to buy goods at lower prices and tires of driving to Omak or Wenatchee. But every small town doesn't have to have one of these stores. Part of living in a place like this is being further from this kind of convenience." The issue is fundamentally about protecting the town's charm; it's just so out of scale for a small community.

This sentiment, however, wasn't shared by all, as there were townspeople who wanted the convenience provided by a large-scale retail store. The Seattle Times article quoted Gene Kelley, owner of Kelly's Hardware, an Ace Hardware store that sells everything from shotguns to tricycles as saying, "I think it is going to divide the town". (Kelley's Hardware is the oldest business in town, family-run since 1958, and employed 20 people at the time.) "There are some benefits to having it. But Walmart is kind of a sore subject. Big is trying to swallow little. We have a lot of small shops that aren't going to survive."

To assess the financial impact Walmart's opening had on Chelan's businesses, taxable retail sales were analyzed pre- and post- Walmart's arrival. Tables 1-3 provide the basis of the analysis which largely aligns with Stone's findings; most retail categories benefit from the large-scale retailer opening because residents are less likely to leave town for purchases.

An inventory of Chelan's retail businesses is presented, along with comments from Lake Chelan's Chamber of Commerce's director describing how the large-scale retailer has integrated with the community and how local businesses adapted.

⁴ 2016 Comprehensive Plan Economic Conditions report Dated Feb. 24, 2015 p. 16

Table 1 illustrates Chelan's taxable retail sales for the year prior to Walmart's opening (2006) and compares Chelan's per capita taxable retail sales to Washington State's average. The following observations were made:

- In 2006, even before Walmart's arrival, Chelan was a net attractor of sales from visitors and others outside its trade area, evidenced by per capita taxable retail sales exceeding the adjusted state average by 96%.
- A strong visitor industry was seen in the per capita taxable retail sales of grocery stores and gas stations, where Washington State averages were exceeded by 443% and 368%, respectively.
- Several categories did experience leakage, Most significant were: (highlighted in table)
 - o Other General merchandise, - 64%
 - o Health and personal care, -77%
 - o Office supplies, stationary and gift stores, -43%
 - o Book stores and news dealers, -4%

Table 1: Analysis of Taxable Retail Sales prior to Walmart's arrival in 2007

2006 Taxable Retail Sales Analysis						
NAICS	Retail Segments	Chelan Taxable Retail Sales	Chelan PerCapita TRS	WA PerCapita TRS*	\$ Variance	% Variance
4451	Grocery Stores	\$ 7,241,761	\$ 1,968	\$ 363	\$ 1,605	443%
4413	Automotive Parts, Accessories, and Tire Stores	\$ 3,640,443	\$ 989	\$ 172	\$ 817	476%
4441	Building Material and Supplies Dealers	\$ 5,221,983	\$ 1,419	\$ 613	\$ 807	132%
4471	Gasoline Stations	\$ 2,915,225	\$ 792	\$ 169	\$ 623	368%
4539	Other Miscellaneous Store Retailers	\$ 2,703,081	\$ 735	\$ 392	\$ 343	87%
4431	Electronics and Appliance Stores	\$ 2,142,445	\$ 582	\$ 347	\$ 235	68%
4422	Home Furnishings Stores	\$ 849,638	\$ 231	\$ 132	\$ 99	75%
4421	Furniture Stores	\$ 903,373	\$ 245	\$ 147	\$ 99	68%
4481	Clothing Stores	\$ 1,743,753	\$ 474	\$ 329	\$ 145	44%
4511	Sporting Goods, Hobby, and Musical Instrument Stores	\$ 874,019	\$ 238	\$ 163	\$ 75	46%
4533	Used Merchandise Stores	\$ 226,843	\$ 62	\$ 30	\$ 32	106%
4541	Electronic Shopping and Mail-Order Houses	\$ 350,075	\$ 95	\$ 57	\$ 38	65%
4483	Jewelry, Luggage, and Leather Goods Stores	\$ 322,865	\$ 88	\$ 62	\$ 26	41%
4543	Direct Selling Establishments	\$ 580,550	\$ 158	\$ 124	\$ 34	28%
4542	Vending Machine Operators	\$ 8,339	\$ 2	\$ 4	\$ (2)	-41%
4452	Specialty Food Stores	\$ 504	\$ 0	\$ 12	\$ (12)	-99%
4512	Book Stores and News Dealers	\$ 241,281	\$ 66	\$ 69	\$ (3)	-4%
4482	Shoe Stores	\$ 42,646	\$ 12	\$ 35	\$ (24)	-67%
4442	Lawn and Garden Equipment and Supplies Stores	\$ 2,725	\$ 1	\$ 53	\$ (52)	-99%
4532	Office Supplies, Stationery, and Gift Stores	\$ 309,118	\$ 84	\$ 149	\$ (65)	-43%
4461	Health and Personal Care Stores	\$ 136,871	\$ 37	\$ 159	\$ (122)	-77%
4529	Other General Merchandise Stores	\$ 1,045,872	\$ 284	\$ 794	\$ (510)	-64%
Grand Total		\$ 31,503,410	\$ 8,561	\$ 4,373	\$ 4,188	96%

* WA per capita adjusted based upon 2013 ACS median household income. WA=\$59,478 Chelan=\$46,923

WA percapita adjusted downward by 78.9% to reflect Chelan's lower median household income.

Note: A positive variance indicates Chelan is an attractor of retail sales from outside its trade territory and a negative variance indicates retail sales leakage.

Table 2 compares Chelan's per capita, taxable retail sales for the year prior to Walmart's opening (2006) to the most recent data (2013). The following observations were made:

- Per capita Taxable Retail Sales increased from \$8,561 in 2006, to \$14,546 in 2013, an increase of 70%.
- Chelan's 2013 per capita Taxable Retail Sales of \$14,546 exceeded WA State's adjusted average of \$4,882 by 198%.
- Chelan's per capita Taxable Retail Sales, for the Retail category, indicates taxable retail sales for this town of 4,000 was serving a market size of 11,920 – a market nearly three times its actual size.
- Chelan's per capita Taxable Retail Sales in the following categories far exceeded the WA adjusted average, suggesting strong visitor spending.
 - o Other General Merchandise Stores- up 594%, serving market of 27,760.
 - o Grocery Stores-up 299%, serving market of 12,560.
 - o Other Miscellaneous store retailers-up 335%, serving market of 13,400.
 - o Gasoline Stations- up 345%, serving market of 17,800.
- There were four underperforming categories (highlighted) prior to Walmart's arrival in 2007, that improved to equal or better than the WA adjusted average after Walmart's opening. This supported the premise that large-scale retail can benefit existing businesses that don't directly compete with Walmart.
 - o Other General Merchandise Stores improved to 594% over WA adjusted average from -64%.
 - o Health and Personal Care Stores improved to 35% over WA adjusted average from -77%.
 - o Office Supplies, Stationery & Gift Stores improved to 63% over WA adjusted average from -43%.
 - o Book Stores and News Dealers improved to 118% over WA adjusted averages from -4%.

Table 2: Comparison of Chelan's Per Capita Taxable Retail Sales between 2006 & 2013

Per Capita Taxable Retail Sales NAICS	Retail Segments	Chelan 2006 Annual Population	Chelan 2013 Annual per capita TRS	WA Average 2013 Annual per capita TRS*	Change Chelan vs. WA \$	Change Chelan vs. WA %
4529	Other General Merchandise Stores	\$ 284	\$ 5,955	\$ 857	\$ 5,098	594%
4451	Grocery Stores	\$ 1,968	\$ 1,471	\$ 369	\$ 1,102	299%
4539	Other Miscellaneous Store Retailers	\$ 735	\$ 1,204	\$ 360	\$ 844	235%
4413	Automotive Parts, Accessories, and Tire Stores	\$ 989	\$ 1,010	\$ 183	\$ 827	451%
4441	Building Material and Supplies Dealers	\$ 1,419	\$ 965	\$ 512	\$ 453	89%
4471	Gasoline Stations	\$ 792	\$ 810	\$ 182	\$ 628	345%
4481	Clothing Stores	\$ 474	\$ 451	\$ 368	\$ 83	22%
4421	Furniture Stores	\$ 245	\$ 444	\$ 127	\$ 316	248%
4431	Electronics and Appliance Stores	\$ 582	\$ 412	\$ 369	\$ 42	11%
4541	Electronic Shopping and Mail-Order Houses	\$ 95	\$ 357	\$ 200	\$ 156	78%
4511	Sporting Goods, Hobby, and Musical Instrument Stores	\$ 238	\$ 327	\$ 220	\$ 107	49%
4461	Health and Personal Care Stores	\$ 37	\$ 259	\$ 192	\$ 67	35%
4422	Home Furnishings Stores	\$ 231	\$ 217	\$ 105	\$ 113	108%
4543	Direct Selling Establishments	\$ 158	\$ 196	\$ 120	\$ 76	63%
4532	Office Supplies, Stationery, and Gift Stores	\$ 84	\$ 161	\$ 98	\$ 62	63%
4533	Used Merchandise Stores	\$ 62	\$ 94	\$ 40	\$ 54	137%
4512	Book Stores and News Dealers	\$ 66	\$ 75	\$ 34	\$ 40	118%
4483	Jewelry, Luggage, and Leather Goods Stores	\$ 88	\$ 72	\$ 57	\$ 15	26%
4543	Department Stores		\$ 27	\$ 347	\$ (321)	-92%
4542	Vending Machine Operators	\$ 2	\$ 18	\$ 3	\$ 15	495%
4453	Beer, Wine, and Liquor Stores		\$ 11	\$ 19	\$ (9)	-44%
4482	Shoe Stores	\$ 12	\$ 8	\$ 40	\$ (32)	-80%
4442	Lawn and Garden Equipment and Supplies Stores	\$ 1	\$ 3	\$ 59	\$ (56)	-94%
4452	Specialty Food Stores	\$ 0	\$ 0	\$ 18	\$ (18)	-97%
Grand Total		\$ 8,561	\$ 14,546	\$ 4,882	\$ 9,664	198%

* WA per capita adjusted based upon 2013 ACS median household income. WA=\$59,478 Chelan=\$46,923
 WA per capita adjusted downward by 78.9% to reflect Chelan's lower median household income.

Table 3 compares Chelan's taxable retail sales for the year prior to Walmart's opening (2006) to the most recent data available (2013). The following observations were made:

- Chelan's 2013 Taxable Retail Sales increased \$26 million (83%) from 2006, which can largely be attributed to Other General Merchandise Stores (e.g. Walmart), but not entirely.
- Other General Merchandise Stores (Walmart), increased \$22.5 million, comprising 86% of the growth of taxable retail sales from 2006.
- Most categories did experience year-over-year growth in Taxable Retail Sales.
- However, losses in taxable retail sales of approximately \$3.3 million were experienced in three retail categories between 2006 and 2013, and were likely the result of competition from Walmart.
 - Grocery Stores were down \$1.4 million, or -20%.
 - Building Materials and Supplies Dealers were down \$1.4 million, or -27%.
 - Electronics and Appliance Stores were down \$.5 million or -24%.

Table 3: Comparison of Chelan's Taxable Retail Sales between 2006 & 2013

NAICS	Retail Segments	Chelan 2006	Chelan 2013	Variance	% Change
4529	Other General Merchandise Stores	\$ 1,045,872	\$ 23,552,047	\$ 22,506,175	2152%
4539	Other Miscellaneous Store Retailers	\$ 2,703,081	\$ 4,762,136	\$ 2,059,055	76%
4541	Electronic Shopping and Mail-Order Houses	\$ 350,075	\$ 1,410,868	\$ 1,060,793	303%
4461	Health and Personal Care Stores	\$ 136,871	\$ 1,024,461	\$ 887,590	648%
4421	Furniture Stores	\$ 903,373	\$ 1,754,185	\$ 850,812	94%
4511	Sporting Goods, Hobby, and Musical Instrument Stores	\$ 874,019	\$ 1,293,504	\$ 419,485	48%
4413	Automotive Parts, Accessories, and Tire Stores	\$ 3,640,443	\$ 3,994,195	\$ 353,752	10%
4532	Office Supplies, Stationery, and Gift Stores	\$ 309,118	\$ 634,854	\$ 325,736	105%
4471	Gasoline Stations	\$ 2,915,225	\$ 3,202,999	\$ 287,774	10%
4543	Direct Selling Establishments	\$ 580,550	\$ 777,037	\$ 196,487	34%
4533	Used Merchandise Stores	\$ 226,843	\$ 371,668	\$ 144,825	64%
4542	Vending Machine Operators	\$ 8,339	\$ 70,878	\$ 62,539	750%
4512	Book Stores and News Dealers	\$ 241,281	\$ 296,032	\$ 54,751	23%
4481	Clothing Stores	\$ 1,743,753	\$ 1,783,674	\$ 39,921	2%
4442	Lawn and Garden Equipment and Supplies Stores	\$ 2,725	\$ 13,793	\$ 11,068	406%
4422	Home Furnishings Stores	\$ 849,638	\$ 858,940	\$ 9,302	1%
4452	Specialty Food Stores	\$ 504	\$ 1,811	\$ 1,307	259%
4482	Shoe Stores	\$ 42,646	\$ 31,835	\$ (10,811)	-25%
4483	Jewelry, Luggage, and Leather Goods Stores	\$ 322,865	\$ 282,829	\$ (40,036)	-12%
4431	Electronics and Appliance Stores	\$ 2,142,445	\$ 1,627,695	\$ (514,750)	-24%
4441	Building Material and Supplies Dealers	\$ 5,221,983	\$ 3,815,768	\$ (1,406,215)	-27%
4451	Grocery Stores	\$ 7,241,761	\$ 5,818,946	\$ (1,422,815)	-20%
	Grand Total	\$31,503,410	\$57,529,108	\$26,025,698	83%

Large-scale retail's impact on the community

Mike Steele has been Executive Director of the Lake Chelan Chamber of Commerce since Walmart opened in 2007. The following are comments he made regarding Walmart's assimilation into Chelan's economy:

- After much discussion, the Chamber decided to value competition and free enterprise and to work with Walmart to help develop a positive community image.
- Out of concern raised due to Walmart opening, the Historic Downtown Chelan Association was formed in 2008, and now is a fully accredited Main Street Program. No businesses closed as a result of Walmart's opening and businesses continue to be Chamber members.
- Merchants continue to diversify and offer higher-end product and service. They continue to see new businesses coming to town and doing well.
- Walmart has done much to control the leakage, as residents are staying in town to do their shopping, keeping the money and tax dollars local.
- Walmart is a Chamber member and their General Manager is a member of the Chamber's board. He is active in the community and civic groups.
- The Walmart store contributes to community events, scholarships and hunger programs.
- The store's exterior was designed to complement the Lake Chelan "style".

Chelan's retail environment

A listing of retail businesses compiled from the Chamber's website and a Google map search is presented in [Appendix-Exhibit 3](#). Table 3 below, is a summary of Chelan's current retail businesses by categories.

A large element of Chelan's retail businesses serve the visitor industry (e.g. clothing stores, sporting goods, miscellaneous retailers and a book store) and don't appear to have been adversely impacted by large-scale retail. Of note, this town of just 4,000 residents supports three grocery stores, a hardware store and lumber yard, in addition to the 162,000 sf large-scale retailer – demonstrating the ability of these businesses to co-exist in a small community.

Table 3. Summary of Chelan's Retail Businesses by Segment

Retail Segments	 # of Businesses
4413-Automotive Parts, Accessories, and Tire Stores	2
4431-Electronics and Appliance Stores	1
4441-Building Material and Supplies Dealers	2
4451-Grocery Stores	3
4481-Clothing Stores	9
4483-Jewelry, Luggage, and Leather Goods Stores	1
4511-Sporting Goods, Hobby, and Musical Instrument Stores	2
4512-Book Stores and News Dealers	1
4529-Other General Merchandise Stores	1
4533-Used Merchandise Stores	1
4539-Other Miscellaneous Store Retailers	10
Grand Total	33

Summary

The visitor industry has been central to Chelan's economy and remains so today. Prior to Walmart's arrival, Chelan's per capita taxable retail sales for the retail category exceeded the state average by 96%, which is indicative of a strong visitor element. Most retail categories exceeded Washington State's per capita adjusted average for taxable retail sales prior to Walmart's opening. However, for Washington's largest per capita retail category (4529-Other General Merchandise) Chelan had just 20% of the state's adjusted average, suggesting leakage to other neighboring areas.

In 2013, six years after Walmart opened in Chelan, taxable retail sales had increased \$26 million, up 83% from 2007. Most retail categories saw increases, with 4529-Other General Merchandise (Walmart) gaining \$22.5 million, accounting for 86% of the sales increase experienced by Chelan. Several underperforming categories in 2006 (i.e. Health & Personal Care, Office Supplies and Book Stores) all improved in 2013. Chelan's sales growth in categories that don't directly compete with Walmart was consistent with results from Stone's study, which suggests the large-scale retailer may keep shoppers in town, providing a benefit to other local businesses.

During the six years since Walmart's opening in Chelan, losses were experienced primarily by three categories, which were likely the result of added competition from Walmart. Grocery Stores lost \$1.4 million, Building Materials & Supplies Dealers lost \$1.4 million, and Electronics & Appliance Stores lost \$.5 million. Losses in the Grocery and Building Supplies categories are consistent with Stone's study.

Even though Walmart's opening contributed to losses sustained in the grocery category, Chelan (a town of just 4,000 residents) still supports three grocery stores in addition to Walmart (Safeway, Red Apple Market and Bear Natural Market & Café). The strong visitor element contributes to this segment, but it is also likely the opening of Walmart transitioned Chelan into a regional shopping center, attracting residents from neighboring rural areas, which likely benefited the category.

In the Building Materials and Supplies Dealer category, Kelly's Hardware operates as the local Ace Hardware store, and Marson and Marson is a lumber yard with hardware. Deep Water Electronics, the local Radio Shack dealer, operates in the Electronics and Appliance Stores category.

While these three categories did experience sales losses between 20% and 27% since Walmart's opening, no business closed in these categories from the added competition.

As suggested by Stone, Walmart's entry appeared to have spurred Chelan's businesses to become more competitive by taking steps to establish an accredited Main Street Program, adjust product mix and provide services not available through Walmart.

This discussion focused on the economic aspects associated with Chelan's Walmart opening and didn't address the "loss of character" due to its out-sized scale that was feared by some. This certainly is an area of concern and merits review, although it could be argued that, the opening of Walmart may be what has allowed Chelan to maintain its unique character.

Large-scale retail in Chelan has benefited city finances, provided residents the convenience of shopping local, and may have helped other local businesses increase sales by keeping residents in town, with what appears to be marginal impact to existing businesses.

Impact of large-scale retail in Boone, IA

Boone, IA, incorporated in 1865 when the Chicago Northwestern Transportation Co. built a railroad station there, is a town of 12,000 (its population since the 1920's). It is located in farming country of central Iowa - just thirteen miles from Kenneth Stone's office (the author of the two studies discussed earlier) at Iowa State University in Ames. Throughout most of its history, Boone's business district was comprised of small, locally owned businesses built up around the railroad, US Highway 30 and Story Street. US 30 cut an east-west pathway through town, and Story Street bisected the town north to south. In its second century however, Boone's business district looks much different than in its first.

The Early Years

Prior to the 1960's, Boone had a typical business district for rural America. It had a full complement of businesses to satisfy the needs of this farming community that included clothing stores for men, women and children, multiple shoe stores, hardware stores, department stores and "five & dime" variety stores.

Most businesses were locally owned, "mom & pop", family run stores. Even the franchises of the day (e.g. Western Auto and Coast to Coast) were locally owned.

Second century brought change

In the 1960's, the two-lane US Highway 30 was relocated, by-passing the town with a four-lane highway, two miles south down Story Street. (Boone Map [Appendix-Exhibit 4](#)) With the advent of limited access, four-lane highway, drive time was significantly reduced to reach the newly opened (1959) Merle Hay Mall in northwest Des Moines or to shop in downtown Des Moines. As suggested in Stone's study, improved transportation infrastructure helped to facilitate the transformation of the retail market structure which caused Boone's retail businesses to encounter competition they hadn't experienced before.

In the early 1990's, Walmart opened a store about two miles south of Boone's business district at the intersection of Story Street and the new US Highway 30, an area previously in soy bean and corn crops. Over the next twenty-five years, several other retailers, service businesses, auto dealerships and restaurants moved to this location. Most of the businesses in this South Story Street location were new to Boone, although some existing downtown businesses also made the move.

Early in the 1980's, before Walmart opened, dozens of businesses closed in Boone. Some closed because they no longer had family willing to take over, while others found it difficult to compete with the regional shopping that was now within an easy drive for residents. Later that decade, Walmart added to the competition. Below is a summary of the types of businesses that closed during this period (detail in [Appendix-Exhibit 5](#)).

Boone Business Closures Beginning from 1980's					
Quantity	Business Type	Quantity	Business Type	Quantity	Business Type
1	Appliance Store	1	Department Store	1	Jewelry Store
2	Auto Dealers	1	Drug Store	4	Ladies Clothing Stores
1	Auto Supply Store	1	Fabric Store	2	Men's Clothing Stores
1	Bank	4	Five & Dime Stores	4	Restaurants
2	Children's Clothing Store	1	Furniture Store	2	Shoe Stores
1	Dairy	4	Hardware Stores	2	Theatres

At least thirty-five retail businesses closed in the 1980's and 90's.

Boone Today

Several businesses (view in [Appendix-Exhibit 6](#)) have located adjacent to Walmart at the intersection of the relocated US 30 and South Story Street, while dozens more built in the vicinity. Many are restaurants new to town; McDonald's, KFC, Godfathers Pizza and the like. Other businesses include Ace Hardware, Goodwill and Redeker's Furniture store. The car dealers and one of Boone's original grocery stores have relocated from downtown to a location adjacent to Walmart. Several service businesses, primarily banks, have also located at the South Story Street location. Below is a summary of the businesses located on South Story Street (detailed business listing in [Appendix Exhibit 7](#)).

Boone Businesses Located on South Story Street					
Quantity	Business Type	Quantity	Business Type	Quantity	Business Type
2	Auto Dealers	1	Fitness Center	2	Motel
5	Bank	1	Florist	1	Realtor
1	Car Rental	1	Furniture	1	Resale
1	Car Wash	1	General Merchandise	10	Restaurants
1	Clothing	1	Grocery Store	1	Service
1	Equipment Rental	1	Hardware Stores	1	Storage Facility
1	Farm Supply	2	Insurance	1	Wholesale
1	Fishing Supplies	1	Medical		

Thirty-nine businesses have located in the South Story Street location

After years of decline, the store fronts of Boone's historic business district have begun to fill in. Gone are the shoe stores, hardware stores, variety stores and most of the clothing stores which were there for decades. They're replaced with a fitness facility, tax preparers, vintage stores, gift stores and locally-owned restaurants. Below is a summary of the retail businesses in Boone's historic district (detailed listing in [Appendix Exhibit 8](#)).

Boone Business Located in Historic business District					
Quantity	Business Type	Quantity	Business Type	Quantity	Business Type
4	Auto Supply Store	2	Grocery Stores	1	Theatre
1	bakery	1	Hardware Stores	1	Video Stores
1	Book Store	1	Household Items	2	Vintage Stores
1	Clothing Store	3	Jewelry Stores	1	Wedding Dresses
2	Drug Store	1	Men's Clothing	2	Women's Clothing
1	General Merchandise	1	Music Stores		
2	Gift Stores	1	Pawn Shop		

Twenty-seven retail businesses located in Boone's historic business district.

Summary

The story of how Boone's retail business has evolved appears to have been captured in Ken Stone's studies. Detailed data on retail sales wasn't available for this discussion. Instead, anecdotal information was presented that possibly put a face on Stone's study of rural communities.

In the years prior to Walmart's opening in Boone, small locally owned businesses began to close for a variety of reasons. When Walmart opened in Boone, it not only captured sales from local businesses, it became a regional shopping center for the smaller outlying towns like Ogden, Madrid and Woodward. Retailers in these smaller towns (less than 2,500) have almost been eliminated, another trend identified by Stone.

It is reasonable to assume Walmart's opening in Boone did facilitate the closure of some of Boone's businesses, however, it is equally reasonable to consider that improved transportation and newly developed regional shopping centers introduced competitive pressures which contributed to Boone's business closures prior to Walmart's opening.

The composition of Boone's retail businesses changed over the years, with a large number of locally owned businesses closing while others found ways to remain competitive and relevant in a market shared with Walmart. Of note are two local grocery store chains and two hardware stores (one of each category located near Walmart on South Story Street), which chose to compete directly with the superstore..

Another area of interest should be the availability of developable land adjacent to the Walmart, which led to the migration of the business center from its historic roots near the center of town, to the location south of town. New businesses were able to develop facilities unhindered by redevelopment costs or other obstacles posed by existing structures.

It's clear Boone's retail market experienced significant change over the years, and large-scale retail played a role in that change. It was once thought Walmart was the catalyst of that change, but it may have turned out to be its remedy.

Considerations for Anacortes

There are possible parallels between the experiences of Chelan, Boone and Stone's Study that may provide learning opportunities for Anacortes.

What happened to Anacortes retail?

Anacortes may not have had the breadth of retail outlets that Boone had in the 1950's, as the 1954 Poston Study found Anacortes residents dissatisfied with the city's lack of shopping options at the time. Although not plentiful, Anacortes did have several shopping outlets to serve the needs of residents back then.

Bret Lundsford, City of Anacortes Museum Maritime and Education Curator and lifelong Anacortes resident, provided some history regarding retail in Anacortes. He mentioned a number of Anacortes clothing businesses of the 1950's; Brown Bros., Miller's, Mode-O-Day, Montague's and Red Goose Shoes. Anacortes was home to a JC Penny store until it closed in January 1986; and the Islander, a locally owned department store, which operated throughout the 1980's, but closed in 1995.

Through Stone's studies of retail's evolution in rural economies, and their impact on a town like Boone, IA, we might gain a better understanding of Anacortes' current retail environment.

Anacortes' transportation infrastructure improvements began with the opening of the first span (today's eastbound lane) of the Duane Berentson Bridge in 1972, replacing the drawbridge that had spanned the Swinomish Channel between Fidalgo Island and the mainland, according to Steve Berentson. Its twin was added in 1981. Then the Cascade Mall opened in 1990 with J.C. Penny, The Bon Marche', Troutman's Emporium and Sears as anchor tenants, plus an assortment of smaller stores.

Like Boone, and the other Iowa towns in Stone's study, it appears the improvements in transportation infrastructure and the development of shopping opportunities within a reasonable driving distance, precipitated the decline of Anacortes' retail stores that took place through the mid-90's. No dry goods-oriented retailer has attempted a start up here since.

Why does it matter?

The Economic Conditions Report prepared for the 2016 Comp Plan Update identified \$65.8M in (gross) retail sales leakage by residents who are taking their spending to areas outside Anacortes. (That number grows to \$150M when a larger trade area is considered). Supporting this finding, the 2016 Comp Plan Residential Spending Survey indicates only 23% of residents are satisfied with Anacortes' retail options and many take their retail spending out of town. If these sales were captured in Anacortes, it would mean added sales tax revenue for the city and could provide shopping opportunities to address the low level of satisfaction residents have for Anacortes' shopping options identified in the spending survey.

Would large-scale retail work in Anacortes?

Chelan is a small rural town with a strong visitor industry influence - much like Anacortes. And like Anacortes, maintaining a unique community character and charm is important to Chelan's residents and businesses. Large-scale retail appears to be working for them. Could it work for Anacortes?

There is one primary difference between Anacortes and Chelan - proximity to regional shopping. Chelan is about a 50 minute drive to their nearest regional shopping center in Wenatchee. While Anacortes is

approximately a 25-minute drive to its closest regional shopping center in Burlington/Mount Vernon - about half the drive time a Chelan resident would need to reach regional shopping outlets.

Due to Anacortes' relative close proximity to expanded shopping options, it is unlikely that any one large-scale retail store opening in Anacortes would capture 100% of the city's retail leakage. Residents will make trade-offs between the added convenience, lower travel expense and environmental benefits of local shopping in Anacortes, versus what would most certainly be a larger selection of merchandise, and possibly better pricing, available at regional shopping centers.

A market feasibility study for an Anacortes Fred Meyer was performed in January of 2014 for MJB, which projected estimated gross store sales of approximately \$35M, or a capture rate of about 23% of available retail sales (based on Economic Conditions Report estimates). Projections indicated the city would generate about \$300,000 in tax receipts from these sales.

If a large-scale retailer were to locate in Anacortes, it would likely impact businesses negatively in the grocery, building materials centers and home furnishings categories. The Stone Study determined these to be three categories most negatively impacted when large-scale retail opened, and were two of the three categories impacted in Chelan. But like Chelan, Boone and the other Iowa towns in the study, it is plausible these businesses and those of other categories would be able to co-exist with a large-scale retailer, with more residents staying in town to do their spending.

Critical to the large-scale retail decision is its location. The proposal submitted by MJB to use industrial land on R Ave. was incompatible with current zoning and prior attempts to repurpose this area has met with resistance for the want of industrial jobs for Anacortes residents.

It's important to note that the 2013 average wage for jobs in the industrial area was \$35,990⁵, somewhat less than the estimated \$68,400 annual household income⁶ needed to afford median cost housing in Anacortes. It is, however slightly better than the \$32,200 average wage projected for workers in the Fred Meyer feasibility study⁷.

It's likely, whether the jobs are industrial or retail, that a majority of the workers in this area will be commuting from off the island, as most Anacortes workers do today⁸.

Irrespective of wages, another consideration is the potential this property has to provide upland support to marine activities, an industry of strategic importance to Anacortes.

Another consideration for the location of large-scale retail would be the area referred to as MJB North, a Marine Mixed Use zone close to existing stores (a desire stated by Fred Meyer) and it would preserve the industrial zone. This location may involve an urban design, possibly incorporating multiple stories.

With its high traffic count, the SR 20 corridor on March Point has also been discussed as a possible location for large-scale retail. But consideration should be given to the migration of businesses that took place when Boone opened large-scale retail outside its historic business district, ultimately relocating its core retail district south

⁵ Source: 2013 Employment Security Dept. data, Anacortes Employment Analysis by Zone

⁶ Source: 2009-2013 American Community Survey estimates

⁷ Source: Anacortes Fred Meyer Executive Summary Final

⁸ 2016 Comp Plan Update Economic Conditions report cites US Census Bureau LED data stating 66% of Anacortes workers live outside Anacortes.

of town. It should also be noted that Fred Meyer has stated their preference is not to locate in the SR 20 March Point corridor, preferring to be located closer to town.

Boone's Walmart opened two miles from the city center in an undeveloped area unconstrained by existing structures or legacy building regulations. Anacortes has significant parcels of land, either undeveloped or easily redeveloped, where storage facilities operate along SR 20 on March Point. The city could experience a similar migration of businesses if large-scale retail opened there without proper controls in place.

A contrarian view would be to promote the migration of businesses to the SR 20 corridor in order to develop our downtown with businesses targeted toward the visitor market. This could be the unintended consequences if uncontrolled commercial development occurred on March point.

Yet other factors to consider are the acquisition by local tribal organizations of the Similk Golf Course and undeveloped parcels along SR 20 on March point. It's been reported the Samish plan to place the approximately 14.5 acres of undeveloped land into trust and eventually build a casino there.

The SR 20 corridor on March Point is zoned light manufacturing, however the tribes are not bound by city zoning when the land is placed in trust. They can afford to acquire land valued for its desired purpose, not what is allowed by zoning. County records indicate the Samish paid approximately \$13/sf for the property in 2008, a value more representative of commercially zoned land, versus the \$5.24/sf the land was assessed at for its zoned use of light manufacturing.

If SR 20 corridor landowners were so inclined, they could realize the market value of their land by selling to a tribal organization which would be unencumbered by local zoning, and could develop a retail area to capture retail demand that has been identified as unmet in the area. Additionally, the possibility for expanded retail options also exists on the Swinomish' property below the Twin Bridges.

If large-scale retail were an element of the tribes' development plans, Stone's study suggests there should be minimal impact on Anacortes' existing businesses, and could provide a benefit to non-competing businesses because residents may do more shopping locally. The downside is the opportunity loss associated with retail sales tax collections and the possibility of stores migrating from downtown to outlying locations.

Alternatives to large-scale retail

Large-scale retail is not the only option Anacortes has to improve retail options for residents and capture its retail sales leakage. Some have suggested a locally owned dry goods store, possibly even a co-op. A co-op has several favorable aspects, such as; tailoring a product mix to residents' needs, would likely be of a smaller scale with what many feel is appropriate for Anacortes. It would be less likely to impact sales of existing merchants. A store like this could develop in to a destination shopping experience that a portion of the 4 million plus annual visitors to our area could enjoy. The problem is... there are few co-op models to follow and demonstrate viability.

With a sense of ownership and town pride, residents would likely support a locally owned dry goods store, however, a store of this type most probably would not provide the range of products and pricing offered by a large-scale retailer. Therefore leakage would likely continue, albeit to a lesser degree.

Lastly, a developer is not apt to pursue a locally owned dry goods store. It would require a grassroots movement, especially if it's to be a co-op. This is entirely possible, as Anacortes has demonstrated its ability to get behind those issues they feel are important and affect their quality of life.

Another option to improve shopping options for residents and capture retail sales leakage is for smaller stores to infill in the Commercial zone on South Commercial Ave. However, although the ability for this type of retail to develop has existed for decades, none has. What's the likelihood it will now? What change is needed to encourage this type of development? Does this business model work today?

Yet another method Anacortes could use to capture retail sales leakage is for residents to use the internet. While Anacortes' internet sales have increased from \$1.2M in 2004, to \$5.2M in 2013, (an increase of over 400%) internet sales still represent less than 4% of Anacortes' retail segment. At \$326 per capita sales, Anacortes' internet sales exceed Washington State's average by 30%. Anacortes' higher internet sales illustrate our resident's reliance on the internet for merchandise today. This trend is likely to continue, as all internet sales are projected to do. But it is unlikely to materially reduce the leakage being experienced. It should be noted however, Chelan did see a drop in internet sales when Walmart opened and Anacortes should expect a similar change if large-scale retail were to open here.

Summary

It's clear Anacortes residents make a significant portion of their purchases out-of-town today, thereby experiencing the inconvenience and expense of travel to regional shopping centers, as well as generating tax revenue for communities other than Anacortes. What's less clear is how Anacortes should seek to improve retail opportunities for its residents and capture the taxes from their purchases to fund local government.

Due to our proximity to regional retail centers, retail leakage will likely always be present and our ability to slow the leakage will be directly related to how competitive (e.g. selection, quality, price, etc.) the new retail offerings are when compared to what's available from regional shopping centers.

It's debatable how much existing businesses will be negatively impacted if a large-scale retailer were to open in Anacortes. The city lost most of its general merchandise stores decades ago and our CBD and Commercial zones are now, mostly populated with service businesses and specialty stores serving niches or the visitor industry. If a large-scale retailer was successful in keeping residents close to home to do their shopping, it is likely other local businesses would also benefit. Grocery and hardware stores, however, would likely experience a negative impact, but these business types have demonstrated an ability to compete with large-scale retail through attention to product mix and service levels.

Several types of retail have been discussed for Anacortes. Large-scale retailers have expressed interest to locate in Anacortes, but concerns that a 100,000+ sf store would be out of scale for the community, or that it would cause existing businesses to fail, have caused many community members to reject this option. A locally-owned mercantile seems to address concerns of many and could develop as a visitor attraction in its own right, however, there are few successful business models of this type to follow.

Several studies have produced results indicating there is demand for goods that aren't being satisfied with Anacortes' existing mix of retail outlets. This has produced a void in the marketplace.

Since marketplaces have a tendency to fill voids where an economic benefit can be realized, it is advisable for the City of Anacortes to enact policies which facilitate the filling in of marketplace voids in a manner desirable to the community. Otherwise, it is possible development could occur in ways that some may feel is detrimental to our community.

In a 2007 City Council meeting, the late City Council member Nick Petrish said regarding Anacortes' retail options, "We need to determine what we want, where we want it and how big we want it to be." It's now 2015... Nearly a decade later. Will we still be debating this crucial issue a decade from now?

This paper does not suggest a preferred method to improve retail opportunities. Rather its purpose is to provide information and background on issues associated with large-scale retail and provide a basis for discussion and debate to determine the best course forward based upon the community's priorities.

The following reference materials are available for review or download by clicking on each report's link or by accessing the box location: <https://app.box.com/s/mnz0uoiwhfu77nac7axlaw0eh7f6x4ar>

- [2016 Comp Plan Resident Spending Survey, October 2014](#)
- [Stone, Impact of the Wal-Mart phenomenon on rural communities, 1998](#)
- [Stone and Artz, Revisiting Wal-Mart's Impact on Small Town Retail: Twenty-Five Years Later, 2012:](#)
- [2016 Comprehensive Plan Economic Conditions report](#)
- [2013 Employment Security Dept. data: Anacortes Employment Analysis by Zone.pdf](#)
- [Anacortes Fred Meyer Executive Summary Final.pdf](#)

Appendix

Exhibit 1 Article on Iowa State Univ. Study

ISU economists study Iowa communities 15 years before and after Wal-Mart

11 May 2012



Ken Stone, an Iowa State emeritus economics professor, and Georgeanne Artz, a visiting assistant professor of economics in ISU's College of Agriculture and Life Sciences, have authored a new study on Iowa communities 15 years before and after Wal-Mart. Photo by Bob Elbert, ISU News Service

(Phys.org) -- Small towns in Iowa (between 3,000 and 20,000 population) that have hosted Wal-Mart stores showed moderate increases in total retail sales in the 15 years following the stores' opening according to a new study by two Iowa State University economists.

Control communities in the study -- those without Wal-Mart stores -- didn't match the retail sales growth of the Wal-Mart host towns, but their sales also largely stabilized during the same 15-year period. The study will be published in a future issue of *Economic Development Quarterly*.

"Revisiting Wal-Mart's Impact on Iowa Small Town Retail: Twenty-Five Years Later," was co-authored by Ken Stone, an Iowa State emeritus economics professor, and Georgeanne Artz, a visiting assistant professor of economics in ISU's College of Agriculture and Life Sciences. They've been studying the economic impact of Wal-Mart stores dotting the Iowa landscape since 1988.

Host towns become regional trade centers

"This is a much longer-term study and it shows that among the Wal-Mart host towns, their total sales went up and stabilized, and they became more of the regional trade centers," said Stone, one of the nation's leading experts on the economic impact of Wal-Mart in small towns. "But one has to keep in mind that most of that gain was by Wal-Mart stores, and they did have negative impacts on a lot of other businesses in town -- mainly any store that was selling essentially the same thing they were selling."

"The few towns in our population group that don't have a Wal-Mart store fared better than I had expected," he continued. "They too were declining [in retail sales] before Wal-Mart came in, but they kind of stabilized at that lower level from Wal-Mart. And I think it's because nearly all of them got a regional chain store like an ALCO, or a Dollar General. And in particular, I think every one of them had a good chain grocery store like Fareway or HyVee. So again, they sort of had a critical mass of retail stores to retain people there and it's my contention that most people don't really want to drive any farther than they have to to shop."

The smallest towns in the state experienced substantial retail losses during the period, according to the study. For example, Stone reports retail sales in towns below 2,500 population declined 30 percent during the post Wal-Mart era, or about \$1.5 billion in current dollars.

The ISU researchers used data obtained from the Iowa Retail Sales and Use Tax Reports, published annually by the Iowa Department of Revenue and Finance, in their analysis of 28 Wal-Mart host towns and 22 control (non-Wal-Mart) towns.

"It's important to note that we picked a group of

control towns that looked most like the host towns before Wal-Mart came in, so it's not every other town in the state," Artz said. "It's a select group [of towns] we thought were feasible sites for Wal-Mart, but didn't get a Wal-Mart."

In the 15 years following the Wal-Mart opening, the general merchandise (GM) category sector in host towns showed a sharp increase in sales, while the control towns saw a slight decrease in GM sales. The researchers point out that Wal-Mart stores are classified as general merchandise stores, so they generated most of the host towns' GM sales.

Niche merchandise still sells

The study also reports that host town stores that sold niche merchandise — such as specialty retailers, service firms and apparel shops — showed some positive sales increases in the post Wal-Mart era. Conversely, host town stores that sold merchandise similar to Wal-Mart's experienced a sales decline, at least initially.

"Many of the types of stores that were impacted negatively initially seemed to find their way and figure out how to operate against Wal-Mart as time went on," Stone said. "As an example, the old line hardware stores back in the 1980s sold toys and sporting goods, too. They tried to be a general store. And that just didn't work against Wal-Mart because they were dominant in toys and sporting goods, etc. But the hardware chains in particular — and I did a lot of work [consulting] for True Value and Ace — finally learned that they had to specialize and find niches. And the first niche was service. They gave better service."

The researchers point out that Wal-Mart's entry into Iowa coincided with significant geographic shifts in the location of retail trade toward larger cities and regional trade centers within the state.

"I think in almost every case, sales were declining in these smaller towns before Wal-Mart came in — primarily because the bigger cities in Iowa had just built new shopping malls," Stone said. "So they were trending downward, but once Wal-Mart came

in, they turned that around and sort of stabilized their sales."

Stone says the study's findings also suggest policy issues that local officials and business people may want to consider — specifically the merits of allowing a big box store to build in a town and whether or not to offer financial incentives.

Provided by Iowa State University

Exhibit 2 Article about Walmart opening in Chelan, WA

The Seattle Times
Winner of Eight Pulitzer Prizes

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 **OVER 500 FRESH DEALS WEEKLY**

Originally published Friday, January 5, 2007 at 1:20 AM

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Chelan Wal-Mart built, but will it ever open?

While some fight to keep a small-town feel, others would welcome the low prices and amenities.

By Lynda V. Mapes
Seattle Times staff reporter

CHELAN — About two weeks from now, Wal-Mart was supposed to celebrate a grand opening here, ushering in a new era in retail shopping — and big changes for this scenic tourist town on the lake.

The shelves are still being stocked. Construction workers are gluing up trim and decking the food court in plastic plants. And some 200 new employees are ready to go to work.

But it's quite possible the big celebration is off. A county judge last week delivered a giant legal victory to a small group of local opponents of the 182,000-square-foot big-box behemoth, agreeing that the project violated the city's zoning rules.

Now they aren't just talking about stopping the grand opening. Some people are talking about tearing the whole thing down.

The dispute has also ignited a vigorous, sometimes bitter debate among neighbors in scenic Chelan, population 3,800, over the future of its character amid a changing economy. While the opponents are celebrating their rare victory as a David-vs.-Goliath battle to protect their way of life, a lot of people have been looking forward to all the amenities and low prices the world's largest retailer would offer.

"I have very mixed feelings on it," says Cindy Aston, who runs a greeting-card and gift shop downtown in what used to be her father's pharmacy.

"Is it going to hurt us? Yes, it will, businesswise. If I didn't think so, I'd be crazy. On the other hand, I think we could use a Wal-Mart."

Bait and switch?

Only a single blue tarp flapping on the exterior wall reveals that the Wal-Mart building on the outskirts of Chelan, where acres of apple orchards have been ripped up for subdivisions, isn't yet complete.

Opening day had been set for Jan. 22 when Chelan County Superior Court Judge Lesley A. Allan on Dec. 28 ruled that the project's building permits are invalid.

The judge sided with Defenders of Small Town Chelan, a group of locals and well-heeled Seattleites with second homes in town, in ruling that the store was inconsistent with the plan as originally approved by the city. The legal dispute revolves around whether the city's zoning for the 18-acre lot intended to limit construction to 50,000 square feet per acre, as Wal-Mart contends, or 50,000 for the entire project, as the opponents maintain.

WRUPP/STW

"This was a bait-and-switch on the part of the city and Wal-Mart," said Kathy George, a Seattle lawyer who represents the opponents. "The city told the public this was going to be a nice business park with buildings up to 50,000 square feet, and that it would be good for jobs. It skated through the process with hardly any public concern. Years later, we get a 182,000-square-

PREV 1 of 3 NEXT



Outrage MARK HARRIS/STW FOR THE SEATTLE TIMES
A 182,000-square-foot Wal-Mart store is scheduled to open Jan. 22 in Chelan, but a lawsuit by a group of residents from the town of 3,500 may change that. A county judge agreed with the group that the project violated the city's zoning rules.

foot store."

For Laurel Jamtgaard, who heads the group that has managed to raise all of \$15,000 for the cause, the issue is fundamentally about protecting the town's charm.

"It is just so out of scale for a small community,"

Jamtgaard said. "I'm totally empathetic to people trying to buy goods at lower prices and tired of driving to Wenatchee or Omak. But every small town doesn't have to have one of these stores. Part of living in a place like this is being further from that kind of convenience."

Now the group plans to ask the judge to send the permits back to the city, and yank the temporary occupancy permit Wal-Mart has been using to stock the store, hire employees and get ready for opening day.

No one here thinks it's likely the building will be torn down, but no one can say it won't, either. That wouldn't just cost the company millions. Near as anyone can tell, it would be a first in the long history of fights between communities and the Arkansas-based retailer.

Weighing options

Wal-Mart admits the judge's decision caught it by surprise, to say the least. The company had been continuing to work toward the big opening, with workers stocking shelves since early December under a temporary permit. It had assumed it would win the case, assured that the project was legal because the permits had been issued.

"We've never had anything like this happen before," said Jennifer Holder, a Wal-Mart public-affairs manager based in Seattle. "We are weighing our options. We'll be talking to the city and to our attorneys to figure out what we need to do to make the situation right."

Meanwhile, city officials are bristling at the ruling — and the assertions from Jamtgaard and others that the public was left out of the decision to allow Wal-Mart to come to town.

"The city's position is we have not erred, and we followed the city's laws and procedures to a T," said Dave Fonfara, the city administrator. The city is weighing whether to appeal, he said, but the next chapter in this story is "a matter of speculation."

A sore subject

The Wal-Mart issue clearly is about much more than zoning codes.

"I think it is going to divide the town," says Gene Kelly, owner of Kelly's, a hardware store that sells everything from shotguns to tricycles. It's the oldest business in town, family-run since 1958, and currently employs 20 people.

"There are some benefits to having it. But Wal-Mart is kind of a sore subject. Big is trying to swallow little. We have a lot of small shops that aren't going to survive."

A few doors down, at Cindy Aston's store, Aston's Cards and Etc., the stuffed head of a bull elk gazes down at the froufrou where her father's pharmacy counter used to be. Now it's a pink wall to complement an inventory of lacy, scented girlie things.

Aston, who serves on the local chamber of commerce, said she prides herself on small-town service that includes personally delivering cards to customers in the local nursing home so they may make their selections bedside, and even mailing the cards. But she also knows people can use the products Wal-Mart will offer. And the city can certainly use the jobs and the tax revenue.

"But those are the only things I can come up with that are good."

Amid all the debating and the legal wrangling, another group of locals has been hard at work, too.

Kevin Huff of Wenatchee was hired to work in the garden center, and has been busy helping to get the store ready for a grand opening he is certain will come.

If not in two weeks, he figures, then eventually.

"I'm not worried about it," Huff said.

"These things have a way of working out. Most people want the store."

Lynda V. Mapes: 206-464-2736 or lmapes@seattletimes.com

Exhibit 3 Listing of retail businesses in Chelan, WA

Chelan Retail Businesses					
	NAICS	Retail Category	Name	Address	Comments
1	4413	Automotive Parts, Accessories, and Tire Stores	Jerry's Auto Supply	221 E. Woodin Ave.	Auto parts store
2	4413	Automotive Parts, Accessories, and Tire Stores	NAPA Auto Supply	233 East Wapato Ave.	Auto parts store
3	4512	Book Stores and News Dealers	Riverwalk Books	116 E. Woodin Ave.	Lake Chelan Valley's Community Bookstore brings knowledge, passion, character, and personality with our unique atmosphere and our diversity and selection of titles.
4	4441	Building Material and Supplies Dealers	Kelly's Hardware	128 E. Woodin Ave.	Ace Hardware store, closed Sunday's
5	4441	Building Material and Supplies Dealers	Marson & Marson Inc	105 South Bradley Street	Lumber yard & Hardware store
6	4481	Clothing Stores	Blue Moon	121 E. Woodin Ave.	Blue Moon is a Women and Jr's retail clothing store. We carry Karen Kane, Roxy, Tommy Bahama, Billabong, PJ Salvage, Foxcroft, Dylan by True Grit, QSW, Quiksilver and more. Many kinds of Accessories. Purses, shoes, jewelry, hats, scarves, swimwear, etc.
7	4481	Clothing Stores	Company 107- Home of the sharp dressed man	107 E. Woodin Ave.	Quality men's apparel in the Lake Chelan Valley since 1079. Top brands like Nautica, Tori Richard, Margaretville, Cutter & Buck, Pendleton, Brighton, Quiksilver, Fox Rider, and Imperial Motion. We are also proud to use Jims Formal wear for our Tux Rentals for Prom, Weddings, and for that special occasion. Need a Letterman's jacket? We can take care of that also. And don't forget we are the drop off place for Hayes cleaners. Open 7 days a week in historic downtown Chelan.

Chelan Retail Businesses					
	NAICS	Retail Category	Name	Address	Comments
8	4481	Clothing Stores	Lulu Boutique & Salon	116 S. Emerson	Lulu has grown and expanded our store and our offerings!!! The Annex has added Men's basics, Jeans and Tees, Gifts and an in-house Massage Therapist, Korie Johansen. Come see what's new. Lulu offers hip and fun apparel for women including dresses, tops, denim, coats, accessories and more. You will find special items you can't get anywhere else as well as great gifts
9	4481	Clothing Stores	Memories by the lake	212 E. Woodin Ave.	Memories by the lake is your go to headquarters for all your paper craft needs including classes, special group events, custom Lake Chelan items and more. But now we offer an all-around women's store carrying women clothing, jewelry, purses, home decor and much more. Come visit us for a great experience with excellent customer service!
10	4481	Clothing Stores	Posh Boutique	114 E. Woodin Ave.	a contemporary boutique featuring clothing, jewelry, accessories, gifts and decor
11	4481	Clothing Stores	Sunworks at Lake Chelan	205 E. Woodin Ave.	Sunworks is a retail store specializing in clothing and swimwear for the active man and women. We carry such brands as Hurley, O'Neill, Metal Mulisha, Reef, and more. Gifts, sandals, and seasonal accessories are also available.
12	4481	Clothing Stores	Swim World	146 E. Woodin Ave.	Patio furniture, spas, pools, stoves, BBQ's, garden, & gift items.
13	4481	Clothing Stores	The Shirt Shop	140 E. Woodin Ave.	The Shirt Shop has casual clothing for the whole family. Design your own souvenir shirt using one of our 500+ transfers or custom lettering. Show your enthusiasm for school sports and choose from several local school logos to print on a shirt, sweatshirt or sweatpants. We also have a large selection of Lake Chelan pre-printed screen printed shirts and sweatshirts. Stop in and let our friendly staff help you find just the right gift, souvenir or resort wear. Thanks for shopping downtown Chelan.
14	4481	Clothing Stores	Shirt Shop	140 E. Woodin Ave.	The Shirt Shop (formerly Shirt Shop Plus) has been a long time favorite of visitors to Chelan where you can purchase a wearable souvenir you'll love. Choose from a wide selection of shirts, sweats, kids and adults. Or design your own. With hundreds of transfers to choose from you're sure to find the one for you. Add your name or create a unique phrase for the truly personal touch.

Chelan Retail Businesses					
	NAICS	Retail Category	Name	Address	Comments
15	4431	Electronics and Appliance Stores	Deep Water Electronics-Radio Shack	131 E. Woodin Ave.	Along with our excellent customer service and years of expertise in technology, we offer a compliment of services for your technological needs: Home Technology Integration, Home Theater and Whole-House Sound, RadioShack Accessories, Computer Sales and Service, and Verizon Wireless. Come see us, we make Technology Simple!
16	4451	Grocery Stores	Chelan Red Apple Market	310 W. Highway 150	
17	4451	Grocery Stores	Safeway	106 Manson Rd.	
18	4451	Grocery Stores	Bear Natural Market & Café	125 E. Woodin Ave.	Natural foods market & café
19	4483	Jewelry, Luggage, and Leather Goods Stores	Goldsmith Lucerene	106 E. Woodin Ave.	Jewelry store
20	4529	Other General Merchandise Stores	Walmart	108 Apple Blossom Drive	
21	4539	Other Miscellaneous Store Retailers	Black Dog Frame Shop	201 E. Woodin Ave.	In addition to custom-framing artwork, Black Dog Frame Shop offers Chelan's most unique shopping experience. The store features a vast array of locally-oriented prints ranging from historic black and white photos to contemporary vineyard and wine related artwork. In addition, Black Dog prides itself in offering prints you simply won't find anywhere else like vintage movie, music, and advertisements. Complementing the artwork you will find vintage furniture pieces and collectibles, as well as locally-made artisan wares and jewelry. And let's not forget the framing. Black Dog offers skilled custom framing with material selections and pricing that competes with anywhere in the state. Got images and photography you want printed? Black Dog can print your images on a variety of mediums ranging from photo paper to canvas - let's get creative with your projects! More than just a frame shop, Black Dog Frame Shop is uniquely Chelan.

Chelan Retail Businesses					
	NAICS	Retail Category	Name	Address	Comments
22	4539	Other Miscellaneous Store Retailers	Culinary Apple Kitchen Necessities & Gifts	109 E. Woodin Ave.	A store to experience, where a taste of gourmet fudge greets you! Tools and equipment for the novice to professional chef. The children's section offers UW and WSU toys and clothing, and kids are entertained while playing at the toy kitchen. Gourmet foods paired with a Chelan Valley wine make a perfect hostess gift. We offer North Central Washington's largest selection of Burt's Bees products. Cooking classes, complimentary gift wrapping, and product shipped for you and most importantly, the best customer service in the world. Come find out why we're called The Apple Store!
23	4539	Other Miscellaneous Store Retailers	Main Street Gallery	208 E. Woodin Ave.	An eclectic array of watercolor, oil, pottery, sculpture and glass from Northwest artists, Unique clothing and jewelry, a little arty, funky and fun!
24	4539	Other Miscellaneous Store Retailers	Persnickety	322 E. Woodin Ave.	Persnickety, a cool home store, where you will find the perfect treasure or unique piece that brings cool elegance to your home! Please come in and visit us soon and explore our exciting new inventory!
25	4539	Other Miscellaneous Store Retailers	Spirals	215 E. Woodin Ave.	Welcome to Spirals store front that melds Science, Consciousness and Spirituality. We are an Experiential Shop offering Gifts Extraordinaire artists items from home town and around the world. Bio-Energy work, Healing Touch, Emotional Freedom Technique, Reiki, Reflexology, Classes and Workshop
26	4539	Other Miscellaneous Store Retailers	The Variety Store	230 W. Manson Highway	For our summer customers we have just about everything you need for fun in the sun and water. We have the largest selection of water toys in Chelan plus sunglasses, sunscreen, beach towels, flip flops, swim suits, camping & fishing supplies, and so much more from chap stick to tooth brushes, to greeting cards and souvenirs.
27	4539	Other Miscellaneous Store Retailers	Warehouse Woolery	307 E. Wapato Ave.	Charming yarn store in unique & cozy setting. Beautiful selection of natural fiber yarns, spinning fibers & wheels, needles, books, accessories, knit-n-spin-ins & classes.
28	4539	Other Miscellaneous Store Retailers	Whaley's General Store	206 E. Woodin Ave.	Seasonal women/men's clothing; lingerie; children & baby apparel/accessories; kid's craft kits; hats; swimwear; Lake Chelan gear; gifts; pet supplies; and much more!
29	4539	Other Miscellaneous Store Retailers	Willow	119 E. Woodin Ave.	Inspired Decor...for you...for your home. Featuring Brighton jewelry and handbags, women's clothing, fragrance, baby and home accessories.
30	4539	Other Miscellaneous Store Retailers	Woven Threads	136 E. Woodin Ave.	Quilting materials and supplies

Chelan Retail Businesses					
	NAICS	Retail Category	Name	Address	Comments
31	4511	Sporting Goods, Hobby, and Musical Instrument Stores	Cycle Central Chelan	203 Bighorn Way	Cycle Central is a full service Trek Bicycle Shop offering sales of New Trek/Electra Bikes, Service and Rentals. Feel free to stop by and meet the staff. We look forward to serving you!
32	4511	Sporting Goods, Hobby, and Musical Instrument Stores	Lake Chelan Sports	132 E. Woodin Ave.	Offering the latest in active wear, quality sunglasses athletic shoes and sandals. Water sports equipment during the summer and X-C ski and snow shoe rentals when the snow fly's.
33	4533	Used Merchandise Stores	Aston's Again	133 E. Woodin Ave.	Welcome to Aston's Again. Here at Aston's we specialize in selling Consigned Furniture, Greeting Cards and a variety of gifts, including local art: Pottery and Prints. We are always looking for furniture that is gently used and showroom ready to sell as Consigned Furniture. Please stop in and see us!

Exhibit 4 Map of Boone, IA indicating main routes of travel.

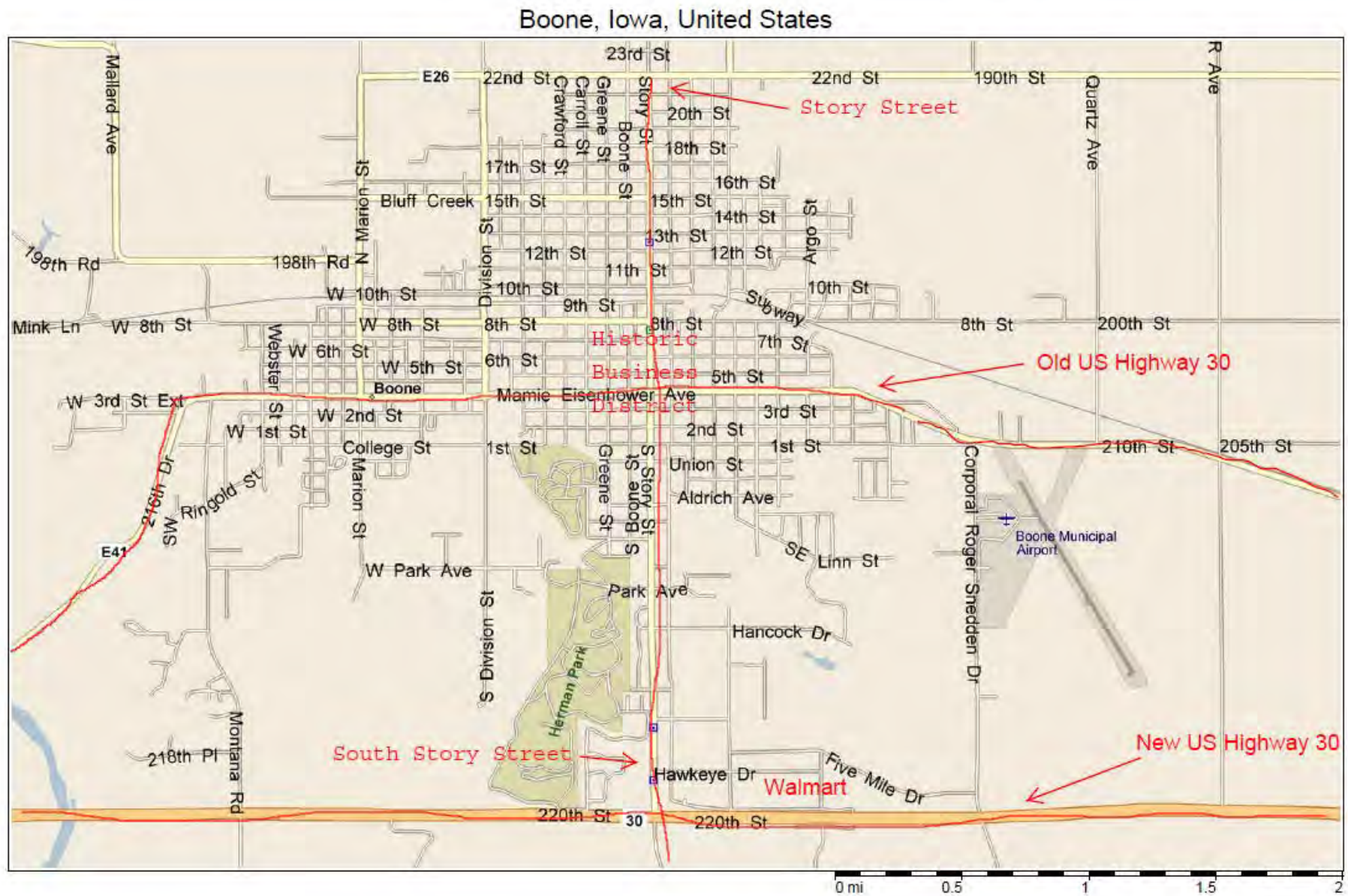


Exhibit 5 Businesses closed in Boone, IA during the 1980's & 1990's.

Boone's Closed Businesses in 1980's & 90's		
#	Business Name	Business Type
1	Duffy's	Appliance Store
2	Bolger Neiman	Auto Dealer
3	Pederson's Cadillac	Auto Dealer
4	Western Auto	Auto Supply Store
5	Boone State Bank	Bank
6	Dolly's Shop	Children's clothing
7	Julie Ann Shop	Children's clothing
8	Boyd's	Dairy
9	JC Penny's	Department Store
10	Duehl Drug	Drug Store
11	Spurgeon's	Fabric store
12	Ben Franklin	Five & Dime
13	Newberry's	Five & Dime
14	Places	Five & Dime
15	Woolworth	Five & Dime
16	Wester's	Furniture Store
17	Coast to Coast	Hardware Store
18	Dahl's Hardware	Hardware Store
19	Hamilton's Hardware	Hardware Store
20	Reed Homes	Hardware Store
21	Chandler's Jewelry	Jewelry
22	Jr. Fashions	Ladies Clothing
23	Reckenberg's	Ladies Clothing
24	Schmidt's	Ladies Clothing
25	White's Dress Shop	Ladies Clothing
26	Meyers	Men's Clothing
27	Peterson's	Men's Clothing
28	Bon appetite	Restaurant
29	Colonial House	Restaurant
30	McCasky's	Restaurant
31	Town House	Restaurant
32	Bowman's	Shoes
33	Fischer's	Shoes
34	Prince's	Theater
35	Rialto	Theatre

Note: List contains long-tenured businesses and may not be inclusive of every businesses closure.

Exhibit 6 Map of businesses located on South Story Street

Businesses located on South Story Street, near the Walmart Store.

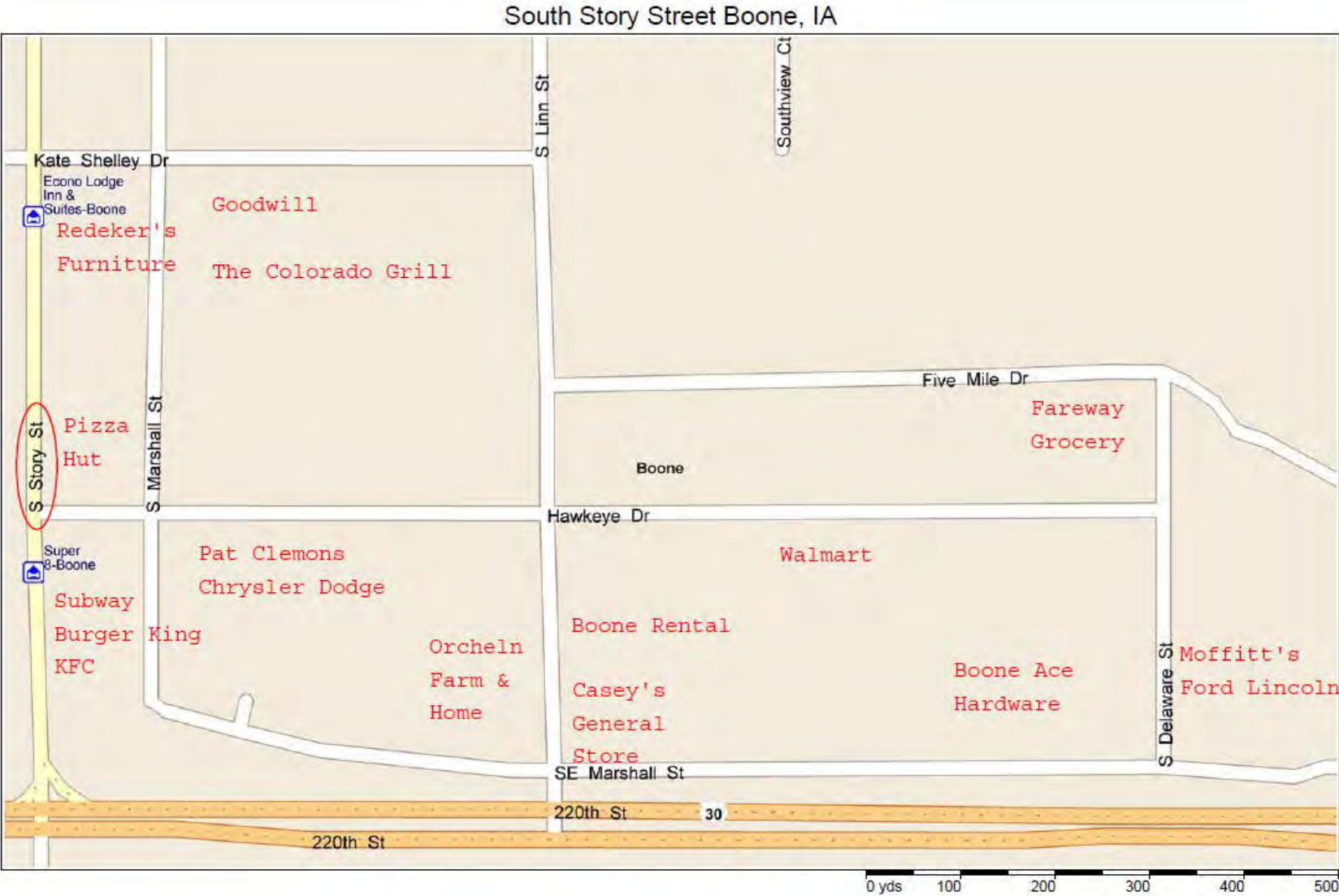
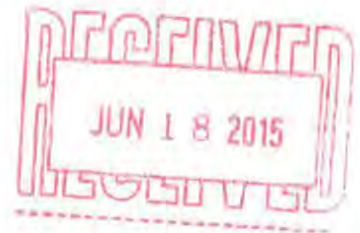


Exhibit 7 Detailed listing of businesses located on South Story Street

Businesses Located on South Story Street			
#	Business Name	Business Type	Legacy Business
1	Moffitt's Ford Lincoln	Auto Dealer	X
2	Pat Clemons Inc.	Auto Dealer	X
3	Boone Bank & Trust	Bank	X
4	Farm Bureau Financial Services	Bank	X
5	Members First Credit Union	Bank	
6	Ogden Bancshares	Bank	
7	US Bank	Bank	
8	Hertz car Rental	Car Rental	
9	Super wash	Car wash	
10	Intensitee Custom Clothing	Clothing	
11	Boone Rental	Equipment rental	
12	Orscheln Farm & Home	Farm Supply	
13	Elkhorn	Fishing Supplies	
14	Anytime Fitness	Fitness Center	
15	Virginia's Flowers	Florist	
16	Redeker's Furniture	Furniture	X
17	Walmart	General Merchandise	
18	Fareway Grocery	Grocery Store	X
19	Ace Hardware	Hardware	
20	Boone Farmers Mutual	Insurance	X
21	Quam Insurance & Real Estate	Insurance	
22	Boone County Family Medicine	Medical	
23	American Inn	Motel	
24	Baymont Inn & Suites	Motel	
25	Hunziker & Assoc.	Realtor	
26	Goodwill	Resale	
27	Burger King	Restaurant	
28	Colorado Grill	Restaurant	
29	Dairy Queen	Restaurant	
30	Godfather's Pizza	Restaurant	
31	KFC	Restaurant	
32	La Carreta	Restaurant	
33	McDonalds	Restaurant	
34	Pizza Hut	Restaurant	
35	Pizza Ranch	Restaurant	
36	Subway	Restaurant	
37	Culligan Water Conditioning	Service	X
38	Stone Storage	Storage Facility	
39	Caffrey Wholesale Inc.	Wholesale	

Exhibit 8 Detailed listing of retail businesses located in Boone's historic business district

Retail Businesses Located in Boone's Historic Business District			
#	Business Name	Business Type	Legacy Business
1	Heartland Tire & Auto	Auto Parts	
2	Arnold's Auto Supply	Auto Parts	X
3	NAPA Auto Parts	Auto Parts	
4	O'Reilly Auto Parts	Auto Parts	
5	Van Hemert's Dutch Oven Bakery	Bakery	
6	Book Shoppe	Book Store	
7	People's Clothing Store	Clothing Store	X
8	Medicap	Drug Store	
9	Walgreens	Drug Store	
10	Dollar General	General Merchandise	
11	Midwest Creations	Gift store	
12	Purple Crow Gift	Gift Store	
13	HyVee	Grocery Store	X
14	Wibur's Produce	Grocery Store	
15	Boone Hardware	Hardware	
16	The Linen's Closet	Household items	
17	Bacon Jewelers	Jewelry	
18	Larry's Fine Jewelry & Antique Clocks	Jewelry	
19	Eckstiens	Jewelry	X
20	Dad & Lad Clothing	Men's Clothing	X
21	Graffiti Music	Music store	
22	American Gold & Gun	Pawn Shop	
23	Boone theatre	Theatre	X
24	Family Video	Video Store	
25	Iron Horse Antique mall	Vintage store	
26	Modern Dress	Wedding gowns	
27	Holly's	Women's store	



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June 22, 2015

Anacortes City Council

Re: Opposition to Proposed Zoning Change from LM to R3

The Port of Anacortes opposes a proposed change in zoning to the 1.5 blocks between 4th & 5th Street, M Avenue and Central Business District zone from Light Manufacturing (LM) to Residential 3 (R3). The properties within this 1.5 block area between Old Town and industrial-type development, including Trident Seafoods to the north and northwest, are currently zoned LM.

The Port is against the proposed zoning re-designation to residential. Such a change would have potential negative impacts to the viability of Anacortes' working waterfront and the local economy.

The Citizens Advisory Committee studying the proposal recommended no change be made, with a majority noting the same concerns shared by the Port that a change to residential designation may adversely impact the viability of the working waterfront by reducing nearby property available for expansion and by pushing the residential boundary even closer to the industrial area, potentially leading to an increase in conflict between uses. Also, current and future property owner expectations of acceptable activities (such as industrial activities and truck traffic) may change, potentially threatening adjacent industrial uses.

The Port urges the City Council to keep the existing zoning for this property and not adopt any zoning proposals that change Light Manufacturing to Residential.

Sincerely,

Daniel C. Worra
Executive Director

From: [Terri's Gmail](#)
To: [Grage, Libby](#)
Subject: input
Date: Monday, June 22, 2015 5:05:18 PM

I won't be able to go to the meeting tonight, but I want to make sure that we make good use of the property south of the ESD. Thinking into the future, I can imagine that building becoming the next City Hall and general meeting center. It's very important to keep the property as a "green belt" for civic and recreational gatherings. I envision a band shell for concerts and more picnic area than the Seafarer's Park offers. We also need to make sure the trail system is extended and expanded along the waterfront, rather than through big commercial buildings. It is prime property—let's make sure we don't turn it into a hotel/apartment complex with no view or waterfront trails for our citizens. Thank you for all your efforts on this important project.

Terri Bawden

509-670-4412

Rec'd 6/22/15

June 22, 2015

Re: re-zoning of residential block bounded by 4th and 5th Streets, between L & M Avenues

Dear Mayor and Council Members:

I live at 1208 5th Street, within the affected block, and support this suggested rezoning. I have spoken to residents and/or landowners in this block and all support the rezoning as well. As I stated at the Planning Commission meeting a couple of weeks ago, I was speaking in favor of the rezone on behalf of the dozen neighborhood residents who attended to support it.

We are homeowners who are merely seeking recognition of the facts as they exist today and as they have existed in this block throughout its history. We are not an "an area available for expansion" or a "buffer zone" for waterfront businesses, we are a family neighborhood. Our neighborhood has been in place for -- and has coexisted with waterfront businesses for -- nearly a hundred years.

We were a neighborhood of family homes when we were designated as a "Light Manufacturing" zone. No Light Manufacturing has ever taken place on our block; despite the designation we remained a neighborhood of family homes. We have made and continue to make substantial improvements to our homes since that designation.

The rationales advanced for retaining the LM designation on our block are based upon false assumptions:

1. LM zoning does not keep our block "available for expansion" of Trident. This is not raw land or dilapidated warehousing. There are twelve well-kept homes here, with a tax assessment totaling over \$3.15 million. Is it seriously contended that Trident could benefit its bottom line by paying \$3.15 million for this block, then clearing it of homes (most renovated and at least one newly-built) to expand its parking lot? Moreover, Trident has never moved to purchase the half dozen parcels that are directly contiguous to its premises -- why is it readily assumed that Trident will pay \$3.15 million for built-out land across the street from it?

2. It is not the existing LM zoning that has "led to preservation of existing affordable rental and owner-occupied housing" in our neighborhood, it is the mere proximity to manufacturing activities. We chose to live here anyway because we love our neighborhood. Where else do you get a scenic beach with wharves, Causland Park, movie theatre, first class hotel, four live music venues, art galleries and over a dozen fun restaurants all within three blocks walk? None of that was "preserved" by LM zoning

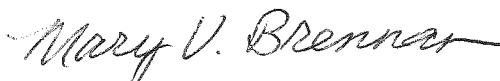
and none of it is the reason folks live here. I'd question the "affordable" label as well -- the single family home next door is assessed at \$358,000 and mine has been appraised for an even greater sum. The beautiful homes across 5th Street from me are twice that.

3. A zoning change to R-3 will not lead to an "increase in conflicts" between residential and manufacturing sectors. Whatever conflict there is, exists anyway. Our block is *already* residential and Trident is *already* manufacturing on its site. Why would conflicts already in existence "increase" with a zoning change that simply reflects existing conditions?

4. An LM zoning classification does not help preserve older homes. We, as homeowners, are preserving our historic homes *despite*, rather than because of, LM zoning. In fact, LM inhibits us from investing as much in preservation as we might otherwise because it leaves us uncertain whether we will be forced out of our homes by city actions favoring a single taxpayer -- a taxpayer who, so far as I can determine, has not even asked you for this concession.

Please consider these factors in making your determination whether to move forward with this item. At the very least, I'd urge you to take the advice of your Planning Commission and notify Trident and homeowners on our block -- the affected parties -- and consult with them before making your decision.

Thank you for your time and attention,

A handwritten signature in cursive script that reads "Mary V. Brennan". The signature is written in dark ink and is positioned above the printed name.

Mary V. Brennan

From: [John Crary](#)
To: [Grage, Libby](#)
Subject: House at 1211 6th St. Zone R3
Date: Monday, June 22, 2015 1:01:55 PM

To Whom It May Concern:

My initial intent on purchasing the home was to restore it to it's original state and preserve the historic nature of the home. Upon inspection, we determined that this is not a reasonable option due to the overall condition of the house. The lot size is 10,500 sq. ft. Under the current zoning, the options are to build a duplex or 1 single family residence. If the zoning laws were to be amended to 4500 sq.ft. for a single family home with a 'zero property line', we would like to proceed with a plan to build side-by-side homes with the front to replicate the contour of the original structure splitting the property into 2 homes. Our intent is to build a home that is complimentary to the architectural nature of the neighborhood.

Your consideration is appreciated,

John Crary
President of Network Communications Inc.
Ph. 800-315-1633

Rec'd
6/22/15

PORT OF ANACORTES

Resolution No. 1295

June 18, 2015

A Resolution of the Commission of the Port of Anacortes opposing a proposed zoning change from Light Manufacturing to Residential 3 to the 1.5 blocks between 4th & 5th Street, M Avenue and the Central Business District.

WHEREAS, The City of Anacortes is undergoing a Comprehensive Plan Update and is considering zoning updates within the City, and

WHEREAS, The Port of Anacortes opposes a proposed change in zoning to the 1.5 blocks between 4th & 5th St., M Ave. and Central Business District zone from Light Manufacturing (LM) to Residential 3 (R3). The properties within this 1.5 block area between Old Town and industrial-type development, including Trident Seafoods, to the north and northwest are currently zoned LM, and

WHEREAS, The Port is against the proposed zoning re-designation to residential and believes such a change would have potential negative impacts to the viability of Anacortes' working waterfront and the local economy, and

WHEREAS, The Citizens Advisory Committee studying the proposal recommended no change be made, with a majority noting the same concerns shared by the Port that a change to residential designation may adversely impact the viability of the working waterfront by reducing nearby property available for expansion and by pushing the residential boundary even closer to the industrial area, potentially leading to an increase in conflict between uses. Also, current and future property owner expectations of acceptable activities (such as industrial activities and truck traffic) may change, potentially threatening adjacent industrial uses.

NOW THEREFORE be it resolved that the Board of Commissioners of the Port of Anacortes urges the City Council to keep the existing zoning for this property and not adopt any zoning proposals that change Light Manufacturing to Residential. .

PASSED AND ADOPTED by the Port Commission of the Port of Anacortes in open session on the 18th day of June 2015, and duly authenticated by the signatures of the Commissioners voting in favor thereof.

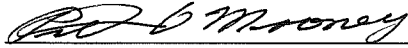
Attest:



Bob Elery, President

ABSENT

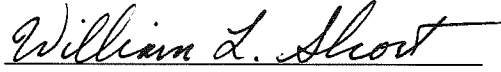
Ray Niver, Secretary



Pat D. Mooney, Commissioner



Keith Rubin, Vice-President



William L. Short, Commissioner

From: [Lisette Roozen Mast](#)
To: [coa.mayor](#); [Measamer, Don](#); [Grage, Libby](#); [Walters, Ryan \(Anacortes City Council\)](#); [Pickett, Erica](#)
Subject: Proposal to change zoning from LM to R3/Old Town
Date: Monday, June 22, 2015 6:17:21 PM

June 22, 2015

To:
Laurie Gere, Don Measamer, Libby Grage, Ryan Walters, Erica Picket and Anacortes City Council:

We live at 1211 5th Street and strongly urge you to consider re-zoning the land across from us into an R3 area. The neighborhood has nice homes which are constantly being improved and upgraded. We moved here last year and since then at least two other families whom I know have moved here as well as the purchase of an open lot for the purpose of building a home. All of us have spent substantial effort and time in improving our property and neighborhood. This area of town is frequented all the time by patrons of the restaurants only 2 blocks away as well as people on the Art Walk, tourists, concert goers and others who love the "feel" and history of this Old Town neighborhood. Adding anything of a manufacturing/industrial kind of thing would not only be detrimental to our neighborhood but also to all the businesses near us of which there are many!!!

This neighborhood has history and the home owners support the integrity of Old Town. Please don't allow this to change. Please change the zoning to R3 and maintain what so many love and have invested in.

At a recent council meeting the growth rate and need for housing in the city of Anacortes was mentioned as a concern of the future. If this is the case it makes little sense to even consider maintaining the present zoning. Old Town is a very sought after neighborhood. We have been told frequently since our move here that others are also thinking of moving to Old Town Anacortes. There aren't enough houses to accommodate all the people wanting to live here. The realtors will attest that a home is sold almost immediately. The buyers contribute to the local economy in ever so many ways!

A decision upholding the posterity AND historical significance of this neighborhood is needed. Once taken away this history can never be replaced! Sometimes when it comes to a decision between historical significance and economical issues it takes a lot of foresight to choose the former. Also up for consideration should be the loss of real estate property values for ALL of those impacted by anything other than the homes we have here now.

Work toward the "ideal"; don't take away from it. What is significant and important is what we have and leave for the next generation.

Thank you,

Michael and Lisette Roozen Mast

From: [Sharon Henderson](#)
To: [Grage, Libby](#)
Subject: Old Town Overlay
Date: Tuesday, June 23, 2015 10:22:06 AM

Dear Libby,

As homeowners in the Old Town Overlay area we support incorporating the block into the R3 zone. We have enhanced the area by building a new home (4 years old) to fit in with the older more stately homes. I would like to think of this area as remaining a comfortable neighborhood where families can raise their children and retirees and the elderly have the convenience of being close to town without the ever present thought that someday industrial interests could overtake the neighborhood,.

Please vote in favor of our residential neighborhood,.

Ray & Sharon Henderson
1214 5th St
Anacortes, WA

899-4680

Received
6/24/15

File

Anacortes Planning Commission
Anacortes City Hall
904-6th Street
Anacortes, WA 98221

Dear Chairman Laumbattus and Commission members:

RE: The issue of where the zoning boundary line is drawn along the Guemes Channel from Loveric's to the Guemes Ferry.

I urge you to leave the zoning boundary at the Ordinary High Water Mark, not along the base of the embankment. Leaving the base of the embankment in the LM zone opens the door to narrow, 50-foot buildings which would significantly change and impact the character of the area along the Guemes channel, including wildlife habitat.

Attempts to develop this narrow strip of land will inevitably lead to controversy and divisiveness between citizens and developers, which Anacortes does not need. Instead of leaving it potentially open to industrial development, permanently reserve the strip of land along the base of the embankment for the Guemes Trail and public use.

The old rail bed below the embankment may have made sense in the era of fish canneries, but those days are gone, just as the era of wood and pulp mills on Padilla Bay are gone. This City of Anacortes has evolved, as have the expectations of its residents. LM zoning, in this case, might encourage a developer to try to introduce industrial uses immediately adjacent to long-standing residential neighborhoods along the Guemes Channel—that is a recipe for bitter divisiveness, which I mentioned before: divisiveness such as many of us witnessed first hand with the Memory Care fiasco.

Again, I urge the Commission to make the residential R2 and R3 boundaries begin at the Ordinary High Water mark along the Guemes Channel from east of Loveric's to the Guemes Ferry. Alternatively, the old rail bed along that stretch of the shoreline could be zoned "P" for Public and reserved for the Guemes Channel trail. What it should NOT be zoned is LM.

Thanks for your time.



Gene Derig
1302 K. Avenue
PO Box 341
Anacortes, WA 98221
(360) 293-3928

From: [Deanna Hope](#)
To: [Grage, Libby](#)
Subject: LM - to R3 proposal - downzoning
Date: Thursday, June 25, 2015 7:23:17 AM

Libby,

Good morning.

We spoke yesterday about the historical background to the existing zoning, from a few years ago.

There is one other topic, relating to this proposal, that I believe is valid and is also a topic that the Planning department should have some input. That is the concept of 'downzoning' and especially downzoning as related to residential density.

During the previous year and a half discussion on zoning for this one and one half block area, the reason ordinance no. 2482 passed in 1999 (I think this is the correct ordinance -- are the ordinances on line somewhere?) was to recognize the current use (in fact the use over the previous 90 years) of high density affordable residential units, had been rezoned to a non-conforming use.

That change to a non-conforming use encourage the eventual destruction of these affordable housing units that were also historic buildings. The purpose of the agreement between the property owners in this area and the City was to change this non-conforming use to a conforming use, so as to preserve that stock of affordable housing and to preserve these historic buildings.

The current proposal to change that area to R-3, once again seeks to convert these buildings to a non-conforming use. The effect of a downzone such as this will be:

- decrease the number of housing units
- decrease the number of affordable housing units
- promote the destruction of historic buildings.
-

The City rules vis-a-vis non-conforming are to discourage their future use. This seems especially true in regards to rules for handling situations such as if a non-conforming building is destroyed by a fire, will that building be permitted to be rebuilt, to the same non-conforming use and density.

Before the City continues on a path of downzoning, the City should be required to describe the ramifications of taking an existing property that is a conforming use and converting that property into a non-conforming use through a zoning change.

Downzoning property is saying to the community that 'we do not want' those properties to continue to exist, we want a different use.

Perhaps this problem could be solved by changing the zoning to R-4. This was the

original proposal in 1998 (or 1999).

Thanks,

AI

From: [M.G. Kershaw](#)
To: [Lisette Mast](#); [Pickett, Erica](#); [danw@portofanacortes.com](#)
Cc: [coa.mayor](#); [Walters, Ryan](#) (Anacortes City Council); [Grage, Libby](#); [Mary Brennan](#); [Bobyn & Steve Dr. Johnson](#); [marina@portofanacortes.com](#)
Subject: RE: Proposal to change zoning from LM to R3/Old Town
Date: Thursday, June 25, 2015 2:16:09 PM

Dear All,
Just after lunch I wondered: does the Port have any plans for our LM area? Should their development plans include the south side of the 4th Street block, it would displace many of the fishermen who live there. People on both sides of the alley get along fine. Perhaps the Port is interested in some sort of SRO building?

Any Trident construction might target the west side of their building. The City right of way and the cannery ruin would be less expensive than the residential area we're speaking about.

Just being positive!

Meg

Kershaw
618 L Ave
Anacortes

424-1969

Subject: Re: Proposal to change zoning from LM to R3/Old Town
From: [lisette.roozen@gmail.com](#)
Date: Thu, 25 Jun 2015 13:43:53 -0700
CC: [coa.mayor@cityofanacortes.org](#); [ryanw@cityofanacortes.org](#); [LibbyB@cityofanacortes.org](#); [marymaryqcon@yahoo.com](#); [mariomeggie@hotmail.com](#); [srjgarf@comcast.net](#)
To: [ericap@cityofanacortes.org](#)

Thank you Erica.

I appreciate you responding to my letter. I have heard your name mentioned for many of the 40 plus years Michael has been in town so I know that you are a person of esteem and also a force to contend with. I mean that in a good way as I also have been very involved in much in Mount Vernon: schools, building of McIntyre Hall and the Symphony among things. I very much appreciate people who take the time to speak and act on their convictions whether they agree with mine or not. So, with a smile on my face I say "yours don't!!" This little bit of property has history as part of Old Town, Erica. It is of no consequence to any business entity and of **huge** consequence to all of us! Michael and I might as well burn this house we just paid too much for to the ground!!! Little did we know that it was across from land zoned LM or whatever it is!! Of course, no one bothered to mention that small fact. Even if we lived elsewhere we would feel that this area and what happens to it ultimately impacts the total make up and character of Anacortes downtown/Old Town.

Leaving the area vulnerable to business/manufacturing/parking will cause a domino effect in Old Town. As 4th street goes down the tube so does 5th which will be followed by 6th and so on. I can't imagine anyone thinking that would be a good end result or wanting to leave that legacy behind as a result of a council decision.

Also, I incorrectly mentioned in my letter that we attended a "council" meeting in the past month or so but it was the Planning Commission I guess. However, the information referred to you, the City Council, from that meeting was not correct. The "majority", of that committee if not all (I recall no one disagreeing with us) agreed with us; not the "minority" as was stated. I would like to see that corrected for the record. Meanwhile, my thanks to you and all those who take the time to try and make Anacortes a better place.

Best,

Lisette Roozen Mast

On Jun 23, 2015, at 5:58 PM, Pickett, Erica <ericap@cityofanacortes.org> wrote

Thank you for taking the time to write.

Best,
Erica

Erica Pickett
Councilmember at Large, Position 7
293-6264

From: Lisette Roozen Mast <lisette.roozen@gmail.com>
Sent: Monday, June 22, 2015 6:16 PM
To: [coa.mayor](#); [Measamer, Don](#); [Grage, Libby](#); [Walters, Ryan](#) (Anacortes City Council); [Pickett, Erica](#)
Subject: Proposal to change zoning from LM to R3/Old Town

June 22, 2015

To:
Laurie Gere, Don Measamer, Libby Grage, Ryan Walters, Erica Pickett and Anacortes City Council:

We live at 1211 5th Street and strongly urge you to consider re-zoning the land across from us into an R3 area. The neighborhood has nice homes which are constantly being improved and upgraded. We moved here last year and since then at least two other families whom I know have moved here as well as the purchase of an open lot for the purpose of building a home. All of us have spent substantial effort and time in improving our property and neighborhood. This area of town is frequented all the time by patrons of the restaurants only 2 blocks away as well as people on the Art Walk, tourists, concert goers and others who love the "feel" and history of this Old Town neighborhood. Adding anything of a manufacturing/industrial kind of thing would not only be detrimental to our neighborhood but also to all the businesses near us of which there are many!!!

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At a recent council meeting the growth rate and need for housing in the city of Anacortes was mentioned as a concern of the future. If this is the case it makes little sense to even consider maintaining the present zoning. Old Town is a very sought after neighborhood. We have been told frequently since our move here that others are also thinking of moving to Old Town Anacortes. There aren't enough houses to accommodate all the people wanting to live here. The realtors will attest that a home is sold almost immediately. The buyers contribute to the local economy in ever so many ways!

A decision upholding the posterity AND historical significance of this neighborhood is needed. Once taken away this history can never be replaced! Sometimes when it comes to a decision between historical significance and economical issues it takes a lot of foresight to choose the former. Also up for consideration should be the loss of real estate property values for ALL of those impacted by anything other than the homes we have here now.

Work toward the "ideal"; don't take away from it. What is significant and important is what we have and leave for the next generation.

Thank you,

Michael and Lisette Roozen Mast

From: [Grage, Libby](#)
To: [Grage, Libby](#)
Subject: FW: SHORELINE ZONING BETWEEN LOVRIC'S AND GUEMES FERRY
Date: Thursday, June 25, 2015 1:39:56 PM

From: Kay & John O'Connell [<mailto:kayjocko@comcast.net>]
Sent: Wednesday, June 24, 2015 4:08 PM
To: Measamer, Don; Walters, Ryan (Anacortes City Council)
Subject: SHORELINE ZONING BETWEEN LOVRIC'S AND GUEMES FERRY

TO THE ATTENTION OF DON MEASAMER, CITY PLANNING DEPT.:

As residents of Old Town since 1979 we would like to weigh in on the side of extending residential zoning to the Ordinary High Water Mark. Back before Trident built on the water the neighborhood had much less traffic: now we have semi trucks passing our house daily on both 10th and L. And that is not to address the loss of a shoreline which was a marine environment as well as a visual pleasure for residents.

Knowing that the Anacortes waterfront was once home to sawmills and numerous fish processing plants we want to support the maritime heritage of the city but feel that inserting Light Manufacturing in an historic residential district now would be a mistake. The Guemes Channel Trail, which would run along this specific shoreline as it is extended, is a perfect demonstration of the value of public access to a scenic natural area. Why reconsider that benefit?

Thank you for considering our concerns.

John and Kay O'Connell
1401 10th St.

Grage, Libby

From: Grage, Libby
Sent: Thursday, June 25, 2015 2:34 PM
To: CompPlan2016
Subject: FW: Proposal to change zoning from LM to R3/Old Town

From: Lisette Roozen Mast [mailto:lisette.roozen@gmail.com]
Sent: Thursday, June 25, 2015 1:44 PM
To: Pickett, Erica
Cc: coa.mayor; Walters, Ryan (Anacortes City Council); Grage, Libby; Mary Brennan; Meg Kershaw; Robyn & Steve (Dr.) Johnson
Subject: Re: Proposal to change zoning from LM to R3/Old Town

Thank you Erica.

I appreciate you responding to my letter. I have heard your name mentioned for many of the 40 plus years Michael has been in town so I know that you are a person of esteem and also a force to contend with. I mean that in a good way as I also have been very involved in much in Mount Vernon: schools, building of McIntyre Hall and the Symphony among things. I very much appreciate people who take the time to speak and act on their convictions whether they agree with mine or not. So, with a smile on my face i say “yours don’t!!” This little bit of property has history as part of Old Town, Erica. It is of no consequence to any business entity and of **huge** consequence to all of us! Michael and i might as well burn this house we just paid too much for to the ground!!! Little did we know that it was across from land zoned LM or whatever it is!! Of course, no one bothered to mention that small fact. Even if we lived elsewhere we would feel that this area and what happens to it ultimately impacts the total make up and character of Anacortes downtown/Old Town.

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Best,

Lisette Roozen Mast

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Best,

Erica

Erica Pickett
Councilmember at Large, Position 7
293-6264

From: Lisette Roozen Mast <lisette.roozen@gmail.com>

Sent: Monday, June 22, 2015 6:16 PM

To: coa.mayor; Measamer, Don; Grage, Libby; Walters, Ryan (Anacortes City Council); Pickett, Erica

Subject: Proposal to change zoning from LM to R3/Old Town

June 22, 2015

To:

Laurie Gere, Don Measamer, Libby Grage, Ryan Walters, Erica Pickett and Anacortes City Council:

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Work toward the "ideal"; don't take away from it. What is significant and important is what we have and leave for the next generation.

Thank you,

Michael and Lisette Roozen Mast

From: [Anacortes Diving & Supply](#)
To: [coa.mayor](#)
Cc: [adamf@cityofanacortes.org](#); [Hansen, Christina](#); [Oppel, Curt](#); [McNett, Jeremy](#); [Rhoades, Allen](#); [Laumbatus, Marty](#); [Pollard, Grace](#); [Measamer, Don](#); [Grage, Libby](#); [Stewart, Joann](#); [Cricchio, Kevin](#); [voliver@islandhospital.org](#)
Subject: Hospital rezoning of 2500 Commercial Ave
Date: Monday, June 29, 2015 12:17:53 PM

To whom it may concern,

This letter is in regards to Island Hospital petitioning the planning commission and the city council to rezone the 2500 block of Commercial Ave for hospital usage only. I am against it. I see that after their failed attempt to have a medical overlay they are trying again (2013). Why would the city lose three very viable commercial business to the hospital overlay. Their master plan is for 2030, why would the Island Hospital need to rezone so soon? Anacortes Diving & Supply has been operating in Anacortes since 1976. It has been operating at this same location since 1984, over thirty years along with the Hair Shoppe. Dr. Andersen has been there for at least that, if not longer. Once again the hospital is trying to be deceptive to their future real estate partners and bypass us for their own benefit. By granting their request you would completely destroy the property values of the three businesses and destroy their business and their locations. The current drawings still show a parking lot where Anacortes Diving is standing today, where is the gain to the city?

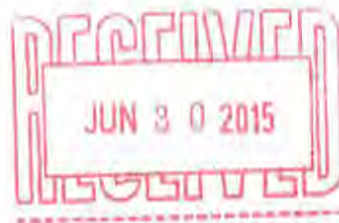
Anacortes Diving & Supply has been adding revenue, bringing customers and tourists to the area, introducing many people to the wonderful waters around Fidalgo Island and the surrounding San Juan islands. The Hair Shoppe supplies a valuable service to a large portion of the retirement community and Dr. Andersen has been the "go-to" veterinarian for many of the Anacortes population.

In conclusion I am opposed to the rezoning and it should remain commercial. We do not need to have the Hospital on Commercial Ave, we need commercial businesses. Once again Island Hospital is doing something that ONLY benefits Island Hospital.

Thank You
Robert and Kelley Scarzafava
Owner Anacortes Diving & Supply, Inc

[www.AnacortesDiving.com](#)
Open 9-6 pm everyday
2502 Commercial Ave
Anacortes, WA 98221
360-293-2070

June 25, 2015



Good Evening Mayor Gere and Council Members,

My name is Marilyn Wells Derig and I reside at 1302 K Avenue. I speak today on behalf of myself and DMMD, LLC.

We ask that you continue to protect the valuable existing residential neighborhoods in the R2 and R3 zones on the Guemes Channel east of Dakota Avenue. Under GMA Planning, the Ordinary High Water Mark on the Guemes Channel is the boundary between these upland residential neighborhoods and the adjacent tidelands that are zoned LM for Light Manufacturing.

Mr. Strandberg submitted a copy of a 1978 pre-GMA zoning map that appears to show a narrow band of LM on uplands adjacent to low density residential zoning. Mr. Strandberg claims that the elimination of the LM zone on these uplands is "an honest mistake" that he would like to see "corrected." DMMD hired Attorney Gerald Steel to provide you with an Analysis Letter and Mr. Steel found that using the Ordinary High Water Mark as the boundary between LM and the residential zones reflects the legislative intent of the Council to protect some of its most valuable residential neighborhoods. There is no evidence it was a mistake.

Mr. Strandberg claims his "most compelling evidence" of a "mistake" is from the Gail Brink project approval by Anacortes in 2001. Mr. Strandberg's evidence is based on his belief that the Brink project included buildings nearly 50 feet tall in uplands, and that therefore these uplands must have been zoned LM in 2001. Our Analysis Letter demonstrates that the review of the shoreline permit by the City and Shoreline Hearings Board was only related to compliance with the Shoreline Management Act wherein comprehensive plan designations and zoning are irrelevant and not considered.

We also have concerns that moving the LM zone onto uplands will be damaging to wildlife, make the LM zone subject to damaging bluff failures, adversely impact the area's character, and inevitably lead to controversy and divisiveness between residents and developers. We favor permanently reserving a strip of land along the base of the embankment for the Guemes Trail and public use.

We ask that you reject Mr. Strandberg's proposal.

Thank you for your attention to and consideration of this important matter.

A handwritten signature in blue ink that reads 'Marilyn Wells Derig'.

Marilyn Wells Derig

mderig@me.com

360-293-3928

GERALD STEEL, PE
ATTORNEY-AT-LAW
7303 YOUNG ROAD NW
OLYMPIA, WA 98502
Tel/fax (360) 867-1166

June 25, 2015

Planning Commission
City of Anacortes
904 6th Street
Anacortes, WA 98221

City Council
City of Anacortes
904 6th Street
Anacortes, WA 98221

Re: Reject Docketing of the Strandberg Proposal

Dear Chairman Laumbattus and Commissioners and Mayor Gere and Council Members:

I make this submission on behalf of DMMD LLC who represents Anacortes residents. DMMD opposes the proposal by Nels Strandberg described in the PC June 24 packet at pages 103-110. DMMD supports the existing location of the CP boundary of R2 and R3 being generally at the Ordinary High Water Mark (OHWM) at Guemes Channel between Illinois Ave. and "H" Ave. DMMD accepts the existing R2 boundary at the historic OHWM where there are existing fills on the Gateway and Lovric properties.

Mr. Strandberg presents a 1978 zoning map (page 105 in the packet) that appears to show a narrow band of LM on uplands at the Guemes Channel east of Illinois Ave. He calls it a "mistake" that this narrow band of upland LM was eliminated in GMA planning. It was not a "mistake." Instead it reflects the legislative intent of the Council and the desire of the residents who live in R2 and R3 to protect existing residential neighborhoods.

Figure 1 hereto shows the location of R2 and R3 boundaries at Guemes Channel on the map updated Feb. 2013 in Appendix B of the 2012 CP. Figure 2 hereto shows this boundary in the same location on a map updated Dec. 2009 (2010 map at page 3 in 2012 CP). Figure 3 hereto shows the upland to tideland boundary (northern boundary of Conservancy and Urban designations) for the same area from the 2010 Anacortes Shoreline Master Program (ASMP). The upland to tideland boundary is by definition the OHWM (2010 ASMP at 193). Figures 1, 2, and 3, when viewed together, indicate that the northern R2 and R3 zoning boundary follows the shoreline OHWM (except where there are existing fills on the Gateway and Lovric properties). AMC 17.12.030(E) states that, "Zone boundaries indicated as following shorelines shall be construed to follow such shorelines."

This demonstrates the intent of the 2010 and 2012 CP maps is to place the northern R2 and R3 boundaries at the OHWM at Guemes Channel. This was done intentionally under GMA planning to protect existing residential neighborhoods. This protection should be maintained. Mr. Strandberg's proposal to return to 1978 pre-GMA zoning, even if just for the Gateway and Lovric properties, should be rejected. The Commission and Council should reject docketing of the Strandberg proposal.

The GEMS project was proposed in the LM zone between the extensions of "C" Ave. and "D" Ave as shown on Figure 1. Figure 4 highlights the location on a portion of the GEMS site plan of the OHWM in pink dashes and highlights in blue the outline of the most southerly LM building. The LM buildings were required to be kept waterward of the OHWM.

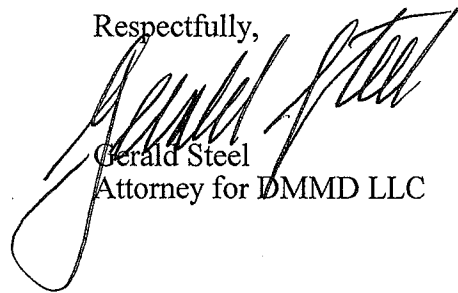
To support his claim that it was a recent "mistake" under GMA planning to put the R2 and R3 northern boundary at the OHWM, Mr Strandberg claims his "most compelling evidence" is from the Gail Brink project whose shoreline plan was approved by the City in 2001. (Packet at 103.) I represented the appellants who successfully challenged the Brink approval before the Shoreline Hearings Board in SHB 02-001. The Shoreline Hearings Board did not consider or comment on the City CP designation or zoning for the subject project. The appeal only addressed the requirement of RCW 90.58.320 to have a showing of overriding considerations of public interest to justify exceeding a height of 35 feet above average grade level. The Hearings Board found, "That showing has not been made in this case." (Grill v. Baraka (F of F), SHB 02-001 at 1-2, (2002).) The location of LM zoning was irrelevant to this review of a shoreline permit. Mr. Strandberg's "most compelling evidence" from 2001 does not support his claim of "mistake."

Mr. Strandberg argues that moving the LM boundary to the OHWM was a scrivener's error that can simply be corrected. But this is not a clear error subject to simple correction. A clear error must be obvious, undebated, and promptly corrected. (*RUGG v. City of Kent*, 123 Wn.2d 376, 387-88, 868 P.2d 861 (1994).) The R2 and R3 neighbors have relied on the 2010 and 2012 comprehensive plan and zoning maps for the protection of their neighborhoods for many years. The Gateway owner's had the opportunity to challenge this zoning when it first appeared on the Comprehensive Plan and Zoning map and it is now too late to bring a credible challenge.

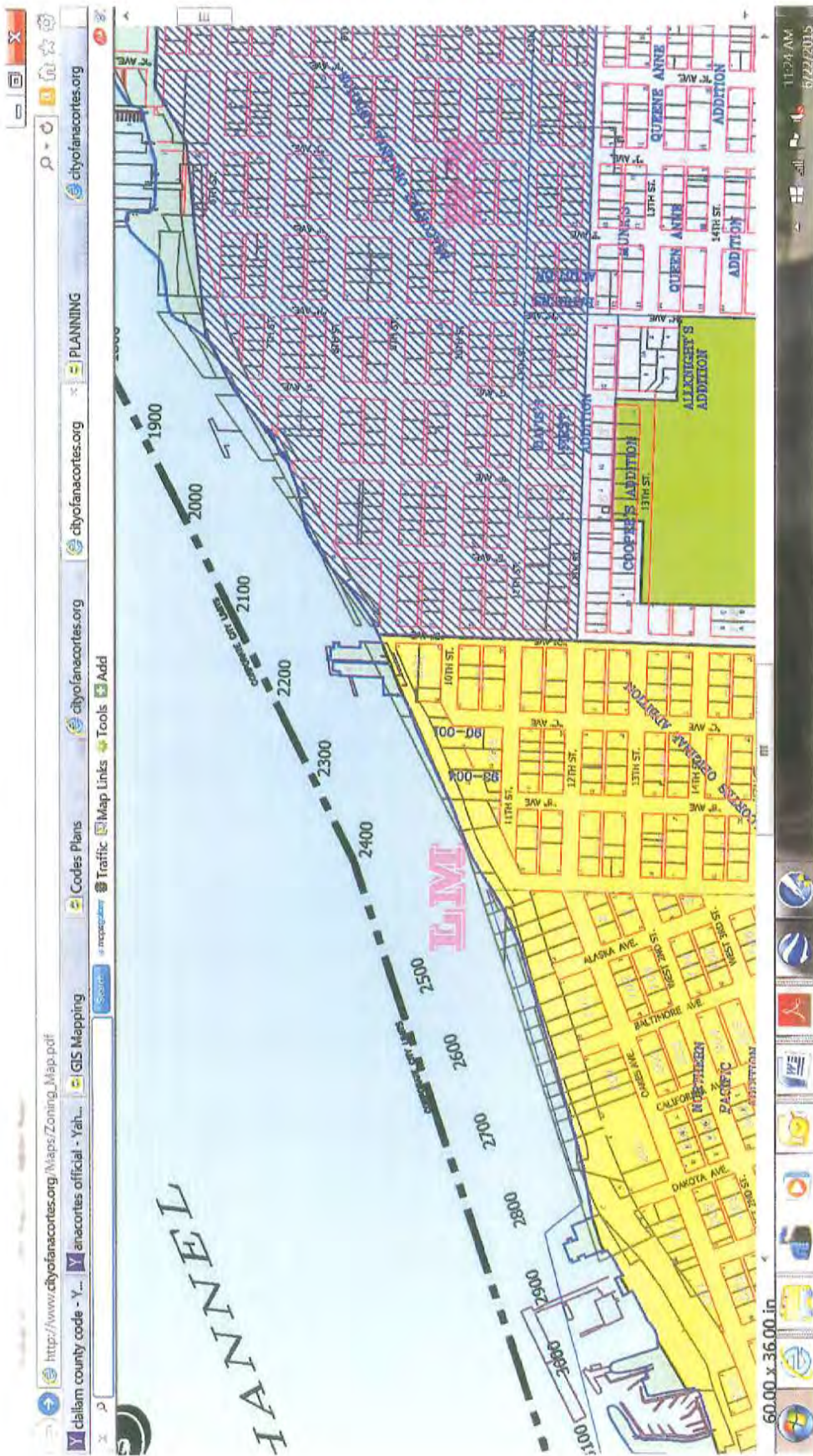
Because it is no "mistake" that the R2 and R3 GMA zoning goes to the OHWM at Guemes Channel, there is nothing to correct. Therefore, the Planning Commission and City Council should reject docketing of the Strandberg proposal. It is in the interest of the Planning Commission and City Council to protect the valuable residential neighborhoods on the Guemes Channel. Policy (b) under Goal 3 on page 16 of the 2012 CP states, "R2 areas . . . should be designed to reduce adverse impacts from commercial and industrial development." The Old Town Overlay District on R3 on the Guemes Channel is also intended to protect this District from adverse impacts from commercial/industrial development. Keeping these R2 and R3 boundaries at the OHWM meets this objective and protects these valuable residential neighborhoods.

Please reject docketing of the Strandberg proposal.

Respectfully,



Gerald Steel
Attorney for DMMD LLC



Legend:
Yellow – R2 = Residential Low Density

Grey With Hash Mark – R3 with Old Town Overlay District

Blue-Green – LM = Light Manufacturing (areas inside city limits waterward of OHWB)

City Limits shown in "dash double dot" line

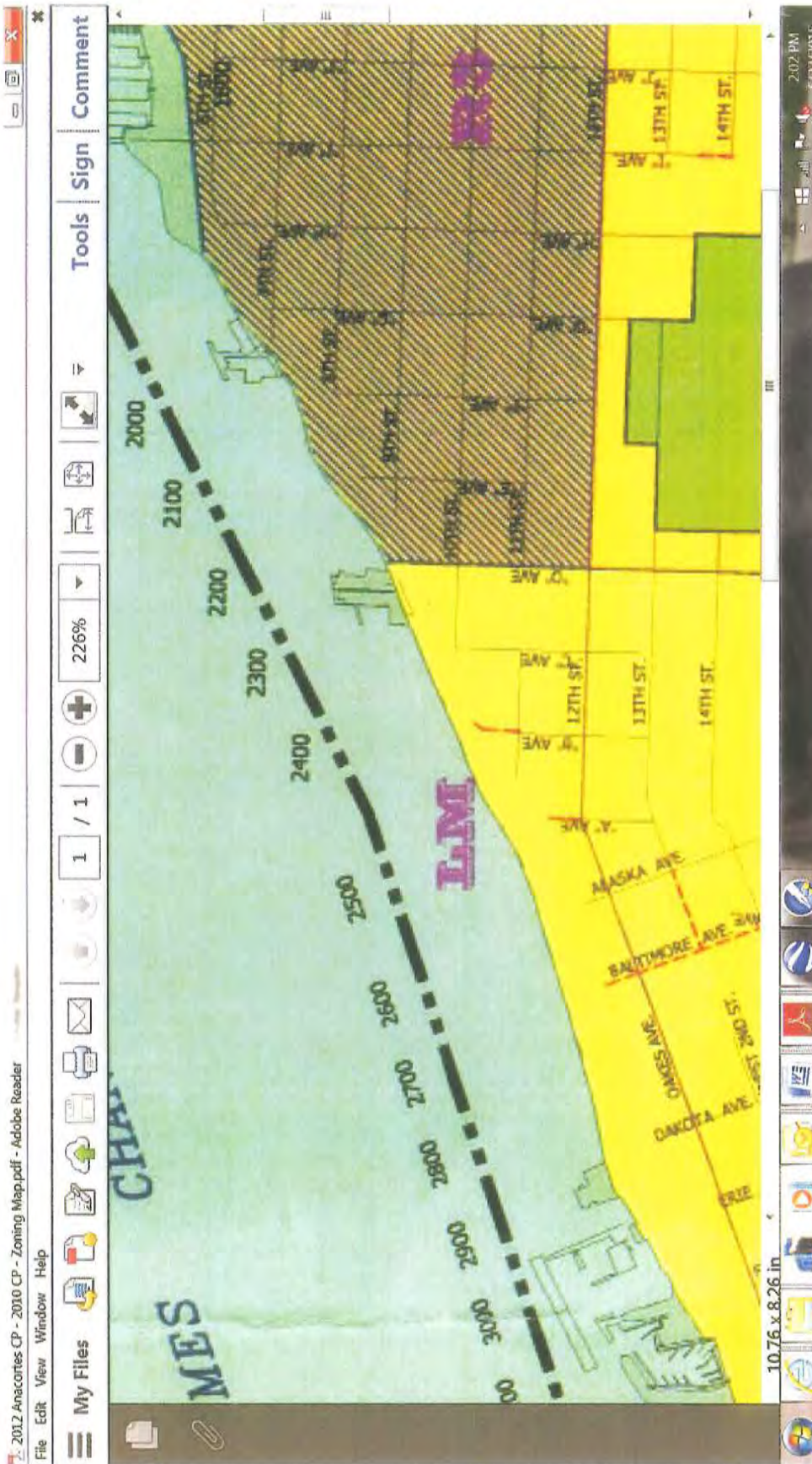


Figure 2. Blowup of 2010 CP – Zoning Map (Updated Dec. 2009 - see 2012 CP at page 3).

- Legend:
- Yellow – R2 = Residential Low Density
 - Grey With Hash Mark – R3 with Old Town Overlay District
 - Blue-Green – LM = Light Manufacturing (areas inside city limits waterward of OHWB)
 - City Limits shown in “dash double dot” line



Figure 3. Blowup of 2010 ASMP Map (showing location of OHWM east of Dakota Ave.)

Environmental Designations:

- Orange – Conservancy
- Red – Shoreline Residential
- Yellow – Urban
- Dark Blue – Urban Maritime
- Light Blue – Aquatic (areas inside city limits waterward of OHWB)
- Blue Grey – Buildings – 2010
- City Limits shown in “dash double dot” line

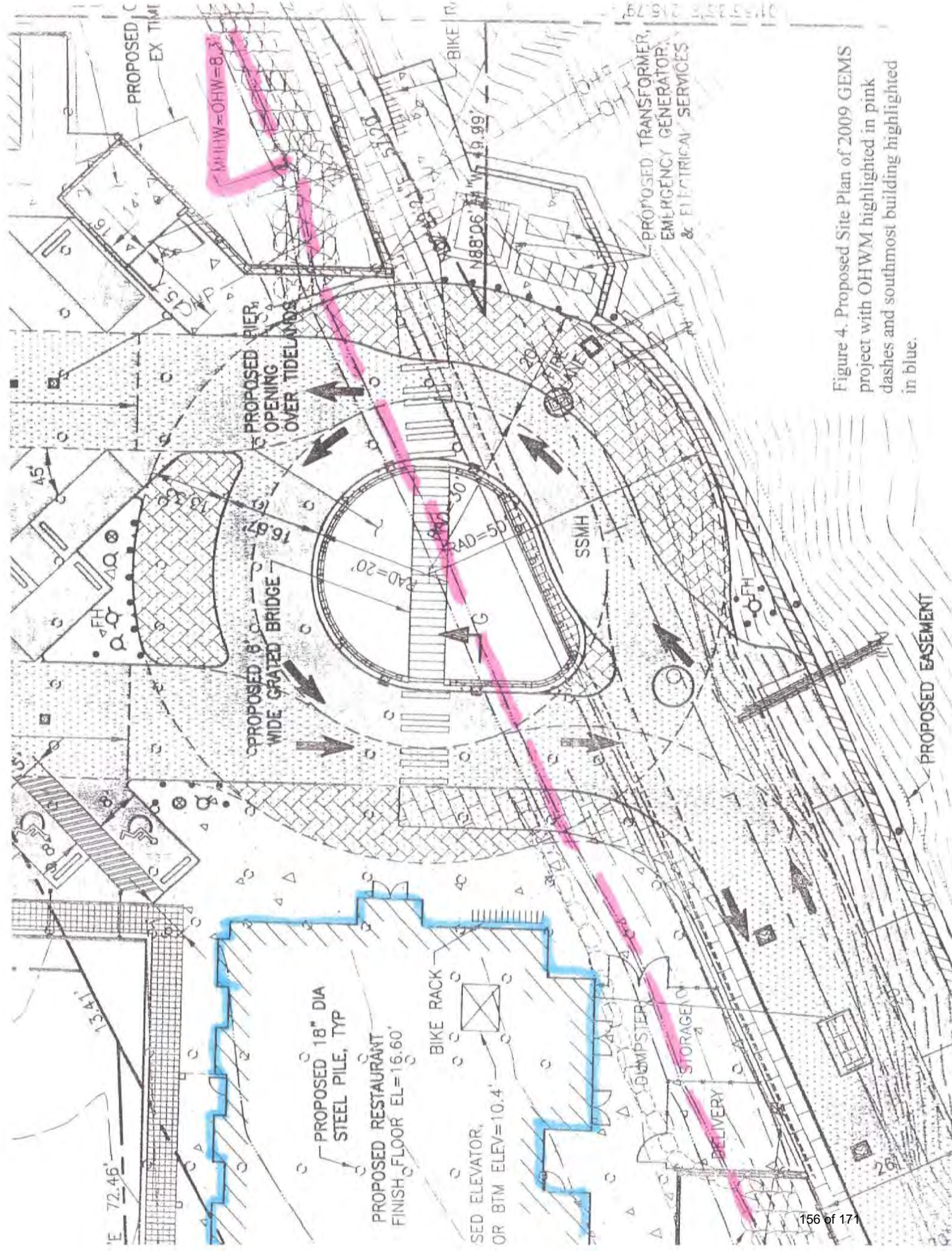
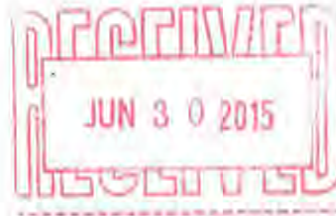


Figure 4. Proposed Site Plan of 2009 GEMS project with OHWM highlighted in pink dashes and southmost building highlighted in blue.

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June 26, 2015

Planning Commission
City of Anacortes
904 6th Street
Anacortes, WA 98221

City Council
City of Anacortes
904 6th Street
Anacortes, WA 98221

Re: Support changing ASMP for consistency with Comp Plan on Guemes Channel

Dear Chairman Laumbattus and Commissioners and Mayor Gere and Council Members:

I make this submission on behalf of DMMD LLC who represents Anacortes residents. DMMD supports the proposals made by Hal Rooks and Marilyn Derig described in the PC June 24 packet at pages 111-114. They propose changing the 2010 Anacortes Shoreline Master Program (ASMP) designation of "Urban" to "Shoreline Residential" along the Guemes Channel between "B" Ave. and "H" Ave. Currently in this area, the ASMP designates a 50-foot wide band as "Urban" and 150-foot wide band as "Shoreline Residential." However, the whole 200-foot band is designated low density residential (R2 or R3) in the Comprehensive Plan. In addition most of this area is in the Old Town Overlay District in R3.

Policy (b) under Goal 3 on page 16 of the 2012 CP states, "R2 areas . . . should be designed to reduce adverse impacts from commercial and industrial development." The Old Town Overlay District on R3 on the Guemes Channel is also intended to protect this District from adverse impacts from commercial/industrial development. But the "Urban" designation in the ASMP is intended for commercial and industrial zones. (Section 5.10(C) of the 2010 ASMP at 62.) This identified area is zoned R2 and R3 and commercial/industrial is generally not permitted even by conditional use permit. The 2010 ASMP is part of the Comprehensive Plan and the Comprehensive Plan is required to be internally consistent. The ASMP designation of "Urban" is inconsistent with the CP designations of R2 and R3 on the Guemes Channel.

The residents of these R2 and R3 neighborhoods speak frequently about protecting their residential neighborhoods. DMMD requests that the Commission and Council support these neighborhood residents and correct an inconsistency in the Comprehensive Plan by changing the ASMP designation between "B" Ave. and "H" Ave. on the Guemes Channel from the "Urban" designation to the "Shoreline Residential" designation. This would not prohibit public or private road access to any business in the existing LM zone.

Respectfully

Gerald Steel
Attorney for DMMD LLC

From: [Jim Blais](#)
To: [Walters, Ryan \(Anacortes City Council\)](#); [Adams, Brad](#); [Johnson, Eric](#); [Miller, Matt](#); [Archibald, John](#); [Lovelett, Liz](#); [Pickett, Erica](#)
Cc: [Gere, Laurie](#); [Measamer, Don](#); [Grage, Libby](#)
Subject: MJB Comments - 2016 Comp Plan Alternatives
Date: Friday, July 03, 2015 12:23:31 PM
Attachments: [2016 Comp Plan Comments 7-3-15 MJB.pdf](#)

Councilmembers,

Please find attached MJB Properties' comment letter regarding the 2016 Comprehensive Plan Alternatives Analysis. Thank you for your consideration of our comments.

Have a great holiday weekend.

Thank you,

Jimmy Blais

Gary Merlino Construction Co. Inc.

9125 10th Avenue South

Seattle, WA 98108

Ofc 206-762-9125/ Fax 206-763-4178/ Cell 206-255-5153

JBlais@gmccinc.com

7/2/2015

City of Anacortes Councilmembers
PO Box 410
Anacortes, WA 98221

Subject: 2016 Comprehensive Plan Update – MJB Comments

Dear Councilmembers,

I am writing you on behalf of MJB Properties, LLC., in order to provide comments on the 2016 Comprehensive Plan Update Preliminary Land Use Alternatives. Below, I have provided comments specific to each of the individual land use areas, designated by the City, in which MJB owns property. As a general comment, I am slightly disappointed that the Council's "Alternative Land Use Concepts & Recommendations" packet placed a large emphasis on the Community Advisory Committee's and Planning Commission's recommendations, yet seems to exclude the results of four public meetings in which hundreds of citizens provided valuable input as to their preferred uses within each of the mapped land use areas. I would respectfully request that you review the results from these meetings prior to making any recommendations on the land use alternatives.

Waterfront 14th to 22nd, east of R Ave. "MJB North"

MJB supports Alternative 2. Through the public process, your citizens have consistently voiced support for a mixed use zone that would allow for the horizontal integration of residential and commercial uses. During Maker's MJB Waterfront Workshop, the majority of groups wanted to see housing, mixed use buildings, townhouses, a hotel, small scale retail, an event center, and open spaces. Due to the multitude of future uses on this property, MJB Properties respectfully requests that the Council allow for design flexibility when developing the new Mixed Use zone. The current CM1 zone has numerous items within it that create development challenges including but not limited to: building orientation; height restrictions; prohibitions on ground floor residential, and retail to residential ratios. Removing these regulations or allowing greater flexibility within them would promote development on this site.

The CAC Committee and Planning Commission made several recommendations for this area that MJB does not agree with. The first of which is preserving access to the dredged channel at 22nd street and open space upland to support that use. Within the past 5 years there have only been approximately a half dozen projects that have utilized this loading facility. The majority of these projects could have been loaded out at other facilities within Anacortes including Dakota Creek and MJB's South Dock. Additionally, each of the projects could have

been constructed on other properties and transported to the site for barge loading. MJB's current development plans do incorporate and preserve the barge dock; however we should not be legally required to maintain this facility and provide upland property for the construction of potential future projects. Please allow us the flexibility to regulate and preserve uses based on what is feasible from both a demand and economic perspective. It should also be noted during the 2016 Comprehensive Plan public process, only 12.5% of the groups wanted to see any sort of marine/industrial uses on this site.

The second statement that MJB finds concerning is the CAC's recommendation to only allowing a "limited" number of taller buildings. Your citizens have stated that they want to see a hotel, event center and mixed use buildings on this site. These types of uses need higher height limits by nature. Additionally, taller buildings are needed in order to achieve densities necessary to make a development on this property financially feasible. The exact number and size of future buildings should be determined during a master planning process.

CM2 & Industrial east of T Ave., between 22nd and 36th St.

MJB has had a number of requests for live work units within this area from small marine business owners. We respectfully request that you allow this type of use within the CM2 zone.

R to T Ave between 22nd & 28th. (MJB Central and Southwest)

MJB Properties supports Alternative 2. This property should be looked at in two different sections, the dividing line being the Tommy Thompson Trail. The area to the east of the trail should retain its existing zoning. The area to the west of the trail should be changed, following Alternative 2. The western site hasn't been able to hold nor attract an industrial tenant for the 25 years that MJB has owned the property. Additionally, the citizens of Anacortes have identified this area as one in which they would like to see a mix of uses other than heavy industrial. During Maker's Waterfront Workshop, 67% of the groups included some sort of housing on this site, 60% included retail uses and 47% included some form of office. Only 13% of the citizens wanted to see manufacturing/industrial uses on the western site.

R Ave Regional Retail Overlay

MJB Properties supports Alternative 2. We do not support the recommendations of the CAC and Planning Commission. Within the CAC's recommendation for this area, they state, "There is limited land available near the waterfront for industrial development. Keep this area available for potential marine industrial uses to support and expand the marine industry and trade sectors." First, a regional retail overlay would not change the zoning of this property; it would retain its industrial designation and would remain available for potential marine industrial uses, if a regional retail store was not established. Second, there are currently ample amounts of property within Anacortes and near the waterfront for marine industrial development. Using Skagit County's Assessor data, MJB roughly calculated that there is more than 40 acres of property that is currently available near the water (within 2,000 feet; east of R Avenue and South of 25th Street) that could be utilized for potential marine industrial uses (see the below table, acreage calculation excludes MJB's portion of the regional retail overlay). This calculation is based on areas that are currently vacant or have dry upland boat storage on them (easily

converted if an industrial user presented itself). MJB Properties believes that this is more than ample space to promote future potential industrial development. During its review of the retail overlay, MJB requests that the Council review the report that Kirk Kennedy developed and submitted to the Council, titled "Large-Scale Retail Impact on Rural Communities." We believe that this accurately addresses the potential impacts of a regional retail store.

Land Available Near the Waterfront for Industrial Development	
Owner	Acreage
MJB Properties	12.0
Department of Natural Resources	5.0
Integra Systems	2.5
John and Constance Ripley	1.5
R&S Management	1.6
Slick Willy II LLC	4.3
Sweet Sixteen Investments	6.8
Howard Bean	1.7
GBH Investments LLC	5.3
Total	40.56

I thank you for your consideration of these comments and look forward to working with the City during the 2016 Comprehensive Plan Process.

Thank you,



Jimmy Blais

MJB Properties, LLC
9125 10th Avenue South
Seattle, WA 98108
Ofc 206-762-9125/ Fax 206-763-4178/ Cell 206-255-5153
JBlais@gmccinc.com

From: [Marc Estvold](#)
To: [Measamer, Don](#); [Grage, Libby](#); [Cricchio, Kevin](#)
Cc: ["Oliver, Vincent C."](#); ctully@nbbj.com
Subject: FW: Hospital rezoning of 2500 Commercial Ave
Date: Thursday, July 02, 2015 3:21:19 PM

Don, Libby, Kevin

In red below please see thoughts from Carl Tully, architect assisting us on the MUO application. It appears Bob and Kelly do not understand that the underlying zoning will stay fully intact and that this MUO just proposes to allow Medical / Dental uses as permitted along Commercial Avenue from 24th to 26th without going through the conditional use process.

Thank you

Marc

Subject: Hospital rezoning of 2500 Commercial Ave

To whom it may concern,

This letter is in regards to Island Hospital petitioning the planning commission and the city council to rezone the 2500 block of Commercial Ave for hospital usage only. I am against it. I see that after their failed attempt to have a medical overlay they are trying again (2013). Why would the city lose three very viable commercial business to the hospital overlay. **The zoning amendment proposes to allow medical uses without the requirement of a conditional use process; the underlying commercial zone is retained.** Their master plan is for 2030, why would the Island Hospital need to rezone so soon? Anacortes Diving & Supply has been operating in Anacortes since 1976. It has been operating at this same location since 1984, over thirty years along with the Hair Shoppe. Dr. Andersen has been there for at least that, if not longer. Once again the hospital is trying to be deceptive to their future real estate partners and bypass us for their own benefit. By granting their request you would completely destroy the property values of the three businesses and destroy their business and their locations. The current drawings still show a parking lot where Anacortes Diving is standing today, where is the gain to the city? **The timing for this change is appropriate and in alignment with the City of Anacortes's cyclical process of updating its comprehensive plan. Island Hospital has been transparent with communication to the City in regard to its plans for long term development. An essential facility like a hospital, must adapt, grow, and renew over time to maintain the health care needs of the community it serves. Understanding the long term growth potential and pattern for the hospital and related services is important knowledge for the City of Anacortes; it allows the City to plan for possible growth and the long term planning and infrastructure needs of the community. Allowing medical use in the proposed zone provides the City of Anacortes a consistent means to regulate development. The timing of when new development will occur is theoretical and provides a framework for the City and the Hospital to work together consistently to serve the future needs of the community.**

An economic analysis of the medical use overlay was conducted and concluded that, "Overall, the medical use of the Commercial Avenue parcels would be a strong contributor to the Anacortes economy."

Anacortes Diving & Supply has been adding revenue, bringing customers and tourists to the area, introducing many people to the wonderful waters around Fidalgo Island and the surrounding San Juan islands. The Hair Shoppe supplies a valuable service to a large portion of the retirement community and Dr. Andersen has been the "go-to" veterinarian for many of the Anacortes population.

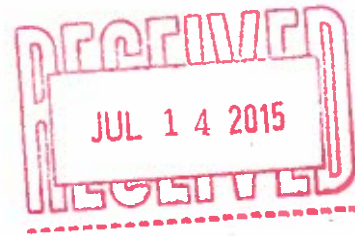
In conclusion I am opposed to the rezoning and it should remain commercial. We do not need to have the Hospital on Commercial Ave, we need commercial businesses. Once again Island Hospital is doing something that ONLY benefits Island Hospital.

Thank You
Robert and Kelley Scarzafava
Owner Anacortes Diving & Supply, Inc

www.AnacortesDiving.com

Open 9-6 pm everyday
2502 Commercial Ave
Anacortes, WA 98221
360-293-2070

GERALD STEEL, PE
ATTORNEY-AT-LAW
7303 YOUNG ROAD NW
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Tel/fax (360) 867-1166



July 10, 2015

Planning Commission
City of Anacortes
904 6th Street
Anacortes, WA 98221

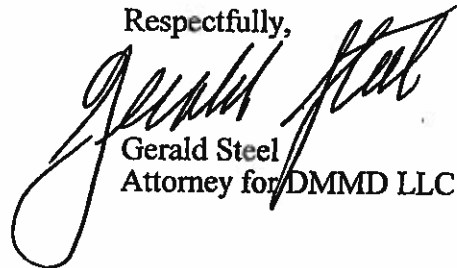
City Council
City of Anacortes
904 6th Street
Anacortes, WA 98221

Re: Reject Docketing of the Strandberg Proposal - *See* 2000 Zoning

Dear Chairman Laumbattus and Commissioners and Mayor Gere and Council Members:

I make this submission on behalf of DMMD LLC to follow-up on our comments submitted to you in our June 25, 2015 letter. In that June 25, 2015 letter we showed that the historic GMA boundary between the R2/R3 zones and the LM zone on the Guemes Channel was at the Ordinary High Water Mark ("OHWM") as shown in the 2010 and 2012 Comprehensive Plan/Zoning Maps. We now have obtained a copy of the 2000 GMA Zoning Map and attach it hereto along with a blow-up of the subject area. The boundary between the R2/R3 zones and the LM zone on the Guemes Channel is at the OHWM on this 2000 GMA zoning map. There is no mistake that needs to be corrected.

Respectfully,



Gerald Steel
Attorney for DMMD LLC

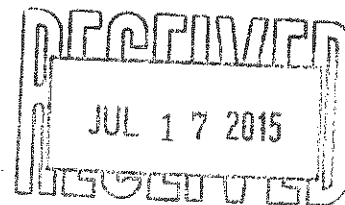
May 2000

ANACORTES ZONING MAP

CHANNNEL

GUENES

100' - (20 FEET WIDEWAY RIGHT)



July 12, 2015

To whom it may concern,

This letter is being sent to underscore the need for careful consideration of the impacts zoning restrictions have on our community's ability to provide appropriate care to our senior population.

Those who live in or around Anacortes take special pride in our community, and market data supports the premise that seniors find it an exceptionally special place to live. The attached market information (from Integra Realty Resources) shows that Anacortes attracts an above-average percentage of seniors who make it their home in their sunset years. As these seniors age they often require services ranging from Assisted Living (AL) to specialized Memory Care (MC) to Skilled Nursing (SNFs). Anacortes already boasts a state-of-the-art hospital that is the envy of our neighbors. As the hospital increase services for those with advanced needs we need to be mindful of the other services necessary to allow our residents to age gracefully.

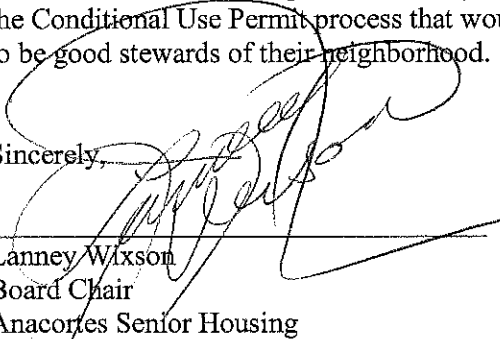
The current senior housing options available to those requiring Assisted Living and Memory Care services consist of a handful of single-family "Adult Family Homes" (AFHs) capable of providing services for up to 6 people, to larger licensed "Boarding Homes" like Rosario Assisted Living, Lighthouse Memory Care, and Chandlers Square. While we cannot comment on the status of other facilities, Chandlers Square has run at 100% occupancy for the last 3 years and has a 3 to 6 month wait list. Lighthouse Memory Care has already reached 90% occupancy.

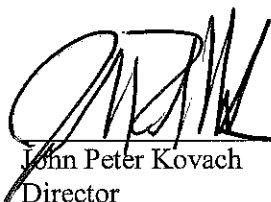
It is reasonable to expect the demands for Assisted Living to grow, and it is unrealistic to expect those needs to be met solely with additional Adult Family Homes. A quality Adult Family Home requires a unique footprint/design (single story, wheelchair access, secure access to the outdoors) to best serve its residents, and rents are typically higher than those in a licensed boarding home. Larger communities, by contrast, offer the ability to serve the physical, social, and psychological needs of a greater range of residents due to their size, staffing, choice of amenities, and price.

Unfortunately, Anacortes has very limited land available to grow this need. Building along arterials is counter-productive to the Assisted and Memory care segments of the market as the noise and lack of space tends to agitate residents who can least handle the disruption. Using elevators or stairs is a very poor option - especially when memory care residents are involved.

As the community looks to changing its zoning regulations we must recognize that building new facilities that serve a broad range of residents becomes impossible when it requires buying multiple adjacent homes or businesses and vacating streets or alleys. Instead we urge the city planners to maintain or grandfather the Conditional Use Permit process that would allow existing facilities to expand when they have proven to be good stewards of their neighborhood.

Sincerely,


Lanney Wixson
Board Chair
Anacortes Senior Housing


John Peter Kovach
Director
Chandler's Square

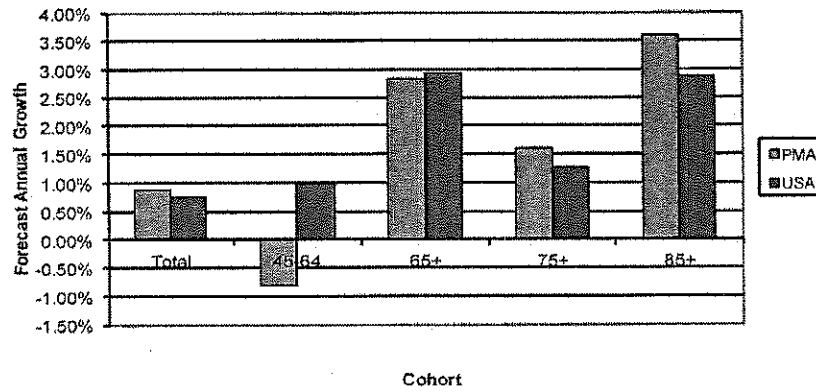
Note: In the attached graph: PMA refers to Primary Market Area, a 10 mile radius of downtown, and USA refers to the National Average

SENIORS HOUSING MARKET DEMOGRAPHICS

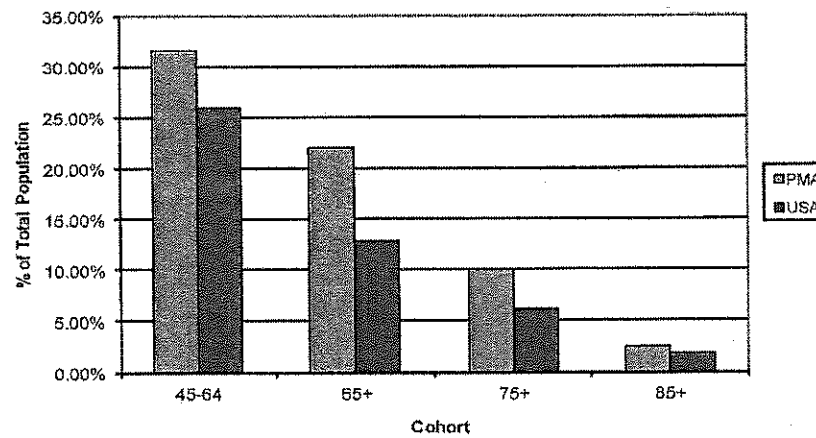
Demographics relevant to the seniors housing market are as follows:

Market Area Characteristics		
Item	PMA	USA
Total Population		
2012 Population	31,159	313,095,504
Forecasted 2017 Population	32,551	325,256,835
Forecasted Annual Growth, 2012-2017	0.88%	0.77%
Adult Child (45-64) Population		
2012 Population 45-64	9,821	81,241,741
Forecasted 2017 Population 45-64	9,432	85,316,858
Forecasted Annual Growth, 2012-2017	-0.81%	0.98%
2012 Age 45-64 Pop. as % of Total Pop.	31.52%	25.95%
65 Plus Population		
2012 Population 65+	6,844	40,250,504
Forecasted 2017 Population 65+	7,889	46,509,142
Forecasted Annual Growth, 2012-2017	2.83%	2.93%
2012 Age 65+ Pop. as % of Total Pop.	21.98%	12.86%
75 Plus Population		
2012 Population 75+	3,123	18,971,271
Forecasted 2017 Population 75+	3,379	20,205,200
Forecasted Annual Growth, 2012-2017	1.59%	1.27%
2012 Age 75+ Pop. as % of Total Pop.	10.02%	6.08%
85 Plus Population		
2012 Population 85+	779	6,618,423
Forecasted 2017 Population 85+	930	6,479,845
Forecasted Annual Growth, 2012-2017	3.61%	2.89%
2012 Age 85+ Pop. as % of Total Pop.	2.50%	1.79%
Income Levels		
Median Household Income, All Ages	\$55,017	\$49,581
Median Income Level Age 65 to 74	\$48,898	\$37,371
Median Income Level Age 75 to 84	\$40,130	\$28,217
Median Income Level Age 85+	\$33,147	\$23,123
Source: Claritas		

Comparison of Growth Rate Forecasts



Comparison of Population Composition



Overall population growth is forecast to be greater than average in the PMA. Growth of persons in the "adult child" age brackets (45 to 64) is forecast to be less than average, while the percent of total population that is within the 45 to 64 age group is greater than average. The percent of total population that is 65+ is greater than average. Forecasted growth for the 65+ cohort is less than average. The percent of total population that is 75+ is greater than average. Forecasted growth for the 75+ cohort is greater than average. Lastly, the 85+ population is forecast to grow at a pace greater than the national average, while representing a greater than average percent of the total population base of the PMA. Senior income levels are above average.

CONCLUSION

The subject's Primary Market Area is concluded to be the area within a 10 mile radius from the site. The PMA encompasses Anacortes and portions of Skagit County. The primary land use in the area is residential and the area is approximately 80% developed. The PMA is experiencing slow population growth and has above average income levels. The area is considered to be in a stage of stability. Between 2012 and 2017, the market area is forecast to experience growth in demand for seniors housing at an average rate relative to the nation as a whole.



Grage, Libby

From: CompPlan2016
Subject: FW: Edwards Way Rezone

From: Frank McCoy [mailto:mccoy_frank@yahoo.com]
Sent: Saturday, July 18, 2015 1:33 PM
To: Measamer, Don <don@cityofanacortes.org>
Cc: Johnson, Eric <ericj@cityofanacortes.org>; Robinson, Gary <gary@cityofanacortes.org>
Subject: Edwards Way Rezone

Don, I want to go on record as being very concerned about the rezone from Marine Commercial of the old Leeward property below San Juan Passage to residential. The Guemes Channel Trail has limited parking. The cul-de-sac at the end of Edwards Way serves as a great starting point and short term parking for trail users. If it gets rezoned to residential it wont be long before the complaints begin and the parking is eliminated. As you probably know parking for the trail will begin to be a problem and must be planed for and worked out. The zone change to residential will only complicate the parking issue. Perhaps there can be land to the east of the cul-de-sac set aside for parking in the rezone. Thank you for considering this issue and making the decision makers aware of it.

Frank McCoy
4205 Glasgow Way
Anacortes, WA 98221
360-588-8859
360-333-2996 cell



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

Open Record Public

Hearing Date: Continued to January 6, 2016, @ 6:00 PM with 3:00 PM Site Visit
December 9, 2015, @ 6:00 PM with 5:15 PM Site Visit

Project Name: West 10th Street Replat & PUD

File Number: PUD-2015-0001

Applicant: Schemmer Consulting Group
3014 Commercial Avenue, Suite C
Anacortes, WA 98221

Landowner: Irving Construction Corporation
819 Commercial Avenue, Suite G
Anacortes, WA 98221

**Project Engineer
& Surveyor:** Schemmer Consulting Group
3014 Commercial Avenue, Suite C
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 replat, Planned Unit Development (PUD) and SEPA environmental review to create 8 lots and 1 wetland tract (9 lots total) on the subject property. Wetland buffer averaging and a modification to the underlying zoning district's minimum lot size requirement is also proposed. The applicant also proposes a right-of-way (ROW) dedication and vacation. The vacation request is to unimproved West 11th Street for approximately 212 feet from lots 5 to 11 Block 1121

Northern Pacific Addition to Anacortes. Additionally, the applicant proposes a vacation request to the alley for approximately 185 feet from lots 1 to 6 Blocks 1120 & 1121 Northern Pacific Addition to Anacortes.

Project Location:

The subject properties are located south of West 10th Street between Minnesota and Kansas Avenues.

Subject Parcels:

P58251, P58253, P102477, P102478, P132138, & P132139

Zoning District:

The subject property is located in the Residential (R2) Zoning District of the City of Anacortes.

Comprehensive Plan Designation:

Residential Low Density (R2)

Existing Land Use:

The subject property is vacant with no structures or improvements located on it.

Surrounding Zoning & Land Uses:

Direction:	Zoning:	Land Uses:
North:	Residential (R2)	Single-Family Residences
South:	Residential (R2)	Vacant Land, Single-Family Residences, & Anacortes Community Forest Land
East:	Residential (R2)	Vacant Land
West:	Residential (R2)	Single-Family Residences

Wetland & Buffer Area (See Exhibit 10):

- Wetland Area on Property = 902 square feet
- 110-foot Buffer Area = 19,304 square feet
- Reserve Tract Buffer Area 19,335 Square Feet
- Increased Buffer Area = 2,935 Square Feet
- Reduced Buffer Area = 2,904 Square Feet

R2 Minimum Lot Size:

- 7,500 Square Feet

R2 Maximum Permitted Density:

- Four (4) Dwelling Units Per Gross Acre

Site Area:

- Net area = 1.584 acres (69,011 square feet)
- Gross area = 2.239 acres (97,530 square feet)

Density Calculation

- 2.239 Gross Acres X 4 Dwelling Units Per Acre = 8.956 Lots (**Rounded To 9**) Permitted

Permits Required:

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

Existing Environmental Documents:

Wetland Report; SEPA Environmental Checklist; Geotechnical Evaluation; Tree Assessment & Preservation Plan; & Landscape Plan

Utilities:

- **Water:** City of Anacortes
- **Sewer:** City of Anacortes
- **Garbage:** City of Anacortes
- **Stormwater:** City of Anacortes

Fire:

- City of Anacortes

Police:

- City of Anacortes

A. FINDINGS OF FACT:

I. SITE DESCRIPTION:

The project site is vacant with no structures located on it. It was partially cleared previously but does have a number of trees and shrubs located on it which are predominantly located in the southern and southeastern portion of the subject property as is discussed in the Tree Assessment and Preservation Plan (**See Exhibit 11**).

The proposed replat and Planned Unit Development (PUD) would include the construction of a cul-de-sac off of West 10th Street which would provide ingress and egress to the 8 single-family residential lots and 1 NGPE tract created as a result of the subject replat /PUD.

II. REPLAT /PUD CHRONOLOGY & BACKGROUND:

1. The applicant submitted the subject application for a replat/ PUD of the subject property to the City of Anacortes on May 08, 2015.
2. After reviewing the application material, the subject replat /PUD was deemed incomplete on June 3, 2015.
3. The applicant resubmitted application material on September 10, 2015, but the subject application was still deemed incomplete on September 21, 2015.
4. The applicant resubmitted again on October 9, 2015, but the subject application was still deemed incomplete on October 20, 2015.
5. Staff held a meeting with the applicant and agent on November 3, 2015, to discuss some remaining items needing resolution and clarification.
6. The subject replat /PUD application was deemed complete on November 11, 2015.

III. CRITICAL AREAS REVIEW:

Geologically Hazardous Area:

Geotest prepared a reconnaissance level report dated June 9, 2015, concerning the project site's topography, soils, drainage, and geologically hazardous areas (**See Exhibit 8**). No known geologically hazardous areas exists on the subject property.

Wetlands:

According to a Wetland Report (**See Exhibit 9**) prepared by Advanced Environmental Solutions dated March 20, 2015, there is a Category III wetland located onsite that is 0.16 acres. The wetland extends off-site to the northwest and southwest. The onsite portion of the wetland is 902 square feet in area. According to AMC 17.70.340(1) and consistent with current Department of Ecology buffer requirements, Category III (3) wetlands require a 110-foot buffer as measured from the edge of the wetland.

The applicant proposes wetland buffer averaging per AMC 17.70.340(F)(4), which would reduce a portion of the 110 foot buffer as it extends onto lots 5 & 6. The reduced buffer along lots 5 and 6 would result in a 91 foot buffer width. The reduced buffer area proposed is 2,904 square feet while the increased buffer area would be 2,935 square feet (**See Exhibit 10**). This reserved area is greater than the area represented by the standard 110-foot buffer. This increased reserved area also complies with AMC 17.70.340(F)(4) as it will not reduce the wetland functions or performance, contains a total area greater than which would be contained in the standard buffer, and contains variations in sensitivity due to the existing physical characteristics.

Priority Habitat & Species:

No known priority habitat or species are located on or within close proximity to the subject properties following a review of Washington State Department of Fish and Wildlife's website.

Cultural Resources:

No known cultural resources are located on or within close proximity to the subject property. Both the Samish Indian Nation and the Washington State Department of Archaeology and Historic Preservation (DAHP) was provided an opportunity to comment on the subject development. No comment was received.

IV. TREE ASSESSMENT & PRESERVATION PLAN:

Urban Forestry Services Inc., prepared a Tree Assessment and Preservation Plan dated August 5, 2015. The applicant /landowner proposes retaining seventy-three (73) trees within a wetland tract that is approximately 0.46 acres in area. Chapter 16.50 of the Anacortes Municipal Code requires that one tree credit unit per 1,000 square feet of property. The subject property is 69,011 net square feet in area. Therefore, 70 tree credits are required based on this net square footage. The applicant /landowner proposed retention of seventy-three (73) trees within the wetland tract equates to two hundred and seventy-two (272) tree credits (**See Exhibit 11**). The wetland tract would be designated as a native growth protection area easement (NGPE).

V. TRANSPORTATION:

The City of Anacortes' Public Works Department did not require that a Traffic Impact Study be prepared associated with the subject development. Access is proposed via West 10th Street by way of a cul-de-sac that would serve the 8 single-family residential lots. Traffic impact fees will be collected at time of building permit application issuance.

VI. ROW DEDICATION & VACATION:

Both a right-of-way (ROW) dedication and vacation is proposed as part of the subject replat and PUD. Pursuant to AMC 17.70.570(D)(3), street/alley vacations that are contiguous with an Anacortes Community Forest Lands (ACFL), half of the area to be vacated that is adjacent to the ACFL shall be incorporated into the ACFL and be subject to all ACFL related requirements. City staff will prepare an ordinance for City Council approval related to this site vacation.

The total area to be vacated is **10,660.87 square feet** (6,360 square feet West 11th Street + 4300.87 square feet alley). The vacation request is to unimproved West 11th Street for approximately 212 feet from lots 5 to 11 Block 1121 Northern Pacific Addition to Anacortes. Additionally, the applicant proposes a vacation request to the alley for approximately 185 feet from lots 1 to 6 Blocks 1120 & 1121 Northern Pacific Addition to Anacortes.

The total area of dedication is **7,458 square feet** (cul-de-sac) in area. The subject development includes the construction of a cul-de-sac to serve the subject replat and PUD located off of West 10th Street. This cul-de-sac would be built to city standards and dedicated to the City of Anacortes.

VII. PROPOSED MODIFICATION TO CODE:

The applicant has applied for a Planned Unit Development (PUD) which allows for some modification to city code. Specifically, the applicant has proposed a reduction to the minimum lot size for the underlying R2 Zoning District be reduced from the required minimum lot size of 7,500 square feet (per AMC § 17.36.050) to lots that range from 6,000 to 6,654 square feet in area. This reduced lot size is similar to the R3 minimum lot size standards (6,000 square feet).

VIII. NOTICE OF APPLICATION & HEARING:

1. A “Notice of Application & Hearing with Optional SEPA DNS” was published in the Anacortes American Newspaper on November 11, 2015.
2. Notice was also posted on the subject property in three (3) different locations on November 06, 2015.
3. Notice was posted at city hall, the library, and the USPS on November 05, 2015. Additionally, the notice was posted on the city’s website on November 06, 2015.
4. Neighbors within 300 feet of the subject property were mailed “Notice of Application & Hearing with Optional SEPA DNS” on November 06, 2015.
5. Departments and agencies of jurisdiction were emailed the respective application material, notice, and comment form on November 09, 2015.
6. Notice of application & hearing with optional SEPA DNS was emailed to Department of Ecology on November 09, 2015, for posting on to the SEPA register.
7. The 15-day comment period ended at 5:00 PM on **November 24, 2015**.
8. A SEPA MDNS was issued on November 25, 2015 (**See Exhibit 4**). Parties of record and departments/ agencies of jurisdiction were mailed /emailed copies of the MDNS. The SEPA MDNS was emailed to Department of Ecology for posting again on to the SEPA register on November 25, 2015.

IX. COMMENTS RECEIVED:

Public Comments:

At the time of this writing, one (1) public comment has been received concerning the proposed development (**See Exhibit 7**).

Department & Agencies of Jurisdiction Comments:

At the time of this writing, the following comments from departments and agencies of jurisdiction were received (**See Exhibit #6**).

Departments & Agencies:	
1.	Public Works Department
2.	Street Department
3.	Water Department
4.	Solid Waste Department
5.	GIS

X. 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 required by AMC and state law.
3. Notice of application & hearing with optional SEPA DNS was also emailed to the Department of Ecology on November 9, 2015, for posting on to the SEPA register.
4. On November 25, 2015, a SEPA Mitigated Determination of Non-Significance (MDNS) was issued using the optional DNS process pursuant to WAC § 197.11.355. Parties of record and departments/agencies of jurisdiction were mailed /emailed copies of the MDNS.
5. The issued SEPA MDNS was emailed to the Department of Ecology for posting on to the SEPA register on November 25, 2015.

B. CITY OF ANACORTES' 2012 COMPREHENSIVE PLAN:

The following goals from the City of Anacortes' Comprehensive Plan appear to be applicable to the subject Replat /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 located in the R2 Zoning District.

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. 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 development would create 8 lots for single-family residences to be constructed.

Housing Goal 2:

Maintain and allow for open-space corridors in Anacortes.

Staff Analysis:

The creation of an NGPE Tract where a wetland and associated buffer would be located would also serve as an open-space corridor.

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 8-lots created by the subject replat /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.

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.

Housing Goal 8:

Encourage rehabilitation of substandard housing and neighborhoods.

Staff Analysis:

The proposed development and associated improvements will improve the neighborhood.

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

C. ZONING ORDINANCE/ 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 subject property is located in the Residential (R2) Zoning District.

3. 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.
4. According to AMC § 17.36.020, “single-family dwellings” are permitted land uses within the Residential (R2) Zoning District.
5. According to AMC § 17.36.050, the minimum lot size for the Residential (R2) Zoning District is 7,500 square feet. The applicant has proposed a reduction to the minimum lot size for the underlying R2 Zoning District be reduced to lots that range from 6,000 to 6,654 square feet in area. A Planned Unit Development (PUD) allows for some flexibility in how standards for health, safety, and welfare are met.
6. AMC § 17.36.060 lists the required setbacks for the Residential (R2) Zoning District. This requirement is reviewed at time of building permit application submittal. The applicant however has not requested a modification thereto.
7. The maximum lot coverage for the Residential (R2) Zoning District is thirty-five (35) percent per AMC § 17.36.080. This requirement is reviewed at time of building permit application submittal. The applicant however has not requested a modification thereto.
8. According to AMC § 17.36.070, the maximum permitted density for the Residential (R2) Zoning District is four (4) dwelling units per gross acre. The applicant has 2.239 gross acres or 97,530 square feet. Eight (8) single-family residential lots plus one (1) wetland tract (9 lots total) are proposed as part of the subject replat/ PUD request. Four (4) single family residential lots multiplied by 2.239 gross acres equals 8.956 or nine (9) lots permitted according underlying R2 Zoning District.
9. AMC § 17.46.020, two (2) parking spaces are required for each residence. The applicant proposes two (2) car garages attached to each residence.
10. Landscaping is required according to AMC Chapter 17.41. The applicant has submitted a landscape plan meeting this requirement (**See Exhibit 12**).
11. 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 11**). The minimum tree density per AMC § 16.50.070 is one (1) tree unit per one thousand (1,000) square feet of property. The applicant has met this requirement.
12. According to AMC § 17.42.010, street and alley vacations associated with dedication of new rights-of-way (ROW) shall go through the replatting process set forth in AMC Title 17. An ordinance for street and alley vacations will be drafted by city staff for City Council review and approval.
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.

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

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

The preliminary replat /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. In this case however the applicant has requested concurrent review of the subject PUD and preliminary replat as allowed per AMC § 16.40.040.
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.
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. The applicant has designated portions of their front and rear yards as "Open Space" thus meeting this requirement.
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.” Accordingly, as provided in the subject proposal and as conditioned below, appropriate provisions are made for the public health, safety, and general welfare.

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.”* Accordingly, as provided herein, written findings have been provided that address appropriate provisions for the public health, safety, and general welfare.
6. The subject proposal **is, is not** consistent with the above code sections /regulations.

E. 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 planned unit development and preliminary replat 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 proposal makes appropriate provisions for the elements listed in AMC § 16.12.020(E).

3. The proposal includes a street vacation request to unimproved West 11th Street for approximately 212 feet from lots 5 to 11 Block 1121 Northern Pacific Addition to Anacortes. Additionally, the applicant proposes a vacation request to the alley for approximately 185 feet from lots 1 to 6 Blocks 1120 & 1121 Northern Pacific Addition to Anacortes. The Planning Commission supports the proposed street vacation through the re-platting and Planned Unit Development (PUD) process and finds no evidence to do so otherwise.
4. The requirements of the State Environmental Policy Act have been complied with.
5. 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.
6. 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.

F. 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, ROW vacation request, ROW dedication request, SEPA review, and wetland buffer averaging subject to the staff suggested conditions of approval.

G. 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, ROW vacation request, ROW dedication request, SEPA review, and wetland buffer averaging subject to the following conditions of approval:

1. 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.
2. Construction activities may require an NPDES Construction Storm Water Discharge Permit issued by the Department of Ecology prior to any construction activities taking place on or off-site.

3. Clearing activities may require a logging permit issued by the Department of Natural Resources prior to construction activities taking place on or off-site.
4. Prior to any clearing\fill\grade work beginning, construction civil plans consistent with the City of Anacortes Engineering Development Standards, including but not limited to, Clearing and Grading Plan, Erosion Control Plan, Site utility\Infrastructure improvements Plan, Roadway Improvements Plan, Signage Plan, Street Lighting Plan and other plans and\or information required by the City Planning\Building and Public Works Departments shall be submitted for review and approval. 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. Site grading shall not adversely impact adjacent neighbors.
5. 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.
6. 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.
7. 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.
8. Mailbox locations shall be reviewed and approved by the City of Anacortes Public Works Department and the U.S. Postal Service.
9. All Sanitary Sewer Easements shall be 20-foot minimum width and dedicated to the City of Anacortes.
10. All Sanitary Sewer structures shall have vehicular access, including but not limited to: 1) A 12-foot minimum width access road with an approved all-weather surface asphalt road, or other approved Low Impact Development Best Management Practice design, 2) Meeting the minimum structural requirements for Access Road approved by the City of Anacortes.
11. Pursuant to AMC 17.70.570(D)(3), half of the subject vacation request that is contiguous with Anacortes Community Forest Lands (ACFL) shall be incorporated into the ACFL and be subject to all ACFL related requirements.
12. Prior to final replat /PUD approval, the applicant /landowner shall obtain an appraisal of the cost of the subject vacation and dedication. The difference in monetary value of the vacation and dedication shall be paid in full to the City of Anacortes prior to final replat /PUD submittal or approval is given.
13. City staff shall develop an ordinance for the subject street and alley vacation request to be reviewed and approved by City Council.

14. The scope of the project shall not exceed that as set-out in the replat /PUD (including attachments), and in accordance with the determinations made and conditions imposed. **Exhibit 13** shall be the approved site plan.
15. Prior to final replat /PUD approval, the applicant shall be responsible for reimbursement to the City for the cost of mailing and publication of the public hearing for this proposal.
16. Development shall comply with the landscape plan (**See Exhibit 12**). Landscaping shall be in place and complete before building permit certificate of occupancy will be issued.
17. 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.
18. 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 recorded on the final plat map.
19. Pursuant to RCW 58.17.140(3)(a), the final replat /PUD shall be submitted to the City of Anacortes Department of Planning, Community, & Economic Development within five (5) years from the date of preliminary approval.
20. Development shall comply with the issued SEPA Mitigated Determination of Non-Significance (MDNS) mitigation measures 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 (SEPA MDNS #1).
 - B. Orange construction fencing shall be installed at the project boundary's clearing limits (SEPA MDNS #2).
 - C. A grading permit is required for earthwork consisting of fifty (50) or more cubic yards (SEPA MDNS #3).
 - D. All applicable permits shall be secured before any construction activities begin onsite (SEPA MDNS #4).
 - E. The Wetland Tract shall be owned and maintained by the property owner, property owner's association, successors or assigns. A note to this effect shall be recorded on the final replat/ PUD map (SEPA MDNS #5).
 - F. The wetland Tract shall be designated as a Native Growth Protection Easement (NGPE). A note to this effect shall be recorded on the final replat /PUD map (SEPA MDNS #6).
 - G. Note on the final replat /PUD, "Within the NGPE, vegetation or tree removal, topping, or trimming is prohibited unless approved by the City. The applicant would

need to submit an ISA certified arborist report that states a tree is dead, diseased, or dying to the City of Anacortes' Planning Department and Parks and Recreation Department for review and approval. Notwithstanding, vegetation /tree removal from an NGPE is prohibited" (SEPA MDNS #7).

- H. Before final replat /PUD approval shall be given, a split rail cedar wood fence shall be constructed along the buffer's edge of the wetland thereby demarcating the beginning of the Category III (3) wetland. Wetland critical area signage obtained from the City of Anacortes' Department of Planning, Community, & Economic Development shall be placed on the fence (SEPA MDNS #8).
- I. Note on the final replat /PUD, "Those trees designated for retention on the submitted tree preservation plan shall be protected before and during site development and construction through adherence to AMC § 16.50.100. Chain link fencing (or other sturdy construction fencing) 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" (SEPA MDNS #9).
- J. Before any site development 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 (SEPA MDNS #10).
- K. Note on the final replat /PUD, "No yard extension, yard waste dumping, or off leash pets are permitted in the NGPE tract" (SEPA MDNS #11).

These Findings of Fact, Conclusions of Law, and Recommendation were adopted by the City of Anacortes' Planning Commission on January 6, 2016, the date signed by the Planning Commission Chair.

Marty Laumbattus, Planning Commission Chair

Date

APPEALS:

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

EXHIBITS:

EXHIBIT NUMBER:	NAME OF EXHIBIT:
Exhibit #1	Master Permit Application, Environmental Checklist, & Narrative
Exhibit #2	Notice of Application & Hearing with Optional DNS
Exhibit #3	Assessor's Info & GIS Map
Exhibit #4	Issued SEPA MDNS
Exhibit #5	Resolution # 1934, Fixing A Date & Time When A Petition For Vacation May Be Heard By City Council
Exhibit #6	Department /Agency Comments Received
Exhibit #7	Public Comments Received
Exhibit #8	Geotechnical Report
Exhibit #9	Wetland Report
Exhibit #10	Wetland Buffer Site Plan
Exhibit #11	Tree Assessment & Preservation Plan
Exhibit #12	Landscape Plan
Exhibit #13	Replat /PUD Site Plan
Exhibit #14	Anacortes Community Forest Lands (ACFL) Map

EXHIBIT #1:

MASTER PERMIT APPLICATION, ENVIRONMENTAL CHECKLIST, & NARRATIVE

City of Anacortes – Planning, Community, and Economic Development

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

MASTER PERMIT APPLICATION

1. Applicant Contact Person (if different)
Name: Scott Irving
Mailing Address: 819 Commercial Ave # 4
City, State, Zip: Anacortes, WA 98221
Phone#: 360 293-16354
Fax#: 360 293-2979
E-mail: iccl@fidalgo.net
2. Applicant's Interest to Property (check one)
☒ Owner ☐ Contract Purchaser ☐ Lessee ☐ Other (specify) _____
3. All Persons/Firms having an ownership interest in the property:
Name: Scott Irving (Irving Construction) Phone# _____
Address: (Same)
Name: _____ Phone# _____
Address: _____
Name: _____ Phone# _____
Address: _____
4. General location of property (including nearest intersection): SEC: 23 TWP: 35 RNG: 1E
INT-X Minnesota Avenue & West 10th Street
- *By submittal of this application, the property owner/applicant grants permission for public officials at the City of Anacortes to enter the subject property, if necessary, for the purpose of site inspection.
5. Attach legal description of property. (If recording of legal description is required, the format MUST comply with Recording Requirements.) See Schedule A-1 of Title Report
6. List all Property Tax Account Numbers involved in this application (Attach separate pages if necessary):
3809-120-003-0000 3809-121-004-0100 3809-121-600-0001
3809-120-011-0000 3809-121-008-0100
7. Approximate acreage: Gross: 2.239
Net: 1.584 8. Present zoning: R2
9. Present use of property: Vacant

10. Source of water supply and sewer supply: City of Anacortes

11. Permits requested from City:

- | | |
|--|---|
| ☐ Annexation | ☐ Rezone |
| ☐ Boundary Line Adjustment | ☐ Shoreline Exemption |
| ☐ Binding Site Plan | ☐ Shoreline Management Conditional Use Permit |
| ☐ Conditional Use Permit | ☐ Shoreline Management Substantial Development |
| ☐ Comprehensive Plan Amendment | ☐ Shoreline Variance |
| ☒ Planned Unit Development | ☐ Short Plat |
| ☐ Plat Modification | ☐ Special Use |
| ☐ Preliminary Plat | ☐ Variance |

☐ Other: _____

12. Explain your request and ALL proposed uses included in this proposal: REQUEST APPROVAL OF
PUD FOR 8 LOTS FOR RESIDENTIAL SINGLE FAMILY USE.

PLEASE FILL IN ALL APPLICABLE SECTIONS

FOR REZONES:

13. Requested zoning: N/A

14. Comprehensive Plan designation: N/A

15. Has anyone applied for a rezone of this property within the last five years? N/A
If yes, who? _____ Year? _____

FOR SUBDIVISIONS (PLATS):

16. Plat Name: West 10th Street Planned
Unit Development

17. Number of Lots: 8

FOR SHORT SUBDIVISIONS (SHORT PLATS):

18. Number of Lots: _____

19. Duplex Lots Proposed: _____

FOR SHORELINE MANAGEMENT SUBSTANTIAL DEVELOPMENT OR CONDITIONAL 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): \$ 200,000 (est.)
21. Construction dates for which permit is requested (month & year): Begin: JULY / 2015
End: SEPT. / 2015
22. Does the project require a Shoreline/Floodplain location? If yes, please explain why: NO
23. Water Body: N/A 24. Shoreline Environment Designation: N/A

FOR VARIANCE (ZONING AND SHORELINE):

25. Code sections involved: N/A
26. Description of variance requested: N/A.

A notarized affidavit is required to be completed by all persons having an ownership interest in the subject property and the applicant, if different from the property owner(s). If the signatory is not listed as the owner in the title report, or if the signatory is signing on behalf of an entity, documentation authorizing the signatory to sign the affidavit on behalf of the individual or entity shall provided.

STATE OF WASHINGTON)

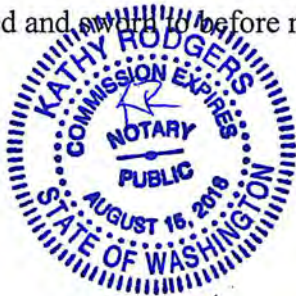
) ss

I (we) W. Scott Irving, 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: _____

Property Owner

Subscribed and sworn to before me this 7th day of May, 2015



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

STATE OF WASHINGTON)

) ss

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

Signed: _____

Applicant

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

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

September 09, 2015

City of Anacortes
attn: Kevin Cricchio
904 6th Street
Anacortes, WA 98221

Re: **W 10th Street PUD-Project Narrative**

Kevin,

I am pleased to present Scott Irving's and Irving Construction Company's project for your review.

Background

Scott initiated this project in 2007 and due to economic considerations decided to wait until now for more favorable economic conditions to proceed with developing his property.

Several design proposals have been prepared and discarded due to several considerations. One consideration, the desire by the City of Anacortes to utilize Kansas Ave. right of way as a buffer for City of Anacortes Forrest Lands that lie east of Scott's property, is acknowledged and provided for in this current proposal.

Scott's property is currently used by the neighborhood and others as a dump for their yard waste. This activity diminishes the quality and effectiveness of any desired buffer by presenting a real fire hazard in close proximity to lands that our community has a vested interest in. Our design proposes two elements to stop this activity: 1) single family use for the property that will remove easy access to viable dumping sites and 2) a fence along the border of the developed area of the property and lands we and the City seek to protect. Limiting access to forest land to maintainable trailheads and City provided access points gives City staff charged with these tasks a powerful tool to keep our community lands in great shape.

Critical Areas

In 2007 a 7,096 square foot Depressional Category III Palustrine (PFO) Wetland with a 60 foot buffer was identified by Tina Mirabile, PWS, and flagged at the southeast corner of the property. A design for development was prepared with that in mind. This wetland was recently re-evaluated by Tina Mirabile, PWS, and found to have changed little in the eight years.

However the buffer now required is 110 feet. This is a second consideration that our present design acknowledges. To accommodate the new buffer the format of the development was changed from a simple plat to that of the more complex PUD process.

Buffer averaging and reduction has been prepared by Ms. Mirabile, PWS consistent with City of Anacortes Code Chapter 17.70.340 F 4(a), 4(b), 4(c) and 4(d) and is proposed in the current design.

Though the existing wetland is a Category III Wetland, we meet the requirement in ACC 17.70.340 F 4(d) that applies to the more restricted class Category I and Category II Wetlands and restrict buffer reduction to 75% of the standard buffer. We also provide more total area than required in ACC 17.70.340 F 4(c). Additionally Tina Mirabile, PWS, points out that we meet the requirements in ACC 17.70.340 F 4(a) and 4(b) as well.

A natural ridge exists on the property and divides the proposed developed area from the area we propose to protect; it is at this natural boundary that we propose a split rail fence to further segregate the developed and protected areas of the property and the forest lands to the east.

Access, ROW Exchange & Stormwater Management

As you can see the boundary of the developable portion of the property, having significantly changed since 2007, requires a new design.

The proposed PUD meets the City requirement to leave Kansas Ave. ROW unopened and also meets Scott's desire to avoid impacting W 11th Street adversely by opening that route of access. When W 11th Street was installed the grade was achieved by blasting into native rock. W 11th Street now terminates in a 10 foot high wall of native rock. To provide access to Scott's property by this route would severely impact all neighboring properties as blasting is the only viable method available to affect this.

ROW exchange is proposed as part of this application. The ROW dedicated to the City for Tika Court is given in exchange for the adjoining ROW of W 11th Street to the South of the property and vacation of a portion of the 16 foot alley that is east of the proposed cul-de-sac as Open Space. A portion of the alley west of the proposed cul-de-sac will be improved for access to proposed Lot 1.

The access we propose is a short cul-de-sac that intersects W 10th Street. Tika Court is proposed as a City Standard short cul-de-sac with concrete curb, gutter. The 5 foot wide sidewalk adjoining Tika Court is placed in an Open Space Easement. The drive area is proposed as asphalt. The alley between W 10th and W 11th will also be paved asphalt to provide access to Lot 1 as mentioned above. Driveways installed by individual home owners will be as shown on Plan Sheet 09 and 10.

Pavement will drain to a catch basin network that connects to the City infrastructure at Catch Basin #2235; roof drains from the proposed residences will connect to 4" storm drain stubouts provided for each lot as shown on the plan Sheet 03. The outfall for the project is the detention pond on West 7th Street as shown on plan Sheet 11.

Water & Sewer

Water will be supplied by the City of Anacortes through an existing main in W 10th Street. Gravity sewer will serve Lots 3, 4, 5, 6, 7 and 8; Lots 1 and 2 will require force main service. All lots will drain to the southwest corner of the property into a series of two drop manholes that will tie in to the existing City of Anacortes sanitary sewer system located in W 11th Street. This design presents the least impact to neighboring properties and avoids tearing up existing City Streets to install sanitary service to the site. See plan Sheet 03.

Clearing & Grading

Four lots that abut W 10th Street are largely cleared. Four lots that will access via Tika Court are forested. Minimal clearing is proposed to preserve native trees and plants consistent with the tone of the development. Northwest Landscaping will be required by covenant. Minimal use of pesticides and fertilizers will be required due to the proximity of critical areas. To achieve grade for the entrance to the cul-de-sac, 1573 cubic yards of fill material will be installed. The road grade will not exceed 12%, 9.2% typical, and the cul-de-sac cross slope will be 1.5%. Fill will be structural in nature and will be compacted to WSDOT and City of Anacortes specifications.

Lot Coverage and Density

See attached appendix for detail as to how the design meets the City of Anacortes Zone Requirements ACC 17.36-Residential District (R2). **We are requesting as part of the PUD that ACC 17.36.050 – Minimum Lot Size at 7500 square feet be waived.**

Our minimum lot size is 6000 square feet. We are placing 20,237 square feet of the property into a reserve tract. We meet set back requirements and have a Maximum Density of 3.57 Dwelling Units per Gross Acre. Attributing 1/8th the area committed to the reserve tract to each lot keeps lot coverage below 35%.

Parking

We have provided two off street driveway parking spots for each lot. Additionally we have two garage parking spots for each lot. See plan Sheet 10.

Conclusion

We look forward to working with you as this project accomplishes the process for PUD approval set out by the City of Anacortes.

Sincerely,

James T. Schemmer, P.E.
President

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

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

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

West 10th Street Planned Unit Development

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

Irving Construction Corporation

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

**819 Commercial Ave. Suite #G
Anacortes, WA 98221
Contact: Scott Irving
Phone: 360.293.6354**

4. Date checklist prepared: [\[help\]](#)
09/09/2015

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

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)
Begin Project as soon as possible.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#) **No**

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

**Geotech Reconnaissance performed by GeoTest 01/06/2015.
Wetland Site Assessment performed by Advanced Environmental Solutions
03/20/2015 and subsequent response to comments.**

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

No

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

**City of Anacortes Planned Unit Development Approval
City of Anacortes Preliminary Plat Approval
City of Anacortes Building Permit
City of Anacortes Fill and Grade Permit**

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

The property in this proposal will be subdivided into 9 lots: 8 lots for single family residences and one large lot dedicated to critical area protection. Four 6000 (+/-) square foot lots and four 6500 (+/-) square foot lots will be created. The larger lot, at 97,530 (+/-) square feet gross area, will be fenced to provide added protection for critical areas and results from applying buffer averaging to the required wetland buffer. Right of way will be exchanged to provide access to the lots created for single family residences. The ratio of dwelling units to gross area is 3.57 and less than that proscribed for the R2 Zone. (See attached Appendix "West 10th Street PUD R2 Zone Compliance")

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



Directions:

In Anacortes, WA.

- 1) Hwy 20 West
- 2) South on Hartford
- 3) West on West 3rd.
- 4) South on Illinois Ave.
- 5) West on West 5th St.
- 6) South on Kansas Ave.
- 7) East on West 10th St.

Arrive at Site on South side of West 10th St.

Site is comprised of six parcels:
**P58251, P58253, P102477,
 P102478, P132138, P132139**
 in Anacortes, Skagit County,
 Washington in the SE ¼ of the SW
 ¼ of Sec. 23 Twp. 35 N, Rng. 01E,
 W.M.

Please see the title report included with this submittal for legal descriptions of the six parcels called out above.

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth [\[help\]](#)

a. General description of the site: [\[help\]](#)

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

Stepped

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

30% at step location.

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

The GeoTest Survey confirmed Fidalgo-Lithic Xerochrepts-Rock complex with low erosion susceptibility. No agricultural soils are present on site; none will be disturbed by this project.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

No; see GeoTest report.

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

Purpose: Cul-de-Sac fill, Road Base, Driveway Base, and Lot Pad leveling.

Source: Lakeside Industries, 11497 Havekost Road, Anacortes 98221 (360) 293-2168

Total Area: 10,900 Square feet

Approximate Quantities: 1573 cubic yards of fill; 273 cubic yards cut.

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

[\[help\]](#)

Site soils have a low susceptibility for erosion. However a TESC Plan and permanent stormwater controls are proposed to prevent erosion resulting from project activities.

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

Approximate Building Coverage: 13918 square feet @ 14.3% of gross area.

Approximate Driveway Coverage: 6623 square feet.

Approximate Roadway and Cul-de-Sac Coverage: 7458 square feet

Approximate Sidewalk Coverage: 3442 square feet

Net Area of Site: 50,265 square feet (1.15 acres)

Gross Area of Site: 97,531 square feet (2.39 acres)

Total Impervious Surface Area: 31,441 square feet (63% of net; 32% of gross)

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

The site will implement an Engineered TESC Plan and a SWPPP to minimize impacts due to construction at the beginning of construction. Site shall be stabilized and permanent stormwater controls in place at the end of construction. During construction, monitoring on site and by inspection will provide updated BMPs as needed to control erosion on site.

2. Air [\[help\]](#)

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

General emissions from construction equipment will occur while the access road and cul-de-sac are constructed. Site grading will also require heavy equipment that will temporarily exhaust diesel engine emissions in the area of construction. No emissions are projected as a part of maintenance or operation of the project once completed other than those typical for single family residences.

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

None known.

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

Contractor will be required to maintain equipment in proper working order and to limit exhaust through proper operation of equipment.

3. **Water** [\[help\]](#)

a. Surface Water:

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

Yes a Depressional Category III Palustrine (PFO) Wetland crosses the southeast corner of the property.

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

Yes. Work will occur within 200 feet of the wetland but will occur to the west of a natural ridge that divides the development from the wetland. Additionally a split rail fence will be installed to further segregate the wetland from development activities and from daily residential activities after the project is complete.

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

No work in wetlands will occur as part of this project.

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

No.

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

No.

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

No .

b. Ground Water:

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

No .

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

No waste material will be discharged into the ground. Sanitary Sewer service will be provided by the City of Anacortes.

c. Water runoff (including stormwater):

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

The site is located near the top of a ridge. In the existing condition Stormwater sheds to the north and west towards West 10th Street and is conveyed in gutters to the City of Anacortes Catch Basin #2235. This flow path will be maintained by the proposed development.

In the proposed design runoff will be collected in gutters of the proposed access road and cul-de-sac, catch basin inlets and by roof drains tied in to an underground pipe network connected to existing City of Anacortes storm water conveyance system at the same Catch Basin #2235. The City of Anacortes conveyance system outfalls into the West 7th Street Detention Pond. Water exits this pond through control structures and finally exits the City of Anacortes System outfalling into Guemes Channel.

Water shedding to the south and east toward the existing wetland will be left to follow its historical path to the wetland so that the wetland will remain unperturbed by the development.

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

No. A TESC Plan has been developed to prevent waste materials from leaving the site. This plan requires monitoring and maintenance throughout the construction period to ensure that waste material is properly managed. Permanent design features are proposed to prevent waste materials from leaving the completed site.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

No. As described above the site's natural topography will be left intact, thereby maintaining the existing drainage pattern.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

Development will occur in the northwest 2/3 of the site to avoid impacting identified critical areas at the southwest corner of the property.

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

a. Check the types of vegetation found on the site: [\[help\]](#)

- ☒ deciduous tree: alder, maple, aspen, other
- ☒ evergreen tree: fir, cedar, pine, other
- ☒ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ Orchards, vineyards or other permanent crops.
- ☒ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☒ water plants: water lily, eelgrass, milfoil, other
- ☒ other types of vegetation

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

The northern lots 1 to 4 are cleared; lots 5 to 8 have second growth trees that will be selectively removed to allow for access and for building pads.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None known.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Northwest native species matching neighboring property landscaping and allowed by covenant will be used to augment existing species that will be preserved.

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

Himalayan Blackberry is present on site.

5. Animals [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

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

mammals: deer, bear, elk, beaver, other:

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

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

None known.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

None known.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

A split rail fence will be constructed on the property/buffer line to segregate the developed area of the site from the critical area of the site. The fence will be along the Reserve Tract boundary with the lot boundaries proposed.

e. List any invasive animal species known to be on or near the site. [\[help\]](#)

None Known.

6. Energy and Natural Resources [\[help\]](#)

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

Electrical energy is available for heating at the site.

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

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: [\[help\]](#)

Single family residences will meet City of Anacortes Building Code requiring IBC 2012 standards.

7. Environmental Health [\[help\]](#)

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

No

1) Describe any known or possible contamination at the site from present or past uses.
[\[help\]](#)

None known.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

None known.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

None known.

4) Describe special emergency services that might be required. [\[help\]](#)

None known.

5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

A SWPPP plan will be required for the site and TESC measures will be in place to control stormwater at the site.

b. Noise [\[help\]](#)

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

None.

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

Normal construction noise.

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

City of Anacortes building and construction management requirements will be adhered to.

8. Land and Shoreline Use [\[help\]](#)

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

The site is vacant and is surrounded on three sides by residential single family development.

City of Anacortes Forestland is across the unopened Kansas Street ROW to the east.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

Not applicable.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

No

c. Describe any structures on the site. [\[help\]](#)

None .

d. Will any structures be demolished? If so, what? [\[help\]](#)

No

e. What is the current zoning classification of the site? [\[help\]](#)

R2

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Not applicable.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

Yes. A Depressional Category III Palustrine (PFO) Wetland crosses the southwest corner of the property.

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

16 to 24

j. Approximately how many people would the completed project displace? [\[help\]](#)

None

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

NONE

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

The project dedicates a Reserve Tract and fences off 20,237 square feet of critical area adjoining City of Anacortes Forestland. No development east of the site is projected. This development is consistent with existing residential development in the area and serves to protect and limit the access to City Forestland to existing access routes maintained by the City for the public.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

A split rail fence will separate the residential use of the property from the route to the City Forestlands to the east. Limiting access to public lands to approved access points serves to enhance those lands the City is mandated to maintain.

9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

Eight high to middle income single family residences will be provided.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None

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

None

10. **Aesthetics** [\[help\]](#)

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

R2 Zone maximum height is 35 feet; may be amended to less by covenant. Principal building exterior material is wood.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

The property is uphill to the views of surrounding properties. No view impacts are anticipated.

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

Standards for construction will be a very high level according to City of Anacortes Code and by Covenant.

11. **Light and Glare** [\[help\]](#)

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

None anticipated. Lights from the residences will be directed away from the critical areas.

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

None anticipated. Lights from the residences will be directed away from the critical areas.

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

no affect anticipated

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

Lights from the residences will be directed away from the critical areas. See Critical Area Report for recommendations.

12. **Recreation** [\[help\]](#)

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

Neighborhood activities common to City of Anacortes neighborhoods are available, given the sites location. City Forestland is accessible to the east via existing access points and trailheads.

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

No .

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

None proposed

13. **Historic and cultural preservation** [\[help\]](#)

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

No

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

None Known

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

None Known

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

None anticipated.

14. **Transportation** [\[help\]](#)

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

Neighborhood activities common to City of Anacortes neighborhoods are available, given the sites location. City Forestland is accessible to the east via existing access points and trailheads.

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

SKAT Bus is available approximately one mile away on Highway 20.

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

Sixteen off street parking spaces will be created in accord with R2 Zone requirements.

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

Tika Court will need to be constructed to provide access to the proposed lots 1, 2, 3, 5, 6, 7 and 8. In addition a the ally between West 10th Street and West 11th Street will be improved and will intersect with the cul-de-sac of Tika Court providing access to Lot 1 and access for City of Anacortes garbage truck access. The City of Anacortes Standard Short Cul-de-Sac design proposed meets the City standard for access and maneuverability.

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

None anticipated

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

Eighty trips per day is the estimate based on the Institute of Transportation Engineers Trip Generation Handbook. This estimate is based on data suggesting that for singl fmily residences the average number of trip ends is 10 trips per day.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

None anticipated

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

City of Anacortes Road Design Standards will be used throughout the project.

15. Public Services [\[help\]](#)

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

None anticipated over the normal expected for the addition of 16 to 24 persons to the City of Anacortes.

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

None anticipated.

16. Utilities [\[help\]](#)

a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

Electricity	PSE
Water, Sewer, Refuse	City of Anacortes
Telephone/Cable	Varies

C. Signature [\[help\]](#)

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

Signature: _____

Name of signee _____

Position and Agency/Organization _____

Date Submitted: _____

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

(IT IS NOT NECESSARY to use this sheet for project actions)

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

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

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

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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

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

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

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

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

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

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

EXHIBIT #2:

NOA & NOH WITH OPTIONAL SEPA DNS



NOTICE OF CONTINUATION OF HEARING:

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) and SEPA environmental review to create 8 lots and 1 wetland tract (9 lots total) at the subject property. Wetland buffer averaging and a modification /deviation to the underlying zoning district's minimum lot size requirement is also proposed. The applicant also proposes a right-of-way (ROW) dedication and vacation. The vacation request is to unimproved West 11th Street for approximately 212 feet from lots 5 to 11 Block 1121 Northern Pacific Addition to Anacortes. Additionally, the applicant proposes a vacation request to the alley for approximately 185 feet from lots 1 to 6 Blocks 1120 & 1121 Northern Pacific Addition to Anacortes.

Applicant: Irving Construction Corporation **File Number:** PUD-2015-0001

Project Location: The subject properties are located south of West 10th Street between Minnesota and Kansas Avenues; Parcel numbers involved area: P58251, P58253, P102477, P102478, P132138, & P132139

Date of Application: May 08, 2015

Date of Completeness: November 11, 2015

Public Comment Period: The comment period ended on **November 25, 2015, at 5:00 pm.** Written comments on the proposal however will be accepted until the close of the Open-Record Public Hearing. Any person may comment on this application by writing to the address below and/or by testifying at the open-record public hearing.

Continuation of Open-Record Public Hearing: The continuation of the open-record public hearing will be held by the **Planning Commission at 6:00 PM on Wednesday January 06, 2016, with a site visit conducted by members at 3:00 PM.** A closed-record hearing to hear any appeals of the Planning Commission's recommendation and to make a decision on the application will be held by the **City Council at 6:00 PM on Tuesday, January 19, 2016, with a site visit conducted by members at 3:00 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: December 16, 2015

Publish: December 16, 2015



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) and SEPA environmental review to create 8 lots and 1 wetland tract (9 lots total) at the subject property. Wetland buffer averaging and a modification /deviation to the underlying zoning district's minimum lot size requirement is also proposed. The applicant also proposes a right-of-way (ROW) dedication and vacation. The vacation request is to unimproved West 11th Street for approximately 212 feet from lots 5 to 11 Block 1121 Northern Pacific Addition to Anacortes. Additionally, the applicant proposes a vacation request to the alley for approximately 185 feet from lots 1 to 6 Blocks 1120 & 1121 Northern Pacific Addition to Anacortes.

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Date of Application: May 08, 2015

Date of Completeness: November 11, 2015

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 **November 25, 2015, 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 replat /PUD Approval, Civil Construction Plan approval, & Building Permit Application Approval

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

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

Existing Environmental Documents: SEPA Checklist, Critical Area Reports, & Tree Preservation Plan

Open-Record Public Hearing: An open-record public hearing will be held by the **Planning Commission at 6:00 PM on December 09, 2015, with a site visit conducted by members at 5:15 PM.** A closed-record 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 January 4, 2016.** 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: November 11, 2015

Publish: November 11, 2015

EXHIBIT #3:

ASSESSOR'S INFO & GIS MAP



City of
Anacortes
Planning Dept.



Shoreline Data	City Limits	Voting Wards
Structure	Easements	WARD-1
bc_land	Vacations	WARD-2
expline	Surrounding Islands	WARD-3
exspline	County Parcels	Old Town
ex2spline	Eagles Nest	Zoning
ex3spline	Heronry	Z-AZ
ex4spline	Public Parks	Z-C
ex5spline	ACFI Trails	Z-CBD
ex6spline	Other Trails	Z-CM
ex7spline	Conservancy	Z-CM1
ex8spline	Natural	Z-CM2
ex9spline	Shoreline Residential	Z-HM
ex10spline	Urban	Z-I
ex11spline	Urban Maritime	Z-LM
ex12spline	Sail Water	Z-LM1
ex13spline	Monument	Z-M
ex14spline	Street Sign	Z-P
ex15spline	Wheel Chair Ramp	Z-R1
ex16spline	SR20-SPUR20	Z-R2
ex17spline	County Roads	Z-R3
ex18spline	Alleyway	Z-R4
ex19spline	Gravel Streets	Z-R4B
ex20spline	Paved Streets	
ex21spline	Sidewalks	
ex22spline	Lock Box	
ex23spline	Airport	
ex24spline	Docks	
ex25spline	Sprinkled Buildings	
ex26spline	Streams	
ex27spline	High Tide	
ex28spline	OHW	
ex29spline	Lakes & Ponds	
ex30spline	Wellands	

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

Details for Parcel: P102477



Jurisdiction: ANACORTES
Please contact the city of ANACORTES for ANACORTES zoning information.

Zoning Designation:

Parcel Number	XrefID	Quarter	Section	Township	Range
P102477	3809-121-008-0100	03	23	35	01

Owner Information

IRVING CONSTRUCTION CORP
819 COMMERCIAL AVE STE G
ANACORTES, WA 98221

Site Address(es)**Location Map**

[Locate this Parcel on iMap](#)

Assessor's Parcel Map: [PDF](#) | [DWF](#)

2014 Values for 2015 Taxes*

Building Market Value \$.00
Land Market Value +\$104,000.00
Total Market Value \$104,000.00
Assessed Value \$104,000.00
Taxable Value \$104,000.00

Sale Information

Deed Type WARRANTY DEED
Sale Date 2007-08-09
Sale Price \$.00

2015 Property Tax Summary

2015 Taxable Value \$104,000.00
General Taxes \$998.87
Special Assessments/Fees
Total Taxes \$998.87

* Effective date of value is January 1 of the assessment year (2014)

Legal Description [Definitions](#)

N P TO ANACORTES, BLOCK 1121, LOT 5, 6, 7 & E1/2 8

Land Use (111) HOUSEHOLD, SFR, INSIDE CITY
Neighborhood (21AVIEW) ANACORTES VIEW RESIDENTIAL
Utilities

[WAC 458-53-030](#)

Levy Code 0900
City District Anacortes
School District SD103
Fire District
Year Built
Acres 0.26
Living Area
Bedrooms
Appliances
Exemptions

Foundation
Construction Style
Exterior Walls
Roof Style
Roof Covering
Floor Construction
Plumbing
Heat-AirCond
Fireplace

Details for Parcel: P102478



Jurisdiction: ANACORTES
Please contact the city of ANACORTES for ANACORTES zoning information.

Zoning Designation:

Recorded Documents

Documents scanned and recorded by the Auditor's office

Parcel Number

P102478

XrefID

3809-121-004-0100

Quarter Section Township Range

03 23 35 01

Owner Information

IRVING CONSTRUCTION CORP
819 COMMERCIAL AVE STE G
ANACORTES, WA 98221

Site Address(es)

Location Map

[Locate this Parcel on iMap](#)

Assessor's Parcel Map: [PDF](#) | [DWF](#)

2014 Values for 2015 Taxes*

Building Market Value \$.00
Land Market Value +\$104,000.00
Total Market Value \$104,000.00
Assessed Value \$104,000.00
Taxable Value \$104,000.00

Sale Information

Deed Type WARRANTY DEED
Sale Date 2007-08-09
Sale Price \$.00

2015 Property Tax Summary

2015 Taxable Value \$104,000.00
General Taxes \$998.87
Special Assessments/Fees
Total Taxes \$998.87

* Effective date of value is January 1 of the assessment year (2014)

Legal Description Definitions

N P TO ANACORTES, LOT 1-4, INCLUSIVE, BLOCK 1121, "NORTHERN PACIFIC ADDITION TO ANACORTES", AS PER PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGES 9 THROUGH 11, RECORDS OF SKAGIT COUNTY, WASHINGTON. LOT 1-4, INCLUSIVE, BLOCK 1121, "NORTHERN PACIFIC ADDITION TO ANACORTES", AS PER PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGES 9 THROUGH 11, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Land Use (111) HOUSEHOLD, SFR, INSIDE CITY

[WAC 458-53-030](#)

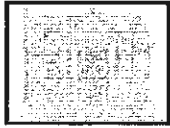
Neighborhood (21A)VIEW) ANACORTES VIEW RESIDENTIAL

Utilities

Levy Code 0900
City District Anacortes
School District SD103
Fire District
Year Built
Acres 0.32
Living Area
Bedrooms
Appliances
Exemptions

Foundation
Construction Style
Exterior Walls
Roof Style
Roof Covering
Floor Construction
Plumbing
Heat-AirCond
Fireplace

Details for Parcel: P132139



Jurisdiction: ANACORTES
Please contact the city of ANACORTES for ANACORTES zoning information.

Zoning Designation:

Parcel Number

P132139

XrefID

3808-120-011-0000

Quarter Section Township Range

03 23 35 01

Owner Information

IRVING CONSTRUCTION CORP
819 COMMERCIAL AVE STE G
ANACORTES, WA 98221

Site Address(es)**Map Links**

[Open in iMap](#)

Assessor's Parcel Map:

[PDF](#) | [DWF](#)

2015 Values for 2016 Taxes*

Building Market Value \$.00
Land Market Value +\$117,000.00
Total Market Value \$117,000.00
Assessed Value \$117,000.00
Taxable Value \$117,000.00

Sale Information

Deed Type QUIT CLAIM DEED
Sale Date 2014-07-28
Sale Price \$.00

2016 Property Tax Summary

2016 Taxes will be available after 2/15/2016

Use the Taxes link above for 2015 taxes

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

Legal Description Definitions

LOT 4, BLA-2014-003 RECORDED UNDER AF#201407290002, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE WEST 15 FEET OF LOT 9 AND ALL OF LOTS 10 AND 11, BLOCK 1120, NORTHERN PACIFIC ADDITION TO ANACORTES, RECORDED IN VOLUME 2 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON.

*Land Use	(111) HOUSEHOLD, SFR, INSIDE CITY			WAC 458-53-030
Neighborhood	(21AVIEW) ANACORTES VIEW RESIDENTIAL			
Levy Code	0900	Fire District		
School District	SD103	Exemptions		
Utilities		Acres	0.19	
Improvement 1 Attributes Summary				
Building Style	SINGLE FAMILY RESIDENCE			
Year Built		Foundation		
Above Grade Living Area		Exterior Walls		
Finished Basement		Roof Covering		
*Total Living Area		Heat/Air Conditioning		
Unfinished Basement		Fireplace		
*Total Garage Area		Bedrooms		
Bathrooms				
For additional information on individual segments see Improvements tab				

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

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

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

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

Details for Parcel: P58251



Jurisdiction: ANACORTES
Please contact the city of **ANACORTES** for ANACORTES zoning information.

Zoning Designation:

[Recorded Documents](#)

Documents scanned and recorded by the Auditor's office

Parcel Number

P58251

XrefID

3809-120-011-0000

Quarter Section Township Range

03 23 35 01

Owner Information

IRVING CONSTRUCTION CORP
819 COMMERCIAL AVE STE G
ANACORTES, WA 98221

Site Address(es)**Location Map**

[Locate this Parcel on iMap](#)

Assessor's Parcel Map: [PDF](#) | [DWE](#)

2014 Values for 2015 Taxes*

Building Market Value \$.00
Land Market Value +\$126,200.00
Total Market Value \$126,200.00
Assessed Value \$126,200.00
Taxable Value \$126,200.00

Sale Information

Deed Type QUIT CLAIM DEED
Sale Date 2014-07-28
Sale Price \$.00

2015 Property Tax Summary

2015 Taxable Value \$126,200.00
General Taxes \$1,212.10
Special Assessments/Fees
Total Taxes \$1,212.10

* Effective date of value is January 1 of the assessment year (2014)

Legal Description [Definitions](#)

LOT 2, BLA-2014-003 RECORDED UNDER AF#201407290002, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE WEST 25 FEET OF LOT 3 AND ALL OF LOT 4 AND THE EAST 20 FEET OF LOT 5, BLOCK 1120, NORTHERN PACIFIC ADDITION TO ANACORTES, RECORDED IN VOLUME 2 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON. EXCEPT THE SOUTH 10 FEET THEREOF.

Land Use (111) HOUSEHOLD, SFR, INSIDE CITY

[WAC 458-53-030](#)

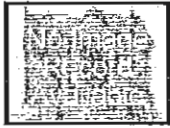
Neighborhood (21A)VIEW) ANACORTES VIEW RESIDENTIAL

Utilities

Levy Code 0900
City District Anacortes
School District SD103
Fire District
Year Built
Acres 0.17
Living Area
Bedrooms
Appliances
Exemptions

Foundation
Construction Style
Exterior Walls
Roof Style
Roof Covering
Floor Construction
Plumbing
Heat-AirCond
Fireplace

Details for Parcel: P132138



Jurisdiction: ANACORTES
Please contact the city of ANACORTES for ANACORTES zoning information.

Zoning Designation:

Parcel Number
P132138

XrefID
3809-120-011-0000

Quarter	Section	Township	Range
03	23	35	01

Owner Information
IRVING CONSTRUCTION CORP
819 COMMERCIAL AVE STE G
ANACORTES, WA 98221

Site Address(es)

Location Map

[Locate this Parcel on iMap](#)

Assessor's Parcel Map: [PDF](#) | [DWF](#)

2014 Values for 2015 Taxes*

Building Market Value	\$0.00
Land Market Value	+\$138,800.00
Total Market Value	\$138,800.00
Assessed Value	\$138,800.00
Taxable Value	\$138,800.00

Sale Information

Deed Type	QUIT CLAIM DEED
Sale Date	2014-07-28
Sale Price	\$0.00

2015 Property Tax Summary

2015 Taxable Value	\$138,800.00
General Taxes	\$1,333.11
Special Assessments/Fees	
Total Taxes	\$1,333.11

* Effective date of value is January 1 of the assessment year (2014)

Legal Description [Definitions](#)

LOT 3, BLA-2014-003 RECORDED UNDER AF#201407290002, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE WEST 10 FEET OF LOT 5 AND ALL OF LOTS 6, 7 AND 8 AND THE EAST 15 FEET OF LOT 9, BLOCK 1120, NORTHERN PACIFIC ADDITION TO ANACORTES, RECORDED IN VOLUME 2 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH THE SOUTH 10 FEET OF LOTS 1 TO 4 AND THE WEST 20 FEET OF LOT 5.

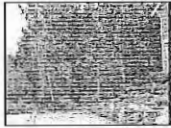
Land Use (111) HOUSEHOLD, SFR, INSIDE CITY
Neighborhood (21A)VIEW ANACORTES VIEW RESIDENTIAL
Utilities

[WAC 458-53-030](#)

Levy Code 0900
City District Anacortes
School District SD103
Fire District
Year Built
Acres 0.33
Living Area
Bedrooms
Appliances
Exemptions

Foundation
Construction Style
Exterior Walls
Roof Style
Roof Covering
Floor Construction
Plumbing
Heat-AirCond
Fireplace

Details for Parcel: P58253



Jurisdiction: ANACORTES
Please contact the city of ANACORTES for ANACORTES zoning information.

Zoning Designation:

[Recorded Documents](#)

Documents scanned and recorded by the Auditor's office

Parcel Number

P58253

XrefID

3809-121-000-0001

Quarter Section Township Range

03 23 35 01

Owner Information

IRVING CONSTRUCTION CORP
819 COMMERCIAL AVE STE G
ANACORTES, WA 98221

Site Address(es)**Location Map**

[Locate this Parcel on iMap](#)

Assessor's Parcel Map: [PDF](#) | [DWF](#)

2014 Values for 2015 Taxes*

Building Market Value \$.00
Land Market Value +\$104,000.00
Total Market Value \$104,000.00
Assessed Value \$104,000.00
Taxable Value \$104,000.00

Sale Information

Deed Type WARRANTY DEED
Sale Date 2007-08-09
Sale Price \$.00

2015 Property Tax Summary

2015 Taxable Value \$104,000.00
General Taxes \$998.87
Special Assessments/Fees
Total Taxes \$998.87

* Effective date of value is January 1 of the assessment year (2014)

Legal Description [Definitions](#)

(0.2600 ac) N P TO ANACORTES, BLOCK 1121, LOT W1/2 OF LOT 8 AND ALL LOTS 9 THROUGH 11., ACRES 0.26

Land Use (111) HOUSEHOLD, SFR, INSIDE CITY

[WAC 458-53-030](#)

Neighborhood (21AVIEW) ANACORTES VIEW RESIDENTIAL

Utilities

Levy Code 0900
City District Anacortes
School District SD103
Fire District
Year Built
Acres 0.00
Living Area
Bedrooms
Appliances
Exemptions

Foundation
Construction Style
Exterior Walls
Roof Style
Roof Covering
Floor Construction
Plumbing
Heat-AirCond
Fireplace

EXHIBIT #4:

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-2015-0001

PROJECT NAME:

West 10th Street Replat /PUD

APPLICANT:

Schemmer Consulting Group
3014 Commercial Avenue, Suite C
Anacortes, WA 98221

LANDOWNER:

Irving Construction Corporation
819 Commercial Avenue, Suite G
Anacortes, WA 98221

**PROJECT ENGINEER &
SURVEYOR:**

Schemmer Consulting Group
3014 Commercial Avenue, Suite C
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 replat, Planned Unit Development (PUD), and SEPA environmental review to create 8 lots and 1 wetland tract (9 lots total) on the subject property. Wetland buffer averaging and a modification /deviation to the underlying zoning district's minimum lot size requirement is also proposed. The applicant also proposes a right-of-way (ROW) dedication and vacation. The vacation request is to unimproved West 11th Street for approximately 212 feet from lots 5 to 11 Block 1121 Northern Pacific Addition to Anacortes. Additionally, the applicant proposes a vacation request to the alley for approximately 185 feet from lots 1 to 6 Blocks 1120 & 1121 Northern Pacific Addition to Anacortes.

PROJECT LOCATION:

The subject properties are located south of West 10th Street between Minnesota and Kansas Avenues.

SUBJECT PARCELS:

P58251, P58253, P102477, P102478, P132138, & P132139

PERMITS REQUIRED:

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

EXISTING ENVIRONMENTAL DOCUMENTS:

Wetland Report; SEPA Environmental Checklist; Geotechnical Evaluation; Tree Assessment & Preservation Plan; & Landscape Plan

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:

1,573 ± cubic yards of fill & 273 ± cubic yards of cut

CRITICAL AREAS:

Geologically Hazardous Area:

Geotest prepared a reconnaissance level report concerning the project site's topography, soils, drainage, and geologically hazardous areas. No known geologically hazardous areas exists on the subject property.

Wetlands:

According to a Wetland Report prepared by Advanced Environmental Solutions dated March 20, 2015, there is a Category III wetland located onsite that is 0.16 acres. The wetland extends off-site to the northwest and southwest. The onsite portion of the wetland is 902 square feet in area. According to AMC 17.70.340(1) and consistent with current Department of Ecology buffer requirements, Category III (3) wetlands require a 110-foot buffer as measured from the edge of the wetland.

The applicant proposes wetland buffer averaging which would reduce a portion of the 110 foot buffer as it extends onto lots 5 & 6. The reduced buffer along lots 5 and 6 would result in a 91 foot buffer width. The reduced buffer area proposed is 2,904 square feet while the increased buffer area would be 2,935 square feet.

Priority Habitat & Species:

No known priority habitat or species are located on or within close proximity to the subject properties following a review of Washington State Department of Fish and Wildlife's website.

Cultural Resources:

No known cultural resources are located on or within close proximity to the subject property. Both the Samish Indian Nation and the Washington State Department of Archaeology and Historic Preservation (DAHP) was provided an opportunity to comment on the subject development. No comment was received.

TREE ASSESSMENT & PRESERVATION PLAN:

Urban Forestry Services Inc., prepared a Tree Assessment and Preservation Plan dated August 5, 2015. The applicant /landowner proposes retaining seventy-three (73) trees within a wetland tract that is approximately 0.46 acres in area. Chapter 16.50 of the Anacortes Municipal Code requires that one tree credit unit per 1,000 square feet of property. The subject property is 69,011 net square feet in area. Therefore, 70 tree credits are required based on this net square footage. The applicant /landowner proposed retention of seventy-three (73) trees within the wetland tract equates to two hundred and seventy-two (272) tree credits. The wetland tract would be designated as a native growth protection area easement (NGPE).

TRANSPORTATION:

The City of Anacortes' Public Works Department did not require that a Traffic Impact Study be prepared associated with the subject development.

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:

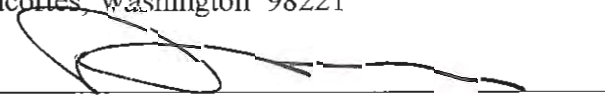
1. Erosion control, dust control, and best management practices shall be employed during construction /development activities as required by both the Building and Public Works Departments.
2. Orange construction fencing shall be installed at the project boundary's clearing limits.
3. A grading permit 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. The Wetland Tract shall be owned and maintained by the property owner, property owner's association, successors or assigns. A note to this effect shall be recorded on the final replat/ PUD.
6. The wetland Tract shall be designated as a Native Growth Protection Easement (NGPE). A note to this effect shall be recorded on the final replat /PUD map.
7. Note on the final replat /PUD, "Within the NGPE, vegetation or tree removal, topping, or trimming is prohibited unless approved by the City. The applicant would need to submit an ISA certified arborist report that states a tree is dead, diseased, or dying to the City of Anacortes' Planning Department and Parks and Recreation Department for review and approval. Notwithstanding, vegetation /tree removal from an NGPE is prohibited."
8. Before final replat /PUD approval shall be given, a split rail cedar wood fence shall be constructed along the buffer's edge of the wetland thereby demarcating the beginning of the Category III (3) wetland. Wetland critical area signage obtained from the City of Anacortes' Department of Planning, Community, & Economic Development shall be placed on the fence.
9. Note on the final replat /PUD, "Those trees designated for retention on the submitted tree preservation plan shall be protected before and during site development and construction through adherence to AMC § 16.50.100. Chain link fencing (or other sturdy construction fencing) 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."
10. Before any site development 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.
11. Note on the final replat /PUD, "No yard extension, yard waste dumping, or off leash pets are permitted in the NGPE tract" (SEPA MDNS #11).

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: 11/24/15 **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: November 25, 2015

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 #5:

RESOLUTION 1934



RESOLUTION NO. 1934

**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 proposed replat /Planned Unit Development (PUD) to create 8 lots and 1 wetland tract (9 lots total) of the subject property. The subject replat /PUD also involves SEPA environmental review, wetland buffer averaging and the dedication of right-of-way in addition to said vacation request; 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, wetland buffer averaging and the proposed dedication of right-of-way; 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 December 9, 2015; 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 January 2016; and,

SECTION 5. That the subject vacation request is to unimproved West 11th Street for approximately 212 feet from lots 5 to 11 Block 1121 Northern Pacific Addition to Anacortes.

Additionally, the applicant proposes a vacation request to the alley for approximately 185 feet from lots 1 to 6 Blocks 1120 & 1121 Northern Pacific Addition to Anacortes.

INTRODUCED, PASSED, AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ANACORTES on this 16th day of November 2015.

CITY OF ANACORTES, WASHINGTON



LAURIE M. GERE, MAYOR

Approved as to form and legality:



Darcy Swetnam, WSBA# 40530
City Attorney

ATTEST:



Steve D. Hoglund, City Clerk Treasurer

EXHIBIT #6:

DEPARTMENT /AGENCY COMMENTS RECEIVED

Public Works Conditions for West 10th P.U.D - Irving

Paperwork:

1. A clearing and grading plan consistent with City requirements shall be submitted by the applicant for review and approval by the City of Anacortes Planning\Building and Public Works Departments prior to any construction activities taking place on or off-site.
2. A Large Parcel Storm Water Plan and Water Quality Control Plan consistent with City requirements shall be submitted by the applicant for review and approval by the Planning\Building and Public Works Departments prior to any construction activities taking place on or off-site.
3. Construction activities may require an NPDES Construction Storm Water Discharge Permit issued by the Department of Ecology prior to any construction activities taking place on or off-site.
4. Clearing activities may require a logging permit issued by the Department of Natural Resources prior to construction activities taking place on or off-site.
5. 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.
6. 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.
7. Prior to the final plat approval, all infrastructure improvements shall be completed as required by the City of Anacortes Public Works Director and a 2-year Maintenance Bond in place. The 2-year Maintenance Bond is 10% of the actual construction cost.

Water:

8. 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.

Site-Frontage:

9. Mailbox locations shall be reviewed and approved by the City of Anacortes Public Works Department and the U.S. Postal Service.
10. Street lighting shall be required at Tika Court and within the Cul-de-Sac. 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 52, 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:

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

Sanitary Sewer:

12. All Sanitary Sewer Easements shall be 20-foot minimum width and dedicated to the City of Anacortes.
13. All Sanitary Sewer structures shall have vehicular access, including but not limited to: 1) A 12-foot minimum width access road with an approved all-weather surface asphalt road, or other approved Low Impact Development Best Management Practice design, 2) Meeting the minimum structural requirements for Access Road approved by the City of Anacortes.
14. The individual private shut off valve locations have not been determined and will be worked out at the approval of the Construction Civil Plans.



Development Review Group (DRG)

Name of Applicant: Irving Construction / Schemmer Engineering & Surveying

Brief Description: Minnesota Ave & West 10th St. 8 lot residential Re-plat

Please initial if approved and/or include your comments:

Street Department: BL

Comments:

OK

Water Department: EP

Comments:

OK

Solid Waste: M.K.

Comments:

OK

Sandi Andersen: ~~SD~~

Comments:

Cricchio, Kevin

From: Hoxie, Robert
Sent: Tuesday, November 24, 2015 11:37 AM
To: Cricchio, Kevin
Subject: RE: addresses 10th Street PUD

Lot 1 = 3619 W10th Street
2 = 3617 W10th Street or 2102 Tika Court
3 = 3613 W10th Street or 2101 Tika Court
4 = 3611 W10th Street
5 = 2105 Tika Court
6 = 2109 Tika Court
7 = 2108 Tika Court
8 = 2106 Tika Court

From: Cricchio, Kevin
Sent: Tuesday, November 24, 2015 11:31 AM
To: Hoxie, Robert <robh@cityofanacortes.org>
Subject: addresses 10th Street PUD

Rob,

Can you tell me what the addresses are for the 8 lots West 10th Street PUD? Thanks.

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

EXHIBIT #7:

PUBLIC COMMENTS RECEIVED

Cricchio, Kevin

From: Bob and Claudia Hogan <hoganhouse@comcast.net>
Sent: Monday, December 14, 2015 4:41 PM
To: Cricchio, Kevin
Subject: Comment regarding proposed PUD on W. 10th Street in Anacortes
Attachments: PUD Objection Letter-Exhibit A.pdf; PUD Objection Letter-Exhibit B.pdf; PUD Objection Letter-Exhibit C.jpeg

To: The Anacortes Planning Commission

From: Bob and Claudia Hogan, 3616 W. 10th St., Anacortes, WA

Re: Proposed PUD on West 10th Street by Irving Construction

Date: December 14, 2015

A Planned Unit Development (PUD) is described in the City of Anacortes' Municipal Code Chapter 17.44.010 as having the purposes of, among others, promoting a "more economical and efficient use of the land while providing a **harmonious** variety of housing choices, a **higher level of city attractiveness and quality**" and to "encourage developments which will provide a desirable and stable environment **in harmony with that of the surrounding area**. A copy of that Chapter is attached as Exhibit A.

Irving Construction Corporation is requesting a PUD for 8 additional homes on W. 10th Street, along with a reduction in the previously established minimum square foot lot size from 7500 to 6000. The average lot size of this proposed 8-lot PUD would be less than 6300 square feet.

The average lot size of the existing homes on W. 10th Street is 11,228. Lot sizes of the North side of W. 10th are indicated in the Land Title Company of Skagit County sketch, attached as Exhibit B. Information regarding the square footage of the two developed lots on the same side of W. 10th was obtained by searching those two addresses (3713 and 3711) on realtor.com, and each of those two lots are approximately 8750 square feet. The proposed lot sizes in the PUD are significantly smaller than the existing lots in this area.

Also attached, as Exhibit C, is a birds-eye view of the homes and undeveloped lots on W. 10th, provided by Google Maps. It is apparent just from looking at this photo of the homes and lots on this street (and surrounding streets) that squeezing 8 houses into this proposed PUD area on significantly smaller lots would not in fact be in harmony with the surrounding area, and would therefore be contrary to the purpose and intent of a PUD in this circumstance.

Next time you are in the area, we would also invite you to drive up to Rockridge Parkway and Antone Way, just a few blocks southwest of W. 10th, where you will see there are still numerous lots yet to be developed. Although we understand that the Planning Commission may be feeling some pressure to accommodate additional future growth in Anacortes, we point out these areas to make sure you are aware of the vast number of existing lots still available in this area alone, and we ask that you not unduly burden our street with 8 lots crammed together into an area that should only hold five or six homes.

We respectfully request that you take this information into consideration, as well as the testimony of the numerous other neighbors who voiced their objections and concerns at the December 9, 2015 Planning Commission meeting. We are not opposed to the addition of homes on this site in general, but the lot size and

Exhibit A

Chapter 17.44 - PLANNED UNIT DEVELOPMENT AND COTTAGE HOUSING

Sections:

17.44.010 - Purpose.

The zone map adopted as part of this title establishes zone boundaries, and this title establishes the permitted use of land in the various zones. The conditions and requirements set forth in this title are general and designed to apply to individual lots and minimum area of parcels. A planned unit development (PUD), as the term is used in this title, has the following purposes:

- A. To permit greater flexibility and consequently more creative and imaginative design for the development of residential and business uses than generally is possible under conventional zoning regulations;
 - B. To promote more economical and efficient use of the land while providing a harmonious variety of housing choices, a higher level of city attractiveness and quality, and preservation of scenic open space;
 - C. To correlate the intentions of this title and other ordinances of the city to encourage developments which will provide a desirable and stable environment in harmony with that of the surrounding area.
(Ord. 2316 (part), 1994)
-

Exhibit B

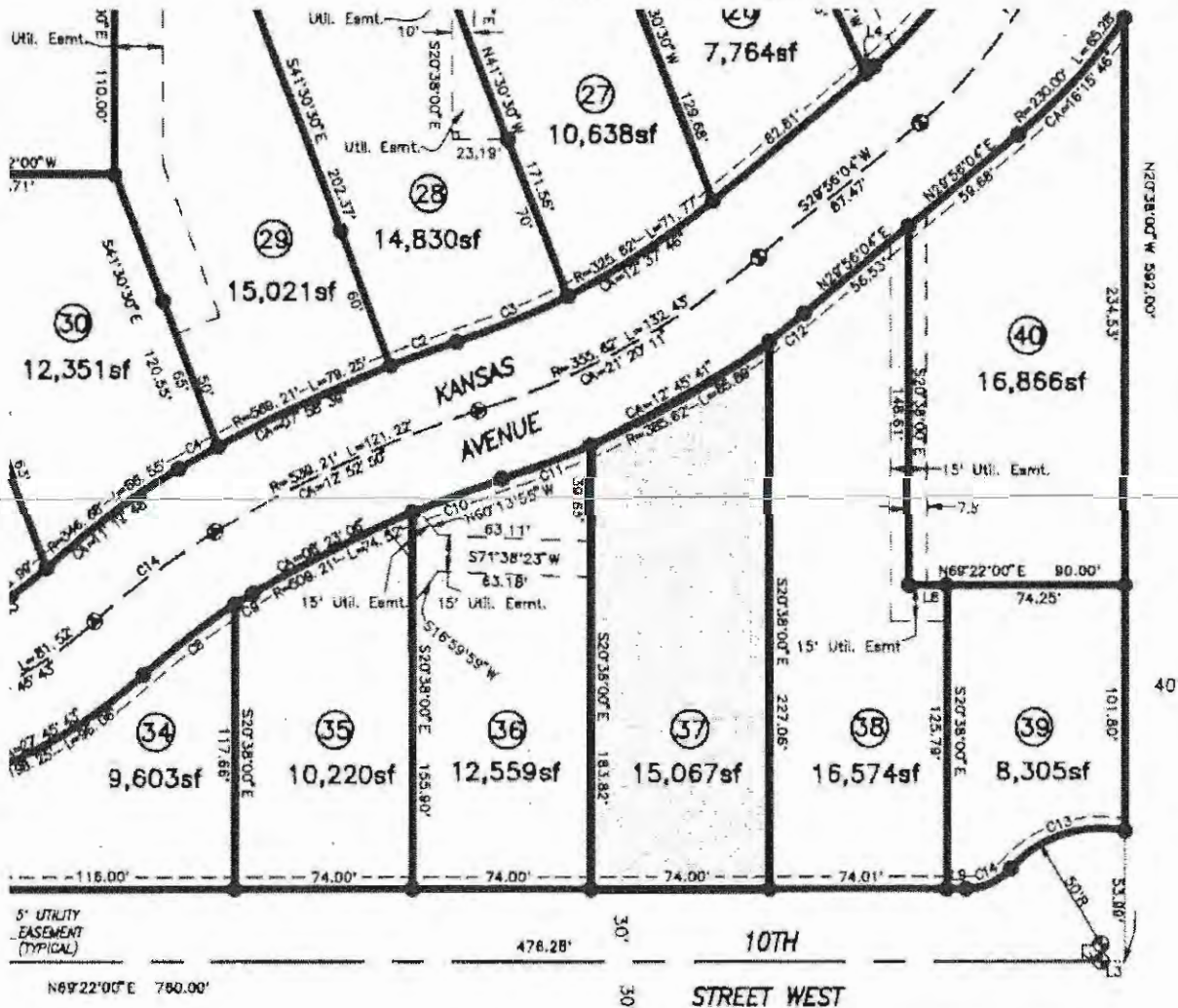


Land Title & Escrow Company

Of Skagit County & Island County

"We deliver results...not just promises"

Order No. 151655-SAE



This sketch is a courtesy of LAND TITLE COMPANY OF SKAGIT COUNTY to assist in locating the premises. It is not based on a Survey and the Company assumes no liability for variations, if any, in dimensions and locations. This map does not purport to show all highways, roads or easements affecting the property.



Cricchio, Kevin

From: Irving Construction <icc@fidalgo.net>
Sent: Tuesday, December 08, 2015 8:19 AM
To: The Wilhoits
Cc: Cricchio, Kevin; James T Schemmer, P.E.
Subject: re: from Steve Wilhoit- continuing conversation to Scott Irving memo dated 12/5/2015
Attachments: Input to city for Irving project scott irving response- third update.docx

From: "The Wilhoits" <tenstreet@comcast.net>
Sent: Monday, December 07, 2015 7:28 PM
To: "Irving Construction" <icc@fidalgo.net>, kevinc@cityofanacortes.org
Subject: from Steve Wilhoit- continuing conversation to Scott Irving memo dated 12/5/2015

Scott and Kevin,

Additional conversation to Scott Irving Memo dated 12/5/2015

Steve and Linda Wilhoit
3610 west 10th
Anacortes

November 19, 2015- December 7, 2015

Subject: Impacted Resident Input to File Number PUD-2015- 001; Applicant Irving Construction Company

From Steven and Linda Wilhoit 3610 West 10th St, Anacortes, WA

Introduction: While those of us who purchased property and built custom homes on West 10th St over the past 10-15 years always expected the subject property to be developed we were expecting 4-5 custom homes not 8-9 spec houses. This is legally owned property and we expect it will be developed according to City of Anacortes requirements. While we would prefer to see 4-5 larger lots and homes more in keeping with the existing neighborhood we are not challenging the overall project, subject to the answers to questions and requests below. We would ask the City and the Developer to seriously consider the following.

Observations:

1. There are currently 8 developed properties on West 10th St. There are 2 additional individual lots that could be developed. This proposal will double the number of existing structures that could or will access West 10th St increasing the traffic on at least the western half of the street considerably.
2. Seven of the 8 existing homes are occupied by senior couples- retired or semi-retired. The remaining house is a rental that routinely houses Navy officers and their families. Other than people accessing the ACFL trailhead on West 10th, this is a very quiet, low traffic volume, dead end street with a small population. Depending on the developers intent, this situation and West 10th lifestyle could be substantially impacted.
3. The proposed lots average 6284 square feet. The existing 10 lots (8 with structures) average 9612 square feet, ranging from 7500 sq foot (owned by the co- owner of the applicants property) to 16866 square feet. This substantial differential will likely change the size and type of houses and therefore the character of the neighborhood.
4. The Developer is proposing minimal size lots impacted with multiple easements without providing any common space within the new neighborhood for use by new residents or children.
5. The awkward intersection of Kansas, Minnesota and West 10th is already a hazardous intersection with close calls being a routine occurrence (which never show up as reported accidents or incidents). Due to the large number of houses in Rock Ridge relative to the number of houses on West 10th the bulk of the up and downhill traffic moves to and from Minnesota and Kansas. That path, either up or down is largely visible to/ from both directions. The path to and from Kansas to West 10th is substantially blind and is routinely where the issues occur with people rolling/running the stop from Minnesota or not staying in lane uphill on Kansas. While the existing configuration is the most appropriate for the awkward situation, the potential increase of traffic between Kansas and West 10th will increase the issues and potential accidents at the intersection.
6. The alley from Minnesota is currently a dead end. The proposal is to make the alley a through street to Tika Court. This creates a new circular path that does not exist now impacting the

houses that currently enjoy a dead end street as well as a new entry path onto West 10th. While the developer/ city may have run a traffic study for this proposal, it was not provided with the distributed material. The issues identified in #4 and #5 create a substantial change to long established traffic flows and volumes in the immediate neighborhood.

Questions (and requests):

1. What proposed lots will have a primary access by way of a curb cut directly onto West 10th?
What road/ alley will be the primary access to the other lots?
*The driveway access to one lot is from W. 10th. The rest of the lots access from Tika Ct.
We assume this is lot 4- correct? Lot 1 does not connect to Tika place- will it be accessed from the alley if not West 10th? Lot 4 driveway access is shown on W. 10th If we end up with a Garage in the back of Lot 1, it will be accessed from the alley.*
2. It appears that a new easement will be created for the sanitary sewer to west 11th St. Where will the other utilities (gas, electric, water, storm sewer, cable, telephone) be accessed? If they will be accessed on West 10th St where will the connections be made and to what extent will the pavement be disturbed and patched on West 10th St; West 10th St pavement is substantially pristine at the moment.
*Gas, water and electric will come from the existing underground services on W. 10th. Every effort will be made to minimize the number of road cuts. No road closures are anticipated. Storm sewer will connect to existing catch basin on the South West corner of the project.
Thank you for minimizing the cut and cover damage to West 10th.*
3. Since property P126321 is not included in the proposal but is owned by a co-owner of the development will the utility extensions being proposed be extended to that property to minimize the future impact to West 10th St, if and when that property is developed? If not why not?
*Utilities will be extended to P126321. That parcel is not owned by Irving Construction Corp. and is not part of the development.
The 10/28/2015 planned unit development document lists Dale and Elizabeth as a co-owner with you and the property you are developing has a long history between you and them- therefore we consider them a player. If the utilities are extended to the property line with P1125321, that seems reasonable. But see below. They are not a player in this development. The City will most likely require a sidewalk extension as a condition for a building permit for that lot.*
4. The curb, gutter and sidewalk currently end on the west end of the proposed development. Will the new curb, gutter and sidewalk be extended just through the proposed development or through to the cul de sac which would include the property (P 126321) currently owned by the co- owner of the development. If it were extended along the entire length of the property owned by the proposal principals it would complete all the potential sidewalks on west 10th St and reduce the impact to the street if and when P 126321 is developed. If not, why not?
*Sidewalks will extend the length of the proposed development. It will be up to the owner of P126321 to extend the sidewalk if the City requires.
The 10/28/2015 planned unit development document lists Dale and Elizabeth Fowler as a co-owner with you and the property you are developing has a long history between you and them- therefore we consider them a player. With the activity to extend the curbs, gutter and sidewalks from the current end of the sidewalk through the proposed development, there will never be a*

more appropriate and cost effective time to extend them through P126321- not to mention the least additional impact to the existing and new residents of West 10th. Please communicate with Dale and Elizabeth that we ask them to complete the work that the City will require them to do when they develop P126321.

5. What is the developer's intent relative to the houses that will be offered for sale? What size and style are being proposed for each house? What will be an approximate range of proposed sales prices? Will they include full or partial landscaping? What are the proposed front and side setbacks for each lot?

The zoning for this area is R-2. The required setbacks for R-2 zoning will be enforced. (20 feet front and back, 5 & 10 side setbacks) The homes will be single family residences of high quality, approximately 2,400 sq. ft. Each will be designed individually to fit the topography and maximize view potential. The sites will be fully landscaped as required by the City.

Thanks- What price range to you anticipate they will sell for- a range is sufficient. Price point will be \$500,000.00

6. Does the developer have CC&R's for the property? Do the CC&R's envision a homeowners association? **We would like a copy of the formal CC&R's if they exist.**

There are no CC&R's yet. We would prefer not to create a HOA if possible.

7. What is the development schedule? When will site prep start, when will initial construction start and when will the entire development be complete. Does the developer intend this to be a continuous development through to completion of the 8 houses? Or is there the potential that due to market conditions or other situations the development may be partially completed, suspended and / or restarted in the future? **We would like a copy of the proposed schedule.**

Development schedule TBD. We would like to start as soon as permits are available. Our intention is to build the site out within 18 months. Once permits are obtained, we will produce a schedule. This is an ideal site for winter/spring construction; dust is the biggest potential nuisance and for that reason, we hope to start soon.

Should we assume these will be spec type homes- built first and then sold? Or will you be attempting to market them first and build afterwards? The 18 months is fair timeframe- but would hate to see it become 24- 36 months. We intend to begin a marketing strategy after preliminary approval which will result in pre-sales.

8. Tika Court is shown as 25' wide with right angle corners relative to its intersection with West 10th St. This would appear to be a very difficult turn/ entrance for large emergency equipment. Can the largest of City of Anacortes fire equipment make the turn from West 10th St? Will there be new fire hydrants in Tika Court?

Tika Court has been designed to accommodate all City vehicles. The development has been signed off by the required City services officials. There will be a fire hydrant on Tika Court.

Thank you.

9. Will Tika Court have any traffic control at the intersection with West 10th St- stop sign or yield sign?

A stop sign will be required at Tika Court.

Thank you.

Requests of the Applicant:

1. This development will be a substantial impact to the neighborhood and we would like to see the project (1) be continuous to completion and (2) as short a duration as possible.
7. Above.
2. The developer is requested to keep all construction equipment and materials on the job site. No storage of equipment, materials or dumpsters on West 10th St should be permitted. This has been a problem for this street in the past with another contractor.
This is an important issue with the neighborhood- we would like an answer. We do not expect West 10th to be a staging or storage area for construction equipment and material. W. 10th will not be a staging area for construction
3. The developer is requested do everything possible to minimize construction debris and dust.
7. Above? Developer will maintain construction fencing and silt fencing throughout the project.
4. The developer is requested to seek to maintain work days/ hours to as close to normal business hours as possible.
What hours should the neighborhood consider to be 'normal'- what hours is the schedule predicated on? Monday through Friday, 7:30-4:00 are normal hours with an occasional Saturday morning as needed
5. The developer is requested to keep the adjacent neighbors informed as to the progress of the project and any activities/deviations that might impact the neighborhood. This especially applies if West 10th St will be closed to access at any time.
Please. I can provide email addresses if that would be useful to you. OK
6. Should the developer's plan incorporate a common security mailbox on West 10th St for the development the existing neighbors may be interested in participating in that mailbox system. Please keep us apprised.
With the construction activity and growth of the number of housing units on West 10th the existing owners are considering a secure unit for mail- it might be beneficial for everyone including the USPS to have a single unit. If you are going to install one when the curb, gutter and sidewalks on west 10th are put in we would be interested in participating in one 16 box unit. If you are going to install a unit on Tika Place rather than West 10th we would will proceed with one on West 10th. We can talk this over with the USPS and get their input

Requests of the City:

Kevin- these requests are current. If 3. has been satisfied, only 1. and 2. are requested to be accomplished by the City.

1. Public Works is requested to apply centerline yellow stripes on Kansas, Minnesota and West 10th for a reasonable distance leading up to the awkward intersection of the three streets. This will better delineate the critical lane areas of the intersection.
2. Public Works is requested to install a sign below the stop sign on Minnesota stating "oncoming traffic does not stop", putting those people on notice of that reality in the intersection.
3. Fire Department is requested to ensure that all fire equipment can enter and exit the narrow opening to Tika Court from West 10th St. The cul de sac at the east end of West 10th St is sized

and signed " no parking" to ensure emergency equipment can move effectively on West 10th St. If equipment cannot properly access Tika Court it will be forced to muster from West 10th St effectively blocking ingress/ egress to those of us living east of the Tika Court entrance.

Thank you for your consideration; we look forward to your responses,

Steven and Linda Wilhoit

3610 West 10th St

360.293.6707

Cricchio, Kevin

From: The Wilhoits <tenstreet@comcast.net>
Sent: Monday, December 07, 2015 5:19 PM
To: Cricchio, Kevin
Subject: December 9 Site Tour- Irving Construction West 10th project

Kevin,

The announcement indicates that there will be a site visit to West 10th st on December 9 at 5:15 pm- ahead of the meeting. It may go without saying but it is really dark up here at that time and the street lights are only on the far ends of West 10th- the actual development area is too dark to tour.

Steve and Linda Wilhoit]
3610 west 10th

December 3, 2015

To: Don Measamer

Subject: Failure of City of Anacortes Email system to accept Party of Record Input

Don,

I sent a series of comments concerning File # PUD-2015- 001 on November 20, 2015, per city request.

I requested a receipt request of Kevin, which I have never received- obviously per the postmaster of City of Anacortes automated message dated December 3, 2015, the City email system has never delivered it.

I formally request that the input be considered properly submitted and received per City requirements.

A handwritten signature in black ink, appearing to read "Steven and Linda Wilhoit". The signature is stylized with a large, looping "S" and "W".

Steven and Linda Wilhoit

3610 West 10th

Anacortes, WA 98221

2 attachments

The Wilhoits

From: The Wilhoits <tenstreet@comcast.net>
Sent: Thursday, December 03, 2015 8:55 PM
To: kevinc@cityofanacortes.org
Subject: FW: Delivery delayed:Party of Record submittal- File # PUD-2015-001
Attachments: details.txt; Untitled attachment 00019.txt

Kevin,

I have no idea what this is about but I submitted Party of Record comments on time.

Steve Wilhoit
3610 west 10th
Anacortes

From: postmaster@cityofanacortes.org [mailto:postmaster@cityofanacortes.org]
Sent: Thursday, December 03, 2015 8:38 PM
To: tenstreet@comcast.net
Subject: Delivery delayed:Party of Record submittal- File # PUD-2015-001

Delivery is delayed to these recipients or groups:

kevinc@cityofanacortes.org

Subject: Party of Record submittal- File # PUD-2015-001

This message hasn't been delivered yet. Delivery will continue to be attempted.

The server will keep trying to deliver this message for the next 1 days, 19 hours and 57 minutes. You'll be notified if the message can't be delivered by that time.

Diagnostic information for administrators:

Generating server: BELL.cityofanacortes.org
Receiving server: BELL.cityofanacortes.org (192.168.0.13)

kevinc@cityofanacortes.org

[illegible]

4.35992:76040000, 0.50784:00000000, 255.1750:000F3484, 255.1494:76040000, 4.46904:76040000,
1.63456:E0810000, 1.56872:FE000000, 4.42712:76040000, 4.35992:76040000, 0.50784:00000000, 255.1750:00000000,
0.50288:76040000, 4.23354:76040000, 0.25913:76040000, 255.21817:76040000, 0.26297:76040000,
4.16585:76040000, 0.32441:76040000, 4.1706:76040000, 0.24761:76040000, 4.20665:76040000, 0.25785:00000000,
4.29881:76040000'

Original message headers:

Received: from BELL.cityofanacortes.org (192.168.0.13) by
BELL.cityofanacortes.org (192.168.0.13) with Microsoft SMTP Server (TLS) id
15.0.1076.9; Thu, 3 Dec 2015 16:34:35 -0800
Received: from bell.cityofanacortes.org (192.168.0.3) by
BELL.cityofanacortes.org (192.168.0.13) with Microsoft SMTP Server id
15.0.1076.9 via Frontend Transport; Thu, 3 Dec 2015 16:34:35 -0800
X-Sendio-Return-Path: tenstreet@comcast.net
X-Sendio-Delivered: Thu, 03 Dec 2015 16:34:35 -0800
X-Sendio-Delivered-To: kevinc@cityofanacortes.org
X-Sendio-Released: Thu, 03 Dec 2015 16:34:35 -0800
X-Sendio-Released-By: by user request explicit
X-Sendio-SAV-Sent: Fri, 20 Nov 2015 08:31:49 -0800
X-Sendio-Received: Fri, 20 Nov 2015 08:31:49 -0800
Received: (sendio-gmail 17026 invoked by uid 5002); 4 Dec 2015 00:34:35 -0000
X-Sendio-SenderIP: 69.252.207.33
X-Sendio-RemoteSenderIP: 69.252.207.33
Authentication-Results: cityofanacortes.org; dkim=none (no signatures)
X-Sendio-DKIMResults: NoSignature
Received-SPF: Pass (bell.cityofanacortes.org: domain of comcast.net designates
69.252.207.33 as permitted sender) client-ip=69.252.207.33; envelope-
from="tenstreet@comcast.net"; helo=resqmta-ch2-01v.sys.comcast.net;
receiver=bell.cityofanacortes.org; mechanism="ip4:69.252.207.0/25"; identity=mailfrom
X-IP-Reputation: 69.252.207.33 neutral, ipclass:R4, risk-level: 30% (low)
X-Sendio-MessageID: 1448037109.16498.1
Received: from unknown (HELO resqmta-ch2-01v.sys.comcast.net) (69.252.207.33)
by bell.cityofanacortes.org with SMTP; 20 Nov 2015 16:31:49 -0000
Received: from resomta-ch2-08v.sys.comcast.net ([69.252.207.104])
by resqmta-ch2-01v.sys.comcast.net with comcast
id jsXa1r0042Fh1PH01sXosr; Fri, 20 Nov 2015 16:31:48 +0000
Received: from WilhoitsDesktop ([IPv6:2601:601:4100:a14d:3dfd:e6f3:9e73:7344])
by resomta-ch2-08v.sys.comcast.net with comcast
id jsXm1r00C0FVdW201sXnSd; Fri, 20 Nov 2015 16:31:48 +0000
From: The Wilhoits <tenstreet@comcast.net>
To: <kevinc@cityofanacortes.org>
Subject: Party of Record submittal- File # PUD-2015-001
Date: Fri, 20 Nov 2015 08:31:36 -0800
Message-ID:
<!&AAAAAAYAAAAAAAJsEoblUm4dHuZ+Dj8W0dbzCgAAAEAAAADPQ1kWA98xGsAki8HwHShwBAAAAA==@
comcast.net>
MIME-Version: 1.0
Content-Type: multipart/mixed;
boundary="-----_NextPart_000_004E_01D1236D.DF8DBAB0"
Content-Language: en-us
X-WatchGuard-Spam-ID:
str=0001.0A010205.564F4AF5.00B0,ss=1,re=0.000,recu=0.000,reip=0.000,cl=1,cld=1,fgs=0
X-WatchGuard-Spam-Score: 0, clean; 0, virus threat unknown
X-WatchGuard-Mail-Client-IP: 69.252.207.33
X-WatchGuard-Mail-From: tenstreet@comcast.net
Return-Path: tenstreet@comcast.net

The Wilhoits

From: Cricchio, Kevin <kevinc@cityofanacortes.org>
Sent: Thursday, December 03, 2015 8:55 PM
To: The Wilhoits
Subject: Please verify your email address to join my trusted email community
Attachments: FW: Delivery delayed: Party of Record submittal- File # PUD-2015-001 (769 bytes)

Importance: High



Sendio Opt-Inbox™

Your email to
Cricchio, Kevin
<kevinc@cityofanacortes.org>
is almost there!



We need to verify your email address.
Click the button to instantly become a trusted sender.

✓ Verify me

(To view this message as a web page, [click here](#).)

Thanks for your email. City of Anacortes is using Sendio's Opt-Inbox technology to ensure they do not receive unwanted email. Verifying your email address will ensure that all future email from tenstreet@comcast.net will be delivered directly to Cricchio, Kevin's inbox without delay.

Verification using the button above is instantaneous but if you prefer, simply [sending a reply](#) to this email will also work.

Need help, or want to learn more about how Opt-Inbox verification works?

If you did not send a recent email to kevinc@cityofanacortes.org, please disregard this message.

Thanks,

Team Sendio

*I Responded to this
AS REQUESTED — NO
POSITIVE Response Received.
Ken Wilhoit*

The Wilhoits

From: The Wilhoits <tenstreet@comcast.net>
Sent: Friday, November 20, 2015 8:32 AM
To: 'kevinc@cityofanacortes.org'
Subject: Party of Record submittal- File # PUD-2015-001
Attachments: Input to city for Irving project.docx

Kevin,

Subject to your solicitation dated November 11, 2015, we have attached our comments for the record concerning the Irving Construction Company development on West 10th St.

You are requested to confirm receipt of this letter.

Regards,

Steven and Linda Wilhoit
3610 West 10th St
Anacortes, WA 98221
360.293.6707

November 19, 2015

Subject: Impacted Resident Input to File Number PUD-2015- 001; Applicant Irving Construction Company

From Steven and Linda Wilhoit 3610 West 10th St, Anacortes, WA

Introduction: While those of us who purchased property and built custom homes on West 10th St over the past 10-15 years always expected the subject property to be developed we were expecting 4-5 custom homes not 8-9 spec houses. This is legally owned property and we expect it will be developed according to City of Anacortes requirements. While we would prefer to see 4-5 larger lots and homes more in keeping with the existing neighborhood we are not challenging the overall project, subject to the answers to questions and requests below. We would ask the City and the Developer to seriously consider the following.

Observations:

1. There are currently 8 developed properties on West 10th St. There are 2 additional individual lots that could be developed. This proposal will double the number of existing structures that could or will access West 10th St increasing the traffic on at least the western half of the street considerably.
2. Seven of the 8 existing homes are occupied by senior couples- retired or semi-retired. The remaining house is a rental that routinely houses Navy officers and their families. Other than people accessing the ACFL trailhead on West 10th, this is a very quiet, low traffic volume, dead end street with a small population. Depending on the developers intent, this situation and West 10th lifestyle could be substantially impacted.
3. The proposed lots average 6284 square feet. The existing 10 lots (8 with structures) average 9612 square feet, ranging from 7500 sq foot (owned by the co- owner of the applicants property) to 16866 square feet. This substantial differential will likely change the size and type of houses and therefore the character of the neighborhood.
4. The Developer is proposing minimal size lots impacted with multiple easements without providing any common space within the new neighborhood for use by new residents or children.
5. The awkward intersection of Kansas, Minnesota and West 10th is already a hazardous intersection with close calls being a routine occurrence (which never show up as reported accidents or incidents). Due to the large number of houses in Rock Ridge relative to the number of houses on West 10th the bulk of the up and downhill traffic moves to and from Minnesota and Kansas. That path, either up or down is largely visible to/ from both directions. The path to and from Kansas to West 10th is substantially blind and is routinely where the issues occur with people rolling/running the stop from Minnesota or not staying in lane uphill on Kansas. While the existing configuration is the most appropriate for the awkward situation, the potential increase of traffic between Kansas and West 10th will increase the issues and potential accidents at the intersection.
6. The alley from Minnesota is currently a dead end. The proposal is to make the alley a through street to Tika Court. This creates a new circular path that does not exist now impacting the

houses that currently enjoy a dead end street as well as a new entry path onto West 10th. While the developer/ city may have run a traffic study for this proposal, it was not provided with the distributed material. The issues identified in #4 and #5 create a substantial change to long established traffic flows and volumes in the immediate neighborhood.

Questions (**and requests**):

1. What proposed lots will have a primary access by way of a curb cut directly onto West 10th? What road/ alley will be the primary access to the other lots?
2. It appears that a new easement will be created for the sanitary sewer to west 11th St. Where will the other utilities (gas, electric, water, storm sewer, cable, telephone) be accessed? If they will be accessed on West 10th St where will the connections be made and to what extent will the pavement be disturbed and patched on West 10th St; West 10th St pavement is substantially pristine at the moment.
3. Since property P126321 is not included in the proposal but is owned by a co-owner of the development will the utility extensions being proposed be extended to that property to minimize the future impact to West 10th St, if and when that property is developed? If not why not?
4. The curb, gutter and sidewalk currently end on the west end of the proposed development. Will the new curb, gutter and sidewalk be extended just through the proposed development or through to the cul de sac which would include the property (P 126321) currently owned by the co- owner of the development. If it were extended along the entire length of the property owned by the proposal principals it would complete all the potential sidewalks on west 10th St and reduce the impact to the street if and when P 126321 is developed. If not, why not?
5. What is the developer's intent relative to the houses that will be offered for sale? What size and style are being proposed for each house? What will be an approximate range of proposed sales prices? Will they include full or partial landscaping? What are the proposed front and side setbacks for each lot?
6. Does the developer have CC&R's for the property? Do the CC&R's envision a homeowners association? **We would like a copy of the formal CC&R's if they exist.**
7. What is the development schedule? When will site prep start, when will initial construction start and when will the entire development be complete. Does the developer intend this to be a continuous development through to completion of the 8 houses? Or is there the potential that due to market conditions or other situations the development may be partially completed, suspended and / or restarted in the future? **We would like a copy of the proposed schedule.**
8. Tika Court is shown as 25' wide with right angle corners relative to its intersection with West 10th St. This would appear to be a very difficult turn/ entrance for large emergency equipment. Can the largest of City of Anacortes fire equipment make the turn from West 10th St? Will there be new fire hydrants in Tika Court?
9. Will Tika Court have any traffic control at the intersection with West 10th St- stop sign or yield sign?

Requests of the Applicant:

1. **This development will be a substantial impact to the neighborhood and we would like to see the project (1) be continuous to completion and (2) as short a duration as possible.**
2. **The developer is requested to keep all construction equipment and materials on the job site. No storage of equipment, materials or dumpsters on West 10th St should be permitted. This has been a problem for this street in the past with another contractor.**

3. The developer is requested do everything possible to minimize construction debris and dust.
4. The developer is requested to seek to maintain work days/ hours to as close to normal business hours as possible.
5. The developer is requested to keep the adjacent neighbors informed as to the progress of the project and any activities/deviations that might impact the neighborhood. This especially applies if West 10th St will be closed to access at any time.
6. Should the developer's plan incorporate a common security mailbox on West 10th St for the development the existing neighbors may be interested in participating in that mailbox system. Please keep us apprised.

Requests of the City:

1. Public Works is requested to apply centerline yellow stripes on Kansas, Minnesota and West 10th for a reasonable distance leading up to the awkward intersection of the three streets. This will better delineate the critical lane areas of the intersection.
2. Public Works is requested to install a sign below the stop sign on Minnesota stating "oncoming traffic does not stop", putting those people on notice of that reality in the intersection.
3. Fire Department is requested to ensure that all fire equipment can enter and exit the narrow opening to Tika Court from West 10th St. The cul de sac at the east end of West 10th St is sized and signed "no parking" to ensure emergency equipment can move effectively on West 10th St. If equipment cannot properly access Tika Court it will be forced to muster from West 10th St effectively blocking ingress/ egress to those of us living east of the Tika Court entrance.

Thank you for your consideration; we look forward to your responses,

Steven and Linda Wilhoit

3610 West 10th St

360.293.6707

November 19, 2015- December 7, 2015

Subject: Impacted Resident Input to File Number PUD-2015- 001; Applicant Irving Construction Company

From Steven and Linda Wilhoit 3610 West 10th St, Anacortes, WA

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The driveway access to one lot is from W. 10th. The rest of the lots access from Tika Ct.

We assume this is lot 4- correct? Lot 1 does not connect to Tika place- will it be accessed from the alley if not West 10th?

2. It appears that a new easement will be created for the sanitary sewer to west 11th St. Where will the other utilities (gas, electric, water, storm sewer, cable, telephone) be accessed? If they will be accessed on West 10th St where will the connections be made and to what extent will the pavement be disturbed and patched on West 10th St; West 10th St pavement is substantially pristine at the moment.

Gas, water and electric will come from the existing underground services on W. 10th. Every effort will be made to minimize the number of road cuts. No road closures are anticipated. Storm sewer will connect to existing catch basin on the South West corner of the project.

Thank you for minimizing the cut and cover damage to West 10th.

3. Since property P126321 is not included in the proposal but is owned by a co-owner of the development will the utility extensions being proposed be extended to that property to minimize the future impact to West 10th St, if and when that property is developed? If not why not?

Utilities will be extended to P126321. That parcel is not owned by Irving Construction Corp. and is not part of the development.

The 10/28/2015 planned unit development document lists Dale and Elizabeth as a co-owner with you and the property you are developing has a long history between you and them- therefore we consider them a player. If the utilities are extended to the property line with P1125321, that seems reasonable. But see below.

4. The curb, gutter and sidewalk currently end on the west end of the proposed development. Will the new curb, gutter and sidewalk be extended just through the proposed development or through to the cul de sac which would include the property (P 126321) currently owned by the co- owner of the development. If it were extended along the entire length of the property owned by the proposal principals it would complete all the potential sidewalks on west 10th St and reduce the impact to the street if and when P 126321 is developed. If not, why not?

Sidewalks will extend the length of the proposed development. It will be up to the owner of P126321 to extend the sidewalk if the City requires.

The 10/28/2015 planned unit development document lists Dale and Elizabeth Fowler as a co-owner with you and the property you are developing has a long history between you and them- therefore we consider them a player. With the activity to extend the curbs, gutter and sidewalks from the current end of the sidewalk through the proposed development, there will never be a more appropriate and cost effective time to extend them through P126321- not to mention the least additional impact to the existing and new residents of West 10th. Please communicate with

Dale and Elizabeth that we ask them to complete the work that the City will require them to do when they develop P126321.

5. What is the developer's intent relative to the houses that will be offered for sale? What size and style are being proposed for each house? What will be an approximate range of proposed sales prices? Will they include full or partial landscaping? What are the proposed front and side setbacks for each lot?

The zoning for this area is R-2. The required setbacks for R-2 zoning will be enforced. (20 feet front and back, 5 & 10 side setbacks) The homes will be single family residences of high quality, approximately 2,400 sq. ft. Each will be designed individually to fit the topography and maximize view potential. The sites will be fully landscaped as required by the City.

Thanks- What price range to you anticipate they will sell for- a range is sufficient.

6. Does the developer have CC&R's for the property? Do the CC&R's envision a homeowners association? **We would like a copy of the formal CC&R's if they exist.**
There are no CC&R's yet. We would prefer not to create a HOA if possible.

7. What is the development schedule? When will site prep start, when will initial construction start and when will the entire development be complete. Does the developer intend this to be a continuous development through to completion of the 8 houses? Or is there the potential that due to market conditions or other situations the development may be partially completed, suspended and / or restarted in the future? **We would like a copy of the proposed schedule.**

Development schedule TBD. We would like to start as soon as permits are available. Our intention is to build the site out within 18 months. Once permits are obtained, we will produce a schedule. This is an ideal site for winter/spring construction; dust is the biggest potential nuisance and for that reason, we hope to start soon.

Should we assume these will be spec type homes- built first and then sold? Or will you be attempting to market them first and build afterwards? The 18 months is fair timeframe- but would hate to see it become 24- 36 months.

8. Tika Court is shown as 25' wide with right angle corners relative to its intersection with West 10th St. This would appear to be a very difficult turn/ entrance for large emergency equipment. Can the largest of City of Anacortes fire equipment make the turn from West 10th St? Will there be new fire hydrants in Tika Court?

Tika Court has been designed to accommodate all City vehicles. The development has been signed off by the required City services officials. There will be a fire hydrant on Tika Court.

Thank you.

9. Will Tika Court have any traffic control at the intersection with West 10th St- stop sign or yield sign?

A stop sign will be required at Tika Court.

Thank you.

Requests of the Applicant:

1. This development will be a substantial impact to the neighborhood and we would like to see the project (1) be continuous to completion and (2) as short a duration as possible.

7. Above.

2. The developer is requested to keep all construction equipment and materials on the job site. No storage of equipment, materials or dumpsters on West 10th St should be permitted. This has been a problem for this street in the past with another contractor.

This is an important issue with the neighborhood- we would like an answer. We do not expect West 10th to be a staging or storage area for construction equipment and material.

3. The developer is requested do everything possible to minimize construction debris and dust.
- 7. Above?**

4. The developer is requested to seek to maintain work days/ hours to as close to normal business hours as possible.

What hours should the neighborhood consider to be 'normal'- what hours is the schedule predicated on?

5. The developer is requested to keep the adjacent neighbors informed as to the progress of the project and any activities/deviations that might impact the neighborhood. This especially applies if West 10th St will be closed to access at any time.

Please. I can provide email addresses if that would be useful to you.

6. Should the developer's plan incorporate a common security mailbox on West 10th St for the development the existing neighbors may be interested in participating in that mailbox system. Please keep us apprised.

With the construction activity and growth of the number of housing units on West 10th the existing owners are considering a secure unit for mail- it might be beneficial for everyone including the USPS to have a single unit. If you are going to install one when the curb, gutter and sidewalks on west 10th are put in we would be interested in participating in one 16 box unit. If you are going to install a unit on Tika Place rather than West 10th we would will proceed with one on West 10th.

Requests of the City:

Kevin- these requests are current. If 3. has been satisfied, only 1. and 2. are requested to be accomplished by the City.

1. Public Works is requested to apply centerline yellow stripes on Kansas, Minnesota and West 10th for a reasonable distance leading up to the awkward intersection of the three streets. This will better delineate the critical lane areas of the intersection.
2. Public Works is requested to install a sign below the stop sign on Minnesota stating "oncoming traffic does not stop", putting those people on notice of that reality in the intersection.
3. Fire Department is requested to ensure that all fire equipment can enter and exit the narrow opening to Tika Court from West 10th St. The cul de sac at the east end of West 10th St is sized and signed "no parking" to ensure emergency equipment can move effectively on West 10th St. If equipment cannot properly access Tika Court it will be forced to muster from West 10th St effectively blocking ingress/ egress to those of us living east of the Tika Court entrance.

Thank you for your consideration; we look forward to your responses,

Steven and Linda Wilhoit

3610 West 10th St

November 19, 2015

Subject: Impacted Resident Input to File Number PUD-2015- 001; Applicant Irving Construction Company

From Steven and Linda Wilhoit 3610 West 10th St, Anacortes, WA

Introduction: While those of us who purchased property and built custom homes on West 10th St over the past 10-15 years always expected the subject property to be developed we were expecting 4-5 custom homes not 8-9 spec houses. This is legally owned property and we expect it will be developed according to City of Anacortes requirements. While we would prefer to see 4-5 larger lots and homes more in keeping with the existing neighborhood we are not challenging the overall project, subject to the answers to questions and requests below. We would ask the City and the Developer to seriously consider the following.

Observations:

1. There are currently 8 developed properties on West 10th St. There are 2 additional individual lots that could be developed. This proposal will double the number of existing structures that could or will access West 10th St increasing the traffic on at least the western half of the street considerably.
2. Seven of the 8 existing homes are occupied by senior couples- retired or semi-retired. The remaining house is a rental that routinely houses Navy officers and their families. Other than people accessing the ACFL trailhead on West 10th, this is a very quiet, low traffic volume, dead end street with a small population. Depending on the developers intent, this situation and West 10th lifestyle could be substantially impacted.
3. The proposed lots average 6284 square feet. The existing 10 lots (8 with structures) average 9612 square feet, ranging from 7500 sq foot (owned by the co- owner of the applicants property) to 16866 square feet. This substantial differential will likely change the size and type of houses and therefore the character of the neighborhood.
4. The Developer is proposing minimal size lots impacted with multiple easements without providing any common space within the new neighborhood for use by new residents or children.
5. The awkward intersection of Kansas, Minnesota and West 10th is already a hazardous intersection with close calls being a routine occurrence (which never show up as reported accidents or incidents). Due to the large number of houses in Rock Ridge relative to the number of houses on West 10th the bulk of the up and downhill traffic moves to and from Minnesota and Kansas. That path, either up or down is largely visible to/ from both directions. The path to and from Kansas to West 10th is substantially blind and is routinely where the issues occur with people rolling/running the stop from Minnesota or not staying in lane uphill on Kansas. While the existing configuration is the most appropriate for the awkward situation, the potential increase of traffic between Kansas and West 10th will increase the issues and potential accidents at the intersection.
6. The alley from Minnesota is currently a dead end. The proposal is to make the alley a through street to Tika Court. This creates a new circular path that does not exist now impacting the

houses that currently enjoy a dead end street as well as a new entry path onto West 10th. While the developer/ city may have run a traffic study for this proposal, it was not provided with the distributed material. The issues identified in #4 and #5 create a substantial change to long established traffic flows and volumes in the immediate neighborhood.

Questions (and requests):

1. What proposed lots will have a primary access by way of a curb cut directly onto West 10th? What road/ alley will be the primary access to the other lots?
2. It appears that a new easement will be created for the sanitary sewer to west 11th St. Where will the other utilities (gas, electric, water, storm sewer, cable, telephone) be accessed? If they will be accessed on West 10th St where will the connections be made and to what extent will the pavement be disturbed and patched on West 10th St; West 10th St pavement is substantially pristine at the moment.
3. Since property P126321 is not included in the proposal but is owned by a co-owner of the development will the utility extensions being proposed be extended to that property to minimize the future impact to West 10th St, if and when that property is developed? If not why not?
4. The curb, gutter and sidewalk currently end on the west end of the proposed development. Will the new curb, gutter and sidewalk be extended just through the proposed development or through to the cul de sac which would include the property (P 126321) currently owned by the co- owner of the development. If it were extended along the entire length of the property owned by the proposal principals it would complete all the potential sidewalks on west 10th St and reduce the impact to the street if and when P 126321 is developed. If not, why not?
5. What is the developer's intent relative to the houses that will be offered for sale? What size and style are being proposed for each house? What will be an approximate range of proposed sales prices? Will they include full or partial landscaping? What are the proposed front and side setbacks for each lot?
6. Does the developer have CC&R's for the property? Do the CC&R's envision a homeowners association? **We would like a copy of the formal CC&R's if they exist.**
7. What is the development schedule? When will site prep start, when will initial construction start and when will the entire development be complete. Does the developer intend this to be a continuous development through to completion of the 8 houses? Or is there the potential that due to market conditions or other situations the development may be partially completed, suspended and / or restarted in the future? **We would like a copy of the proposed schedule.**
8. Tika Court is shown as 25' wide with right angle corners relative to its intersection with West 10th St. This would appear to be a very difficult turn/ entrance for large emergency equipment. Can the largest of City of Anacortes fire equipment make the turn from West 10th St? Will there be new fire hydrants in Tika Court?
9. Will Tika Court have any traffic control at the intersection with West 10th St- stop sign or yield sign?

Requests of the Applicant:

1. **This development will be a substantial impact to the neighborhood and we would like to see the project (1) be continuous to completion and (2) as short a duration as possible.**
2. **The developer is requested to keep all construction equipment and materials on the job site. No storage of equipment, materials or dumpsters on West 10th St should be permitted. This has been a problem for this street in the past with another contractor.**

3. The developer is requested do everything possible to minimize construction debris and dust.
4. The developer is requested to seek to maintain work days/ hours to as close to normal business hours as possible.
5. The developer is requested to keep the adjacent neighbors informed as to the progress of the project and any activities/deviations that might impact the neighborhood. This especially applies if West 10th St will be closed to access at any time.
6. Should the developer's plan incorporate a common security mailbox on West 10th St for the development the existing neighbors may be interested in participating in that mailbox system. Please keep us apprised.

Requests of the City:

1. Public Works is requested to apply centerline yellow stripes on Kansas, Minnesota and West 10th for a reasonable distance leading up to the awkward intersection of the three streets. This will better delineate the critical lane areas of the intersection.
2. Public Works is requested to install a sign below the stop sign on Minnesota stating "oncoming traffic does not stop", putting those people on notice of that reality in the intersection.
3. Fire Department is requested to ensure that all fire equipment can enter and exit the narrow opening to Tika Court from West 10th St. The cul de sac at the east end of West 10th St is sized and signed "no parking" to ensure emergency equipment can move effectively on West 10th St. If equipment cannot properly access Tika Court it will be forced to muster from West 10th St effectively blocking ingress/ egress to those of us living east of the Tika Court entrance.

Thank you for your consideration; we look forward to your responses,

Steven and Linda Wilhoit

3610 West 10th St

360.293.6707

Cricchio, Kevin

From: The Wilhoits <tenstreet@comcast.net>
Sent: Friday, November 20, 2015 8:32 AM
To: Cricchio, Kevin
Subject: Party of Record submittal- File # PUD-2015-001
Attachments: Input to city for Irving project.docx

Kevin,

Subject to your solicitation dated November 11, 2015, we have attached our comments for the record concerning the Irving Construction Company development on West 10th St.

You are requested to confirm receipt of this letter.

Regards,

Steven and Linda Wilhoit
3610 West 10th St
Anacortes, WA 98221
360.293.6707



Friends of the Forest

*Dedicated to the preservation of the Anacortes Community
Forest Lands through education, outreach & stewardship*

November 24, 2015

Anacortes Planning Department,

Board Members

Andy Stewart
President

Monica Ochs
Vice President

Lin Nichols
Treasurer

Bill Dietrich
Secretary

Jean Andrich
Charlie Collins
Denise Crowe
Ed Gastelum
Scott Gudmundsen

We are writing in regard to the PUD-2015-0001 site plan on West 10th. As this proposed development is seeking significant alterations from current zoning, street and alley vacations, and borders the Anacortes Community Forest Lands, we have given it our attention.

Upon review, we are open to the concept of reconfiguration of the grid formation of lots to a higher density cul de sac with one access off 10th St. The vacation of alleys and 11th St make sense in this context, and preserve the existing trees on the undeveloped 11th St. right of way. We support this. We understand that the extension of lots into the 110' wetland buffer will only go so far as to not take down any more trees, and that the extension of the boundary into the buffer zone is only into a previously cleared area. We will leave questions of appropriate lot density (8-6) in the allowable buildable space to others.

Given this, our primary concerns are these:

1) That the wetland buffer zone be diligently designated and protected by the developer, and the City ensure that private homeowners do not encroach into this area with yard extension, yard waste dumping, off leash pets, or native plant and tree removal or alteration.

2) That no new access trails be made for the development as a whole, or from any individual yards to the ACFL.

Staff

Denise Crowe
*Education and
Outreach Director*

Jean Ford Andrich
*Development and
Outreach Director*

These are serious issues in other border areas of the ACFL, and we hope to see continuing improvement in homeowner understanding of ACFL /wetland buffer stewardship and real consequences for those who degrade or disregard these critical areas.

Respectfully yours on behalf of the Friends of the Forest Board,

611 R Ave. / P.O. Box 2213
Anacortes, WA 98221
(360) 293-3725
info@friendsoftheacfl.org
www.friendsoftheacfl.org

Andy Stewart
Board President

Friends of the Anacortes
Community Forest Lands is a
not for profit 501c3 organization.
Tax ID: 91-1430220

EXHIBIT #8:

GEOTECHNICAL REPORT



741 Marine Drive
Bellingham, WA 98225

20611-67th Avenue NE
Arlington, WA 98223

PHONE
360 733_7318

TOLL FREE
888 251_5276

FAX
360 733_7418

June 9, 2015
Job No. 14-0672

Scott Irving
819 Commercial Avenue # 6
Anacortes, WA 98221

**Re: Revised Feasibility for New Development
West 10th Street Project
West 10th Street
Anacortes, Washington**

Dear Mr. Irving,

As requested, we have visited and conducted a field investigation of the subject property in order to determine the feasibility for residential development within the 8 new lots on the property.

The purpose of this report is to prepare a reconnaissance level report that discusses site topography, site soils, geologically hazardous areas, preliminary drainage and construction recommendations, and the overall compatibility of proposed development on the subject property.

PROJECT DESCRIPTION

We understand that the currently undeveloped subject property, located in Anacortes, Washington, has been divided into 8 lots upon which construction of new single family residences will occur (Figure 1). According to preliminary design plans, the 8 lots are located adjacent to and surrounding a proposed cul-de-sac that will extend into the center of the property from West 10th Street. An east to west oriented alley way is also planned to be located in the center of the site and to the east and west of the proposed cul-de-sac.

At the time of this report the proposed locations of the residences are undetermined and/or undisclosed to GeoTest (GTS). GTS anticipates that planned residences will contain foundations that will most likely consist of a conventional, shallow, cast-in-place concrete footing and stem wall construction. GTS also anticipates that stormwater drainage and associated drain lines from imperious surfaces will be tightlined to the existing municipal stormwater catchment system located north of the property on West 10th Street and/or southwest of the property on the West 11th Street cul-de-sac. According to design plans a landscape wall is planned to be located where a rock wall outcrop exists east of the 11th Street cul-de-sac and southwest of lots 7 and 8. Plans indicate that a sewer easement/system will exist between lots 7 and 8 and will run from the proposed cul-de-sac in the center of the site, where it will be a collection point for site lots, into an existing sewer system on the 11th Street cul-de-sac.

SITE CONDITIONS

This section discusses the general surface and subsurface conditions observed and interpreted at the project site at the time of our site visit. Interpretations of the site conditions are based on the results of our review of available information, site reconnaissance, and our experience in the project vicinity.

Site Geology

Geologic information for the project site was obtained from the DNR – Washington Interactive Geologic Map, published by the Washington State Department of Natural Resources (DNR). According to DNR, the site is underlain by Jurassic aged intrusive igneous rocks locally named Fidalgo ophiolites (Ji(f)). Ophiolites are tectonically emplaced slices of oceanic crust into or onto continental crust. Native bedrock outcrops observed within exposed areas of the subject property appeared consistent with the mapped geology.

Soil Survey

According to the United States Department of Agriculture (USDA) Natural Resource Conservation Service Soil Survey website, soils within the vicinity of the project site are mapped as Fidalgo-Lithic Xerochrepts-Rock complex with 3 to 30 percent slopes.

According to the Soil Survey, the near surface soil components of the Fidalgo-Lithic Xerochrepts-Rock complex is rated as having a low erosion susceptibility with an erosion K factor (susceptibility of a soil to sheet and rill erosion by water) of 0.15. Values of K range from 0.02 to 0.69, and, the higher the value, the more susceptible the soil is to water erosion. Native site soils observed at the project site were generally consistent with the Soil Survey.

Limited Aerial Photo Review

We reviewed historical images dating from 1969, 1977, 1994, 1998, 2001, 2004, 2005, 2006, 2009 and 2011 in order to determine if there has been any recent significant earth slide activity within the vicinity of the project site. Aerial photos were obtained from Google Earth, Skagit County's interactive mapping service, and Washington State Coastal Zone Atlas. Based on aerial imagery review, the entire site appears to have been logged sometime between 1977 and 1998 and the northern half of the site was cleared of vegetation sometime between 2005 and 2006. However, it appears that the general appearance of the site slopes have not changed significantly within the approximately 42 reviewed years.

Surface Conditions

A representative from GeoTest visited the site on December 18, 2014, to provide a visual evaluation of the site topography and soils, concerning existing stability and erosion potential of the native slopes.

At the time of our site visit, the subject property was surrounded by West 10th Street, adjacent residences, and forested land to its north, west, and south and east, respectively (Photos 1 and 2). No developed structures were present on the property.

Topographic slopes within the northern and southwestern portions of the site generally contained an overall northwest gradient of approximately 10H:1V (10%) but ranged from approximately flat to 5H:1V (20%). A relatively flat and broad ridge, oriented northeast to southwest, existed in the southeast portion of the property. Site slopes to the south of the ridge contained a southeast oriented aspect and a grade of approximately 10H:1V (10%) that leveled out upon contacting a designated wetland area (Photo 3). A vertical rock face, lacking any evidence of rock topples, existed off of and adjacent to the southeast corner of the site.



Photo 1: Looking southeast along West 10th Street. Proposed locations of lots 1 and 2 (foreground) and lots 3, 4, 5 and 6 (background, woodland area).



Photo 2: Looking south along western edge of subject property at proposed location of lot 1 (foreground) and lot 8 (background, woodland area).

The northern portion of the site was dominantly covered with a variety of brush including blackberry while the southern portion of the site contained relatively thick stands of Douglas fir and alder with an understory of salal, moss, and ferns. Vegetative patterns indicated that recent significant soil erosion processes and slope instability have not occurred on site. There was no indication that the property had been regraded in the past, however it is probable that site soils were disturbed during historic logging activities. Soils in various locations on the site were probed with a steel tipped soil probe to determine a general soil thickness and consistency. It was deemed that bedrock throughout the site either outcropped at the surface or was overlain with soft to stiff topsoil and forest duff ranging from approximately 1 inch to 12 inches and commonly approximately 5 inches in thickness (Photo 4).



Photo 3: Looking north along the slope located within the southeast portion of the site, just north of the designated wetland area. Note stable growth habits of trees.



Photo 4: Bedrock outcropping within Lot 1.

Evidence of significant soil creep, typically indicated by severe pistol butting of tree trunks, was not observed on the site slopes at the time of our visit. In addition, we did not observe any recent landslides, evidence of significant erosion or other indications of instability on the subject slope faces. Surface water was not observed running over the face of site slopes. Further, no obvious signs of recent instability or significant erosion were observed within the vicinity of the proposed development site at the time of our visit in December of 2014.

CONCLUSIONS AND RECOMMENDATIONS

Based upon evaluation of the data collected during this investigation, it is our opinion that development on the subject property is feasible and should not impact on the site from a geotechnical perspective by decreasing slope stability or increasing erosion potential. Further, we anticipate that development will pose no unreasonable threat to persons or property either on or off site provided the recommendations contained herein are incorporated into the project design.

Geologically Hazardous Areas

According to the referenced *City of Anacortes Code Chapter 17.70.180 Designation of Geologically Hazardous Areas*, geologically hazardous areas include erosion hazard, landslide hazard, seismic hazard, mine hazards, volcanic hazards and other geological events including tsunamis, mass wasting, debris flows, rock fall and differential settlement. The potential hazards that may affect the site are erosion and landslide hazards. It is our understanding that the City of Anacortes has not identified landslide and erosion hazard areas on the subject property. Further, the Skagit County Potential Landslide and Erosion Area map does not indicate that geohazards exist on the property.

As mentioned previously, no obvious signs of severe instability or evidence of large scale global instability were observed at the time of our site visit. Large scale global instability, consisting of deep-seated rotational failures, can extend down into the subsurface to substantial depths. These failures typically leave geomorphic evidence of their existence on the slope. Typical indicators are head scarps, tension cracks, sag ponds, seepage zones, hummocky ground surface and slump blocks. Obvious visual indications of large scale global slope instability, such as those referenced above, were not observed at the subject property. Due to the observed globally stable condition of the site slopes, it is our opinion that large scale landslides are unlikely to occur and affect the future development.

Erosion Control

The following recommendations are intended to prevent erosion from occurring during and after the construction phase of the project:

- All clearing and grading activities for the future residential construction should incorporate Best Management Practices (BPMs) for erosion control in compliance with current City of Anacortes codes and standards.
- We recommend leaving as much of the existing vegetation on site slopes near areas of the proposed improvements as possible. Leaving the existing

vegetation and planting additional brush and vegetation on site slopes and in areas disturbed by excavation activities will help maintain near surface slope stability by providing a stable root base within the near surface soils. Removal of vegetation and trees may increase the risk of failure for the surficial soils during periods of wet weather.

- Yard waste should not be dumped over the face of site slopes. Yard waste can retain water and cause instability on the slope soils.
- All areas disturbed by construction practices should be vegetated or otherwise protected to limit the potential for erosion as soon as practical during and after construction. Areas requiring immediate protection from the effects of erosion should be covered with either plastic, mulch or erosion control netting/blankets. Areas requiring permanent stabilization should be seeded with an approved grass seed mixture, or hydroseeded with an approved seed-mulch-fertilizer mixture. We recommend that appropriate silt fencing be incorporated into the construction plan for erosion control.
- Proper drainage controls have a significant effect on erosion. All surface water and any collected drainage water should not be allowed to be concentrated and discharged down the face of site slopes. All collected stormwater should be directed to an appropriate collection system to be discharged within the local stormwater collection system.

Based on observations made during our site visit and assuming that the above recommendations are carried out, as well as appropriate maintenance is carried out for the life of the residences, it is our opinion that site slopes do not present a hazard to the future development.

Limited Foundation and Grading Recommendations

In general, the near surface fractured and/or undisturbed native bedrock observed and interpreted to underlie the site should provide suitable bearing conditions for the proposed development. In order to reduce the potential for differential settlement to occur, we recommend that all foundation elements bear directly on competent rock and uniform conditions. Any encountered soft/saturated soil, organics or areas of highly fractured and unsuitable rock conditions should be removed from below foundation areas prior to construction.

Assuming the above foundation support criteria are satisfied, continuous or isolated spread footings founded directly on the bedrock, or on properly compacted structural fill placed over the bedrock, may be proportioned using a maximum net allowable soil bearing pressure of 4,000 psf. The term "net allowable bearing pressure" refers to the pressure that can be imposed on the soil at foundation level resulting from the total of all dead plus live loads, exclusive of the weight of the footing or any backfill placed above the footing. The net allowable bearing pressure may be increased by one-third for transient wind or seismic loads.

With regards to site grading immediately around proposed residences, the planned cul-de-sac and associated alley, and/or planned parking areas, we recommend that permanent soil slopes be graded no steeper than approximately 2H:1V (50 percent) and should be protected or vegetated to reduce erosion potential. Exposed competent rock

slopes should not exceed 3/4H:1V slope, while highly fractured rock slopes should be sloped similar to soil slopes. We do not recommend that any site fill (if applicable) be placed over or within any steeper portions of the property without being properly engineered and/or retained with a suitably designed retaining wall system, as appropriate.

Limited Drainage Recommendations

We recommend that all stormwater resulting from roof downspouts, footing drains and pavements be tightlined to a suitable off site location such as the municipal stormwater collection system located on West 10th Street and West 11th Street.

Due to thin to absent site soils we do not recommend direct on site infiltration.

Summary

Based on observations made during our site visit and assuming that the above recommendations are incorporated into project construction, as well as appropriate maintenance being carried out for the life of the project, it is our opinion that the site does not present a hazard in relation to development on site provided residential foundations bear entirely on suitably prepared rock subgrade surfaces. In our opinion, appropriate pinning of foundations to the underlying rock is at the owner's option and is not required for stability if foundations are placed on stepped and level surfaces. In addition, it is our opinion that it is possible to prevent significant erosion from occurring during and after site grading activities provided the stormwater discharge recommendations referenced above and the applicable BMP's within the current City of Anacortes Code are followed.

LIMITATIONS

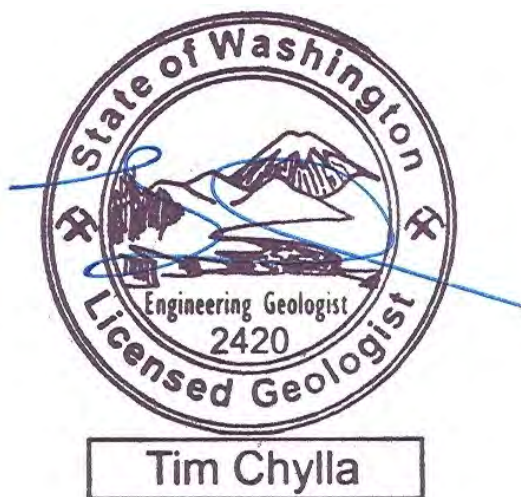
Our conclusions are based on visual observations of surface conditions made during our site visit on December 18, 2014, review of available information and our experience in the area. Our study area included the area of the proposed residential development only, as referenced in this report. Our services have been performed in a manner consistent with that level of professional care and skill exercised by other members of the professional community practicing under similar conditions in the area. No warranty, expressed or implied, is made. Our services have been executed in accordance with generally accepted site evaluation practices in this area at the time the report was prepared.

We appreciate the opportunity to be of service to you on this project. If any questions should arise regarding this report, please contact the undersigned.

Respectfully Submitted,
GeoTest Services, Inc.



Josh Hardesty, M.S.
Staff Geologist



Tim Chylla, L.E.G.
Engineering Geologist

Attached: Figure 1 Vicinity Map
 Figure 2 Site Plan

REFERENCES

DNR, 2014, Washington Interactive Geologic Map. Washington Division of Geology and Earth Resources. Washington State Department of Natural Resources.

Skagit County website, iMap. <http://www.skagitcounty.net/maps/iMap/>

Skagit County website, Potential Landslide and Erosion Areas Map, http://www.skagitcounty.net/GIS/Documents/GeoHazard/t35r1_2.pdf

Soil Survey website, Skagit County, WA, prepared by the USDA National Resource Conservation Service. <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

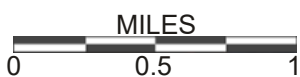
Washington State Department of Ecology. Coastal Zone Atlas. <http://www.ecy.wa.gov/>.

PROJECT LOCATION



MAP REFERENCED FROM USGS NATIONAL MAP VIEWER 2014

NORTH



GEOTEST SERVICES, INC.

741 Marine Drive
Bellingham, WA 98225
phone: (360) 733-7318
fax: (360) 733-7418

Date: 12-22-14

By: JH

Scale: As shown

Project

VICINITY MAP
WEST 10TH STREET PROJECT
WEST 10TH STREET
ANACORTES, WASHINGTON

14-0672

Figure

1

EXHIBIT #9:

WETLAND REPORT

August 20, 2015

Mr. Don Measamer, Director
Planning, Community & Economic Development Department
City of Anacortes
P.O. Box 547
Anacortes, Washington 98221

RE: Preliminary Irving Replat/P.U.D. Submittal – West 10th Street (PUD-2014-001)

Dear Don:

This letter provides response to the City of Anacortes's (City) comments provided by Mr. Kevin Cricchio, AICP, Associate Planner, in a letter to Mr. Jim Schemmer of Schemmer Engineering & Surveying, dated June 3, 2015, regarding the wetland critical areas report submittal for the Irving Construction- 10th Street Replat (File #: PUD-2014-001). The critical areas report, prepared by Advanced Environmental Solutions on March 20, 2015, describes the environmental conditions on the Irving property (approximately 66,524 square feet [1.53 acres]), comprised of six parcels P132138, P132139, P58251, P58253, P102477 and P102478. A Category III Palustrine Forested Wetland (PFO) that extends off-site on City-owned land to the south, encumbers approximately 902 square feet (0.02 acre) of the southeast corner of the subject Irving Parcel P102478. The wetland, approximately 7,008 square feet (0.16 acre) in total size, provides moderate habitat functions and is protected by the City with a standard buffer width of 110-feet (Anacortes Municipal Code [AMC] 17.70.340).

No direct wetland impacts are associated with the Irving replat proposal. However in order to mitigate for the reduction of approximately 2,904 square feet of buffer area situated within the replat area for proposed Lots 5 and 6, buffer width averaging, as outlined in AMC Section 17.70.340.F.4, is utilized. Increased buffer areas, representing 2,935 square feet in total area, are proposed to the east of Lots 4 and 5 and to the south of Lots 6 and 7, as illustrated in Figure 1. A total buffer area of 19,335 square feet is to be preserved in a reserve tract on the southern portion of the property. This reserved buffer area is greater than the area represented by the standard 110-foot buffer of 19,304 square feet. The total reserve tract, including the on-site wetland and buffer areas represents 20,327 square feet (0.46-acre). The minimum and maximum buffer widths resulting from buffer width averaging on the property, are 91-feet and 240-feet, respectively.

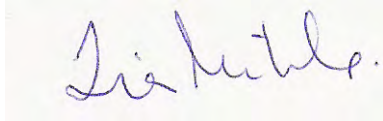
No reductions in wetland functions or buffer functional performance are anticipated to occur as a factor of buffer width averaging on the property. Existing forested wetland and buffer conditions within the reserve tract will be preserved.

Partial vegetation clearing on the northern lots in the plat had already occurred in the past. A split rail fence is to be installed along the boundary of reserve tract to discourage potential disturbances or encroachment from adjacent residential use.

The southern portion of the reserve tract, where increased buffer width area is proposed, consists a forested ridge along the vacated Right of Way associated with West 11th Street. Stormwater run-off on the south side of the ridge, which is to remain in a forested condition within the reserve tract, will continue to drains towards the wetland, consistent with current conditions. Although stormwater run-off from proposed development areas on the north side of the ridge will be increased from current conditions, it will continue to drain to the north, away from the site wetland, and therefore is not anticipated to result in a change of functions from current conditions.

Please contact me directly at (360) 202-6839, should you have any questions or comments regarding this letter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tina Mirabile", is shown on a light-colored background.

Tina Mirabile, PWS

Attachment: Figure 1 – Buffer Site Plan PUD, Schemmer Engineering, August 18, 2015

Advanced Environmental Solutions

1500A EAST COLLEGE WAY, STE. 506, MOUNT VERNON, WA 98273 (360) 202-6839

March 20, 2015

Ms. Libby Grage
City of Anacortes
Planning, Community & Economic Development Department
P.O. Box 547
Anacortes, WA 98221

RE: Irving Construction – West 10th Street Replat

Dear Ms. Grage:

This letter summarizes the results of Wetlands Site Assessment conducted by Advanced Environmental Solutions (AES) on seven Parcels P132138, P132139, P126321, P58251, P58253, P102477 and P102478, approximately 1.75 acres, located between West 10th and 11th Street in Anacortes, Washington (Figure 1). In 2007, a Category III Palustrine forested wetland was documented near the southeast corner of Parcel P102478 (AES, 2007). The purpose of this current assessment is to document the existing environmental site conditions using updated wetland methodologies that have since been adopted by regulatory agencies based on best available science.

The applicant, Mr. Scott Irving, Irving Construction Corporation (Anacortes) is resubmitting a development plat with nine single-family residential lots for planning review (Figure 1)(The Schemmer Group Engineering, PLLC, 2015). Access to the lots is proposed via a cul-du-sac from West 10th Avenue. The proposed plat site plan incorporates a vacated alley and 30-feet of the vacated right-of-way associated with 11th Street to the south. Proposed utilities include hookups to the City's sewer system.

The proposed project has been designed to avoid direct impacts to the wetland and the City of Anacortes' (City) regulated protective wetland buffer, as previously delineated and surveyed (Figure 1). The subject wetland extends off-site onto the City-owned Forest Lands and the unimproved right-of-way associated with Kansas Avenue.

Ms. Tina Mirabile, Professional Wetlands Scientist (PWS), conducted a field investigation on January 29, 2015. Wetland identification and delineation was based on protocols outlined in *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* (U.S. Army Corps of Engineers [Corps] 2010). This manual is a supplement to the *1987 Corps of Engineers Delineation Manual* (U.S. Army Corps of Engineers 1987). Although the 1997 version of the Washington State Department of Ecology's *Washington State Identification and Delineation Manual* is referenced in Section 17.70.320 (Wetland Designation) of Anacortes Municipal Code, it is no longer validated by Ecology and therefore was not

used. The wetland delineation methodology requires evidence that at least one positive wetland indicator must be found for each of three parameters (vegetation, soils and hydrology) to make a positive wetland determination.

Representative wetland and upland conditions were documented at Sample Plots SP1 and SP2, respectively (Figure 1). Based on data recorded during the field investigation; the existing site conditions have not changed significantly since 2007. Flagging from the delineation and professional survey of the wetland boundaries in 2007 remained present at some locations. Sequentially numbered pink survey flagging, labeled as A0 – A16, was used to mark re-delineated features during the 2015 site visit (Figure 1). The wetland is situated within a shallow depression. The transition between wetland and upland conditions is dictated by the topography. The vegetation, soils and hydrology within the shallow depressional wetland basin are distinctly different from the conditions observed on the adjacent upland areas immediately upslope. Dataforms and photographs depicting the site conditions are attached.

Wetland categorization is based on the *Washington State - Wetland Rating System for Western Washington: 2014 Update* as revised by Ecology for use effective on January 1, 2015 (Hruby, 2014). The system rates wetlands into four categories (Category I, II, III and IV) on the basis of their sensitivity to disturbance and the functions, including habitat, they provide. Water quality and hydrologic functions are rated specific to a wetland's hydrogeomorphic (HGM) class (depressional, lake fringe, slope estuarine-tidal fringe, riverine and freshwater tidal).

The Category III wetland rating completed in 2007 was based on the August 2004 *Washington State - Wetland Rating System for Western Washington* (Hruby, 2004). The use of updated versions of the State's Wetland Rating System, for the purposes of classifying wetlands within the jurisdiction of the City of Anacortes for local regulatory review is provided for in the Section 17.70.320 of the City's municipal code.

Details regarding the existing environmental site conditions observed by AES during the field investigation are provided below:

Previously Cleared Lots 1 -4

The vegetation on proposed Lots 1-5 consists of mixed grasses, weedy herbaceous plants and non-native invasive Scotch broom (*Cystisus scoparius*) and Himalayan blackberry (*Rubus armeniacus*). Timber clearing on the parcels had occurred prior to the 2007 site visit. The lots are disturbed due to past fill and grading. Accumulated building materials, pallets and other debris are present the ground surface. No wetland characteristics were observed by AES to be on or within the immediate vicinity of these lots. An existing residence is present to the west of the property. City owned Forest Lands are east of the property and the terminus of West 10th Street.

Upland Forest – Lots 5-9

Lots 5 to 9 span across a low topographic ridge. Mixed deciduous and coniferous upland forest, typical of the Pacific Northwest region, dominates the vegetation. Representative canopy species include red alder (*Alnus rubra*), bitter cherry (*Prunus emarginata*), grand fir (*Abies grandis*), Douglas fir (*Pseudotsuga menziesii*), western red cedar (*Thuja plicata*) and western hemlock (*Tsuga heterophylla*). Common snowberry (*Symphoricarpos albus*), western salmonberry (*Rubus spectabilis*) and salal (*Gautheria shallon*) are the dominant shrubs. Representative ground cover plants include swordfern (*Polystichum munitum*), trailing blackberry (*Rubus ursinus*), Dewey sedge (*Carex deweyana*). Although native species are dominant, non-native Himalayan blackberry (*Rubus armeniacus*) is encroaching from adjacent cleared areas on parcels to the north and developed residential areas to the west. Snags and downed woody debris of various class sizes and ages is abundant on the ground surface.

Sample Plot SP2 was located upslope of the depressional wetland in the southeast corner of Parcel 102478. An approximate 1-inch thick layer of humus/organic duff and downed leaves covered the ground surface. Dry, friable, dark brown silt loams displaying high matrix chromas of 10 YR 3/3, as measured on a Munsell color chart, and characteristic of non-hydric soils, were observed (Munsell, 2009). The soils observed at SP2 were representative of the upland soils previously documented at six upland sample plots in 2007. No primary or secondary indicators of wetland hydrology were observed at the sample location.

Depressional Category III Palustrine Forest (PFO) Wetland – SE Corner Parcel P1025478

The field investigation reconfirmed the presence of a shallow closed depressional seasonally inundated/saturated Category III Palustrine Forested (PFO) wetland on the southeast corner of Parcel P1025478 (Figure 1). The approximate 0.16-acre wetland, surveyed in 2007, extends off-site to the northeast and southwest; its on-site portion represents 897 square feet (AES, 2007).

Hydrophytic species of trees, shrubs and herbaceous plants dominate the wetland's vegetation. Representative canopy species include red alder, black cottonwood (*Populus balsamifera* spp. *trichocarpa*) and western red cedar. Native black twinberry (*Lonicera involucrata*) and salmonberry are the dominant native shrubs. Non-native Himalayan blackberry is present in clearings in the forest canopy, where mature trees appear to have succumbed to wind throw. Several large rootwads from uprooted conifers are present near the southwest boundary of the wetland. Herbaceous vegetation is scarce in the central and southwestern portions of the wetland, where downed leaves covered the majority of the ground surface. Isolated clumps of slough sedge (*Carex obnupta*) and scattered Pacific water parsley (*Oenanthe sarmentosa*) were however observed. A dense patch of herbaceous slough sedge is dominant in the off-site southeast portion of the wetland (Figure 1).

At the time of the October 2007 site investigation, typical primary indicators of wetland hydrology - saturated soils and or a seasonally high groundwater table within the upper twelve inches of the soil profile- were not observed; positive wetland hydrology was inferred using secondary indicators, such as the wetland's geomorphic position (depression) within the landscape. Redox concentrations, contrasting blotches of color occurring in the soil matrix that are characteristic of hydric soils that are seasonally saturated at some portion of the growing season, were observed at depths of ten inches or above from the ground surface in the wetland soil profiles previously documented.

At the time of the February 2015 site investigation, saturated surface soils were present throughout the wetland and approximately one-half of the wetland area was inundated. The ponded shallow surface water within the wetland did not exceed one-inch above the ground surface. The micro-topography within the shallow depressional wetland includes hummocks, some of which are capable of supporting non-hydrophytic ground cover plants, such as sword fern.

Due to the conditions of the seasonally high ground water table and surface water inundation within the wetland, digging a definitive soil profile in the wetland was challenging. Black greasy mucky loamy soils displaying low matrix chromas (10 YR 2/1, 10 YR 3/2) were observed in the wetland at Sample Plot SP1 (Figure 1). The soils at SP1 met the hydric soil criteria of a F1: Loamy Mucky Mineral. The saturated soil had a consistency similar to cottage cheese, which is often characteristic of soils with organic content. In other locations in the wetland, low matrix surface soils displaying redox concentrations (mottles) were observed, as previously documented (AES, 2007).

The wetland received a score of 16 points on the updated 2014 Washington State wetland rating dataforms (attached). Wetlands in Western Washington receiving scores of 16 to 19 points on the rating dataforms are classified as Category III wetlands (Hruby, 2014).

The criteria for rating the wetland based on special characteristics were not applicable. The wetland does not include Washington State Natural Heritage Program features (WDNR, 2014). The site is not documented as providing habitat for federal or State listed plant, animal or plant species. The wetland's canopy consists of second-growth aged timber or younger and therefore does not meet the criteria for categorization based on special characteristics as old-growth or mature forest. Some of the trees in the surrounding wetland buffer area are however large enough to be considered as mature second-growth timber.

The wetland received moderate scores for improving water quality (5 points), hydrological functions (5 points) and habitat (6 points)(Hruby, 2014). The site has a high potential to improve water quality due to is seasonal ponding and persistent ungrazed vegetation. However the landscape has a low potential to support water quality functions due to the lack of pollutants available to enter the undeveloped basin (Figure 2). Hydrologic functions are rated as moderate. The wetland does not received direct stormwater discharges. Due to the lack of development on adjacent parcels within the wetland's contributing basin, excess stormwater is not generated. Run-off from developed parcels to the north and west of the property are managed such that surface

water does not enter the contributing basin of the wetland. The wetland is closed depressional and therefore does not contribute flows to downstream waters. There are no 303d listed waters or Total Maximum Daily Load (TMDL) programs for the basin in which the wetland resides, which includes City owned Forest Lands associated with Cranberry Lake to the south (Figures 3 and 4) (Ecology, 2012).

The forested wetland is situated within a large-sized wildlife corridor with terrestrial, riparian, wetland and lake components. The landscape's potential to support habitat functions however is restricted due to the high intensity land use present within the City of Anacortes that represents approximately 50% of the total area surrounding the site at a distance of 1 kilometer (Figure 2)(Skagit County, 2015). Large woody debris and snags are present as habitat features within the wetland and the surrounding forested buffer areas.

Recommendations for Protection

Long-Term Measures

Typically, residential uses that are located adjacent to natural areas inadvertently create disturbances to the native habitat and associated wildlife. Table 17.70.340(2) of the City's Critical Areas Ordinance lists the following measures that can be utilized to assist in minimizing impacts to wetlands from proposed changes in land use that have the potential for high impacts:

Residential Lighting:	Direct lights away from wetland
Residential Noise:	Locate activity that generates noise away from wetland to the maximum extent practicable
Toxic Run-off Residential Areas, Roads and Landscaping:	Route all new, untreated runoff away from wetland while ensuring wetland is not dewatered. Establish covenants limiting use of pesticides within 150-feet of wetland. Apply integrated pest management.
Stormwater Runoff/ Residential Areas, Roads and Landscaping:	Retrofit stormwater detention and treatment for roads and existing adjacent development. Prevent channelized flow from lawns that directly enter the buffer. Avoid changes to the wetland's hydrology regime through the infiltration or treatment, detention and dispersal of increased runoff from impervious surfaces.
Pets & Human Disturbances/ Residential Areas:	Use privacy fencing; plant dense vegetation to delineate buffer edge and to discourage disturbances using vegetation appropriate for the eco-region; place wetland and the buffer in a separate tract.

Provided that the provisions above are implemented, the City's standard required protective wetland buffer for Category III wetlands that score 20-28 points for habitat on

the 2004 rating forms is 110-feet. The standard buffer width to protect Category III wetlands not meeting these characteristics is 60-feet.

The habitat score assessed in 2007 for the Category III wetland on the 2004 rating forms was 19 points and the City's required 60-foot wide standard buffer was applied to the design plan. Based on the moderate habitat score of 6 points received on the 2014 rating forms, an increased buffer may be applicable. The proposed plan utilizes buffer-width averaging to provide protection to the wetland while also accommodating development. The minimum buffer width proposed is 85.5 feet and the maximize buffer width is 249.5-feet. The total buffer area based on the 110-foot standard buffer is 16,356 feet. The total proposed buffer area after applying buffer-width averaging is increased to 16,917 square feet.

The plan avoids direct impacts to the wetland. Indirect impacts associated with stormwater run-off are also minimized. The reduction of infiltration functions and increased stormwater run-off on the subject property will be proportional to the area of introduced built surfaces in association with the project. However the wetland basin receives stormwater run-off from the southern side of the low ridge that parallels the southern property boundary and 11th Street easement (Figure 1). Stormwater run-off from areas to the north of the ridge flows naturally to the north, away from the wetland. Residential development on the property has been planned to occur on the north side of the low ridge and therefore the reduced buffer associated with these lots will not result in a change in the natural hydrology of the site. The retained forested buffer areas to the south of the residential lots will continue to serve infiltration functions similar to existing conditions.

A split rail fence is proposed to delineate the boundary between the reserved buffer areas and the residential lots. A split rail fence accommodates migration of wildlife, such as deer and small mammals, passing through the area.

Temporary Measures – Construction

The utilization of low-impact design elements in the residential development project, such as limiting the amount of lawn areas on the residential sites and increasing the use of native vegetation for typical residential and street landscaping, are additional recommendations. Such minimal actions will reduce the need for fertilizers and irrigation of areas adjacent to the natural forest habitat.

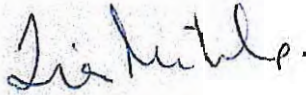
In order to minimize indirect temporary impacts associated with the sedimentation of aquatic habitats resulting from potential of erosional stormwater run-off, Best Management Practices (BMPs), as outlined in the Washington Department of Ecology's *Stormwater Management Manual*, shall be implemented during the construction phase of the project (Ecology, 2012). Although not inclusive of all appropriate measures that may be implemented at the project site, examples of BMPs that should be utilized include:

- Installation of silt fencing along the downslope perimeter of proposed clearing/building areas;
- Limiting soil disturbances to only those areas necessary to complete the project;

- Limiting ground construction operations to dry periods and stable soil conditions;
- Excluding equipment use and operations within the drip line of trees that are to be retained on-site or that are located directly adjacent to the site.

I can be reached directly at (360) 202-6839 should you have any questions or comments regarding this assessment letter.

Sincerely,



Tina Mirabile, PWS

Attachments: Figures 1 – 4
Photographs
Dataforms

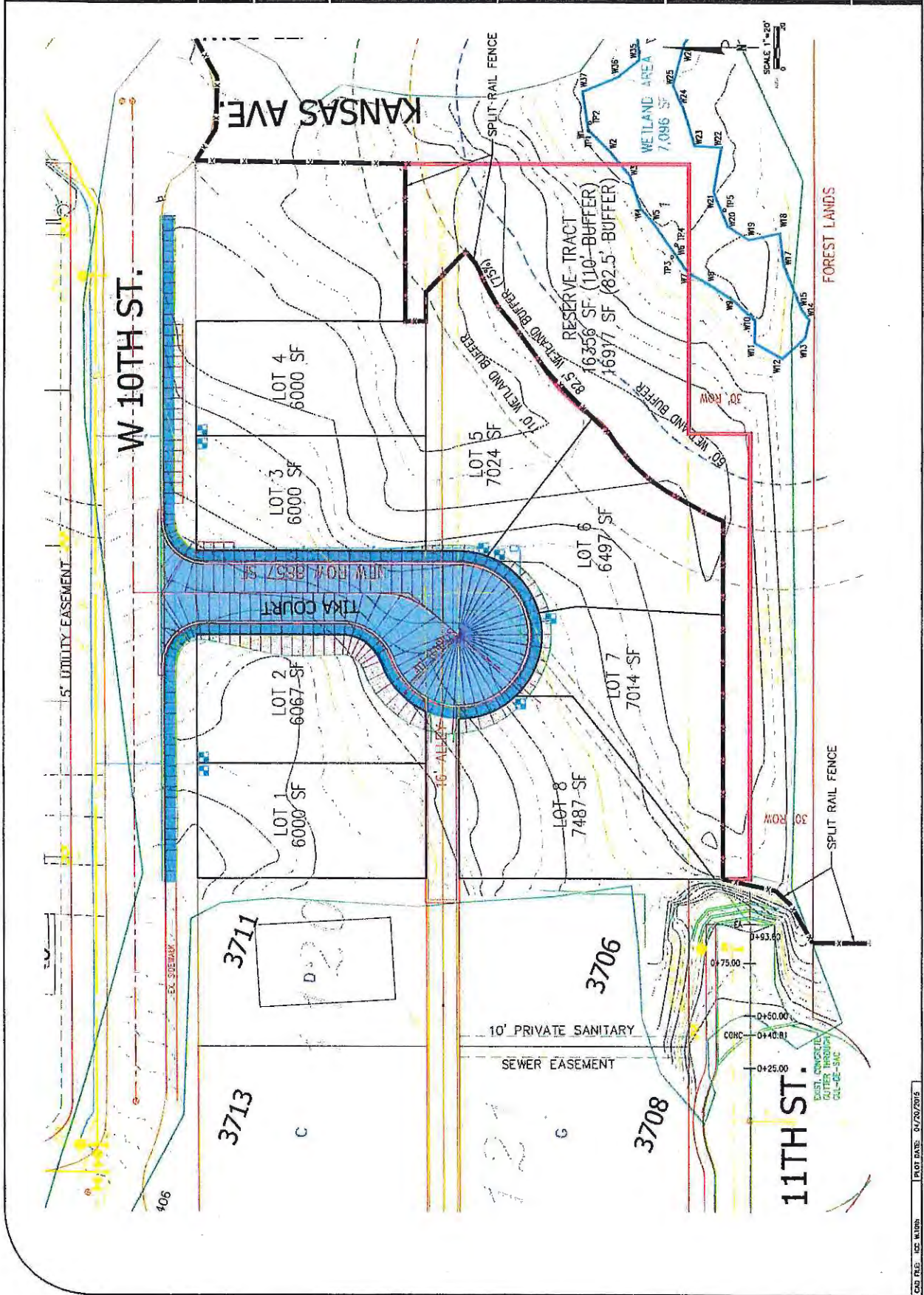
Disclaimer

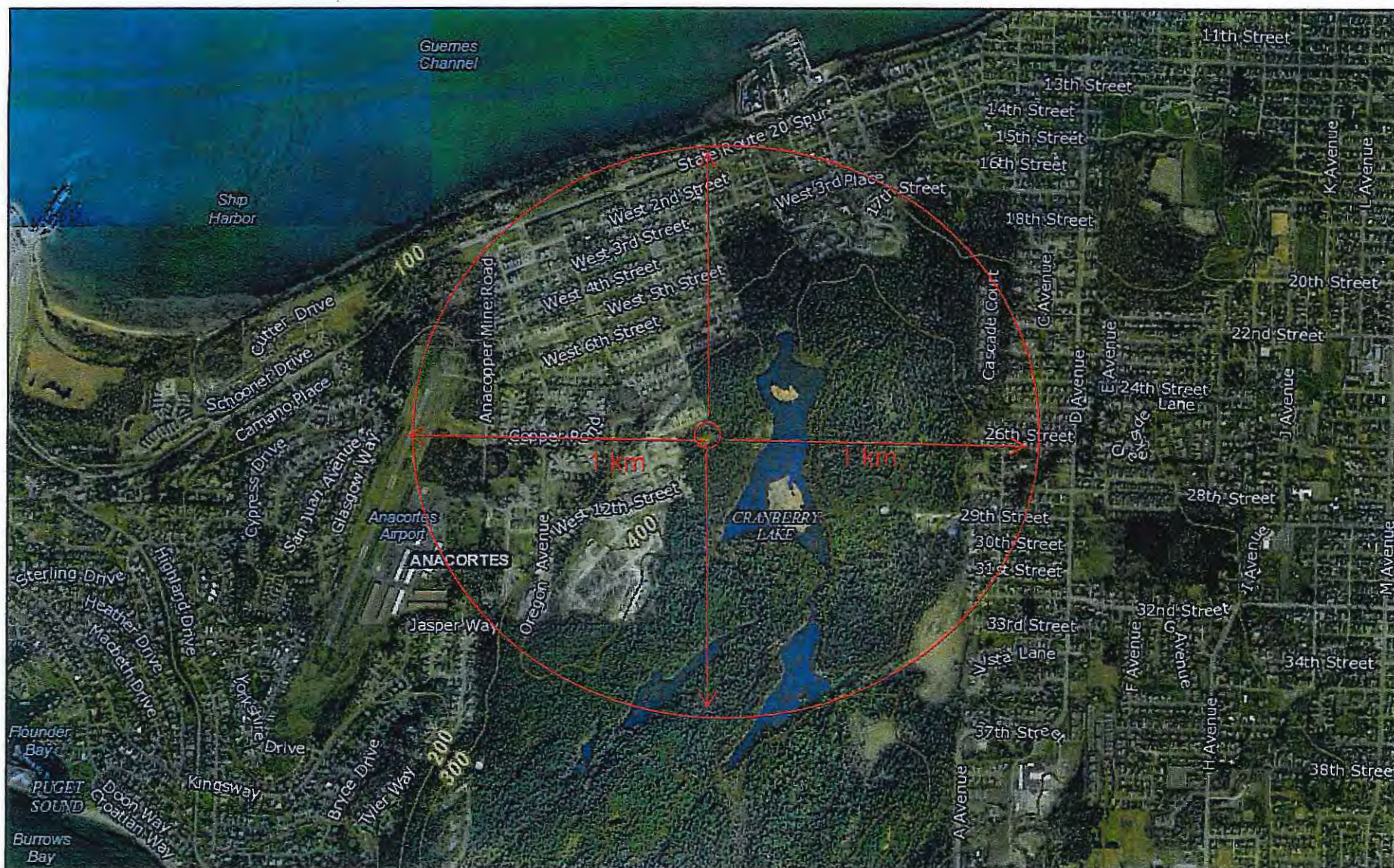
The findings and conclusions documented in this report have been prepared in a manner consistent with established scientific methods in making wetland determinations. Conclusions and recommendations presented in this report are the professional opinions of AES based on interpretation of information currently available. It should be noted that wetland boundaries are dynamic elements that vary with changes in climate, vegetation and up-slope modifications in the drainage patterns. AES has used the most current, State and federally approved methodology to make the determination as to the location, size, and type of critical areas on the subject property. Wetland boundaries identified by AES are considered to be preliminary until validated by the Corps and/or the local jurisdiction agency(ies).

References

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February 23, 2015

Legend

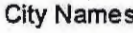
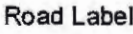
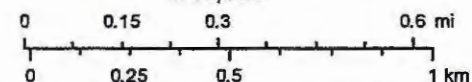
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|  | County Boundary |  | Hydro Labels |  | 100 foot contours |
|  | City Names |  | Regional Labels | | |
|  | Road Labels |  | 500 foot contours | | |

Figure 2. Skagit County Aerial Photo

1:18,056



Data Accuracy Warning: All GIS data was created from available public records and existing map sources. Map features have been adjusted to achieve a best-fit registration. While great care was taken in this process, maps from different sources rarely agree as to the precise location of geographic features. Map discrepancies can be as great as 300 feet.

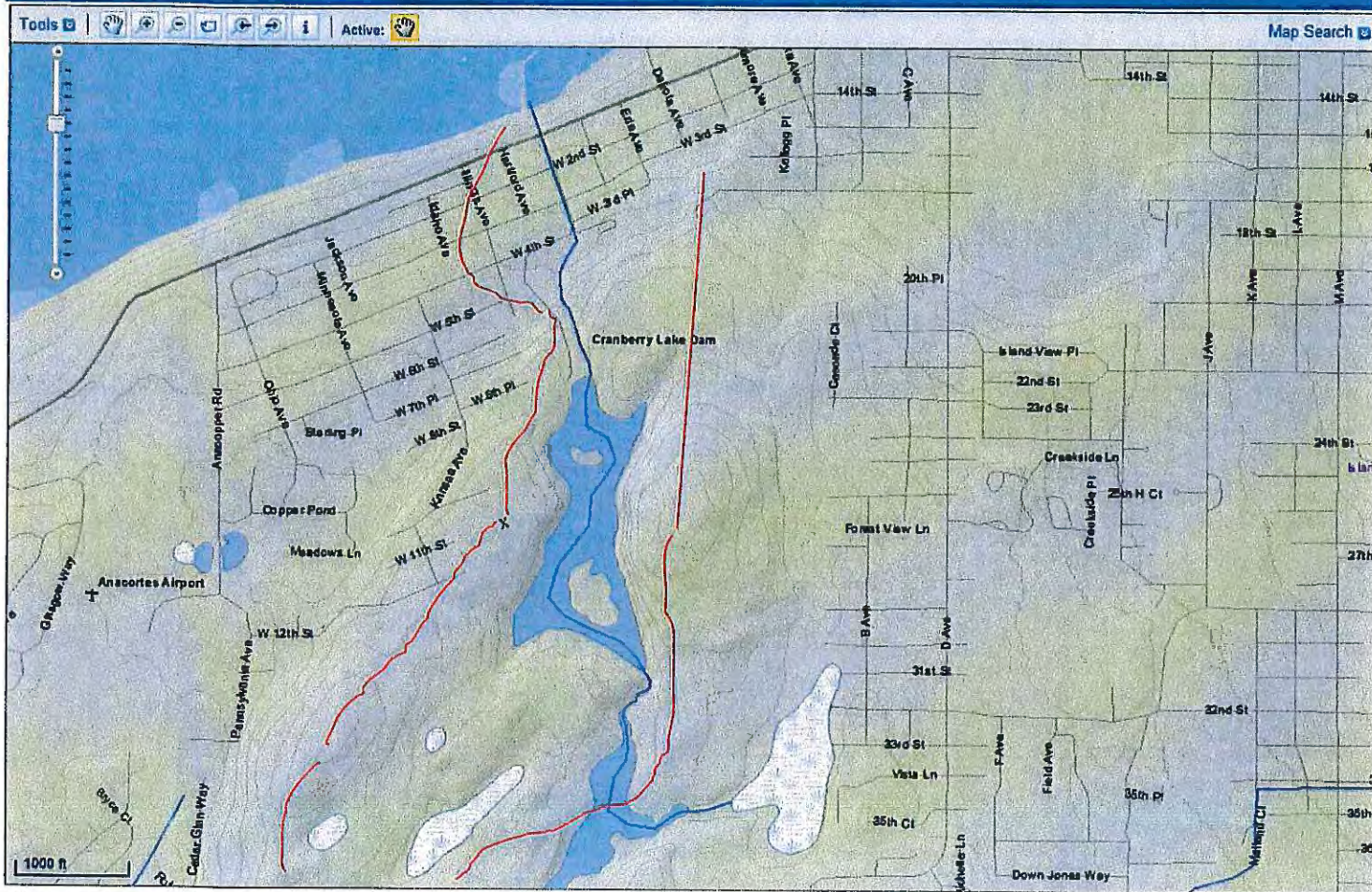


Figure 3. Ecology 303d Mapping Tool

Water Quality Improvement Projects (TMDLs)

[Water Quality Improvement](#) > [Water Quality Improvement Projects by WRIA](#) > WRIA 3: Lower Skagit-Samish

WRIA 3: Lower Skagit-Samish

The following table lists overview information and links to specific water quality improvement projects (including total maximum daily loads, or TMDLs) for this water resource inventory area (WRIA). Please use links (where available) for more information on a project.



Counties

- [Skagit](#)
- [Snohomish](#)
- [Whatcom](#)

Waterbody Name	Pollutant(s)	Status**	TMDL Lead
Campbell Lake	Total Phosphorus	EPA approved	Tricia Shoblom 425-649-7288
Erie Lake	Total Phosphorus	EPA approved	Tricia Shoblom 425-649-7288
Samish Watershed	Fecal Coliform	EPA approved Has an implementation plan	Danielle DeVoe 425-649-7036
Skagit Basin	Fecal Coliform	EPA approved Has an implementation plan	Danielle DeVoe 425-649-7036
	Temperature	EPA approved	

** Status will be listed as one of the following: Approved by EPA, Under Development or Implementation

For more information about WRIA 3:

- [Waterbodies in WRIA 3](#) - using the Water Quality Assessment Query Tool
- [Watershed Information for WRIA 3](#)

* The Department of Ecology and other state resource agencies frequently use a system of 62 "Water Resource Inventory Areas" or "WRIAs" to refer to the state's major watershed basins.

Last updated December 2013

Figure 4. Ecology's TMDL Programs for WRIA 3



Previously cleared Lots 1- 4. Non-native and invasive Scotch broom and Himalayan blackberry are present. (Photos: January 29, 2015)





Upland forest is present near the staked NE corner of Lot 5 (Parcel 102478) and throughout proposed Lots 6-7 (Photos: January 29, 2015).



Views of on-site shallow depressional seasonally inundated/saturated Category III PFO wetland. The wetland extends off-site to the southwest and northeast (Photos January 29, 2015).





Slough sedge and some water parsley are present in some portions of the wetland (Photos January 29, 2015).





The vegetation, soils and hydrology differ according to the site topography. A few upland humps are present within the wetland, situated within a shallow depression (Photos: January 29, 2015).





Views of representative dark saturated wetland and bright non-hydric upland soils at Sample Plots SP1 and SP2, respectively (Photos: January 29, 2015).



WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Parcel 102478 City/County: Anacortes Sampling Date: 01/27/2015
 Applicant/Owner: Mr. Scot Irving, Irving Construction Corp State: WA Sampling Point: SP1
 Investigator(s): Tina Mirabile, PWS Section, Township, Range: Section 23, T35N, R01E, W.M.
 Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): concave Slope (%): 2
 Subregion (LRR): A Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: Fidalgo-Lithic Xerochrepts-Rock outcrop complex (Soil Series #55) NWI classification: PFO

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)

Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☒ No ☐	Is the Sampled Area within a Wetland? Yes ☒ No ☐
Hydric Soil Present? Yes ☒ No ☐	
Wetland Hydrology Present? Yes ☒ No ☐	
Remarks: Sample plot located in a shallow depressional wetland swale. Wetland parameters for vegetation, soils and hydrology are positive.	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 15')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>5</u> (A) Total Number of Dominant Species Across All Strata: <u>5</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)
1. <u>Alnus rubra</u>	<u>30</u>	<u>Y</u>	<u>FAC</u>	
2. <u>Populus balsamifera spp. trichocarpa</u>	<u>20</u>	<u>Y</u>	<u>FAC</u>	Prevalence Index worksheet: Total % Cover of: _____ Multiply by: OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	Hydrophytic Vegetation Indicators: ☐ Rapid Test for Hydrophytic Vegetation ☒ Dominance Test is >50% ☐ Prevalence Index is ≤3.0 ¹ ☐ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ☐ Wetland Non-Vascular Plants ¹ ☐ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
_____	<u>50</u>	= Total Cover		
Sapling/Shrub Stratum (Plot size: _____)				Hydrophytic Vegetation Present? Yes ☒ No ☐
1. <u>Rubus spectabilis</u>	<u>20</u>	<u>Y</u>	<u>FAC</u>	
2. _____	_____	_____	_____	Hydrophytic Vegetation Present? Yes ☒ No ☐
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	Hydrophytic Vegetation Present? Yes ☒ No ☐
5. _____	<u>20</u>	= Total Cover		
Herb Stratum (Plot size: _____)				Hydrophytic Vegetation Present? Yes ☒ No ☐
1. <u>Carex deweyana</u>	<u>20</u>	<u>Y</u>	<u>FAC</u>	
2. <u>Juncus effusus</u>	<u>40</u>	<u>Y</u>	<u>FACW</u>	Hydrophytic Vegetation Present? Yes ☒ No ☐
3. <u>Carex obnupta</u>	<u>5</u>	<u>N</u>	<u>OBL</u>	
4. _____	_____	_____	_____	Hydrophytic Vegetation Present? Yes ☒ No ☐
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	Hydrophytic Vegetation Present? Yes ☒ No ☐
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	Hydrophytic Vegetation Present? Yes ☒ No ☐
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	Hydrophytic Vegetation Present? Yes ☒ No ☐
11. _____	<u>65</u>	= Total Cover		
Woody Vine Stratum (Plot size: _____)				Hydrophytic Vegetation Present? Yes ☒ No ☐
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	Hydrophytic Vegetation Present? Yes ☒ No ☐
_____	_____	_____	_____	
% Bare Ground in Herb Stratum <u>0</u>				Hydrophytic Vegetation Present? Yes ☒ No ☐
_____ = Total Cover				
Remarks: Vegetation is dominated by facultative and hydrophytic facultative wet indicator plant species.				

SOIL

Sampling Point: SP1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features			Loc ²	Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹			
0-14	10 YR 2/1	100						greasy, cottage cheese consistency
14-16	10 YR 3/2	100					1	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)	Indicators for Problematic Hydric Soils ³ :
☐ Histosol (A1) ☐ Histic Epipedon (A2) ☐ Black Histic (A3) ☐ Hydrogen Sulfide (A4) ☐ Depleted Below Dark Surface (A11) ☐ Thick Dark Surface (A12) ☐ Sandy Mucky Mineral (S1) ☐ Sandy Gleyed Matrix (S4)	☐ Sandy Redox (S5) ☐ Stripped Matrix (S6) ☒ Loamy Mucky Mineral (F1) (except MLRA 1) ☐ Loamy Gleyed Matrix (F2) ☐ Depleted Matrix (F3) ☐ Redox Dark Surface (F6) ☐ Depleted Dark Surface (F7) ☐ Redox Depressions (F8)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes ☐ No ☒
--	---

Remarks: Soils meet hydric criteria of Loamy Mucky Mineral. The low matrix chromas soils have a greasy feel typical of soils with organic content. The texture of the soil was similar to cottage cheese.

HYDROLOGY

Wetland Hydrology Indicators:		
Primary Indicators (minimum of one required; check all that apply)		Secondary Indicators (2 or more required)
☒ Surface Water (A1) ☒ High Water Table (A2) ☒ Saturation (A3) ☐ Water Marks (B1) ☐ Sediment Deposits (B2) ☐ Drift Deposits (B3) ☐ Algal Mat or Crust (B4) ☐ Iron Deposits (B5) ☐ Surface Soil Cracks (B6) ☐ Inundation Visible on Aerial Imagery (B7) ☐ Sparsely Vegetated Concave Surface (B8)	☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) ☐ Salt Crust (B11) ☐ Aquatic Invertebrates (B13) ☐ Hydrogen Sulfide Odor (C1) ☐ Oxidized Rhizospheres along Living Roots (C3) ☐ Presence of Reduced Iron (C4) ☐ Recent Iron Reduction in Tilled Soils (C6) ☐ Stunted or Stressed Plants (D1) (LRR A) ☐ Other (Explain in Remarks)	☐ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) ☐ Drainage Patterns (B10) ☐ Dry-Season Water Table (C2) ☐ Saturation Visible on Aerial Imagery (C9) ☒ Geomorphic Position (D2) ☐ Shallow Aquitard (D3) ☒ FAC-Neutral Test (D5) ☐ Raised Ant Mounds (D6) (LRR A) ☐ Frost-Heave Hummocks (D7)
Field Observations:		Wetland Hydrology Present? Yes ☒ No ☐
Surface Water Present? Yes ☒ No ☐ Depth (inches): <u>+0.25-0.5 inch</u>		
Water Table Present? Yes ☐ No ☐ Depth (inches): <u>0</u>		
Saturation Present? Yes ☒ No ☐ Depth (inches): <u>0</u> (includes capillary fringe)		
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:		

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Parcel 102478 City/County: Anacortes Sampling Date: 01/27/2015
 Applicant/Owner: Mr. Scot Irving, Irving Construction Corp State: WA Sampling Point: SP2
 Investigator(s): Tina Mirabile, PWS Section, Township, Range: Section 23, T35N, R01E, W.M.
 Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): concave Slope (%): 2
 Subregion (LRR): A Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: Fidalgo-Lithic Xerochrepts-Rock outcrop complex (Soil Series #55) NWI classification: Upland forest

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)

Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☐ No ☒	Is the Sampled Area within a Wetland? Yes ☐ No ☒
Hydric Soil Present? Yes ☐ No ☒	
Wetland Hydrology Present? Yes ☐ No ☒	
Remarks: Sample plot located upslope of a depressional wetland. No wetland parameters are positive.	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 15')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>4</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>50</u> (A/B)
1. <u>Ainus rubra</u>	<u>30</u>	<u>Y</u>	<u>FAC</u>	
2. <u>Populus balsamifera spp. tripocarpus</u>	<u>20</u>	<u>Y</u>	<u>FAC</u>	
3. <u>Pseudotsuga menziesii</u>				
4. _____				
	<u>50</u>	= Total Cover		
Sapling/Shrub Stratum (Plot size: _____)				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species <u>50</u> x 3 = <u>150</u> FACU species <u>50</u> x 4 = <u>200</u> UPL species _____ x 5 = _____ Column Totals: <u>100</u> (A) <u>350</u> (B) Prevalence Index = B/A = <u>3.5</u>
1. <u>Gaultheria shallon</u>	<u>30</u>	<u>Y</u>	<u>FACU</u>	
2. <u>Rubus spectabilis</u>	<u>15</u>	<u>N</u>	<u>FAC</u>	
3. _____				
4. _____				
5. _____				
	<u>20</u>	= Total Cover		
Herb Stratum (Plot size: _____)				
1. <u>Rubus ursinus</u>	<u>20</u>	<u>Y</u>	<u>FACU</u>	
2. <u>Pteridium aquilinum</u>	<u>10</u>	<u>N</u>	<u>FACU</u>	
3. <u>Carex deweyana</u>	<u>5</u>	<u>N</u>	<u>FAC</u>	
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
11. _____				
	<u>65</u>	= Total Cover		
Woody Vine Stratum (Plot size: _____)				
1. _____				
2. _____				
		= Total Cover		
% Bare Ground in Herb Stratum <u>0</u>				
Remarks: Vegetation is mixed but is not dominated by hydrophytic species.				
Hydrophytic Vegetation Present? Yes ☐ No ☒				

SOIL

Sampling Point: SP2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)							
Depth (inches)	Matrix		Redox Features			Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹		
0-14	10 YR 3/3	100					friable silt loam. No redox.
						1	fire scar/charcoal
							2 round rocks

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

☐ Histosol (A1)	☐ Sandy Redox (S5)	☐ 2 cm Muck (A10)
☐ Histic Epipedon (A2)	☐ Stripped Matrix (S6)	☐ Red Parent Material (TF2)
☐ Black Histic (A3)	☐ Loamy Mucky Mineral (F1) (except MLRA 1)	☐ Very Shallow Dark Surface (TF12)
☐ Hydrogen Sulfide (A4)	☐ Loamy Gleyed Matrix (F2)	☐ Other (Explain in Remarks)
☐ Depleted Below Dark Surface (A11)	☐ Depleted Matrix (F3)	
☐ Thick Dark Surface (A12)	☐ Redox Dark Surface (F6)	
☐ Sandy Mucky Mineral (S1)	☐ Depleted Dark Surface (F7)	
☐ Sandy Gleyed Matrix (S4)	☐ Redox Depressions (F8)	

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):
 Type: _____
 Depth (inches): _____

Hydric Soil Present? Yes ☐ No ☒

Remarks: Soils do not meet hydric criteria.

HYDROLOGY

Wetland Hydrology Indicators:		
Primary Indicators (minimum of one required; check all that apply)	Secondary Indicators (2 or more required)	
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	☐ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
☐ High Water Table (A2)	☐ Salt Crust (B11)	☐ Drainage Patterns (B10)
☐ Saturation (A3)	☐ Aquatic Invertebrates (B13)	☐ Dry-Season Water Table (C2)
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☐ Saturation Visible on Aerial Imagery (C9)
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres along Living Roots (C3)	☐ Geomorphic Position (D2)
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Shallow Aquitard (D3)
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☐ FAC-Neutral Test (D5)
☐ Iron Deposits (B5)	☐ Stunted or Stressed Plants (D1) (LRR A)	☐ Raised Ant Mounds (D6) (LRR A)
☐ Surface Soil Cracks (B6)	☐ Other (Explain in Remarks)	☐ Frost-Heave Hummocks (D7)
☐ Inundation Visible on Aerial Imagery (B7)		
☐ Sparsely Vegetated Concave Surface (B8)		

Field Observations:

Surface Water Present?	Yes ☐ No ☒	Depth (inches): <u>N/A</u>
Water Table Present?	Yes ☐ No ☒	Depth (inches): <u>N/A</u>
Saturation Present? (includes capillary fringe)	Yes ☐ No ☒	Depth (inches): <u>N/A</u>

Wetland Hydrology Present? Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: No primary or secondary indicators of wetland hydrology are positive.

Remarks: Inundated and saturated soils. Secondary indicators for geomorphic position and FAC-Neutral Test are also positive.

Wetland name or number Irving P102478-Anacortes, WA

RATING SUMMARY – Western Washington

Name of wetland (or ID #): Irving -Parcel 102478, Anacortes Date of site visit: 01/29/2015

Rated by Tina Mirabile, PWS Trained by Ecology? X Yes No Date of training) 10/ 2005;Credit/Debit: 09/15/11

HGM Class used for rating Depressional Wetland has multiple HGM classes? Y X N

NOTE: Form is not complete without the figures requested (figures can be combined).

Source of base aerial photo/map www.skagitcounty.net - iMap (2013)

OVERALL WETLAND CATEGORY III (based on functions X or special characteristics)

1. Category of wetland based on FUNCTIONS

 Category I – Total score = 23 - 27

 Category II – Total score = 20 - 22

X Category III – Total score = 16 - 19

 Category IV – Total score = 9 - 15

FUNCTION	Improving Water Quality			Hydrologic			Habitat			
Circle the appropriate ratings										
Site Potential	H	M	L	H	M	L	H	M	L	
Landscape Potential	H	M	L	H	M	L	H	M	L	
Value	H	M	L	H	M	L	H	M	L	
Score Based on Ratings	5			5			6			TOTAL
										16

Score for each
function based
on three
ratings
(order of ratings
is not
important)

9 = H,H,H
8 = H,H,M
7 = H,H,L
7 = H,M,M
6 = H,M,L
6 = M,M,M
5 = H,L,L
5 = M,M,L
4 = M,L,L
3 = L,L,L

2. Category based on SPECIAL CHARACTERISTICS of wetland

CHARACTERISTIC	CATEGORY
Estuarine	I II
Wetland of High Conservation Value	I
Bog	I
Mature Forest	I
Old Growth Forest	I
Coastal Lagoon	I II
Interdunal	I II III IV
None of the above Special Characterisitics are	Not Applicable

Wetland name or number Irving Parcel P102478-Anacortes

Maps and figures required to answer questions correctly for Western Washington

Depressional Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	D 1.3, H 1.1, H 1.4	1
Hydroperiods	D 1.4, H 1.2	1
Location of outlet (<i>can be added to map of hydroperiods</i>)	D 1.1, D 4.1	1
Boundary of area within 150 ft of the wetland (<i>can be added to another figure</i>)	D 2.2, D 5.2	1,2
Map of the contributing basin	D 4.3, D 5.3	2
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	2
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	D 3.1, D 3.2	3
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	D 3.3	4

Riverine Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Ponded depressions	R 1.1	
Boundary of area within 150 ft of the wetland (<i>can be added to another figure</i>)	R 2.4	
Plant cover of trees, shrubs, and herbaceous plants	R 1.2, R 4.2	
Width of unit vs. width of stream (<i>can be added to another figure</i>)	R 4.1	
Map of the contributing basin	R 2.2, R 2.3, R 5.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	R 3.1	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	R 3.2, R 3.3	

Lake Fringe Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	L 1.1, L 4.1, H 1.1, H 1.4	
Plant cover of trees, shrubs, and herbaceous plants	L 1.2	
Boundary of area within 150 ft of the wetland (<i>can be added to another figure</i>)	L 2.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	L 3.1, L 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	L 3.3	

Slope Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Plant cover of dense trees, shrubs, and herbaceous plants	S 1.3	
Plant cover of dense, rigid trees, shrubs, and herbaceous plants (<i>can be added to figure above</i>)	S 4.1	
Boundary of 150 ft buffer (<i>can be added to another figure</i>)	S 2.1, S 5.1	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	S 3.1, S 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	S 3.3	

HGM Classification of Wetlands in Western Washington

For questions 1-7, the criteria described must apply to the entire unit being rated.

If the hydrologic criteria listed in each question do not apply to the entire unit being rated, you probably have a unit with multiple HGM classes. In this case, identify which hydrologic criteria in questions 1-7 apply, and go to Question 8.

1. Are the water levels in the entire unit usually controlled by tides except during floods?

NO – go to 2

YES – the wetland class is **Tidal Fringe** – go to 1.1

- 1.1 Is the salinity of the water during periods of annual low flow below 0.5 ppt (parts per thousand)?

NO – Saltwater Tidal Fringe (Estuarine)

YES – Freshwater Tidal Fringe

*If your wetland can be classified as a Freshwater Tidal Fringe use the forms for **Riverine** wetlands. If it is Saltwater Tidal Fringe it is an **Estuarine** wetland and is not scored. This method **cannot** be used to score functions for estuarine wetlands.*

2. The entire wetland unit is flat and precipitation is the only source (>90%) of water to it. Groundwater and surface water runoff are NOT sources of water to the unit.

NO – go to 3

YES – The wetland class is **Flats**

*If your wetland can be classified as a Flats wetland, use the form for **Depressional** wetlands.*

3. Does the entire wetland unit **meet all** of the following criteria?

- ___ The vegetated part of the wetland is on the shores of a body of permanent open water (without any plants on the surface at any time of the year) at least 20 ac (8 ha) in size;
___ At least 30% of the open water area is deeper than 6.6 ft (2 m).

NO – go to 4

YES – The wetland class is **Lake Fringe** (Lacustrine Fringe)

4. Does the entire wetland unit **meet all** of the following criteria?

- ___ The wetland is on a slope (*slope can be very gradual*),
___ The water flows through the wetland in one direction (unidirectional) and usually comes from seeps. It may flow subsurface, as sheetflow, or in a swale without distinct banks,
___ The water leaves the wetland **without being impounded**.

NO – go to 5

YES – The wetland class is **Slope**

NOTE: Surface water does not pond in these type of wetlands except occasionally in very small and shallow depressions or behind hummocks (depressions are usually <3 ft diameter and less than 1 ft deep).

5. Does the entire wetland unit **meet all** of the following criteria?

- ___ The unit is in a valley, or stream channel, where it gets inundated by overbank flooding from that stream or river,
___ The overbank flooding occurs at least once every 2 years.

Wetland name or number Irving Parcel P102478-Anacortes

NO – go to 6

YES – The wetland class is Riverine

NOTE: The Riverine unit can contain depressions that are filled with water when the river is not flooding

6. Is the entire wetland unit in a topographic depression in which water ponds, or is saturated to the surface, at some time during the year? *This means that any outlet, if present, is higher than the interior of the wetland.*

NO – go to 7

YES – The wetland class is Depressional

7. Is the entire wetland unit located in a very flat area with no obvious depression and no overbank flooding? The unit does not pond surface water more than a few inches. The unit seems to be maintained by high groundwater in the area. The wetland may be ditched, but has no obvious natural outlet.

NO – go to 8

YES – The wetland class is Depressional

8. Your wetland unit seems to be difficult to classify and probably contains several different HGM classes. For example, seeps at the base of a slope may grade into a riverine floodplain, or a small stream within a Depressional wetland has a zone of flooding along its sides. **GO BACK AND IDENTIFY WHICH OF THE HYDROLOGIC REGIMES DESCRIBED IN QUESTIONS 1-7 APPLY TO DIFFERENT AREAS IN THE UNIT** (make a rough sketch to help you decide). Use the following table to identify the appropriate class to use for the rating system if you have several HGM classes present within the wetland unit being scored.

NOTE: Use this table only if the class that is recommended in the second column represents 10% or more of the total area of the wetland unit being rated. If the area of the HGM class listed in column 2 is less than 10% of the unit; classify the wetland using the class that represents more than 90% of the total area.

HGM classes within the wetland unit being rated	HGM class to use in rating
Slope + Riverine	Riverine
Slope + Depressional	Depressional
Slope + Lake Fringe	Lake Fringe
Depressional + Riverine along stream within boundary of depression	Depressional
Depressional + Lake Fringe	Depressional
Riverine + Lake Fringe	Riverine
Salt Water Tidal Fringe and any other class of freshwater wetland	Treat as ESTUARINE

If you are still unable to determine which of the above criteria apply to your wetland, or if you have more than 2 HGM classes within a wetland boundary, classify the wetland as Depressional for the rating.

Wetland name or number Irving Parcel P102478-Anacortes

DEPRESSIONAL AND FLATS WETLANDS

Water Quality Functions - Indicators that the site functions to improve water quality

D 1.0. Does the site have the potential to improve water quality?

D 1.1. Characteristics of surface water outflows from the wetland:

Wetland is a depression or flat depression (QUESTION 7 on key) with no surface water leaving it (no outlet)

points = 3

Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet.

points = 2

Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing

points = 1

Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch.

points = 1

3

D 1.2. The soil 2 in below the surface (or duff layer) is true clay or true organic (use NRCS definitions). Yes = 4 No = 0

0

D 1.3. Characteristics and distribution of persistent plants (Emergent, Scrub-shrub, and/or Forested Cowardin classes):

Wetland has persistent, ungrazed, plants > 95% of area

points = 5

Wetland has persistent, ungrazed, plants > 1/2 of area

points = 3

Wetland has persistent, ungrazed plants > 1/10 of area

points = 1

Wetland has persistent, ungrazed plants < 1/10 of area

points = 0

5

D 1.4. Characteristics of seasonal ponding or inundation:

This is the area that is ponded for at least 2 months. See description in manual.

Area seasonally ponded is > 1/2 total area of wetland

points = 4

Area seasonally ponded is > 1/4 total area of wetland

points = 2

Area seasonally ponded is < 1/4 total area of wetland

points = 0

4

Total for D 1

Add the points in the boxes above

12

Rating of Site Potential If score is: X 12-16 = H 6-11 = M 0-5 = L Record the rating on the first page

D 2.0. Does the landscape have the potential to support the water quality function of the site?

D 2.1. Does the wetland unit receive stormwater discharges?

Yes = 1 No = 0

0

D 2.2. Is > 10% of the area within 150 ft of the wetland in land uses that generate pollutants?

Yes = 1 No = 0

0

D 2.3. Are there septic systems within 250 ft of the wetland?

Yes = 1 No = 0

0

D 2.4. Are there other sources of pollutants coming into the wetland that are not listed in questions D 2.1-D 2.3?

Source

Yes = 1 No = 0

0

Total for D 2

Add the points in the boxes above

0

Rating of Landscape Potential If score is: 3 or 4 = H 1 or 2 = M X 0 = L Record the rating on the first page

D 3.0. Is the water quality improvement provided by the site valuable to society?

D 3.1. Does the wetland discharge directly (i.e., within 1 mi) to a stream, river, lake, or marine water that is on the 303(d) list?

Yes = 1 No = 0

0

D 3.2. Is the wetland in a basin or sub-basin where an aquatic resource is on the 303(d) list?

Yes = 1 No = 0

0

D 3.3. Has the site been identified in a watershed or local plan as important for maintaining water quality (answer YES if there is a TMDL for the basin in which the unit is found)?

Yes = 2 No = 0

0

Total for D 3

Add the points in the boxes above

0

Rating of Value If score is: 2-4 = H 1 = M X 0 = L

Record the rating on the first page

Wetland name or number Irving Parcel P102478-Anacortes

DEPRESSIONAL AND FLATS WETLANDS		
Hydrologic Functions - Indicators that the site functions to reduce flooding and stream degradation		
D 4.0. Does the site have the potential to reduce flooding and erosion?		
D 4.1. Characteristics of surface water outflows from the wetland: Wetland is a depression or flat depression with no surface water leaving it (no outlet) points = 4 Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet points = 2 Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch points = 1 Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing points = 0		4
D 4.2. Depth of storage during wet periods: Estimate the height of ponding above the bottom of the outlet. For wetlands with no outlet, measure from the surface of permanent water or if dry, the deepest part. Marks of ponding are 3 ft or more above the surface or bottom of outlet points = 7 Marks of ponding between 2 ft to < 3 ft from surface or bottom of outlet points = 5 Marks are at least 0.5 ft to < 2 ft from surface or bottom of outlet points = 3 The wetland is a "headwater" wetland points = 3 Wetland is flat but has small depressions on the surface that trap water points = 1 Marks of ponding less than 0.5 ft (6 in) points = 0		0
D 4.3. Contribution of the wetland to storage in the watershed: Estimate the ratio of the area of upstream basin contributing surface water to the wetland to the area of the wetland unit itself. The area of the basin is less than 10 times the area of the unit points = 5 The area of the basin is 10 to 100 times the area of the unit points = 3 The area of the basin is more than 100 times the area of the unit points = 0 Entire wetland is in the Flats class points = 5		3
Total for D 4		7
Rating of Site Potential If score is: <u>12-16</u> = H <u>X 6-11</u> = M <u>0-5</u> = L Record the rating on the first page		
D 5.0. Does the landscape have the potential to support hydrologic functions of the site?		
D 5.1. Does the wetland receive stormwater discharges? Yes = 1 No = 0		0
D 5.2. Is >10% of the area within 150 ft of the wetland in land uses that generate excess runoff? Yes = 1 No = 0		0
D 5.3. Is more than 25% of the contributing basin of the wetland covered with intensive human land uses (residential at >1 residence/ac, urban, commercial, agriculture, etc.)? Yes = 1 No = 0		0
Total for D 5		0
Rating of Landscape Potential If score is: <u>3</u> = H <u>1 or 2</u> = M <u>X 0</u> = L Record the rating on the first page		
D 6.0. Are the hydrologic functions provided by the site valuable to society?		
D 6.1. The unit is in a landscape that has flooding problems. Choose the description that best matches conditions around the wetland unit being rated. Do not add points. Choose the highest score if more than one condition is met. The wetland captures surface water that would otherwise flow down-gradient into areas where flooding has damaged human or natural resources (e.g., houses or salmon redds): • Flooding occurs in a sub-basin that is immediately down-gradient of unit. points = 2 • Surface flooding problems are in a sub-basin farther down-gradient. points = 1 Flooding from groundwater is an issue in the sub-basin. points = 1 The existing or potential outflow from the wetland is so constrained by human or natural conditions that the water stored by the wetland cannot reach areas that flood. Explain why _____ points = 0 There are no problems with flooding downstream of the wetland. points = 0		0
D 6.2. Has the site been identified as important for flood storage or flood conveyance in a regional flood control plan? Yes = 2 No = 0		0
Total for D 6		0
Rating of Value If score is: <u>2-4</u> = H <u>1</u> = M <u>X 0</u> = L Record the rating on the first page		

Wetland name or number Irving Parcel P102478-Anacortes

These questions apply to wetlands of all HGM classes.

HABITAT FUNCTIONS - Indicators that site functions to provide important habitat

H 1.0. Does the site have the potential to provide habitat?

H 1.1. Structure of plant community: *Indicators are Cowardin classes and strata within the Forested class. Check the Cowardin plant classes in the wetland. Up to 10 patches may be combined for each class to meet the threshold of ¼ ac or more than 10% of the unit if it is smaller than 2.5 ac. Add the number of structures checked.*

- | | | |
|---|----------------------------------|----------|
| ☐ Aquatic bed | 4 structures or more: points = 4 | 1 |
| ☐ Emergent | 3 structures: points = 2 | |
| ☐ Scrub-shrub (areas where shrubs have > 30% cover) | 2 structures: points = 1 | |
| ☒ Forested (areas where trees have > 30% cover) | 1 structure: points = 0 | |
- If the unit has a Forested class, check if:*
- ☒ The Forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/ground-cover) that each cover 20% within the Forested polygon

H 1.2. Hydroperiods

Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland or ¼ ac to count (see text for descriptions of hydroperiods).

- | | | |
|---|-------------------------------------|----------|
| ☐ Permanently flooded or inundated | 4 or more types present: points = 3 | 1 |
| ☒ Seasonally flooded or inundated | 3 types present: points = 2 | |
| ☐ Occasionally flooded or inundated | 2 types present: points = 1 | |
| ☒ Saturated only | 1 type present: points = 0 | |
- ☐ Permanently flowing stream or river in, or adjacent to, the wetland
- ☐ Seasonally flowing stream in, or adjacent to, the wetland
- ☐ Lake Fringe wetland **2 points**
- ☐ Freshwater tidal wetland **2 points**

H 1.3. Richness of plant species

Count the number of plant species in the wetland that cover at least 10 ft².

Different patches of the same species can be combined to meet the size threshold and you do not have to name the species. Do not include Eurasian milfoil, reed canarygrass, purple loosestrife, Canadian thistle

- If you counted: > 19 species **points = 2**
- 5 - 19 species **points = 1**
- < 5 species **points = 0**

H 1.4. Interspersion of habitats

Decide from the diagrams below whether interspersions among Cowardin plants classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, moderate, low, or none. *If you have four or more plant classes or three classes and open water, the rating is always high.*



None = 0 points



Low = 1 point

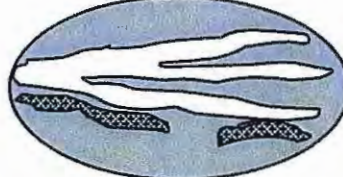


Moderate = 2 points



0

All three diagrams
in this row
are **HIGH = 3 points**



Wetland name or number Irving Parcel P102478-Anacortes

H 1.5. Special habitat features: Check the habitat features that are present in the wetland. <i>The number of checks is the number of points.</i> ☒ Large, downed, woody debris within the wetland (> 4 in diameter and 6 ft long). ☒ Standing snags (dbh > 4 in) within the wetland ☐ Undercut banks are present for at least 6.6 ft (2 m) and/or overhanging plants extends at least 3.3 ft (1 m) over a stream (or ditch) in, or contiguous with the wetland, for at least 33 ft (10 m) ☐ Stable steep banks of fine material that might be used by beaver or muskrat for denning (> 30 degree slope) OR signs of recent beaver activity are present (<i>cut shrubs or trees that have not yet weathered where wood is exposed</i>) ☐ At least ¼ ac of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated (<i>structures for egg-laying by amphibians</i>) ☒ Invasive plants cover less than 25% of the wetland area in every stratum of plants (<i>see H 1.1 for list of strata</i>)		
Total for H 1	Add the points in the boxes above	3

Rating of Site Potential If score is: 15-18 = H 7-14 = M X 0-6 = L *Record the rating on the first page*

H 2.0. Does the landscape have the potential to support the habitat functions of the site?		
H 2.1. Accessible habitat (include only habitat that directly abuts wetland unit). Calculate: % undisturbed habitat ___ + [(% moderate and low intensity land uses)/2] ___ = ___ % If total accessible habitat is: > 1/3 (33.3%) of 1 km Polygon points = 3 20-33% of 1 km Polygon points = 2 10-19% of 1 km Polygon points = 1 < 10% of 1 km Polygon points = 0		3
H 2.2. Undisturbed habitat in 1 km Polygon around the wetland. Calculate: % undisturbed habitat ___ + [(% moderate and low intensity land uses)/2] ___ = ___ % Undisturbed habitat > 50% of Polygon points = 3 Undisturbed habitat 10-50% and in 1-3 patches points = 2 Undisturbed habitat 10-50% and > 3 patches points = 1 Undisturbed habitat < 10% of 1 km Polygon points = 0		3
H 2.3. Land use intensity in 1 km Polygon: If > 50% of 1 km Polygon is high intensity land use points = (-2) ≤ 50% of 1 km Polygon is high intensity points = 0		-2
Total for H 2	Add the points in the boxes above	4

Rating of Landscape Potential If score is: X 4-6 = H 1-3 = M < 1 = L *Record the rating on the first page*

H 3.0. Is the habitat provided by the site valuable to society?		
H 3.1. Does the site provide habitat for species valued in laws, regulations, or policies? Choose only the highest score that applies to the wetland being rated. Site meets ANY of the following criteria: points = 2 ☐ It has 3 or more priority habitats within 100 m (see next page) ☐ It provides habitat for Threatened or Endangered species (any plant or animal on the state or federal lists) ☐ It is mapped as a location for an individual WDFW priority species ☐ It is a Wetland of High Conservation Value as determined by the Department of Natural Resources ☐ It has been categorized as an important habitat site in a local or regional comprehensive plan, in a Shoreline Master Plan, or in a watershed plan Site has 1 or 2 priority habitats (listed on next page) within 100 m points = 1 Site does not meet any of the criteria above points = 0		1

Rating of Value If score is: 2 = H X 1 = M 0 = L *Record the rating on the first page*

Wetland name or number Irving Parcel P102478-Anacortes

WDFW Priority Habitats

Priority habitats listed by WDFW (see complete descriptions of WDFW priority habitats, and the counties in which they can be found, in: Washington Department of Fish and Wildlife. 2008. Priority Habitat and Species List. Olympia, Washington. 177 pp. <http://wdfw.wa.gov/publications/00165/wdfw00165.pdf> or access the list from here: <http://wdfw.wa.gov/conservation/phs/list/>)

Count how many of the following priority habitats are within 330 ft (100 m) of the wetland unit: **NOTE:** This question is independent of the land use between the wetland unit and the priority habitat.

- **Aspen Stands:** Pure or mixed stands of aspen greater than 1 ac (0.4 ha).
- **Biodiversity Areas and Corridors:** Areas of habitat that are relatively important to various species of native fish and wildlife (full descriptions in WDFW PHS report).
- **Herbaceous Balds:** Variable size patches of grass and forbs on shallow soils over bedrock.
- **Old-growth/Mature forests:** Old-growth west of Cascade crest – Stands of at least 2 tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) > 32 in (81 cm) dbh or > 200 years of age. Mature forests – Stands with average diameters exceeding 21 in (53 cm) dbh; crown cover may be less than 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80-200 years old west of the Cascade crest.
- **Oregon White Oak:** Woodland stands of pure oak or oak/conifer associations where canopy coverage of the oak component is important (full descriptions in WDFW PHS report p. 158 – see web link above).
- **Riparian:** The area adjacent to aquatic systems with flowing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other.
- **Westside Prairies:** Herbaceous, non-forested plant communities that can either take the form of a dry prairie or a wet prairie (full descriptions in WDFW PHS report p. 161 – see web link above).
- **Instream:** The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for instream fish and wildlife resources.
- **Nearshore:** Relatively undisturbed nearshore habitats. These include Coastal Nearshore, Open Coast Nearshore, and Puget Sound Nearshore. (full descriptions of habitats and the definition of relatively undisturbed are in WDFW report – see web link on previous page).
- **Caves:** A naturally occurring cavity, recess, void, or system of interconnected passages under the earth in soils, rock, ice, or other geological formations and is large enough to contain a human.
- **Cliffs:** Greater than 25 ft (7.6 m) high and occurring below 5000 ft elevation.
- **Talus:** Homogenous areas of rock rubble ranging in average size 0.5 - 6.5 ft (0.15 - 2.0 m), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs.
- X — **Snags and Logs:** Trees are considered snags if they are dead or dying and exhibit sufficient decay characteristics to enable cavity excavation/use by wildlife. Priority snags have a diameter at breast height of > 20 in (51 cm) in western Washington and are > 6.5 ft (2 m) in height. Priority logs are > 12 in (30 cm) in diameter at the largest end, and > 20 ft (6 m) long.

Note: All vegetated wetlands are by definition a priority habitat but are not included in this list because they are addressed elsewhere.

Wetland name or number Irving Parcel P102478-Anacortes

CATEGORIZATION BASED ON SPECIAL CHARACTERISTICS

Not Applicable

Wetland Type	Category
<i>Check off any criteria that apply to the wetland. Circle the category when the appropriate criteria are met.</i>	
SC 1.0. Estuarine wetlands Does the wetland meet the following criteria for Estuarine wetlands? — The dominant water regime is tidal, — Vegetated, and — With a salinity greater than 0.5 ppt Yes – Go to SC 1.1 No = Not an estuarine wetland	
SC 1.1. Is the wetland within a National Wildlife Refuge, National Park, National Estuary Reserve, Natural Area Preserve, State Park or Educational, Environmental, or Scientific Reserve designated under WAC 332-30-151? Yes = Category I No - Go to SC 1.2	Cat. I
SC 1.2. Is the wetland unit at least 1 ac in size and meets at least two of the following three conditions? — The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing, and has less than 10% cover of non-native plant species. (If non-native species are <i>Spartina</i> , see page 25) — At least ¼ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or unmowed grassland. — The wetland has at least two of the following features: tidal channels, depressions with open water, or contiguous freshwater wetlands. Yes = Category I No = Category II	Cat. I Cat. II
SC 2.0. Wetlands of High Conservation Value (WHCV) SC 2.1. Has the WA Department of Natural Resources updated their website to include the list of Wetlands of High Conservation Value? Yes – Go to SC 2.2 No – Go to SC 2.3 SC 2.2. Is the wetland listed on the WDNR database as a Wetland of High Conservation Value? Yes = Category I No = Not a WHCV SC 2.3. Is the wetland in a Section/Township/Range that contains a Natural Heritage wetland? http://www1.dnr.wa.gov/nhp/refdesk/datasearch/wnhpwetlands.pdf Yes – Contact WNHP/WDNR and go to SC 2.4 No = Not a WHCV SC 2.4. Has WDNR identified the wetland within the S/T/R as a Wetland of High Conservation Value and listed it on their website? Yes = Category I No = Not a WHCV	Cat. I
SC 3.0. Bogs Does the wetland (or any part of the unit) meet both the criteria for soils and vegetation in bogs? <i>Use the key below. If you answer YES you will still need to rate the wetland based on its functions.</i> SC 3.1. Does an area within the wetland unit have organic soil horizons, either peats or mucks, that compose 16 in or more of the first 32 in of the soil profile? Yes – Go to SC 3.3 No – Go to SC 3.2 SC 3.2. Does an area within the wetland unit have organic soils, either peats or mucks, that are less than 16 in deep over bedrock, or an impermeable hardpan such as clay or volcanic ash, or that are floating on top of a lake or pond? Yes – Go to SC 3.3 No = Is not a bog SC 3.3. Does an area with peats or mucks have more than 70% cover of mosses at ground level, AND at least a 30% cover of plant species listed in Table 4? Yes = Is a Category I bog No – Go to SC 3.4 NOTE: If you are uncertain about the extent of mosses in the understory, you may substitute that criterion by measuring the pH of the water that seeps into a hole dug at least 16 in deep. If the pH is less than 5.0 and the plant species in Table 4 are present, the wetland is a bog. SC 3.4. Is an area with peats or mucks forested (> 30% cover) with Sitka spruce, subalpine fir, western red cedar, western hemlock, lodgepole pine, quaking aspen, Engelmann spruce, or western white pine, AND any of the species (or combination of species) listed in Table 4 provide more than 30% of the cover under the canopy? Yes = Is a Category I bog No = Is not a bog	Cat. I

Wetland name or number Irving Parcel P102478-Anacortes

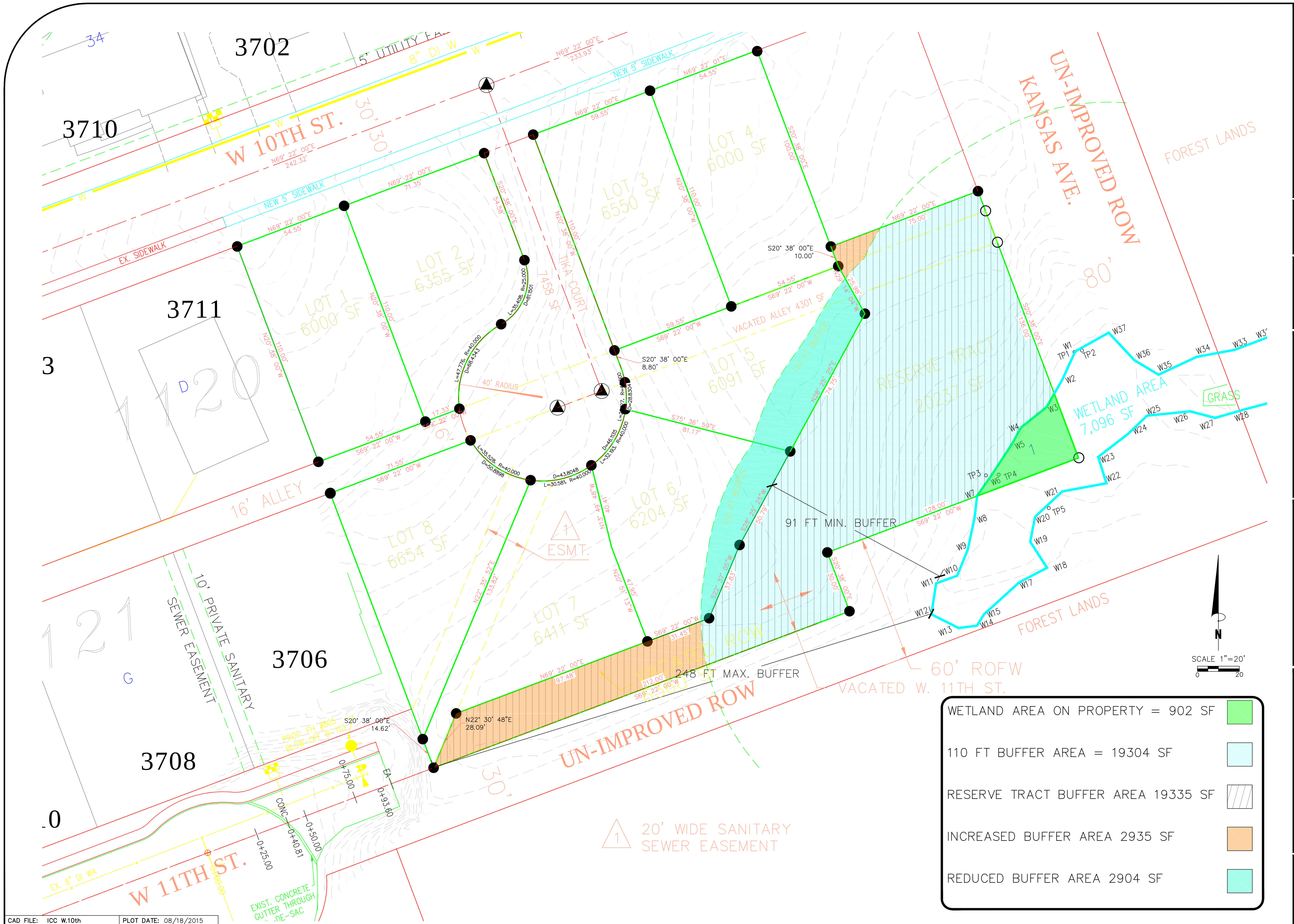
SC 4.0. Forested Wetlands Does the wetland have at least <u>1 contiguous acre</u> of forest that meets one of these criteria for the WA Department of Fish and Wildlife's forests as priority habitats? <i>If you answer YES you will still need to rate the wetland based on its functions.</i> — Old-growth forests (west of Cascade crest): Stands of at least two tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) that are at least 200 years of age OR have a diameter at breast height (dbh) of 32 in (81 cm) or more. — Mature forests (west of the Cascade crest): Stands where the largest trees are 80- 200 years old OR the species that make up the canopy have an average diameter (dbh) exceeding 21 in (53 cm). Yes = Category I No = Not a forested wetland for this section	Cat. I
SC 5.0. Wetlands in Coastal Lagoons Does the wetland meet all of the following criteria of a wetland in a coastal lagoon? — The wetland lies in a depression adjacent to marine waters that is wholly or partially separated from marine waters by sandbanks, gravel banks, shingle, or, less frequently, rocks — The lagoon in which the wetland is located contains ponded water that is saline or brackish (> 0.5 ppt) during most of the year in at least a portion of the lagoon (<i>needs to be measured near the bottom</i>) Yes – Go to SC 5.1 No = Not a wetland in a coastal lagoon SC 5.1. Does the wetland meet all of the following three conditions? — The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing), and has less than 20% cover of aggressive, opportunistic plant species (see list of species on p. 100). — At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or unmowed grassland. — The wetland is larger than 1/10 ac (4350 ft²) Yes = Category I No = Category II	Cat. I Cat. II
SC 6.0. Interdunal Wetlands Is the wetland west of the 1889 line (also called the Western Boundary of Upland Ownership or WBUO)? <i>If you answer yes you will still need to rate the wetland based on its habitat functions.</i> In practical terms that means the following geographic areas: — Long Beach Peninsula: Lands west of SR 103 — Grayland-Westport: Lands west of SR 105 — Ocean Shores-Copalis: Lands west of SR 115 and SR 109 Yes – Go to SC 6.1 No = not an interdunal wetland for rating SC 6.1. Is the wetland 1 ac or larger and scores an 8 or 9 for the habitat functions on the form (rates H,H,H or H,H,M for the three aspects of function)? Yes = Category I No – Go to SC 6.2 SC 6.2. Is the wetland 1 ac or larger, or is it in a mosaic of wetlands that is 1 ac or larger? Yes = Category II No – Go to SC 6.3 SC 6.3. Is the unit between 0.1 and 1 ac, or is it in a mosaic of wetlands that is between 0.1 and 1 ac? Yes = Category III No = Category IV	Cat I Cat. II Cat. III Cat. IV
Category of wetland based on Special Characteristics If you answered No for all types, enter "Not Applicable" on Summary Form	NA

Wetland name or number _____

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EXHIBIT #10:

WETLAND BUFFER SITE PLAN



WETLAND AREA ON PROPERTY = 902 SF	
110 FT BUFFER AREA = 19304 SF	
RESERVE TRACT BUFFER AREA 19335 SF	
INCREASED BUFFER AREA 2935 SF	
REDUCED BUFFER AREA 2904 SF	

DESIGNED	08/18/2015
DRAWN	
CHECKED	
DATE	
REVISIONS	

DATE	
------	--

S. SCHEMMER CONSULTING GROUP PLLC
ENGINEERING SURVEYING
RESIDENTIAL HOME DESIGN
10000 N. 10th Ave., Suite 100
Anacortes, WA 98221
Office: 360-293-4008 Fax: 360-293-4001 www.schemmer.com

BUFFER SITE PLAN PUD
PUD-2015-0001
PW#15-043-DEV

Irving Construction Corp.
West Tenth St. Project
Anacortes, WA 98221

EXHIBIT #11:

TREE ASSESSMENT AND PRESERVATION PLAN

Tree Preservation Plan

Date: August 2015

Prepared for: Irving Construction Corp

Project: West Tenth Street Project



Urban Forestry Services, Inc.

15119 McLean Rd

Mt. Vernon, WA 98273

Key

Tree Health & Condition

- Dead - Very Poor
- Poor
- Fair
- Good
- Excellent

Tree Sites & Site Type

- Planting site
- Survey monument
- Stump
- Tree

Tree Size / Diameter

- 1 - 12
- 13 - 24
- 25 +

Critical Root Zone (Feet)



0 30 60 120 Feet

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Title: **Irving Construction Corporation – West 10th Street Project
Tree Preservation Plan, and Tree Assessment
Anacortes, Washington**

Prepared For: Irving Construction Corporation
Attn: Mr. Scott Irving
819 Commercial Ave # 6
Anacortes, WA 98221

Prepared By: Urban Forestry Services, Inc.
Mr. Paul H. Thompson
Registered Consulting Arborist #509
ISA Certified Arborist #PN-1838A
ISA Tree Risk Assessment Qualified

Date: August 5, 2015

CONTENTS: Summary
Introduction
Findings and Recommendations
Method of Assessment
Site Plan / Tree Preservation Plan
Tree Unit Credit Calculation Matrix
Tree Assessment Matrix
Definitions
General Tree Protection Guidelines
Critical Root Zone Explanation
Assumptions and Limitations

Summary

Seventy-three (73) trees are to be retained within a reserve tract (buffer) on a 1.77 acre development at West 10th Street, Anacortes Washington. The West 10th Street project exceeds the City of Anacortes *16.50 Tree Preservation* requirements by 201 Tree Unit Credits.

General Tree Protection Guidelines are provided in this Tree Preservation Plan.

Introduction

As requested by Mr. Scott Irving of Irving Construction Corporation, during July, 2015, I assessed 73 trees for suitability to retain and their provide tree protection requirements for this 1.77 acre project site at West 10th Street, Anacortes, Washington. Irving Construction Corporation plans to develop single family homes on eight lots, each between 0.14 to 0.15 acres. A 0.46 acre reserve tract (buffer) is to be created, in the east, south-east and south areas of the project, surrounding a 7,096 square foot wetland.

I was asked to provide an assessment of the health and condition for all retained trees and to determine the following:

15119 McLean Road
Mount Vernon, WA 98273

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

1. The Tree Unit Credit requirement for this development project as per the City of Anacortes *16.50 Tree Preservation* code.
2. The Tree Unit Credits for all retained trees on this site.
3. Provide recommendations for tree protection as required by the City of Anacortes *16.50 Tree Preservation* code, a tree preservation plan.

The plants and trees growing in the reserve tract consist of species typically found in a native second growth forest. Specifically I observed the tree species Douglas fir, *Pseudotsuga menziesii*, bitter cherry, *Prunus emarginata* and Scouler's willow, *Salix scouleriana* with a diameter range of 6 to 24 inches measured at 4.5 feet height. Tree vigor is poor due to the poor soil conditions. This site has shallow soils over sandstone. I observed areas of tree failure where both soils and root systems were shallow over the sandstone.

In order to maintain condition and stability, it will be important to protect edge trees from construction, details of tree protection is provided in this report.

Findings and Recommendations

Information on the vigor, structure and defects of each retained tree can be found in the enclosed Matrix. Specific findings and recommendations are:

Tree Unit Credit Requirement (70.864)

The City of Anacortes development code requires new development or re-development to retain and or plant trees to meet a standard of 1 tree credit unit per 1,000 square feet of property (Chapter 16.50 *Tree Preservation*.) The total tree unit credit requirement is calculated as follows:

- Determine the total public and private right-of-way area on the project property;
- Subtract the total right-of-way area from the gross area of the project (net project area);
- Divide the net project area by 1,000 to determine the tree credit unit requirement for the project.

The West 10th Street Project has a Tree Credit Unit requirement of: 70.864

See the enclosed Tree Unit Credit Calculation Matrix for details.

Tree Unit Credits Provided (272)

Retained trees and or planting trees qualifies for Tree Unit Credits. The Tree Unit Credit value is calculated using the values provided in table 16.50.070(D) Part 3 of the 16.50 *Tree Preservation* code.

Installed trees have Tree Unit Credit value of one (1).

The West 10th Street Project has a total Tree Unit Credit value for retained trees of: 272

Tree Protection (73 Trees)

Attached is a tree preservation plan for 73 retained trees on this site. Trees requiring specific tree protection are listed in the attached matrix. An ISA Certified Arborist shall monitor the installation and maintenance of tree protection prior to and during construction.

Tree protection shall follow 16.50.100 *Protection of trees before, during and after development* of the code. Parts 4, 5 (a), (b), 6 (a) through (c) and 7 shall be used in protection retained trees.

In addition, it is recommended the attached *General Tree Protection Guidelines* be implemented to protect any retained trees. The Critical Root Zone (CRZ) graphic attached should be used to designate the tree protection area. Root systems of trees vary considerably. The CRZ of a tree is generally based on the trunk diameter, recognized as 12-inches radius for every inch of trunk diameter. The CRZ of each retained tree can be found in the enclosed Matrix. See the attached *Critical Root Zone Explanation*. The attached Tree Preservation Plan shows the CRZ for each retained tree.

The attached explanation differentiates between the Perimeter and Interior CRZ to more clearly define the limits of disturbance. The entire CRZ is generally agreed to as an ideal area of soil required by a tree to maintain its physiological and structural condition.

Avoid work within the CRZ. Work may be allowed with precautions and post disturbance care. Where excavation occurs within the CRZ an ISA Certified Arborist from Urban Forestry Services, Inc., (UFS) may be retained to monitor and provide advice on ways of avoiding, or treating, for any impacts.

See the attached *General Tree Protection Guidelines* and *Critical Root Zone Explanation*. The *General Tree Protection Guidelines* do not supersede the City of Anacortes code 16.50 *Tree Preservation*. Upon request the UFS ISA Certified Arborist may provide additional CRZ protection measures as required, based on field findings, including specific trenching techniques, soil protection and post construction maintenance for each tree with an impacted CRZ.

Method of Assessment

The methodology to evaluate these trees follows the criteria provided in the Tree Risk Assessment Qualification (TRAQ) training. TRAQ was developed, and is administered, by the International Society of Arboriculture (ISA) and follows the ISA's *Best Management Practices - Tree Risk Assessment publication*, and American National Standards Institute (ANSI) A300 (Part 9), *Tree, Shrub, and Other Woody Plant Management - Standard Practices (Tree Risk Assessment a. Tree Structure Assessment.)*

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.

While no one can predict with absolute certainty which trees will fail and which trees will remain healthy, by methodical process we can predict those most likely to fail by the conditions observed and take appropriate action to reduce or eliminate the potential hazard.

Each tree in this report is assigned a reference number. The reference numbers are shown on the enclosed site plan and correspond to the information in the enclosed Matrix.

Let us know if you have any questions regarding this Level 2, Basic Tree Assessment and Tree Preservation Plan.

Literature Cited

ISA Tree Risk Assessment Manual, Dunster, J., Smiley, T., Matheny, N., and Lilly, S. 2013
International Society of Arboriculture.

ISA Best Management Practice, Tree Risk Assessment, Smiley, T., Matheny, N., and Lilly, S. 2011
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Tree Risk Assessment in Urban Areas and the Urban/Rural Interface, Dunster, J. 2009. Pacific
Northwest Chapter, International Society of Arboriculture
Chapter 16.50 Tree Preservation, City of Anacortes Code.

Tree Number	Species (Common name, <i>Botanical name</i>)	DBH (inches) Measured at 4.5 ft height [Combined diameter]	Tree Unit Credits, Per 16.50.070 (D)3	NOTES
1	Douglas fir, <i>Pseudotsuga menziesii</i>	14	5	
2	Douglas fir, <i>Pseudotsuga menziesii</i>	12	5	
3	Douglas fir, <i>Pseudotsuga menziesii</i>	7	2	
4	Douglas fir, <i>Pseudotsuga menziesii</i>	6	2	
5	Douglas fir, <i>Pseudotsuga menziesii</i>	11	5	
6	Douglas fir, <i>Pseudotsuga menziesii</i>	9	2	
7	Douglas fir, <i>Pseudotsuga menziesii</i>	9	2	
8	Douglas fir, <i>Pseudotsuga menziesii</i>	19	5	
9	Douglas fir, <i>Pseudotsuga menziesii</i>	13	5	
10	Douglas fir, <i>Pseudotsuga menziesii</i>	13	5	
11	Douglas fir, <i>Pseudotsuga menziesii</i>	12	5	
12	Douglas fir, <i>Pseudotsuga menziesii</i>	20	5	
13	Douglas fir, <i>Pseudotsuga menziesii</i>	14	5	
14	Douglas fir, <i>Pseudotsuga menziesii</i>	8	2	
15	Douglas fir, <i>Pseudotsuga menziesii</i>	11	5	
16	Douglas fir, <i>Pseudotsuga menziesii</i>	7	2	
17	Douglas fir, <i>Pseudotsuga menziesii</i>	16	5	
18	Douglas fir, <i>Pseudotsuga menziesii</i>	22	5	
19	Bitter cherry, <i>Prunus emarginata</i>	8	2	
20	Douglas fir, <i>Pseudotsuga menziesii</i>	17	5	
21	Douglas fir, <i>Pseudotsuga menziesii</i>	12	5	
22	Bitter cherry, <i>Prunus emarginata</i>	6	2	
23	Douglas fir, <i>Pseudotsuga menziesii</i>	14	5	
24	Douglas fir, <i>Pseudotsuga menziesii</i>	13	5	
25	Douglas fir, <i>Pseudotsuga menziesii</i>	13	5	
26	Douglas fir, <i>Pseudotsuga menziesii</i>	12	5	
27	Bitter cherry, <i>Prunus emarginata</i>	11	5	
28	Bitter cherry, <i>Prunus emarginata</i>	11	5	
29	Douglas fir, <i>Pseudotsuga menziesii</i>	16	5	

Tree Number	Species (Common name, <i>Botanical name</i>)	DBH (inches) Measured at 4.5 ft height [Combined diameter]	Tree Unit Credits, Per 16.50.070 (D)3	NOTES
30	Douglas fir, <i>Pseudotsuga menziesii</i>	15	5	
31	Bitter cherry, <i>Prunus emarginata</i>	6	2	
32	Bitter cherry, <i>Prunus emarginata</i>	8	2	
33	Bitter cherry, <i>Prunus emarginata</i>	9	2	
34	Bitter cherry, <i>Prunus emarginata</i>	6	2	
35	Douglas fir, <i>Pseudotsuga menziesii</i>	7	2	
36	Douglas fir, <i>Pseudotsuga menziesii</i>	14	5	
37	Douglas fir, <i>Pseudotsuga menziesii</i>	14	5	
38	Douglas fir, <i>Pseudotsuga menziesii</i>	7	2	
39	Douglas fir, <i>Pseudotsuga menziesii</i>	7	2	
40	Douglas fir, <i>Pseudotsuga menziesii</i>	23	5	
41	Bitter cherry, <i>Prunus emarginata</i>	7	2	
42	Scouler's willow, <i>Salix scouleriana</i>	7	2	
43	Douglas fir, <i>Pseudotsuga menziesii</i>	13	5	
44	Douglas fir, <i>Pseudotsuga menziesii</i>	15	5	
45	Douglas fir, <i>Pseudotsuga menziesii</i>	14	5	
46	Douglas fir, <i>Pseudotsuga menziesii</i>	7	2	
47	Douglas fir, <i>Pseudotsuga menziesii</i>	17	5	
48	Douglas fir, <i>Pseudotsuga menziesii</i>	15	5	
49	Douglas fir, <i>Pseudotsuga menziesii</i>	12	5	
50	Douglas fir, <i>Pseudotsuga menziesii</i>	12	5	
51	Douglas fir, <i>Pseudotsuga menziesii</i>	7	2	
52	Douglas fir, <i>Pseudotsuga menziesii</i>	7	2	
53	Douglas fir, <i>Pseudotsuga menziesii</i>	11	5	
54	Douglas fir, <i>Pseudotsuga menziesii</i>	9	2	
55	Douglas fir, <i>Pseudotsuga menziesii</i>	8	2	
56	Douglas fir, <i>Pseudotsuga menziesii</i>	7	2	
57	Douglas fir, <i>Pseudotsuga menziesii</i>	7	2	
58	Douglas fir, <i>Pseudotsuga menziesii</i>	6	2	

URBAN FORESTRY SERVICES, INC
Inspector: Paul Hans Thompson
Certified Arborist #PN-1838A
Date: 8/4/2015

W.10th Street Project
W. 10th St, Anacortes, WA

MATRIX, TREE CREDIT CALCULATION

Tree Number	Species (Common name, <i>Botanical name</i>)	DBH (inches) Measured at 4.5 ft height [Combined diameter]	Tree Unit Credits, Per 16.50.070 (D)3	NOTES
59	Douglas fir, <i>Pseudotsuga menziesii</i>	16	5	
60	Douglas fir, <i>Pseudotsuga menziesii</i>	9	2	
61	Douglas fir, <i>Pseudotsuga menziesii</i>	11	5	
62	Douglas fir, <i>Pseudotsuga menziesii</i>	10	5	
63	Douglas fir, <i>Pseudotsuga menziesii</i>	17	5	
64	Bitter cherry, <i>Prunus emarginata</i>	9	2	
65	Douglas fir, <i>Pseudotsuga menziesii</i>	7	2	
66	Douglas fir, <i>Pseudotsuga menziesii</i>	8	2	
67	Douglas fir, <i>Pseudotsuga menziesii</i>	13	5	
68	Douglas fir, <i>Pseudotsuga menziesii</i>	14	5	
69	Douglas fir, <i>Pseudotsuga menziesii</i>	24	5	
70	Douglas fir, <i>Pseudotsuga menziesii</i>	6	2	
71	Douglas fir, <i>Pseudotsuga menziesii</i>	11	5	
72	Douglas fir, <i>Pseudotsuga menziesii</i>	11	5	
73	Douglas fir, <i>Pseudotsuga menziesii</i>	10	2	
TOTAL TREE CREDITS:			272	

Urban Forestry Services, Inc.
15119 McLean Road,
Mount Vernon, WA 98273
(360) 428-5810

Tree Assessment Matrix

Irving Construction - West 10th Ave., Project
 Field Work Completed: 7/13/2015



Site ID 4	Tree Tag# 1	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 14 Height (ft.) 0 CRZ (ft.) 14 Crown Radius (ft.) 0	Trunks 1 Vigor fair-good Structure fair Appraisal \$4,020.00	Note: surface roots visible, prone to injury	Risk moderate	Preservation Value
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Comments
 Defect Notes:

Maintenance
 Recommendation:

Retain tree.
 ISA Certified Arborist should monitor this tree during development.

Site ID 5	Tree Tag# 2	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 12 Height (ft.) 0 CRZ (ft.) 12 Crown Radius (ft.) 0	Trunks 1 Vigor fair Structure fair Appraisal \$2,940.00	Note:	Risk moderate	Preservation Value
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Comments
 Defect Notes:

Maintenance
 Recommendation:

Retain tree.
 Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.

Site ID 6	Tree Tag# 3	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 7 Height (ft.) 0 CRZ (ft.) 7 Crown Radius (ft.) 0	Trunks 1 Vigor poor-fair Structure poor-fair Appraisal \$970.00	Note:	Risk low	Preservation Value
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Comments
 Defect Notes:

Maintenance
 Recommendation:

Retain tree.
 Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.

Site ID 7	Tree Tag# 4	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 6 Height (ft.) 0 CRZ (ft.) 6 Crown Radius (ft.) 0	Trunks 1 Vigor poor-fair Structure poor Appraisal \$500.00	Note: Surface roots evident	Risk low	Preservation Value
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Comments
 Defect Notes:

Maintenance
 Recommendation:

Retain tree.
 ISA Certified Arborist should monitor this tree during development.

Note: The appraisal value shown in the matrix is for general estimating of landscape value only and finally appraised values used in litigation would require further analysis.

Site ID 8	Tree Tag# 5	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 11 Height (ft.) 0 CRZ (ft.) 11 Crown Radius (ft.) 0	Trunks 1 Vigor fair Structure fair Appraisal \$2,460.00	Note:	
					Risk moderate	Preservation Value

Comments
Defect Notes:

Maintenance Recommendation: Retain tree.
Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.

Site ID 9	Tree Tag# 6	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 16 Height (ft.) 0 CRZ (ft.) 16 Crown Radius (ft.) 0	Trunks 1 Vigor good Structure fair-good Appraisal \$5,200.00	Note:	
					Risk moderate	Preservation Value

Comments
Defect Notes:

Maintenance Recommendation: Retain tree.
Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.

Site ID 10	Tree Tag# 7	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 9 Height (ft.) 0 CRZ (ft.) 9 Crown Radius (ft.) 0	Trunks 1 Vigor fair-good Structure fair Appraisal \$1,630.00	Note:	
					Risk low	Preservation Value

Comments
Defect Notes:

Maintenance Recommendation: Retain tree.
Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.

Site ID 11	Tree Tag# 8	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 19 Height (ft.) 0 CRZ (ft.) 19 Crown Radius (ft.) 0	Trunks 1 Vigor good Structure good Appraisal \$8,500.00	Note:	
					Risk moderate	Preservation Value

Comments
Defect Notes:

Maintenance Recommendation: Retain tree.
Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.

Site ID 12	Tree Tag# 9	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 13 Height (ft.) 0 CRZ (ft.) 13 Crown Radius (ft.) 0	Trunks 1 Vigor fair-good Structure fair-good Appraisal \$1,970.00	Note:	
					Risk	Preservation Value

Comments
Defect Notes:

This tree has regrown following storm damage resulting in a crook in the trunk.

Maintenance Recommendation: Retain tree.
ISA Certified Arborist should monitor this tree during development.

Note: The appraisal value shown in the matrix is for general estimating of landscape value only and finally appraised values used in litigation would require further analysis.

Site ID 13	Tree Tag# 10	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 13 Height (ft.) 0 CRZ (ft.) 13 Crown Radius (ft.) 0	Trunks 1 Vigor fair-good Structure fair-good Appraisal \$3,950.00	Note:	
					Risk moderate	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.		

Site ID 14	Tree Tag# 11	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 12 Height (ft.) 0 CRZ (ft.) 12 Crown Radius (ft.) 0	Trunks 1 Vigor fair-good Structure fair Appraisal \$2,940.00	Note: shallow root system	
					Risk	Preservation Value
Comments Defect Notes:		This tree has a visible surface root system, suggesting it may be shallow rooted.	Maintenance Recommendation:	Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.		

Site ID 15	Tree Tag# 12	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 20 Height (ft.) 0 CRZ (ft.) 20 Crown Radius (ft.) 0	Trunks 1 Vigor good Structure good Appraisal \$6,500.00	Note:	
					Risk low	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree.		

Site ID 16	Tree Tag# 13	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 14 Height (ft.) 0 CRZ (ft.) 14 Crown Radius (ft.) 0	Trunks 1 Vigor fair-good Structure fair-good Appraisal \$3,210.00	Note:	
					Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree. ISA Certified Arborist should monitor this tree during development.		

Site ID 17	Tree Tag# 14	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 8 Height (ft.) 0 CRZ (ft.) 8 Crown Radius (ft.) 0	Trunks 1 Vigor fair Structure fair Appraisal \$1,280.00	Note:	
					Risk moderate	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.		

Note: The appraisal value shown in the matrix is for general estimating of landscape value only and finally appraised values used in litigation would require further analysis.

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	11	Trunks	1	Note: surface root system, prone to injury		
18	15	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair-good			
			CRZ (ft.)	11	Structure	fair-good			
			Crown Radius (ft.)	0	Appraisal	\$2,460.00	Risk	moderate	Preservation Value
Comments Defect Notes:		This tree has a visible surface root system, suggesting it may be shallow rooted.	Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.				

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	7	Trunks	1	Note:		
19	16	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair			
			CRZ (ft.)	7	Structure	fair			
			Crown Radius (ft.)	0	Appraisal	\$560.00	Risk	low	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree.				

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	16	Trunks	1	Note:		
20	17	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair-good			
			CRZ (ft.)	16	Structure	fair			
			Crown Radius (ft.)	0	Appraisal	\$3,760.00	Risk	moderate	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.				

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	22	Trunks	1	Note:		
21	18	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	good			
			CRZ (ft.)	22	Structure	good			
			Crown Radius (ft.)	0	Appraisal	\$9,000.00	Risk	low	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree.				

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	8	Trunks	1	Note: prunus emarginata, bitter cherry		
22	19	bitter cherry <i>prunus emarginata</i>	Height (ft.)	0	Vigor	fair			
			CRZ (ft.)	8	Structure	poor-fair			
			Crown Radius (ft.)	0	Appraisal	\$1,020.00	Risk	moderate	Preservation Value
Comments Defect Notes:		This bitter cherry has a lean.	Maintenance Recommendation:		Retain tree.				

Note: The appraisal value shown in the matrix is for general estimating of landscape value only and finally appraised values used in litigation would require further analysis.

Site ID 23	Tree Tag# 20	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 17 Height (ft.) 0 CRZ (ft.) 17 Crown Radius (ft.) 0	Trunks 1 Vigor fair-good Structure fair-good Appraisal \$4,740.00	Note:	
					Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree.		

Site ID 24	Tree Tag# 21	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 12 Height (ft.) 0 CRZ (ft.) 12 Crown Radius (ft.) 0	Trunks 1 Vigor fair Structure fair Appraisal \$2,360.00	Note:	
					Risk moderate	Preservation Value
Comments Defect Notes:		This tree has a visible surface root system, suggesting it may be shallow rooted.	Maintenance Recommendation:	Retain tree.		

Site ID 25	Tree Tag# 22	Species / Botanical Name bitter cherry <i>prunus emarginata</i>	Main Dbh (in.) 6 Height (ft.) 0 CRZ (ft.) 6 Crown Radius (ft.) 0	Trunks 1 Vigor fair Structure fair Appraisal \$560.00	Note: prunus emarginata, bitter cherry	
					Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree.		

Site ID 26	Tree Tag# 23	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 14 Height (ft.) 0 CRZ (ft.) 14 Crown Radius (ft.) 0	Trunks 1 Vigor fair Structure fair Appraisal \$3,210.00	Note:	
					Risk moderate	Preservation Value
Comments Defect Notes:		This tree has a visible surface root system, suggesting it may be shallow rooted.	Maintenance Recommendation:	Retain tree. ISA Certified Arborist should monitor this tree during development.		

Site ID 27	Tree Tag# 24	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 13 Height (ft.) 0 CRZ (ft.) 13 Crown Radius (ft.) 0	Trunks 1 Vigor fair Structure fair Appraisal \$3,460.00	Note: surface roots, prone to injury	
					Risk	Preservation Value
Comments Defect Notes:		This tree has a visible surface root system, suggesting it may be shallow rooted.	Maintenance Recommendation:	Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.		

Note: The appraisal value shown in the matrix is for general estimating of landscape value only and finally appraised values used in litigation would require further analysis.

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	13	Trunks	1	Note:		
28	25	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair			
			CRZ (ft.)	13	Structure	fair			
			Crown Radius (ft.)	0	Appraisal	\$2,770.00	Risk	moderate	Preservation Value
Comments Defect Notes:		This tree has a visible surface root system, suggesting it may be shallow rooted.	Maintenance Recommendation:		Retain tree. ISA Certified Arborist should monitor this tree during development.				

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	12	Trunks	1	Note:		
29	26	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair			
			CRZ (ft.)	12	Structure	fair			
			Crown Radius (ft.)	0	Appraisal	\$2,940.00	Risk	moderate	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.				

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	11	Trunks	1	Note: prunus emarginata, bitter cherry		
30	27	bitter cherry <i>prunus emarginata</i>	Height (ft.)	0	Vigor	fair			
			CRZ (ft.)	11	Structure	poor-fair			
			Crown Radius (ft.)	0	Appraisal	\$1,970.00	Risk		Preservation Value
Comments Defect Notes:		This bitter cherry has a lean.	Maintenance Recommendation:		Retain tree. ISA Certified Arborist should monitor this tree during development.				

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	11	Trunks	1	Note:		
31	28	bitter cherry <i>prunus emarginata</i>	Height (ft.)	0	Vigor	fair			
			CRZ (ft.)	11	Structure	poor-fair			
			Crown Radius (ft.)	0	Appraisal	\$1,970.00	Risk	moderate	Preservation Value
Comments Defect Notes:		This bitter cherry has a lean.	Maintenance Recommendation:		Retain tree. ISA Certified Arborist should monitor this tree during development.				

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	16	Trunks	1	Note:		
32	29	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair-good			
			CRZ (ft.)	16	Structure	fair-good			
			Crown Radius (ft.)	0	Appraisal	\$5,200.00	Risk	moderate	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.				

Note: The appraisal value shown in the matrix is for general estimating of landscape value only and finally appraised values used in litigation would require further analysis.

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	15	Trunks	1	Note:	
33	30	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair-good		
			CRZ (ft.)	15	Structure	fair-good		
			Crown Radius (ft.)	0	Appraisal	\$3,690.00	Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree.			
Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	6	Trunks	1	Note: prunus emarginata, bitter cherry	
34	31	bitter cherry <i>prunus emarginata</i>	Height (ft.)	0	Vigor	fair		
			CRZ (ft.)	6	Structure	poor-fair		
			Crown Radius (ft.)	0	Appraisal	\$560.00	Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree.			
Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	8	Trunks	1	Note: prunus emarginata, bitter cherry	
35	32	bitter cherry <i>prunus emarginata</i>	Height (ft.)	0	Vigor	fair-good		
			CRZ (ft.)	8	Structure	fair-good		
			Crown Radius (ft.)	0	Appraisal	\$1,020.00	Risk low	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree.			
Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	9	Trunks	1	Note: prunus emarginata, bitter cherry	
36	33	bitter cherry <i>prunus emarginata</i>	Height (ft.)	0	Vigor	fair-good		
			CRZ (ft.)	9	Structure	fair-good		
			Crown Radius (ft.)	0	Appraisal	\$1,300.00	Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree.			
Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	6	Trunks	1	Note: prunus emarginata, bitter cherry	
37	34	bitter cherry <i>prunus emarginata</i>	Height (ft.)	0	Vigor	fair		
			CRZ (ft.)	6	Structure	fair		
			Crown Radius (ft.)	0	Appraisal	\$560.00	Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree.			
Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	7	Trunks	1	Note: surface roots, prone to injury	
38	35	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	poor-fair		
			CRZ (ft.)	7	Structure	poor-fair		
			Crown Radius (ft.)	0	Appraisal	\$970.00	Risk	Preservation Value
Comments Defect Notes:		This tree has a visible surface root system, suggesting it may be shallow rooted.	Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.			

Note: The appraisal value shown in the matrix is for general estimating of landscape value only and finally appraised values used in litigation would require further analysis.

Site ID	Tree Tag#	Species / Botantical Name	Main Dbh (in.)	14	Trunks	1	Note:	
39	36	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair		
			CRZ (ft.)	14	Structure	fair		
			Crown Radius (ft.)	0	Appraisal	\$3,210.00	Risk	Preservation Value
			Comments Defect Notes:					
			Maintenance Recommendation:		Retain tree.			

Site ID	Tree Tag#	Species / Botantical Name	Main Dbh (in.)	14	Trunks	1	Note: surface roots, prone to injury		
40	37	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair-good			
			CRZ (ft.)	14	Structure	fair			
			Crown Radius (ft.)	0	Appraisal	\$4,020.00	Risk	high	Preservation Value
			Comments Defect Notes:						This tree has a visible surface root system, suggesting it may be shallow rooted.
			Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.				

Site ID	Tree Tag#	Species / Botantical Name	Main Dbh (in.)	7	Trunks	1	Note:	
41	39	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair-good		
			CRZ (ft.)	7	Structure	fair		
			Crown Radius (ft.)	0	Appraisal	\$790.00	Risk	Preservation Value
			Comments Defect Notes:					
			Maintenance Recommendation:		Retain tree.			

Site ID	Tree Tag#	Species / Botantical Name	Main Dbh (in.)	7	Trunks	1	Note: surface roots, prone ot injury	
42	38	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair		
			CRZ (ft.)	7	Structure	fair		
			Crown Radius (ft.)	0	Appraisal	\$970.00	Risk	Preservation Value
			Comments Defect Notes:					
			Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.			

Site ID	Tree Tag#	Species / Botantical Name	Main Dbh (in.)	23	Trunks	1	Note:		
43	40	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair			
			CRZ (ft.)	23	Structure	fair			
			Crown Radius (ft.)	0	Appraisal	\$10,900.00	Risk	moderate	Preservation Value
			Comments Defect Notes:						This tree has a visible surface root system, suggesting it may be shallow rooted.
			Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.				

Note: The appraisal value shown in the matrix is for general estimating of landscape value only and finally appraised values used in litigation would require further analysis.

Site ID	Tree Tag#	Species / Botantical Name	Main Dbh (in.)	7	Trunks	1	Note: prunus emarginata, bitter cherry		
44	41	bitter cherry <i>prunus emarginata</i>	Height (ft.)	0	Vigor	poor-fair			
			CRZ (ft.)	7	Structure	poor-fair			
			Crown Radius (ft.)	0	Appraisal	\$550.00	Risk	low	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.				

Site ID	Tree Tag#	Species / Botantical Name	Main Dbh (in.)	7	Trunks	1	Note:		
45	42	scouler's willow <i>salix scouleriana</i>	Height (ft.)	0	Vigor	fair			
			CRZ (ft.)	7	Structure	fair			
			Crown Radius (ft.)	0	Appraisal	\$270.00	Risk		Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree.				

Site ID	Tree Tag#	Species / Botantical Name	Main Dbh (in.)	13	Trunks	1	Note: surface roots, prone to injury		
46	43	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair-good			
			CRZ (ft.)	13	Structure	fair-good			
			Crown Radius (ft.)	0	Appraisal	\$3,460.00	Risk	moderate	Preservation Value
Comments Defect Notes:		This tree has a visible surface root system, suggesting it may be shallow rooted.	Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.				

Site ID	Tree Tag#	Species / Botantical Name	Main Dbh (in.)	15	Trunks	1	Note: surface roots, prone to injury		
47	44	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair-good			
			CRZ (ft.)	15	Structure	fair-good			
			Crown Radius (ft.)	0	Appraisal	\$4,620.00	Risk		Preservation Value
Comments Defect Notes:		This tree has a visible surface root system, suggesting it may be shallow rooted.	Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.				

Site ID	Tree Tag#	Species / Botantical Name	Main Dbh (in.)	14	Trunks	1	Note:		
48	45	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair-good			
			CRZ (ft.)	14	Structure	fair-good			
			Crown Radius (ft.)	0	Appraisal	\$3,210.00	Risk		Preservation Value
Comments Defect Notes:		This tree has a visible surface root system, suggesting it may be shallow rooted.	Maintenance Recommendation:		Retain tree.				

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Site ID 49	Tree Tag# 46	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 7 Height (ft.) 0 CRZ (ft.) 7 Crown Radius (ft.) 0	Trunks 1 Vigor poor-fair Structure poor-fair Appraisal \$690.00	Note: Risk low	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.		
Site ID 50	Tree Tag# 47	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 17 Height (ft.) 0 CRZ (ft.) 17 Crown Radius (ft.) 0	Trunks 1 Vigor fair-good Structure fair-good Appraisal \$4,740.00	Note: Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree. ISA Certified Arborist should monitor this tree during development.		
Site ID 51	Tree Tag# 48	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 15 Height (ft.) 0 CRZ (ft.) 15 Crown Radius (ft.) 0	Trunks 1 Vigor fair-good Structure fair-good Appraisal \$4,620.00	Note: surface roots, prone to injury Risk moderate	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.		
Site ID 52	Tree Tag# 49	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 12 Height (ft.) 0 CRZ (ft.) 12 Crown Radius (ft.) 0	Trunks 1 Vigor fair-good Structure fair-good Appraisal \$2,690.00	Note: Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree. ISA Certified Arborist should monitor this tree during development.		
Site ID 53	Tree Tag# 50	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 12 Height (ft.) 0 CRZ (ft.) 12 Crown Radius (ft.) 0	Trunks 1 Vigor fair-good Structure fair-good Appraisal \$2,360.00	Note: Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree. ISA Certified Arborist should monitor this tree during development.		

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Site ID	Tree Tag#	Species / Botantical Name	Main Dbh (in.)	7	Trunks	1	Note:	
54	51	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair		
			CRZ (ft.)	7	Structure	fair		
			Crown Radius (ft.)	0	Appraisal	\$970.00	Risk	low
Comments Defect Notes:			Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.			

Site ID	Tree Tag#	Species / Botantical Name	Main Dbh (in.)	7	Trunks	1	Note:	
55	52	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair		
			CRZ (ft.)	7	Structure	fair		
			Crown Radius (ft.)	0	Appraisal	\$790.00	Risk	
Comments Defect Notes:			Maintenance Recommendation:		Retain tree. ISA Certified Arborist should monitor this tree during development.			

Site ID	Tree Tag#	Species / Botantical Name	Main Dbh (in.)	11	Trunks	1	Note:	
56	53	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair		
			CRZ (ft.)	11	Structure	fair		
			Crown Radius (ft.)	0	Appraisal	\$1,980.00	Risk	
Comments Defect Notes:			Maintenance Recommendation:		Retain tree. ISA Certified Arborist should monitor this tree during development.			

Site ID	Tree Tag#	Species / Botantical Name	Main Dbh (in.)	9	Trunks	1	Note: surface roots, prone to injury	
57	54	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair		
			CRZ (ft.)	9	Structure	fair		
			Crown Radius (ft.)	0	Appraisal	\$1,630.00	Risk	
Comments Defect Notes:			Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.			

Site ID	Tree Tag#	Species / Botantical Name	Main Dbh (in.)	8	Trunks	1	Note: surface roots, prone to injury	
58	55	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair		
			CRZ (ft.)	8	Structure	fair-good		
			Crown Radius (ft.)	0	Appraisal	\$1,280.00	Risk	
Comments Defect Notes:			Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.			

Note: The appraisal value shown in the matrix is for general estimating of landscape value only and finally appraised values used in litigation would require further analysis.

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	7	Trunks	1	Note: prunus emarginata, bitter cherry		
59	56	bitter cherry prunus emarginata	Height (ft.)	0	Vigor	poor-fair			
			CRZ (ft.)	7	Structure	poor-fair			
			Crown Radius (ft.)	0	Appraisal	\$770.00	Risk	Preservation Value	
Comments Defect Notes:		This tree has a visible surface root system, suggesting it may be shallow rooted. The crown of this tree contains a significant amount of deadwood.	Maintenance Recommendation:		Retain tree.				

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	7	Trunks	1	Note:		
60	57	scouler's willow salix scouleriana	Height (ft.)	0	Vigor	poor-fair			
			CRZ (ft.)	7	Structure	poor-fair			
			Crown Radius (ft.)	0	Appraisal	\$270.00	Risk	Preservation Value	
Comments Defect Notes:		The crown of this tree contains a significant amount of deadwood. The trunk of this tree contains trunk decay.	Maintenance Recommendation:		Retain tree. ISA Certified Arborist should monitor this tree during development.				

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	6	Trunks	1	Note:		
61	58	western hemlock tsuga heterophylla	Height (ft.)	0	Vigor	fair			
			CRZ (ft.)	6	Structure	fair			
			Crown Radius (ft.)	0	Appraisal	\$460.00	Risk	Preservation Value	
Comments Defect Notes:			Maintenance Recommendation:		Retain tree.				

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	16	Trunks	1	Note:		
62	59	douglas fir pseudotsuga menziesii	Height (ft.)	0	Vigor	fair			
			CRZ (ft.)	16	Structure	fair			
			Crown Radius (ft.)	0	Appraisal	\$4,200.00	Risk	low	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree.				

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	9	Trunks	1	Note:		
63	60	scouler's willow salix scouleriana	Height (ft.)	0	Vigor	fair			
			CRZ (ft.)	9	Structure	fair			
			Crown Radius (ft.)	0	Appraisal	\$650.00	Risk	moderate	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree. ISA Certified Arborist should monitor this tree during development.				

Note: The appraisal value shown in the matrix is for general estimating of landscape value only and finally appraised values used in litigation would require further analysis.

Site ID 64	Tree Tag# 61	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) Height (ft.) CRZ (ft.) Crown Radius (ft.)	11 0 11 0	Trunks Vigor Structure Appraisal	1 fair-good fair-good \$1,980.00	Note:	
							Risk moderate	Preservation Value
Comments Defect Notes:		This tree has a visible surface root system, suggesting it may be shallow rooted.	Maintenance Recommendation:		Retain tree. ISA Certified Arborist should monitor this tree during development.			

Site ID 65	Tree Tag# 62	Species / Botanical Name scouler's willow <i>salix scouleriana</i>	Main Dbh (in.) Height (ft.) CRZ (ft.) Crown Radius (ft.)	10 0 10 0	Trunks Vigor Structure Appraisal	1 fair poor-fair \$810.00	Note:	
							Risk	Preservation Value
Comments Defect Notes:		This Scouler's willow has a lean.	Maintenance Recommendation:		Retain tree.			

Site ID 66	Tree Tag# 63	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) Height (ft.) CRZ (ft.) Crown Radius (ft.)	11 0 11 0	Trunks Vigor Structure Appraisal	1 fair fair \$1,980.00	Note:	
							Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree.			

Site ID 67	Tree Tag# 64	Species / Botanical Name bitter cherry <i>prunus emarginata</i>	Main Dbh (in.) Height (ft.) CRZ (ft.) Crown Radius (ft.)	9 0 9 0	Trunks Vigor Structure Appraisal	1 good good \$1,300.00	Note: prunus emarginata, bitter cherry	
							Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree.			

Site ID 68	Tree Tag# 66	Species / Botanical Name bitter cherry <i>prunus emarginata</i>	Main Dbh (in.) Height (ft.) CRZ (ft.) Crown Radius (ft.)	8 0 8 0	Trunks Vigor Structure Appraisal	1 fair fair \$1,020.00	Note: prunus emarginata, bitter cherry	
							Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree.			

Site ID 69	Tree Tag# 65	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) Height (ft.) CRZ (ft.) Crown Radius (ft.)	7 0 7 0	Trunks Vigor Structure Appraisal	1 fair fair \$790.00	Note:	
							Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree.			

Note: The appraisal value shown in the matrix is for general estimating of landscape value only and finally appraised values used in litigation would require further analysis.

Site ID 70	Tree Tag# 67	Species / Botantical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 13 Height (ft.) 0 CRZ (ft.) 13 Crown Radius (ft.) 0	Trunks 1 Vigor good Structure good Appraisal \$2,770.00	Note:	
					Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree.		
Site ID 71	Tree Tag# 68	Species / Botantical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 14 Height (ft.) 0 CRZ (ft.) 14 Crown Radius (ft.) 0	Trunks 1 Vigor good Structure good Appraisal \$3,210.00	Note:	
					Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree.		
Site ID 72	Tree Tag# 69	Species / Botantical Name cottonwood, black <i>populus trichocarpa</i>	Main Dbh (in.) 24 Height (ft.) 0 CRZ (ft.) 24 Crown Radius (ft.) 0	Trunks 1 Vigor good Structure fair Appraisal \$4,760.00	Note:	
					Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree.		
Site ID 73	Tree Tag# 70	Species / Botantical Name bitter cherry <i>prunus emarginata</i>	Main Dbh (in.) 6 Height (ft.) 0 CRZ (ft.) 6 Crown Radius (ft.) 0	Trunks 1 Vigor fair Structure fair Appraisal \$560.00	Note: prunus emarginata, bitter cherry	
					Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree.		
Site ID 74	Tree Tag# 71	Species / Botantical Name bitter cherry <i>prunus emarginata</i>	Main Dbh (in.) 11 Height (ft.) 0 CRZ (ft.) 11 Crown Radius (ft.) 0	Trunks 1 Vigor fair Structure fair Appraisal \$1,970.00	Note: prunus emarginata, bitter cherry	
					Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree.		
Site ID 75	Tree Tag# 72	Species / Botantical Name bitter cherry <i>prunus emarginata</i>	Main Dbh (in.) 11 Height (ft.) 0 CRZ (ft.) 11 Crown Radius (ft.) 0	Trunks 1 Vigor fair Structure poor-fair Appraisal \$1,970.00	Note: prunus emarginata, bitter cherry	
					Risk	Preservation Value
Comments Defect Notes:		This bitter cherry has a lean. The trunk of this tree has co-dominant trunks sabove 4.5 feet height.	Maintenance Recommendation:	Retain tree.		

Note: The appraisal value shown in the matrix is for general estimating of landscape value only and finally appraised values used in litigation would require further analysis.

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	10	Trunks	1	Note: prunus emarginata, bitter cherry		
			Height (ft.)	0	Vigor	fair			
76	73	bitter cherry <i>prunus emarginata</i>	CRZ (ft.)	10	Structure	poor-fair	Risk		Preservation Value
			Crown Radius (ft.)	0	Appraisal	\$1,620.00			
Comments		This bitter cherry has a lean.	Maintenance		Retain tree.				
Defect Notes:			Recommendation:						

DEFINITIONS FOR TREE ASSESSMENT MATRIX

DEFINITIONS AND NOTES

TREE ASSESSMENT:

d.b.h. = Diameter at breast height, measured 4.5 ft. above surface grade.

Critical Root Zone (CRZ) = A circular area with a radius of 12 inches for every inch d.b.h. which generally provides optimum protection from construction impacts.

Vigor = Health based on size and color of leaf or needle and length of annual shoot growth.

Good = Shoot growth, leaf size and leaf color are typical of the tree age and species.

Fair = Shoot growth, leaf size, and leaf color are below average for the tree age and species. Some deadwood is evident in the crown. Treatment may be required to foster improved future growth.

Poor = Shoot growth, leaf size, and leaf color are highly stunted, and there is a significant amount of dead twigs and branches in the crown.

Structure = Trunk and branch development and its estimated susceptibility to failure.

Good = No significant defects evident in the trunk, scaffold limbs, and root flare area.

Fair = Minor defects evident.

Poor = Significant defects that could lead to future failure of main branches or the entire tree.

Defects and Comments Explanation:

Codominant trunks = Vertical stems of equal diameter, often with included bark and a weak point of attachment to the main trunk.

Decline = Loss of vigor of the entire tree that is typically not reversible.

End weight = Accumulation of dense growth at the end of a branch which can lead to structural weakness of the limb.

Epicormic shoots = Stem growth originating from dormant buds beneath the bark, commonly in response to injury, stress, or pruning cuts.

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

Live crown ratio = The ratio of the foliage canopy height to the total height of the tree.

Trunk taper = Natural broadening in diameter at the base of the main trunk and large scaffold limbs associated with strong structure.

Tree Risk Assessment:

Level 1 Limited Visual Assessment = Includes a broad overview of an individual tree or group of trees near specified targets conducted to identify obvious defects or other conditions of concern. A limited visual assessment typically focuses on identifying trees with imminent and/or probable likelihood of failure. Level 1 assessments do not always meet the criteria for a "risk assessment" if they do not include analysis and evaluation of individual trees. Defects found in a level 1 assessment may require a Level 2 or Level 3 assessment.

Level 2 Basic Assessment = A detailed visual inspection of a tree and its surrounding site, and a synthesis of the information collected. It requires that a tree risk assessor walk completely around the tree-looking at the site, buttress roots, trunk, and branches. A basic assessment may include the use of simple tools to gain additional information about the tree or defects. Defects found in a level 2 assessment may require a Level 3 assessment be completed for further testing and analysis.

Level 3 Advanced Assessment = Advanced assessments are performed to provide more highly detailed information about specific tree components, defects, targets or site conditions. An advanced assessment is performed in conjunction with or after a Level 2 Basic Assessment if the assessor determines the need for (requires) additional information.

DEFINITIONS FOR TREE ASSESSMENT MATRIX

Risk Rating

Extreme	The extreme-risk category applies in situations in which failure is <i>imminent</i> with a <i>high</i> likelihood of impacting the target, and the consequences of the failure are <i>severe</i> . The tree risk assessor should recommend that mitigation measures be taken as soon as possible. In some cases, this may mean immediate restriction of access to the target zone area to avoid injury to people.
High	High-risk situations are those for which consequences are <i>significant</i> and likelihood is <i>very likely</i> or <i>likely</i> , or consequences are <i>severe</i> and likelihood is <i>likely</i> . This combination of likelihood and consequences indicates that the tree risk assessor should recommend mitigation measures be taken. The decision for mitigation and timing of treatment depends on the risk tolerance of the tree owner or risk manager. In populations of trees, the priority of high-risk trees is second only to extreme-risk trees.
Moderate	Moderate-risk situations are those for which consequences are <i>minor</i> and likelihood is <i>very likely</i> or <i>likely</i> , or likelihood is <i>somewhat likely</i> and consequences are <i>significant</i> or <i>severe</i> . The tree risk assessor may recommend mitigation and/or retaining and monitoring. The decision for mitigation and timing of treatment depends upon the risk tolerance of the tree owner or manager. In populations of trees, moderate-risk trees represent a lower priority than high- or extreme-risk trees.
Low	The low-risk category applies when consequences are negligible, when likelihood is unlikely, or consequences are minor and likelihood is somewhat likely. Mitigation or maintenance measures may be appropriate for some trees, but the priority for action is low. Tree risk assessors may recommend retaining and monitoring these trees, as well as mitigation that does not include removal of the tree. Mitigation treatments may reduce risk or future risk, but the categorized risk rating is already at the lowest level.

Preservation Value Explanation

HAZARD = Hazard tree, remove.

LOW = Poor specimen

MODERATE = Common species with minimal character.

HIGH = Good character tree, save if possible.

SPECIAL = Unique species, save if possible.

Maintenance Recommendations Explanation

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

Create Wildlife Snag = Cut danger trees to a lower stable height to serve as wildlife snags, providing perching, nesting, and a source of food for birds and other wildlife.

Crown Clean = Selective removal of one or more of the following items: dead, dying, diseased, weak branches, and/or dead branches, epicormic shoots from a tree's crown.

Crown Raise = Selective removal of lower branches of the tree in order to provide vertical clearance.

Crown Reduction = Reduction in size or height of tree by pruning away height or width. Arborist must be knowledgeable of the ability of the species to sustain this type of pruning.

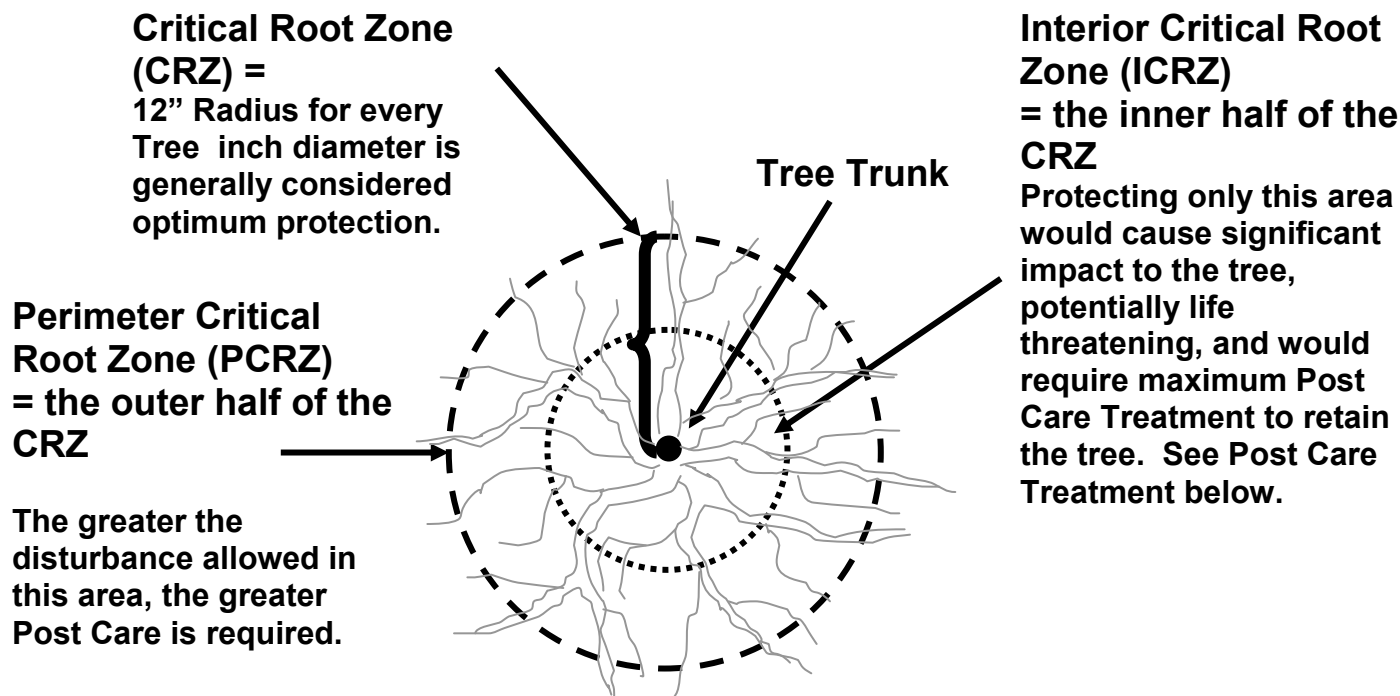
Crown Restoration = Pruning to improve the structure, form, and appearance of trees that have been severely headed, vandalized, or storm damaged.

Crown Thin = Selective removal of branches to increase light penetration, air movement, and reduce end weight in branching.

Monitor = These are trees of a particular species or condition that may be prone to more rapid decline than other trees. These trees should be inspected at least annually for changing conditions.

Remove = The high to extreme risk warrants that the tree shall be removed immediately.

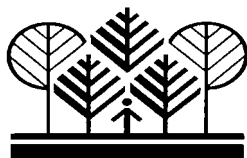
PRUNING NOTE: Pruning shall be performed by an ISA Certified Arborist with proven knowledge and ability, using ANSI A300 Pruning Specifications. The actual work should be bid by companies qualified to do the work.



The Critical Root Zone (CRZ) of a tree is established on the basis of the trunk diameter. The CRZ is a circular area which has a radius of 12 inches to every inch diameter of trunk measured at 4.5 feet above grade. Root systems will vary both in depth and spread depending on size of tree, soils, water table, species and other factors. However, this CRZ description is generally accepted in the tree industry. Protecting this entire area should result in no adverse impact to the tree.

The above CRZ drawing has been further differentiated into the 'Perimeter' (PCRZ) and 'Interior' (ICRZ) to help define potential impact and required Post Care. Generally, the full PCRZ is considered the optimum amount of root protection for a tree. As one encroaches into the "Perimeter CRZ, but not into the "Interior CRZ" the greater Post Care the tree would require to remain alive and stable. The 'Interior CRZ is half the radius of the full PCRZ. Disturbance into the ICRZ could destabilize or cause the tree to decline.

The absolute maximum disturbance allowed should leave the 'Interior' CRZ undisturbed if the tree is to have any chance of survival. This 'Interior' CRZ would approximately equal the size of a rootball needed to transplant this tree which in turn would require extensive Post Care and possibly guying. Post Care Treatment includes but may not be limited to; regular irrigation, misting, root treatment with special root hormones, mulching, guying and monitoring for several years.



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

Title: Explanation of Critical Root Zone (CRZ)
Source: Urban Forestry Services, Inc
Jim Barborinas, ISA Certified Arborist PN-0135
ASCA Registered Consulting Arborist #356,
ISA Tree Risk Assessment Qualified

Date: 2013-14

Not to Scale



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
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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.

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 at 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 #12:

LANDSCAPE PLAN

NOTE: INDIVIDUAL LOT OWNERS SHALL SUBMIT LANDSCAPE PLANS THAT MEET OR EXCEED CITY OF ANACORTES CODE AMC 17.41 AND SHALL HAVE PLANS APPROVED BY THE HOMEOWNERS ASSOCIATION PRIOR TO INSTALLATION. PLANTS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY AND ARE TO REPRESENT THE CONCEPT OF HOMES NESTLED IN THE NATURAL SURROUNDING LANDSCAPE. TREE RETENTION IN THE WETLAND BUFFER IS DOCUMENTED IN THE TREE PRESERVATION PLAN SUBMITTED WITH THIS PUD APPLICATION.

LANDSCAPE AREAS BY LOT

LOT 1 - 3150 SF = 52.5%
LOT 2 - 3095 SF = 48.7%
LOT 3 - 2941 SF = 44.9%
LOT 4 - 3066 SF = 51.1%
LOT 5 - 2790 SF = 45.8%
LOT 6 - 3933 SF = 63.4%
LOT 7 - 3597 SF = 56.1%
LOT 8 - 3979 SF = 59.8%

PROPOSED PLANT LEGEND

- MEDIUM SIZE NATIVE TREE OR LARGE SHRUB
- SMALL NATIVE TREE OR MEDIUM SHRUB
- GROUND COVER OR SMALL SHRUB
- LOT LANDSCAPE AREA
- NATIVE TREE PRESERVATION & RETENTION AREA

NOTE: TREES AND SHRUBS SHALL BE FROM THE WASHINGTON NATIVE PLANT SOCIETY PLANT LIST FOR SKAGIT COUNTY 2004 AND SHALL MEET CITY OF ANACORTES CODE CHAPTER AMC 17.41. INDIVIDUAL LOT OWNERS SHALL SUBMIT LANDSCAPE PLANS TO THE HOMEOWNERS ASSOCIATION FOR REVIEW AND APPROVAL. IRRIGATION ON LOT AND ADJACENT ROW WILL BE RESPONSIBILITY OF INDIVIDUAL LOT OWNERS. ADDITIONALLY THE COMMON AREA BUFFER SHALL BE VEGETATED WITH NATIVE PLANTS APPROVED BY THE HOMEOWNERS ASSOCIATION AND SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS.

NOTE: LANDSCAPE AREA FOR EACH LOT WILL BE USED FOR OPEN SPACE AREA. PLANTING OF NATIVE PLANT SPECIES AS SPECIFIED BY HOMEOWNERS ASSOCIATION.

NATIVE GROWTH PROTECTION EASEMENT. A NATIVE GROWTH PROTECTION EASEMENT (NGPE) SHALL BE PROVIDED FOR THE AREA ADJUTING THE ANACORTES COMMUNITY FOREST LANDS. SPLIT RAIL FENCING SHALL BE INSTALLED ALONG THE BOUNDARY PRIOR TO CONSTRUCTION AND SHALL REMAIN UPON COMPLETION OF CONSTRUCTION. THE AREA SHALL REMAIN UNTOUCHED WITH THE FOLLOWING EXCEPTIONS:

A. HAND REMOVAL OF NON-NATIVE OR ADVENTITIOUS PLANTS AS APPROVED BY THE PARKS DEPARTMENT.

B. HAZARD TREES WILL BE IDENTIFIED WITH THE CONCURRENCE OF THE PARKS DEPARTMENT. HAZARD TREES REMOVED OR BLOWN DOWN SHALL BE REPLANTED BY THE LANDOWNER. SUBJECT TO APPROVAL OF THE PARK DEPARTMENT, WITH A 3-FOOT MINIMUM APPROPRIATE NATIVE STOCK WHICH SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ABLE TO SURVIVE WITHOUT CARE.

C. FALLEN TREES IN THE NGPE SHALL ONLY BE REMOVED FROM THE SITE WITH THE APPROVAL OF THE PARKS DEPARTMENT.

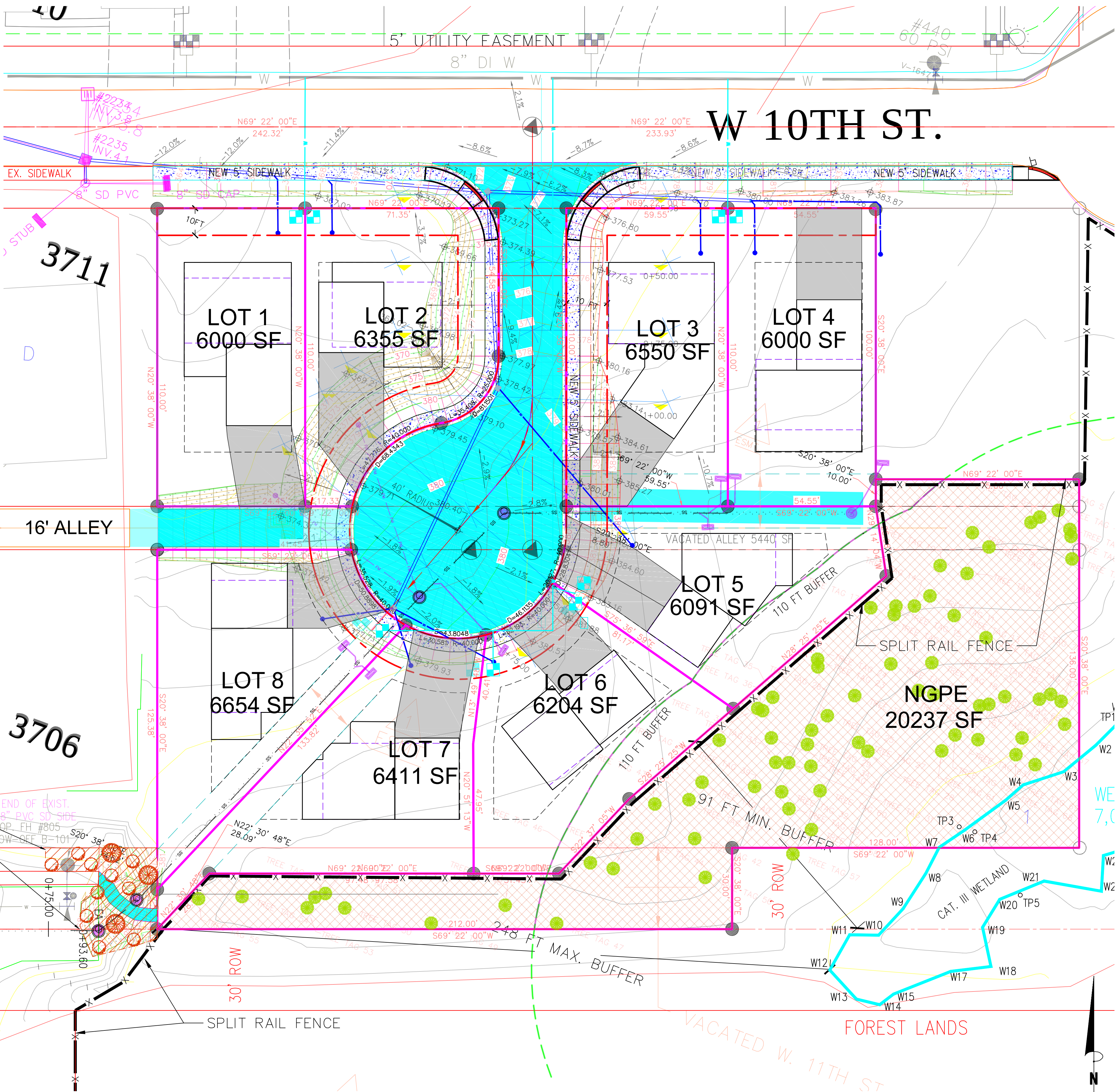
D. IF THE BUFFER IS DISTURBED, A REPLANTING PLAN USING APPROPRIATE NATIVE STOCK SHALL BE SUBMITTED TO THE FOREST ADVISORY BOARD FOR APPROVAL AND ONCE APPROVED, SHALL BE IMPLEMENTED BY THE LANDOWNER.

E. TRAILS THROUGH THE NGPE SHALL NOT BE PERMITTED WITHOUT THE APPROVAL OF THE PARKS DEPARTMENT.

F. FENCING PLANS ALONG THE NGPE MUST BE APPROVED BY THE PARKS AND RECREATION DIRECTOR.

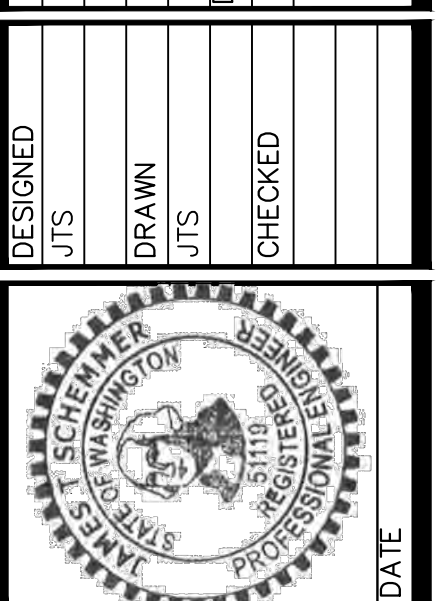
11TH ST.

EXIST. CONCRETE GUTTER THROUGH CUL-DE-SAC



SCALE 1"=20'
0 10 20

DESIGNED	04/20/2015	REV 1: ANSWER TO COMMENT
DRAWN	09/03/2015	REV 2: ANSWER TO COMMENT
CHECKED	09/23/2015	REV 3: ANSWER TO COMMENT
DATE	10/28/2015	REVISIONS



S. SCHEMMER CONSULTING GROUP PLLC
ENGINEERING
SURVEYING
RESIDENTIAL HOME DESIGN
10000 1st Ave. N.E.
Anacortes, WA 98221
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EXHIBIT D
LANDSCAPE PLAN
PUD-2015-0001
PW#15-043-DEV

Irving Construction Corp.
West Tenth St. Project
Anacortes, WA 98221

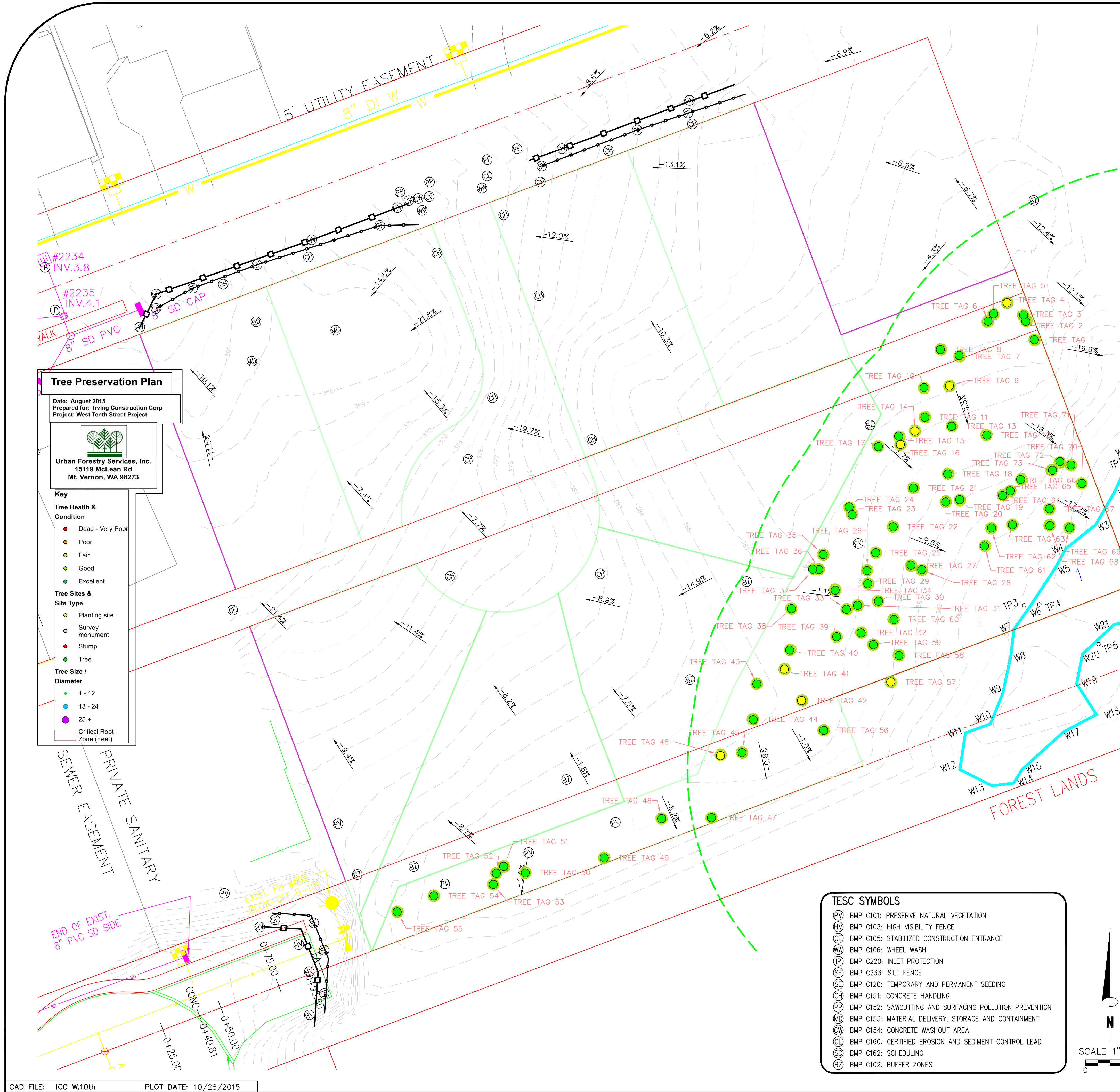
DESIGNED BY
The Schemmer Group
(360) 293-9006

JOB NO.
14-076

12 OF 12

EXHIBIT #13:

REPLAT /PUD SITE PLAN

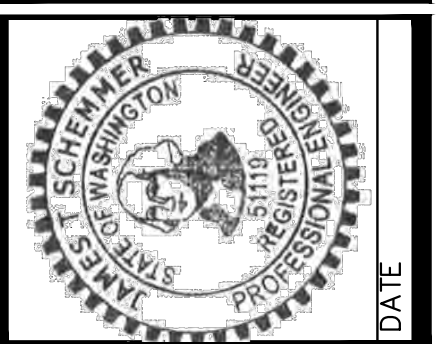


- STORM DRAIN GENERAL PLAN NOTES:**
- A. ALL WORK SHALL CONFORM TO THE CURRENT WSDOT SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION, CITY OF ANACORTES DRAINAGE CODES AND ORDINANCES AND THE CITY OF ANACORTES ENGINEERING AND DEVELOPMENT STANDARDS.
- B. ALL POLY-VINYL CHLORIDE PIPE (PVC) AND FITTINGS SHALL CONFORM TO AND MEET THE REQUIREMENTS OF THE LATEST ASTM SPECIFICATION D3034. PIPE AND FITTINGS SHALL MEET STANDARD DIMENSION RATION 35. PROVISIONS MUST BE MADE FOR CONTRACTION AND EXPANSION AT EACH JOINT WITH A RUBBER RING, SECURELY PLACED TO PREVENT DISPLACEMENT.
- C. ALL CONCRETE STORM DRAIN STRUCTURES SHALL BE REINFORCED CONCRETE CULVERT PIPE CONFORMING TO SECTION 9-05.3(2) OF THE SAID APWA STANDARD SPECIFICATIONS.
- D. ALL CORRUGATED POLYETHYLENE PIPES (CPEP) SHALL BE SMOOTH INTERIOR AND MANUFACTURED FROM HIGH-DENSITY POLYETHYLENE RESIN, WHICH SHALL MEET OR EXCEED THE REQUIREMENTS OF TYPE III, CATEGORY 4 OR 5, GRAD E P33 OR REQUIREMENTS OF AASHTO M249. ALL FITTINGS AND ACCESSORIES SHALL BE MANUFACTURED AND FURNISHED BY THE PIPE SUPPLIER.
- E. ALL 12 INCH THRU 36-INCH DIAMETER CORRUGATED POLYETHYLENE PIPE (CPE) FOR STORM SEWER AND CULVERTS SHALL COMPLY WITH THE REQUIREMENTS OF WSDOT/APWA SECTION 9-05.19 CORRUGATED POLYETHYLENE CULVERT PIPE. JOINTS SHALL BE SOIL-TIGHT. ALL 3-INCH THRU 10-INCH DIAMETER CORRUGATED POLYETHYLENE PIPE(CPE) SHALL COMPLY WITH ALL THE REQUIREMENTS OF AASHTO M252 AND BE MANUFACTURED WITH A SMOOTH INTEGRAL LINING THAT COMPLIES WITH ALL MATERIAL AND STIFFNESS REQUIREMENTS OF AASHTO M294. JOINTS SHALL BE SOIL TIGHT AS DEFINED IN SECTION 9-05.19.
- F. ALL FITTINGS SHALL BE OF LIKE MATERIAL AS THE PIPE FURNISHED BY THE PIPE SUPPLIER.
- G. ALL PIPES SHALL BE SUITABLE FOR USE AS A GRAVITY DRAIN CONDUIT.
- H. THE END OF ALL ROOF AND FOOTING DRAIN STUB OUTS SHALL BE MARKED STORM DRAIN ON A PVC PIPE.
- I. THE MARKER SHALL EXTEND A MINIMUM OF 36 INCHES ABOVE THE GROUND. THE PORTION ABOVE THE GROUND SHALL BE LABELED "STORM SEWER" WITH BLACK LETTERS. IT SHALL ALSO IDENTIFY THE INVERT OF THE STUB.
- J. CLEAN-OUTS SHALL HAVE CAST IRON CASES.
- K. ALL DRIVEWAY CULVERTS LOCATED WITHIN THE RIGHT-OF-WAY SHALL BE OF SUFFICIENT LENGTH TO PROVIDE A MINIMUM 3:1 SLOPE FROM THE EDGE OF THE DRIVEWAY TO THE BOTTOM OF THE DITCH.
- L. FOOTING DRAINS, ROOF DOWN SPOUTS AND CURTAIN DRAINS ARE TO BE CONNECTED TO THE STORM DRAINAGE SYSTEM OR SWALES AS SHOWN ON THE CONSTRUCTION PLANS.
- M. MINIMUM SLOPE ON ROOF AND FOUNDATION DRAIN STUBS SHALL BE 0.5% AND HAVE A MINIMUM OF 1 FOOT OF COVER. ROOF DRAINS AND FOUNDATION DRAINPIES SHALL BE CONSTRUCTED OF PVC ASTM D3034 SDR 35, AND ASTM F679.
- N. DRAINAGE OUTLETS (STUB OUTS) SHALL BE PROVIDED FOR EACH INDIVIDUAL LOT. STUB-OUTS SHALL CONFORM TO THE FOLLOWING:
- EACH OUTLET SHALL BE SUITABLY LOCATED AT THE LOWEST ELEVATION ON THE LOT, SO AS TO SERVED ALL FUTURE DOWNSPOUTS, FOOTING DRAINS, DRIVEWAYS, YARD DRAINS, AND ANY OTHER SURFACE OR SUBSURFACE DRAINS NECESSARY TO RENDER LOTS SUITABLE FOR THEIR INTENDED USE. EACH OUTLET SHALL HAVE FREE-FLOWING, POSITIVE DRAINAGE TO AN APPROVED STORM WATER CONVEYANCE SYSTEM OR TO AN APPROVED OUTFALL LOCATION.
 - OUTLETS ON EACH LOT SHALL BE LOCATED WITH A SECTION OF PVC PIPE MARKED "STORM" ON THE END OF THE PIPE AND SHALL EXTEND 36 INCHES ABOVE THE GROUND.
 - DRAINAGE EASEMENTS ARE REQUIRED FOR DRAINAGE SYSTEMS DESIGNED TO CONVEY FLOWS THROUGH INDIVIDUAL LOTS.
 - THE ENGINEER/CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE LOCATIONS OF ALL STUB OUT CONVEYANCE LINES WITH RESPECT TO UTILITIES (E.G., POWER, GAS, TELEPHONE, CABLE, ETC.)
 - ALL INDIVIDUAL STUB OUTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNER.
- O. CATCH BASINS AT THE CURB LINE SHALL BE RECESSED 0.1 FEET.
- P. ALL STORM DRAINAGE STRUCTURES, SUCH AS CATCH BASINS AND MANHOLES, NOT LOCATED WITHIN A TRAVELED, PAVED ROADWAY OR CONCRETE SIDEWALK, SHALL HAVE LOCKING LIDS. ALL DRAINAGE STRUCTURES ASSOCIATED WITH A PERMANENT DETENTION FACILITY SHALL HAVE LOCKING LIDS. ALL DRAINAGE STRUCTURES LOCATED WITHIN A BIKE OR WALKING PATH SHALL HAVE LOCKING LIDS.
- Q. ALL CATCH BASINS GRATES SHALL INCLUDE THE STAMPING "OUTFALL TO STREAM, DUMP NO POLLUTANTS".
- R. CATCH BASINS SHALL CONFORM TO TYPE I, TYPE II, O
- S. THE INLET TYPE AS DEFINED IN SAID APWA STANDARDS SPECIFICATIONS AND STANDARD PLANS WITH FLAT TOP FRAME AND GRATE.
- T. CATCH BASINS MUST BE SET TO LINE GRADE USING NO MORE THAN TWO (2) ADJUSTMENT RINGS.
- U. THE CAST IRON FRAME MAY BE PLACED FLANGE DOWN ON ADJUSTMENT BLOCKS IN LIEU OF PRECAST COLLAR. THE INSTALLATION OF CATCH BASINS SHALL INCLUDE FINAL ADJUSTMENT AS MAY BE REQUIRED TO FINISH GRADE. INSTALLATION WITHIN THE PAVED ROADWAY SHALL BE PER THE CITY OF ANACORTES TYPE I CATCH BASIN WITH 18-INCH BARRIER CURB DETAIL UNLESS SPECIFIED AS A THRU-CURB INLET.
- V. CAST IRON FRAME FOR TYPE I CATCH BASIN SHALL ACCOMMODATE A 20-INCH X 24-INCH GRATE.
- W. A LOW-PRESSURE AIR TEST AT 5 PSI FOR 15 MINUTES FOR SEWER MAINS IS REQUIRED. THE CITY OF ANACORTES MAINTENANCE CAMERA CREW WILL VIDEO SANITARY SEWER AND STORM SEWER MAINS. CALL 360.293.1921 TO SCHEDULE APPOINTMENT. 48-HOUR NOTICE REQUIRED. (SECTION 7-17.3(2)H)
- X. THE CONTRACTOR SHALL BE REQUIRED TO PLACE METALLIC TAPE OVER ALL NON-METALLIC PIPES. THE METALLIC TAPE SHALL BE A MINIMUM OF 2 INCHES IN WIDTH AND PLACED CONTINUOUSLY THE ENTIRE LENGTH OF THE STORM DRAIN TRENCH.
- Y. ALL TRENCHES FOR STORM DRAINS SHALL BE IN ACCORDANCE WITH THE SECTION 7 OF THE CURRENT WSDOT SPECIFICATIONS FOR ROADS, BRIDGES AND MUNICIPAL CONSTRUCTION.
- Z. ANY PERMANENT FLOW CONTROL FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE FACILITY IS TO FUNCTION AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE GRADED SO THAT THE BOTTOM AND SIDES ARE A LEAST THREE (3) FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.
- AA. OVERFLOW, SPILLWAYS, GRAVEL FILTER WINDOWS MUST BE CONSTRUCTED PER PLANS AND SPECIFICATIONS. NO DEVIATIONS. AS-BUILT FOR VERIFICATION REQUIRED.
- BB. QUARRY ROCK MUST BE SOUND "HARD" DURABLE ROCK. NO RECYCLED MATERIAL.
- CC. GRASS LINED SWALE SHALL BE CONSTRUCTED PER THE DETAILS PROVIDED. NO DEVIATIONS ALLOWED. ALL SWALES MUST BE OPERATIONAL BEFORE ACCEPTANCE.
- DD. MINIMUM 1-FOOT SEPARATION BETWEEN PIPES IN TYPE II CATCH BASINS.

- EROSION CONTROL**
- A. A CERTIFIED EROSION AND SEDIMENT CONTROL SUPERVISOR IS REQUIRED. THE ESC SUPERVISOR MUST HAVE ATTENDED AND EROSION AND SEDIMENT CONTROL CLASS WITHIN 3-YEARS FROM TODAY'S DATE. MUST PROVIDE CERTIFICATION CARD.
- B. THE CERTIFIED EROSION AND SEDIMENT CONTROL SUPERVISOR WILL OVERSEE AND BE RESPONSIBLE FOR ALL EROSION CONTROL. THE FACILITIES SHALL BE INSPECTED DAILY AND MAINTAINED TO ENSURE PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS AND AFTER EVERY SIGNIFICANT STORM EVENT OF THE ESC FACILITIES DURING THE WET SEASON (OCTOBER 1 TO APRIL 30). MONTHLY REVIEWS DURING THE DRY SEASON (MAY 1 TO SEPTEMBER 30). WRITTEN RECORDS SHALL BE TURNED INTO THE PROJECT MANAGER OR INSPECTOR ON A WEEKLY BASIS AT THE WEEKLY SCHEDULED PROJECT MEETINGS.
- C. SHALL BE IN PLACE PER THE APPROVED SET OF PLANS PRIOR TO ANY CONSTRUCTION START.
- D. THE EROSION CONTROL SHALL BE INSPECTED ONCE A DAY AND MODIFIED TO MEET THE SURROUNDING CONDITIONS AS NEEDED.
- E. PROVIDE A SIGN DISPLAYING 24-HOUR CONTACT NUMBER AND NAME OF THE ESC SUPERVISOR. THE LETTER SIZE SHALL BE A MINIMUM OF 2" LETTERS. THIS SHALL BE IN PLACE PRIOR TO CONSTRUCTION START. REMEMBER, THE LOOK OF THE SIGN WILL BE A REFLECTION OF THE CONTRACTOR AND DEVELOPER AND DEVELOPMENT.
- F. THE STORM DRAIN SYSTEM AND EXISTING DITCHES SHALL BE CLEANED DAILY (SECTION 7-07.3). ALL DRAINAGE SYSTEMS SHALL BE CLEANED TO THE ACCEPTANCE OF THE CITY OF ANACORTES PRIOR TO ACCEPTANCE OF THE PROJECT.
- G. STABILIZED CONSTRUCTION ENTRANCES AND ROADS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED DURING THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED SUCH AS WASH PADS TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN. NO MUD IS ALLOWED TO ENTER ONTO CITY STREETS.
- H. ANY SOILS EXPOSED THAT WILL NOT BE DISTURBED FOR TWO (2) DAYS DURING THE WET SEASON OR SEVEN (7) DAYS IN THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (SEEDING, MULCHING, PLASTIC COVERING, ETC.).
- I. PRIOR TO (2) WEEKS OF THE BEGINNING OF THE WET SEASON (OCTOBER 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDING IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDING WITHIN ONE (1) WEEK OF THE BEGINNING OF THE WET SEASON. A SKETCH MAP OF THOSE AREAS TO BE SEEDING AND THOSE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE PROJECT MANAGER. THE PROJECT MANAGER CAN REQUIRE SEEDING IN ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES OR DRAINAGE FACILITIES.
- J. PENALTIES FOR AN EROSION CONTROL VIOLATION ARE SUBJECT TO A \$300 TO \$1000 FINE UNDER CHAPTER 17.66 - PENALTIES FOR VIOLATION. EACH DAY IS CONSIDERED A DIFFERENT VIOLATION.

DESIGNED	05/07/2015	REV 1: ANSWER TO COMMENT
DRAWN	09/03/2015	REV 2: ANSWER TO COMMENT
CHECKED	09/23/2015	REV 3: ANSWER TO COMMENT
DATE	10/28/2015	REVISIONS

DESIGNED	JTS
DRAWN	JTS
CHECKED	

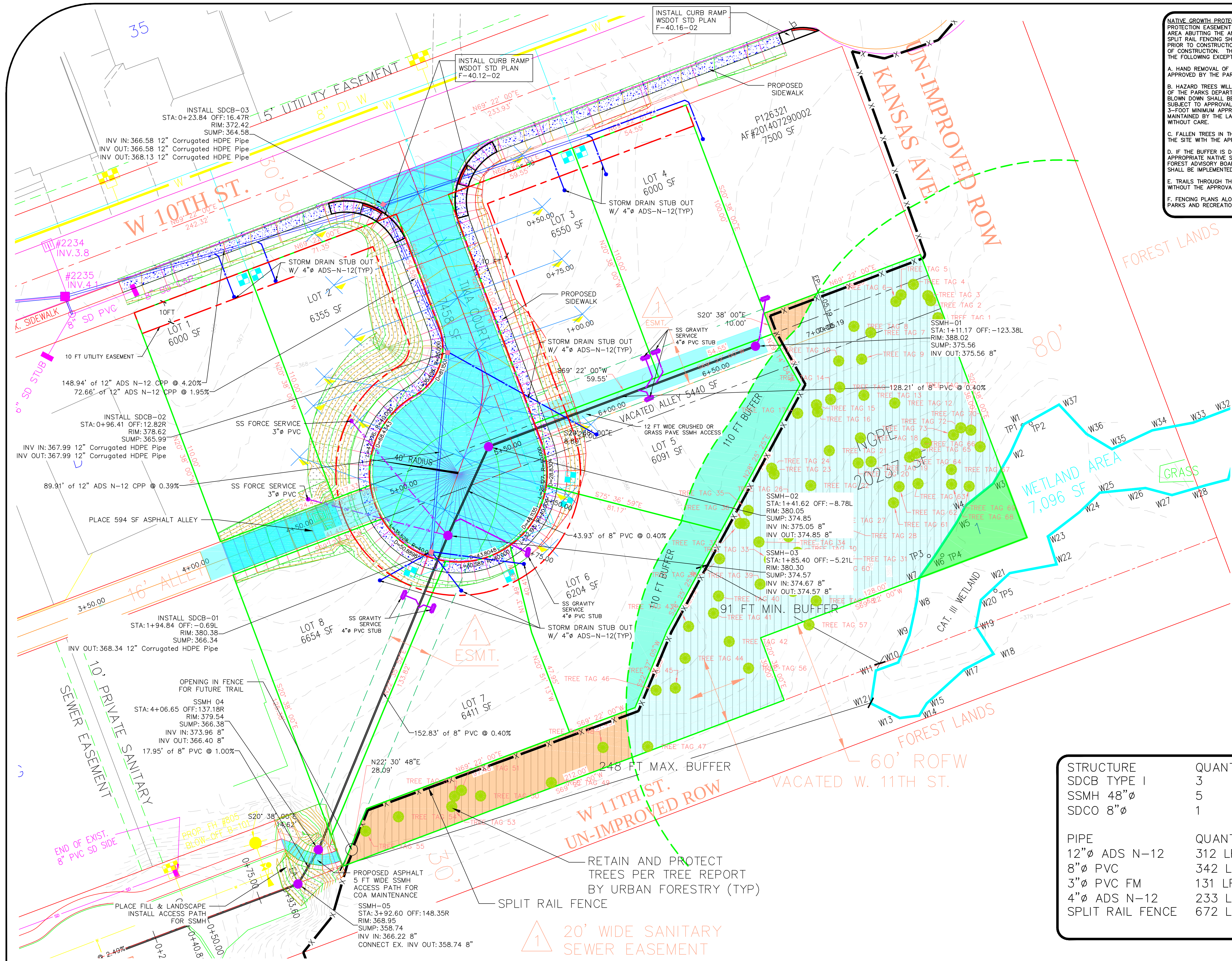


S. SCHEMMER CONSULTING GROUP PLLC
CONSULTING ENGINEER
15119 McLean Rd
Mt. Vernon, WA 98273
Office: 360-293-1921
Fax: 360-293-1908

TESC PLAN
EXISTING CONDITIONS
PUD-2015-0001
PW#15-043-DEV

Irving Construction Corp.
West Tenth St. Project
Anacortes, WA 98221

JOB NO.
14-076
02 OF 12



NATIVE GROWTH PROTECTION EASEMENT. A NATIVE GROWTH PROTECTION EASEMENT (NGPE) SHALL BE PROVIDED FOR THE AREA ABUTTING THE ANACORTES COMMUNITY FOREST LANDS. SPLIT RAIL FENCING SHALL BE INSTALLED ALONG THE BOUNDARY PRIOR TO CONSTRUCTION AND SHALL REMAIN UPON COMPLETION OF CONSTRUCTION. THE AREA SHALL REMAIN UNTOUCHED WITH THE FOLLOWING EXCEPTIONS:

A. HAND REMOVAL OF NON-NATIVE OR ADVENTITIOUS PLANTS AS APPROVED BY THE PARKS DEPARTMENT.

B. HAZARD TREES WILL BE IDENTIFIED WITH THE CONCURRENCE OF THE PARKS DEPARTMENT. HAZARD TREES REMOVED OR BLOWN DOWN SHALL BE REPLANTED BY THE LANDOWNER, SUBJECT TO APPROVAL OF THE PARK DEPARTMENT, WITH A 3-FOOT MINIMUM APPROPRIATE NATIVE STOCK WHICH SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ABLE TO SURVIVE WITHOUT CARE.

C. FALLEN TREES IN THE NGPE SHALL ONLY BE REMOVED FROM THE SITE WITH THE APPROVAL OF THE PARKS DEPARTMENT.

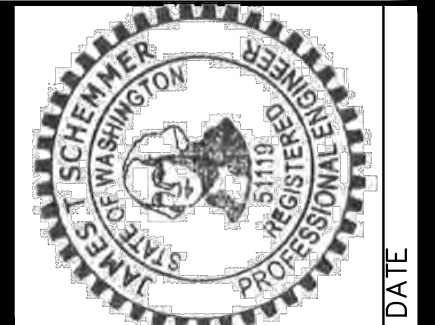
D. IF THE BUFFER IS DISTURBED, A REPLANTING PLAN USING APPROPRIATE NATIVE STOCK SHALL BE SUBMITTED TO THE FOREST ADVISORY BOARD FOR APPROVAL AND ONCE APPROVED, SHALL BE IMPLEMENTED BY THE LANDOWNER.

E. TRAILS THROUGH THE NGPE SHALL NOT BE PERMITTED WITHOUT THE APPROVAL OF THE PARKS DEPARTMENT.

F. FENCING PLANS ALONG THE NGPE MUST BE APPROVED BY THE PARKS AND RECREATION DIRECTOR.

DESIGNED	08/24/2015	REV 1: ANSWER TO COMMENT
DRAWN	09/03/2015	REV 2: ANSWER TO COMMENT
CHECKED	10/28/2015	REV 3: ANSWER TO COMMENT
DATE		REVISIONS

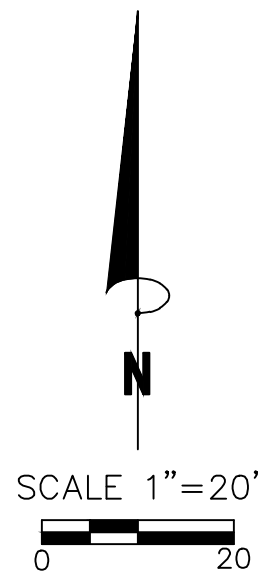
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RESIDENTIAL HOME DESIGN
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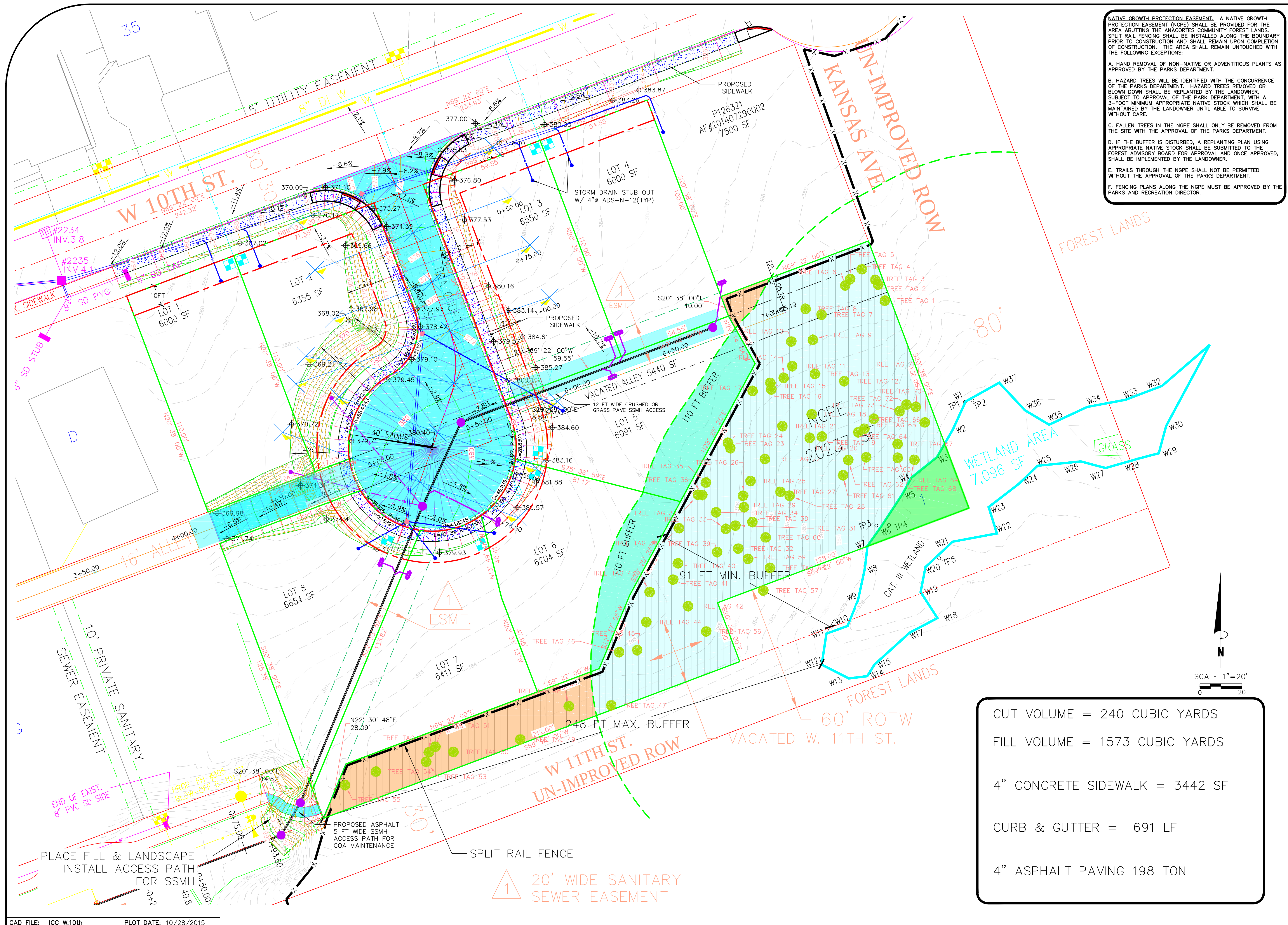
SITE PLAN

PUD-2015-0001
PW#15-043-DEV



STRUCTURE	QUANTITY (#)
SDCB TYPE I	3
SSMH 48"Ø	5
SDCO 8"Ø	1

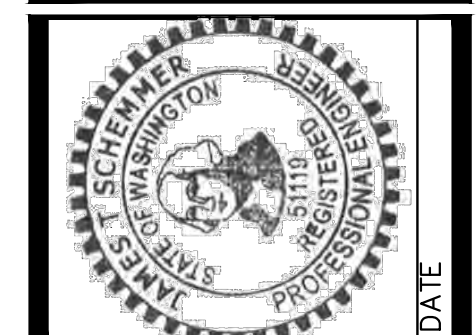
PIPE	QUANTITY (LF)
12"Ø ADS N-12	312 LF
8"Ø PVC	342 LF
3"Ø PVC FM	131 LF
4"Ø ADS N-12	233 LF
SPLIT RAIL FENCE	672 LF



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- A. HAND REMOVAL OF NON-NATIVE OR ADVENTITIOUS PLANTS AS APPROVED BY THE PARKS DEPARTMENT.
- B. HAZARD TREES WILL BE IDENTIFIED WITH THE CONCURRENCE OF THE PARKS DEPARTMENT. HAZARD TREES REMOVED OR BLOWN DOWN SHALL BE REPLANTED BY THE LANDOWNER, SUBJECT TO APPROVAL OF THE PARK DEPARTMENT, WITH A 12-FOOT MINIMUM APPROPRIATE NATIVE STOCK WHICH SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ABLE TO SURVIVE WITHOUT CARE.
- C. FALLEN TREES IN THE NGPE SHALL ONLY BE REMOVED FROM THE SITE WITH THE APPROVAL OF THE PARKS DEPARTMENT.
- D. IF THE BUFFER IS DISTURBED, A REPLANTING PLAN USING APPROPRIATE NATIVE STOCK SHALL BE SUBMITTED TO THE FOREST AND SOILS DIVISION FOR REVIEW. ONCE APPROVED, IT SHALL BE IMPLEMENTED BY THE LANDOWNER.
- E. TRAILS THROUGH THE NGPE SHALL NOT BE PERMITTED WITHOUT THE APPROVAL OF THE PARKS DEPARTMENT.
- F. FENCING PLANS ALONG THE NGPE MUST BE APPROVED BY THE PARKS AND RECREATION DIRECTOR.

DESIGNED	08/24/2015	REV 1: ANSWER TO COMMENT
JTS	09/03/2015	REV 2: ANSWER TO COMMENT
DRAWN	09/23/2015	REV 3: ANSWER TO COMMENT
JTS	10/28/2015	
	DATE	REVISIONS
CHECKED		
	THIS DRAWING IS BEING MADE AVAILABLE BY THE SCHOEMER GROUP P.L.L.C. FOR USE ON THE PROJECT DESCRIBED HEREIN. THE SCHOEMER GROUP P.L.L.C. ASSUMES NO RESPONSIBILITY OR LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING. THE USER AGREES TO HOLD THE SCHOEMER GROUP P.L.L.C. HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR FROM THE USE OF THIS DRAWING WITH THE TERMS OF THE ABOVE AGREEMENT.	



 **S&S SCHEMMER**
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RESIDENTIAL • HOME DESIGN
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office 360-293-4908 fax 360-293-4951 www.ssgcm.com

GRADING PLAN

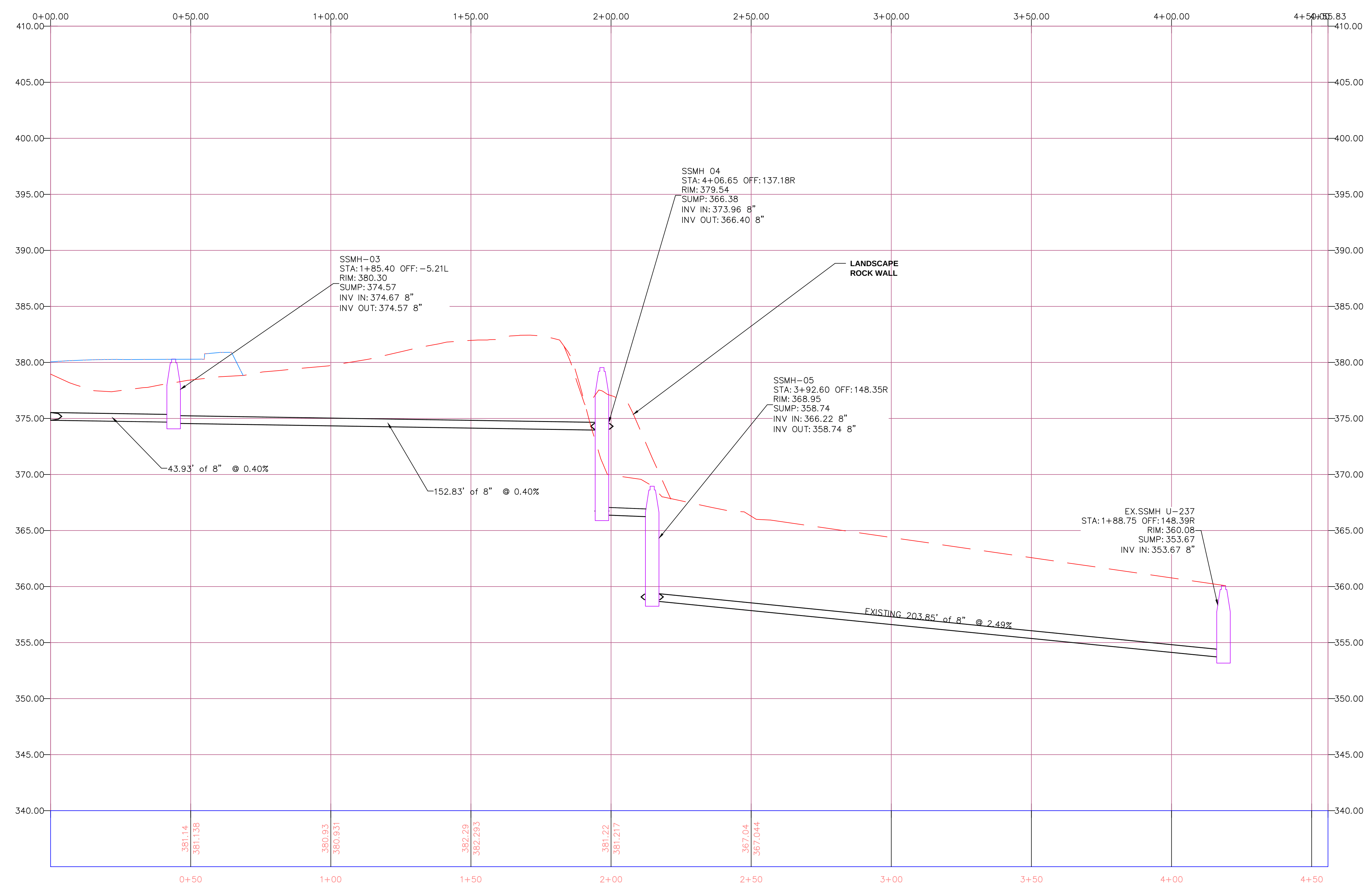
PUD-2015-0001
PW#15-043-DEV

Irving Construction Corp.

West Tenth St. Project
Anacortes, WA 98221

JOB NO.
14-076

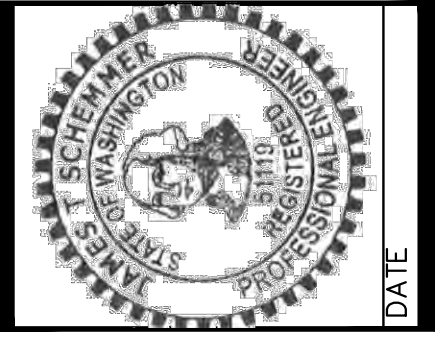
04 OF 12



1"=20' HORIZONTAL, 1"=5' VERTICAL

05/07/2015	REV 1: ANSWER TO COMMENT
09/03/2015	REV 2: ANSWER TO COMMENT
09/23/2015	REV 3: ANSWER TO COMMENT
10/28/2015	DATE
REVISIONS	
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DESIGNED	
JTS	
DRAWN	
JTS	
CHECKED	

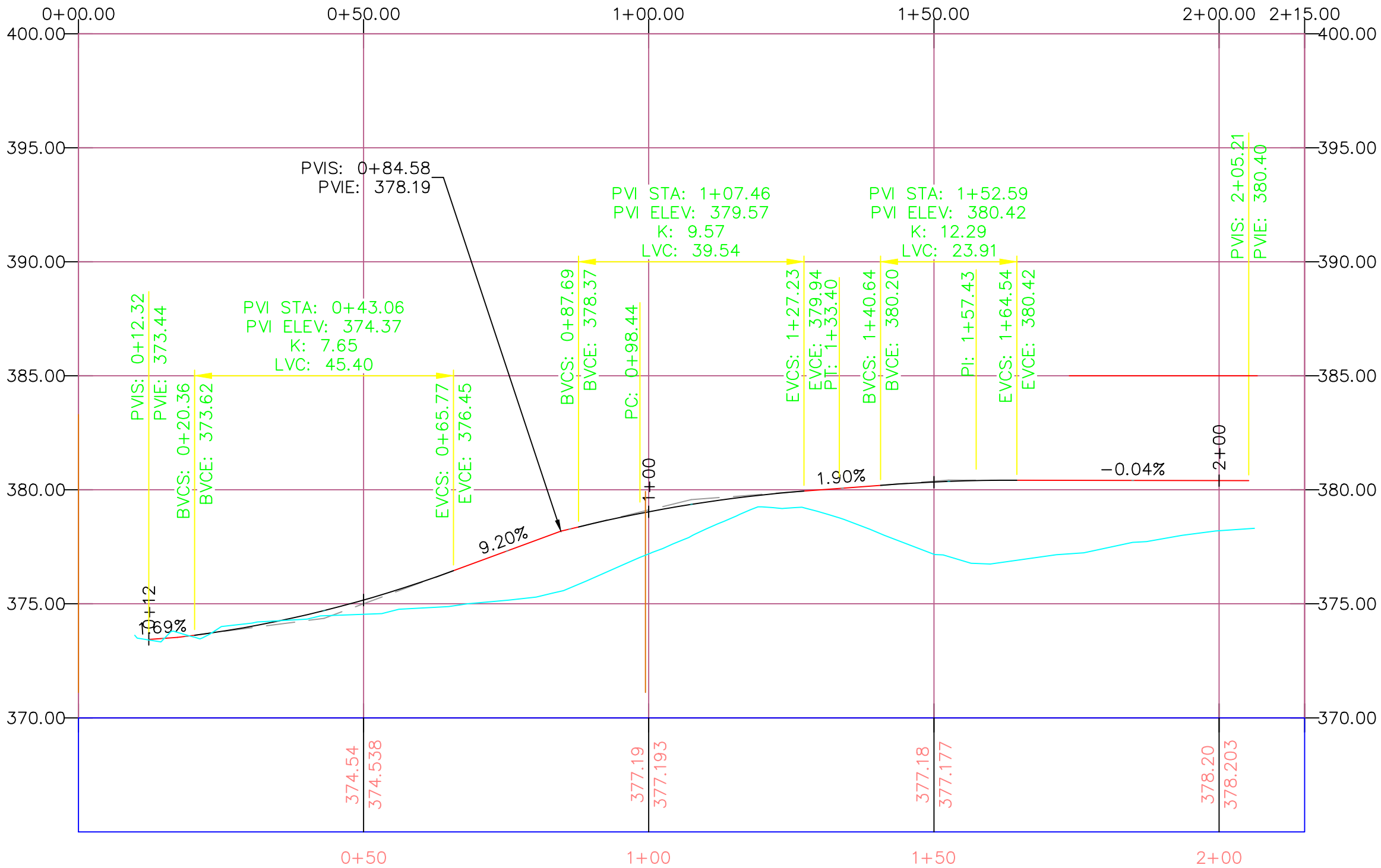


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10100 1st Ave., Suite C, Anacortes, WA 98221
Office: 360-293-4008

**SANITARY SEWER
PROFILE**
PUD-2015-0001
PW#15-043-DEV

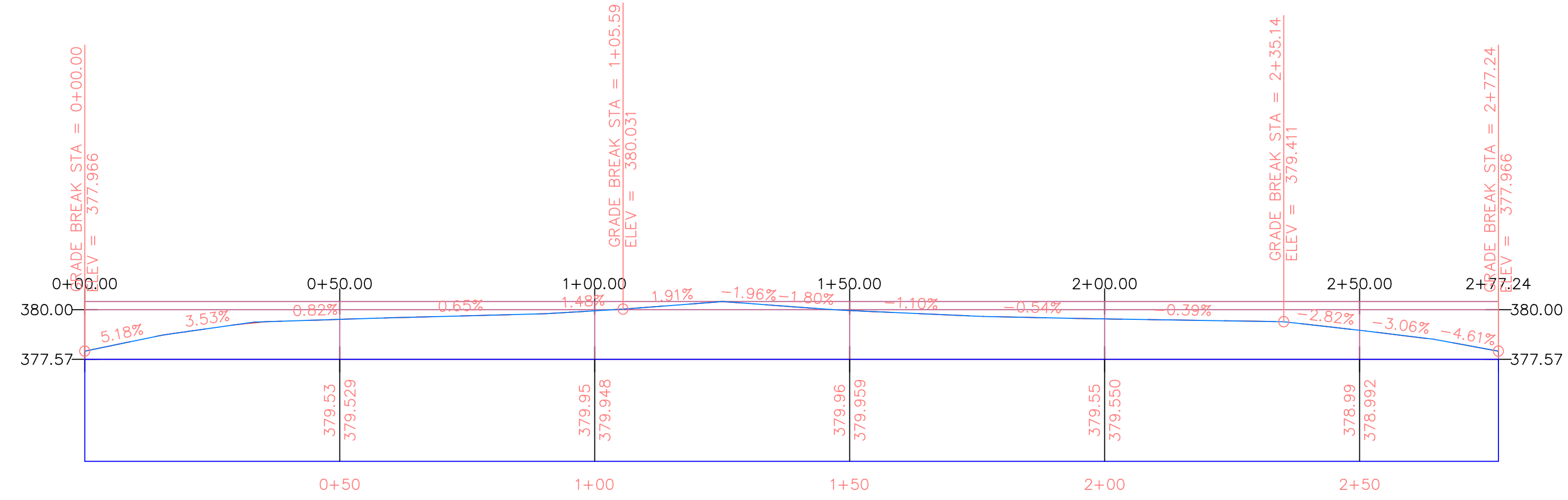
Irving Construction Corp.
West Tenth St. Project
Anacortes, WA 98221

CUL DE SAC ROAD



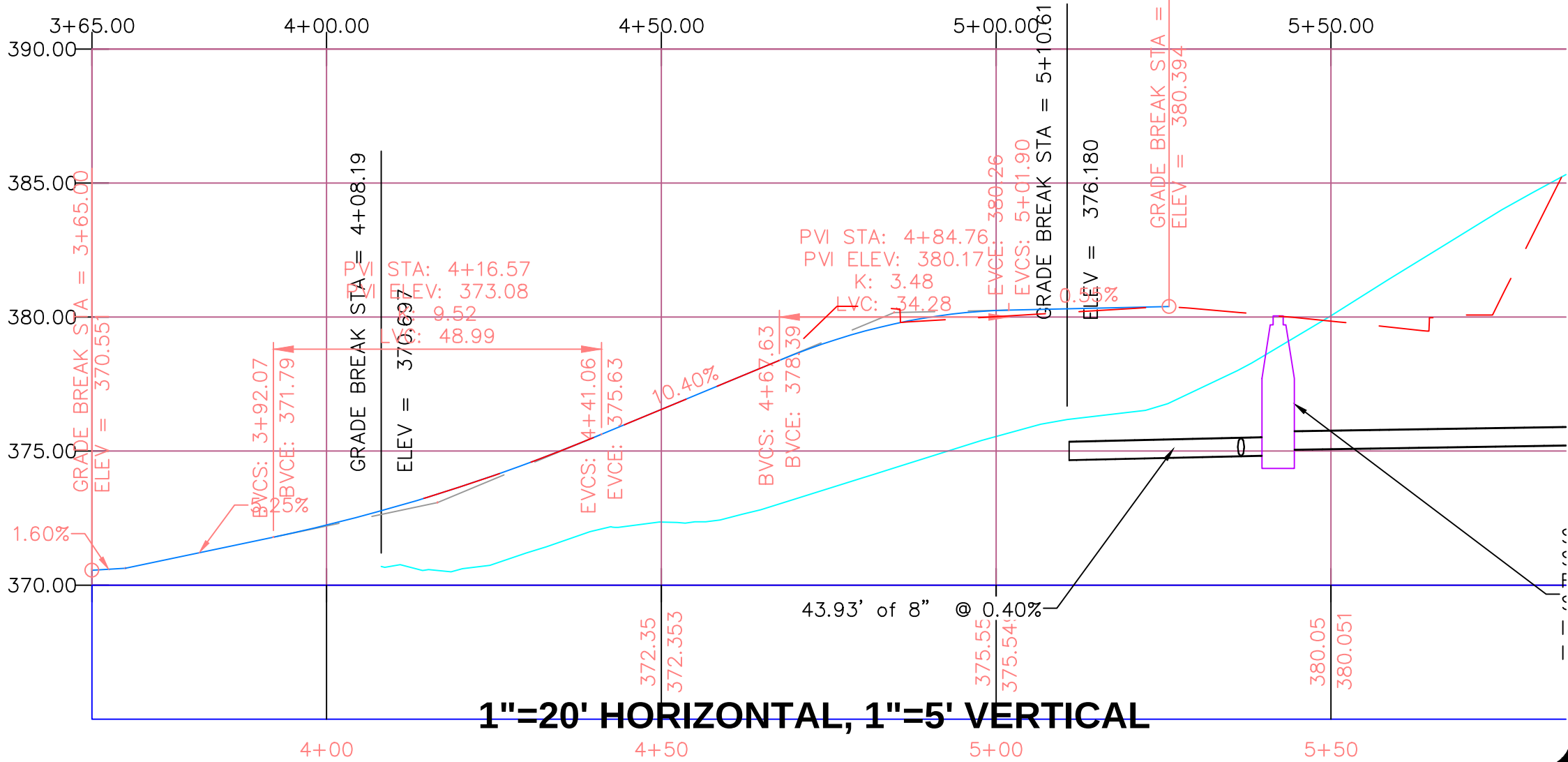
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TIKA_COURT_CIRCLE



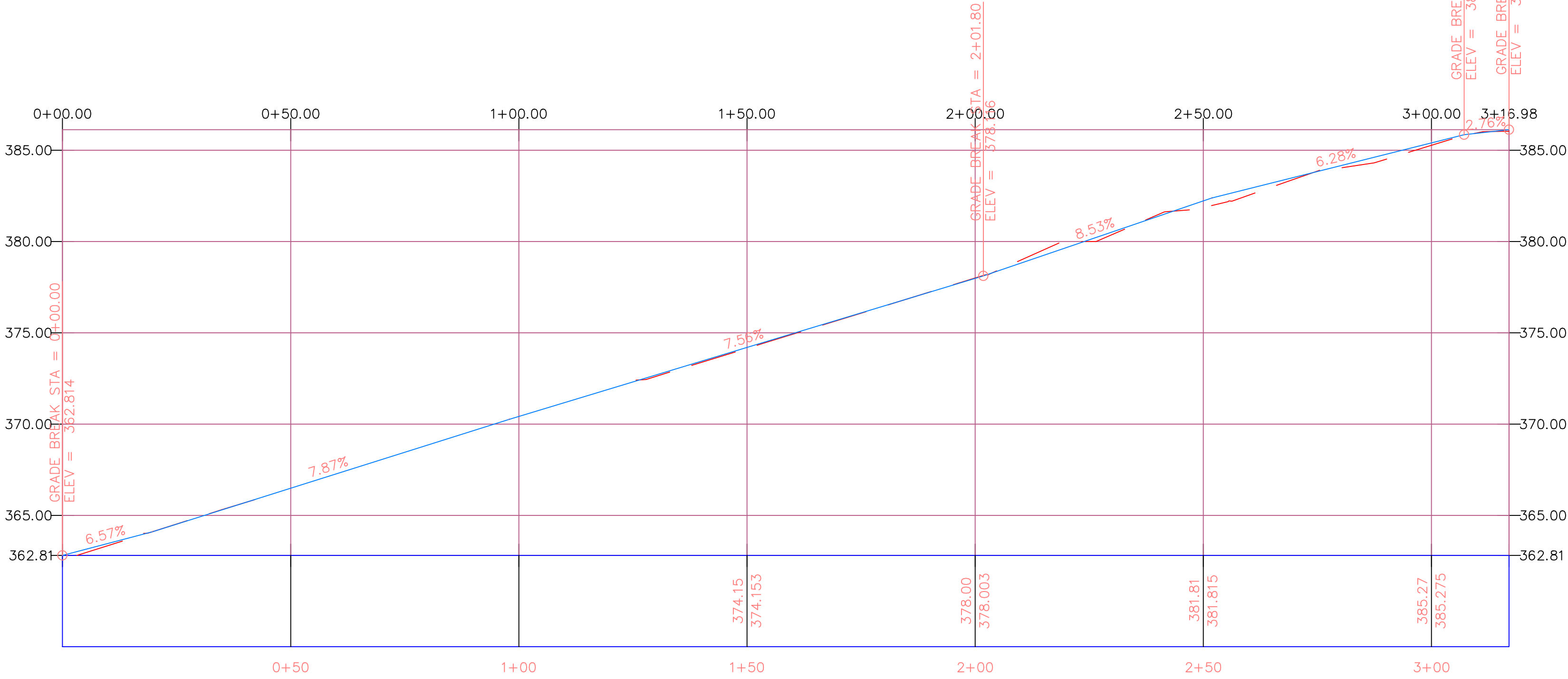
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16 FOOT ALLEY



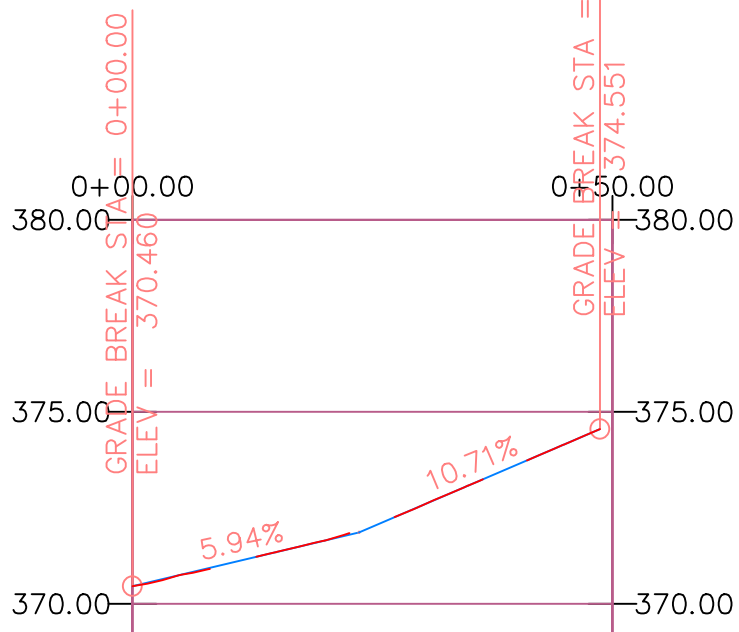
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GUTTER_LINE_W_TENTH



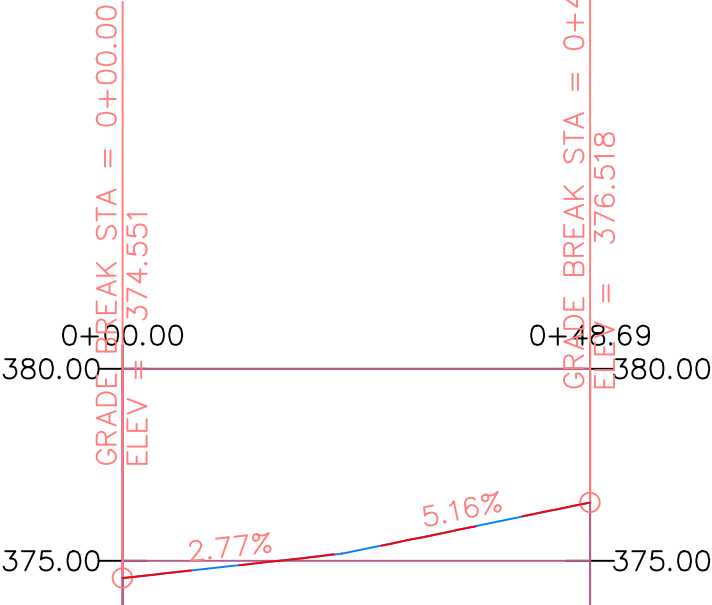
1"=20' HORIZONTAL, 1"=5' VERTICAL

LEFT CURB RETURN

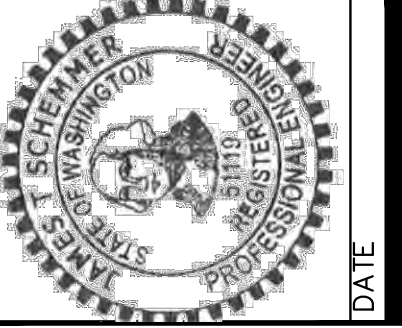


1"=20' HORIZONTAL, 1"=5' VERTICAL

RIGHT CURB RETURN



DESIGNED	05/07/2015	REV 1: ANSWER TO COMMENT
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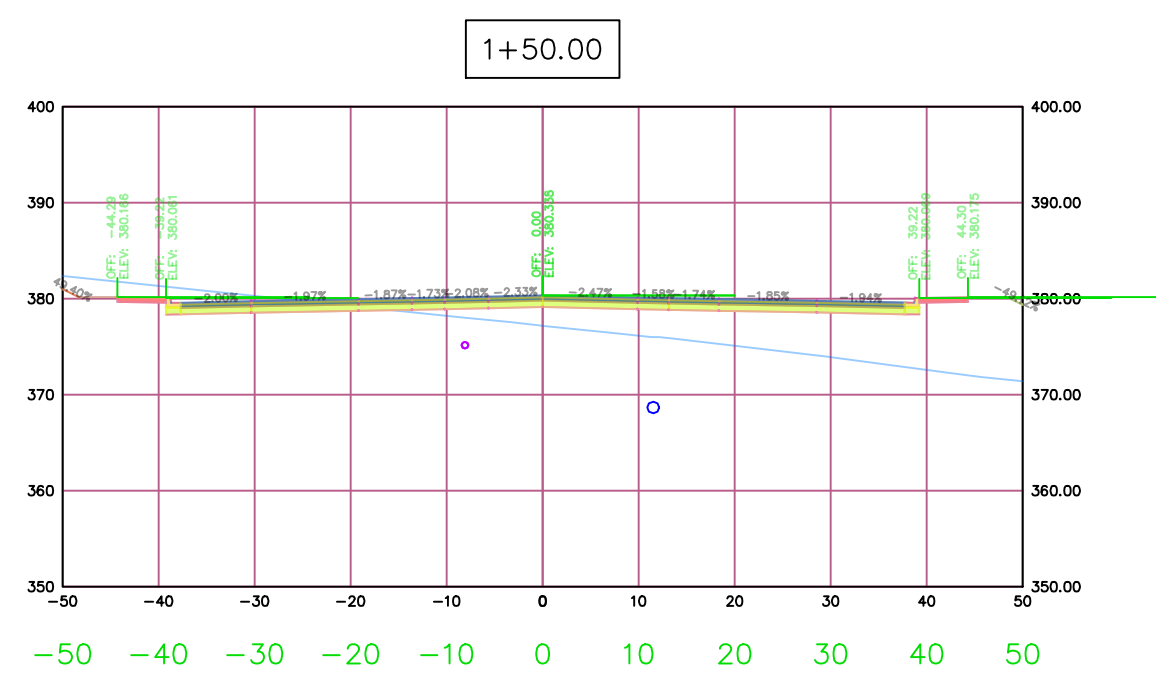
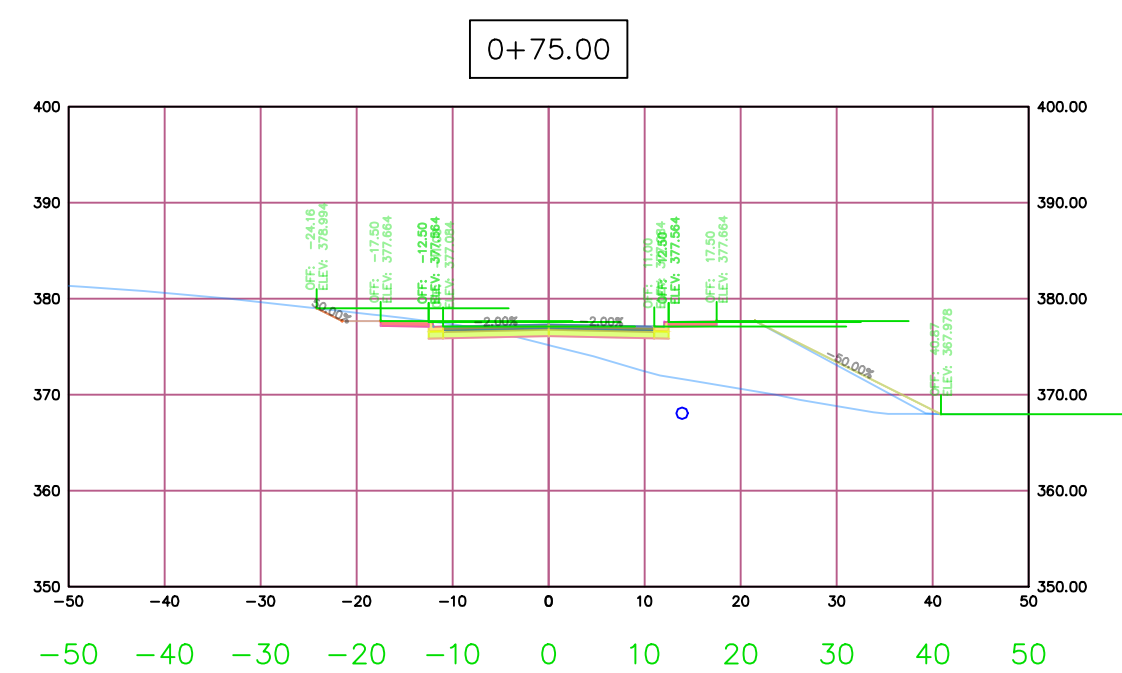
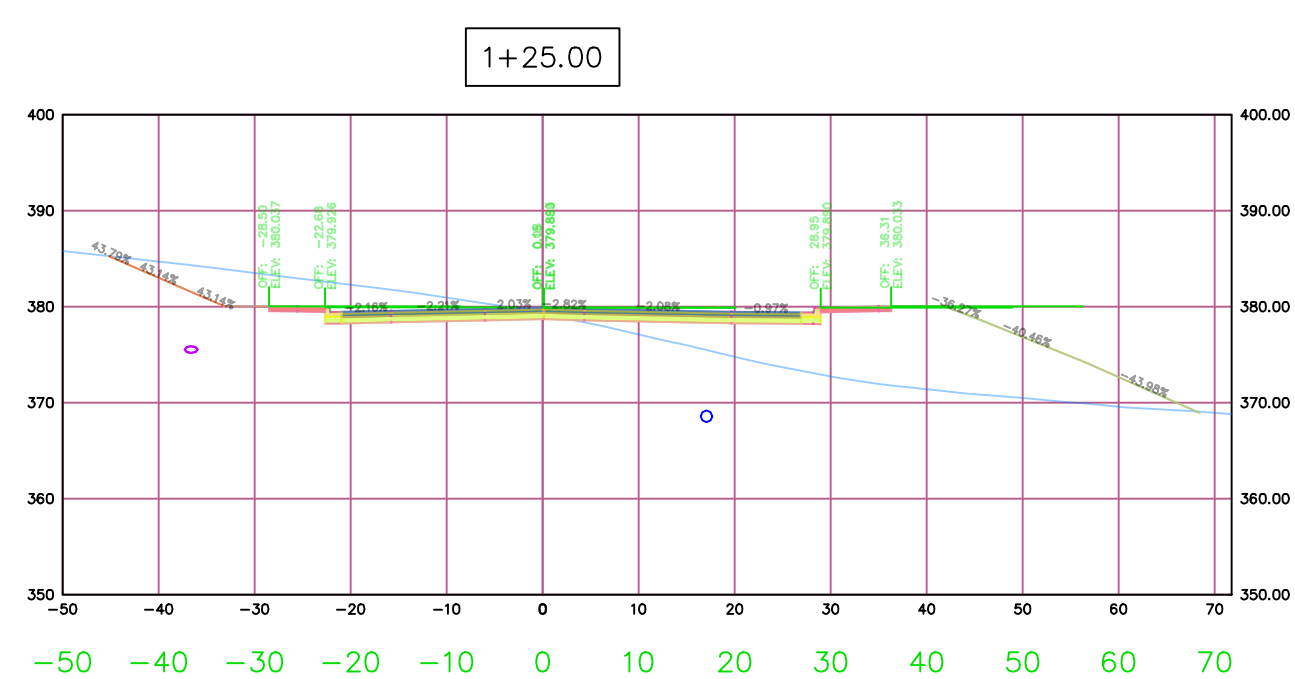
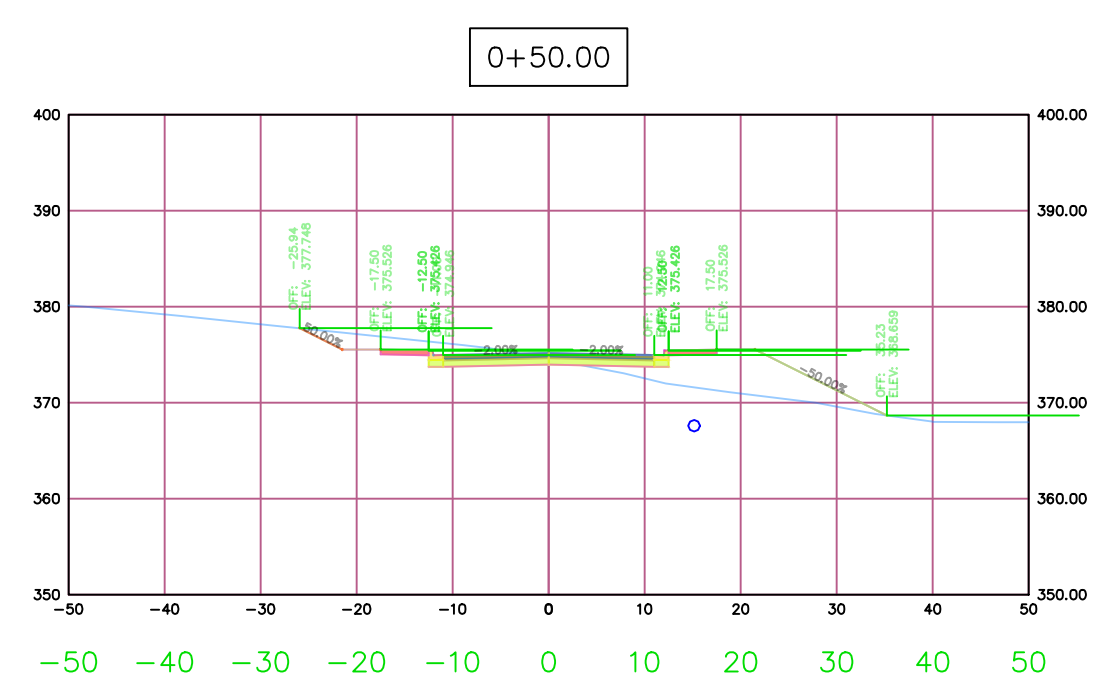
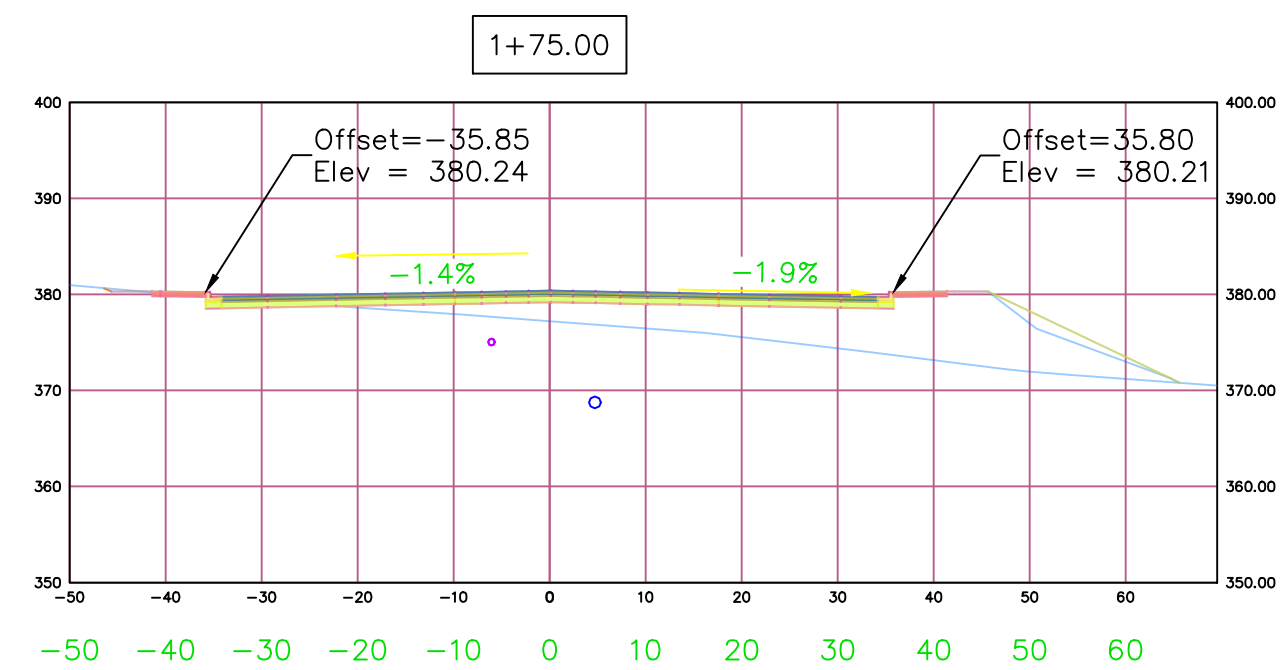
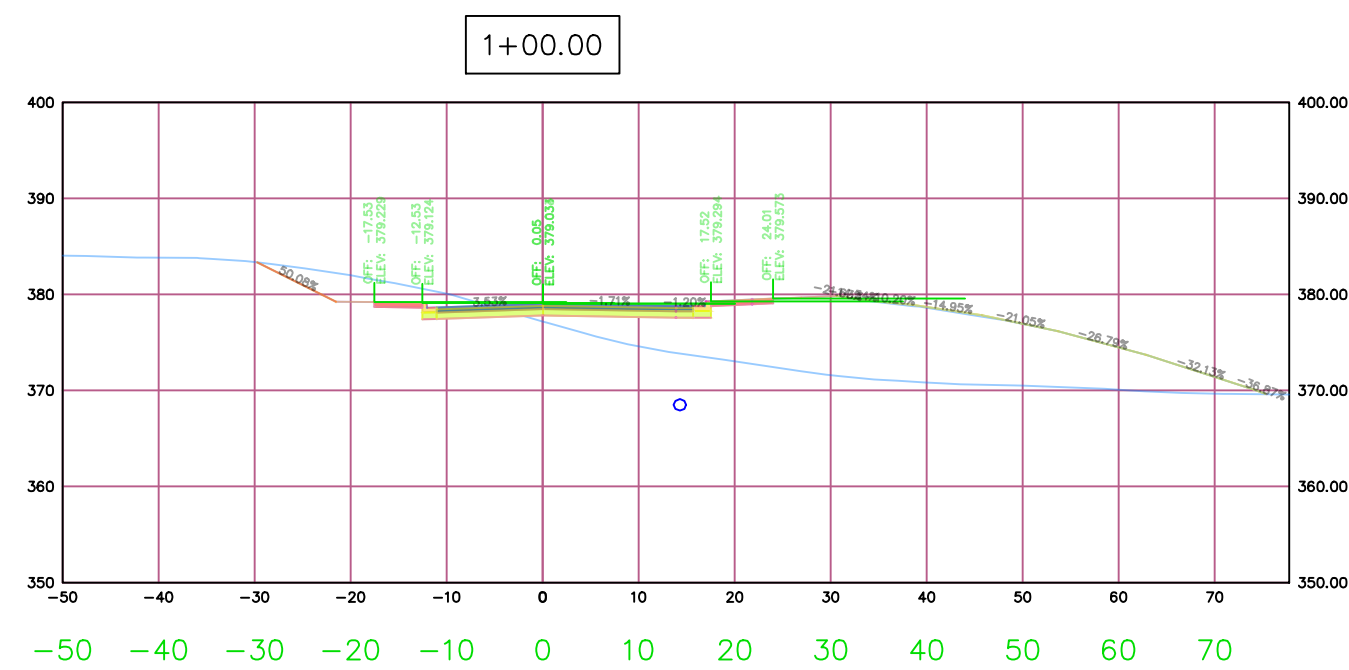
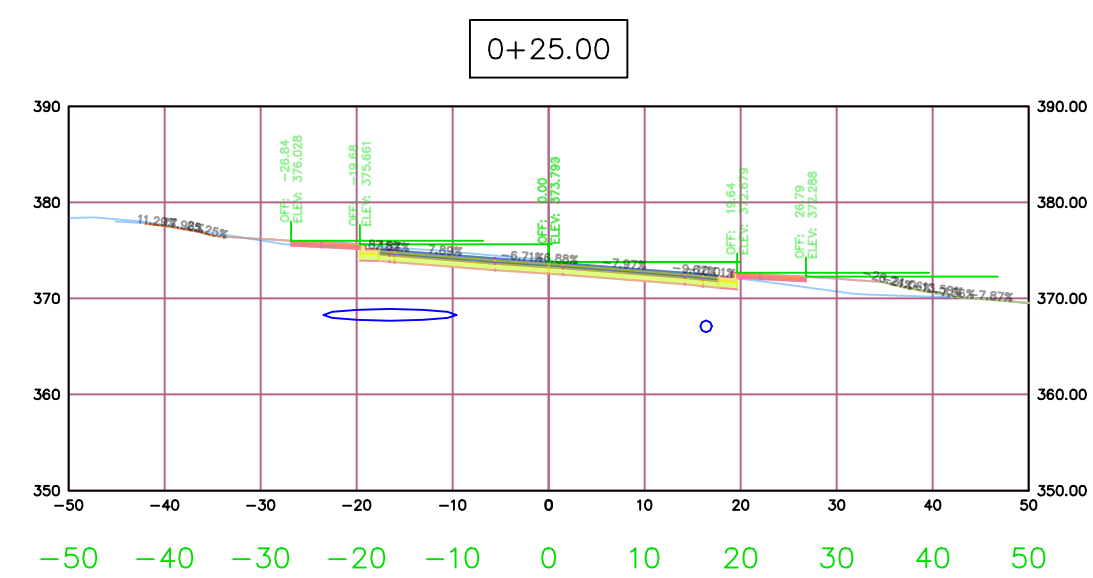


S. SCHIAMMER CONSULTING GROUP P.L.L.C.
SURVEYING
RESIDENTIAL HOME DESIGN
10100 1st Ave., Suite C, Anacortes, WA 98221
Office: 360-292-4008

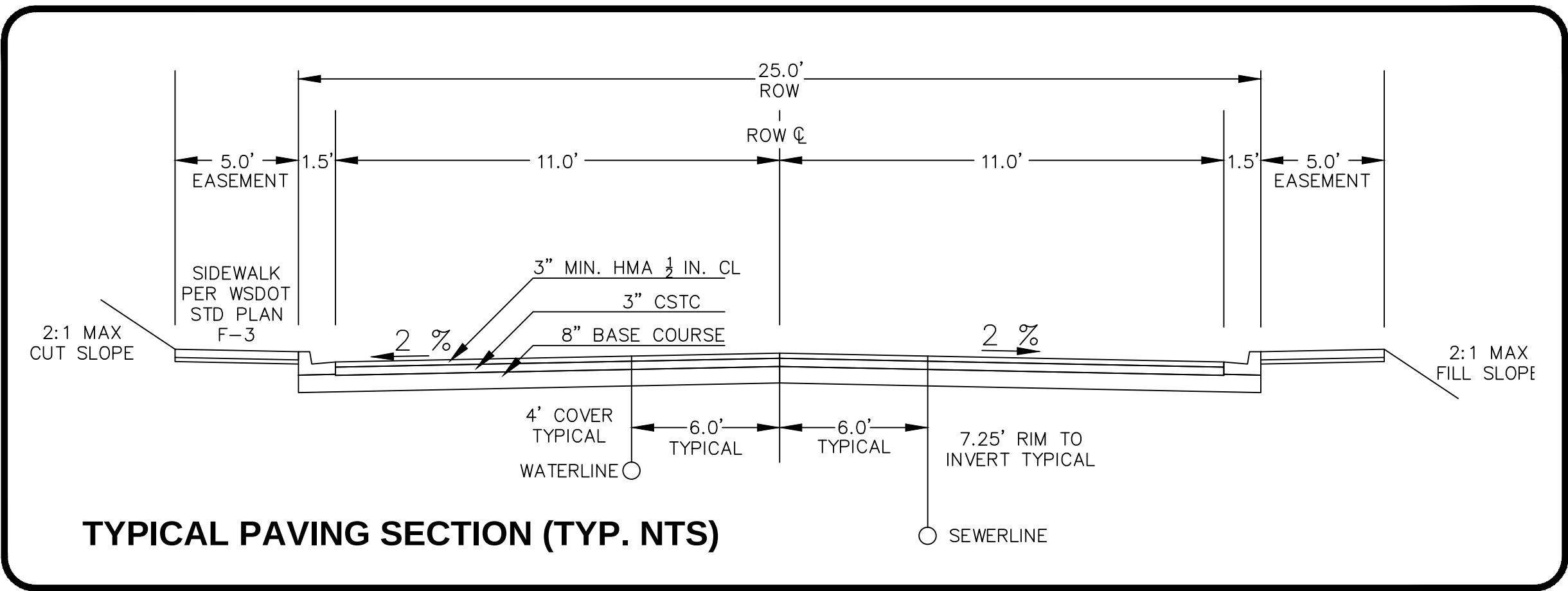
ROAD PROFILES
PUD-2015-0001
PW#15-043-DEV

Irving Construction Corp.
West Tenth St. Project
Anacortes, WA 98221

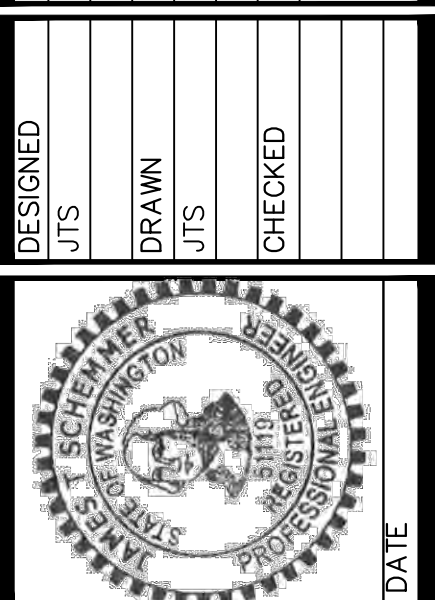
CUL DE SAC SECTIONS



1"=20' HORIZONTAL, 1"=20' VERTICAL



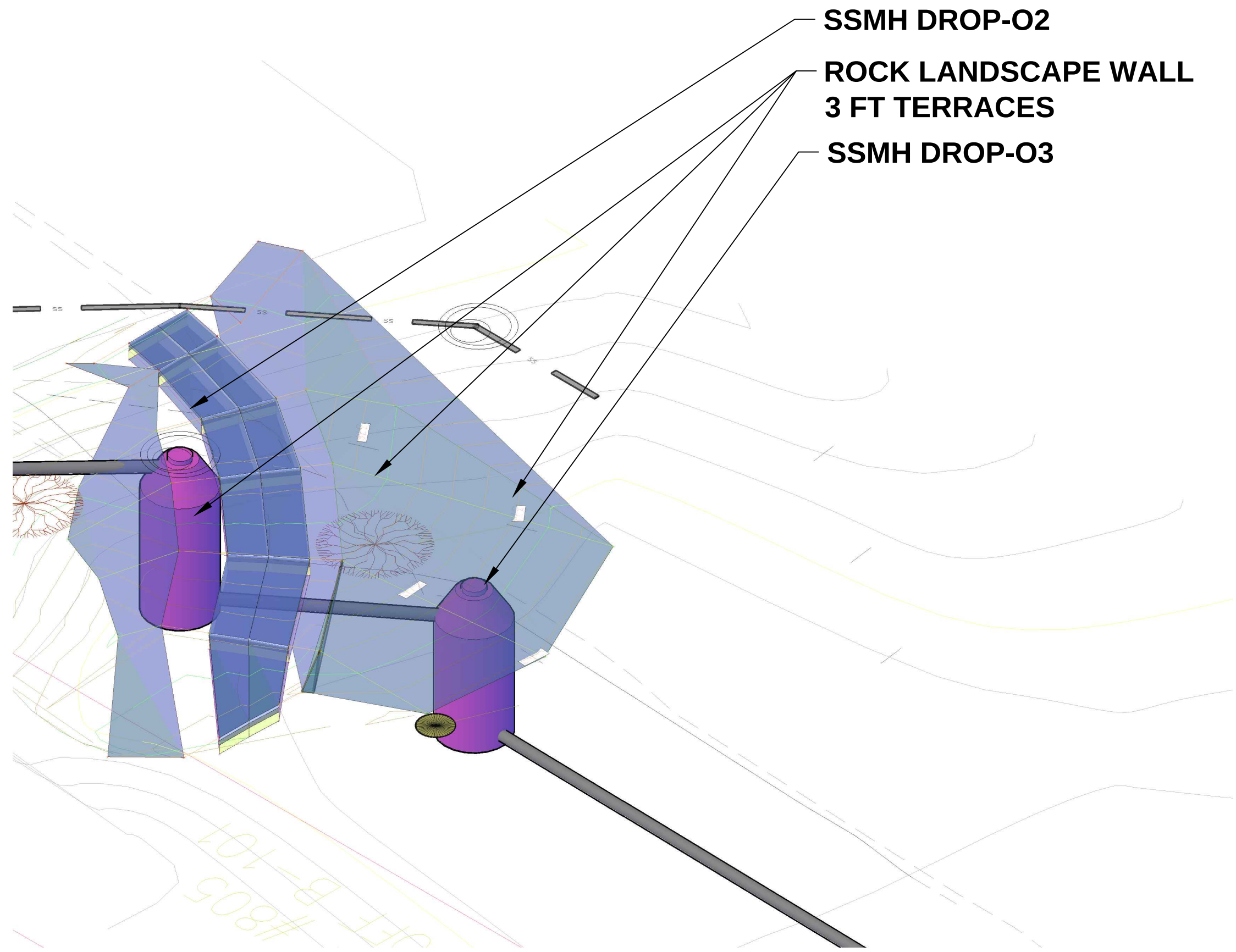
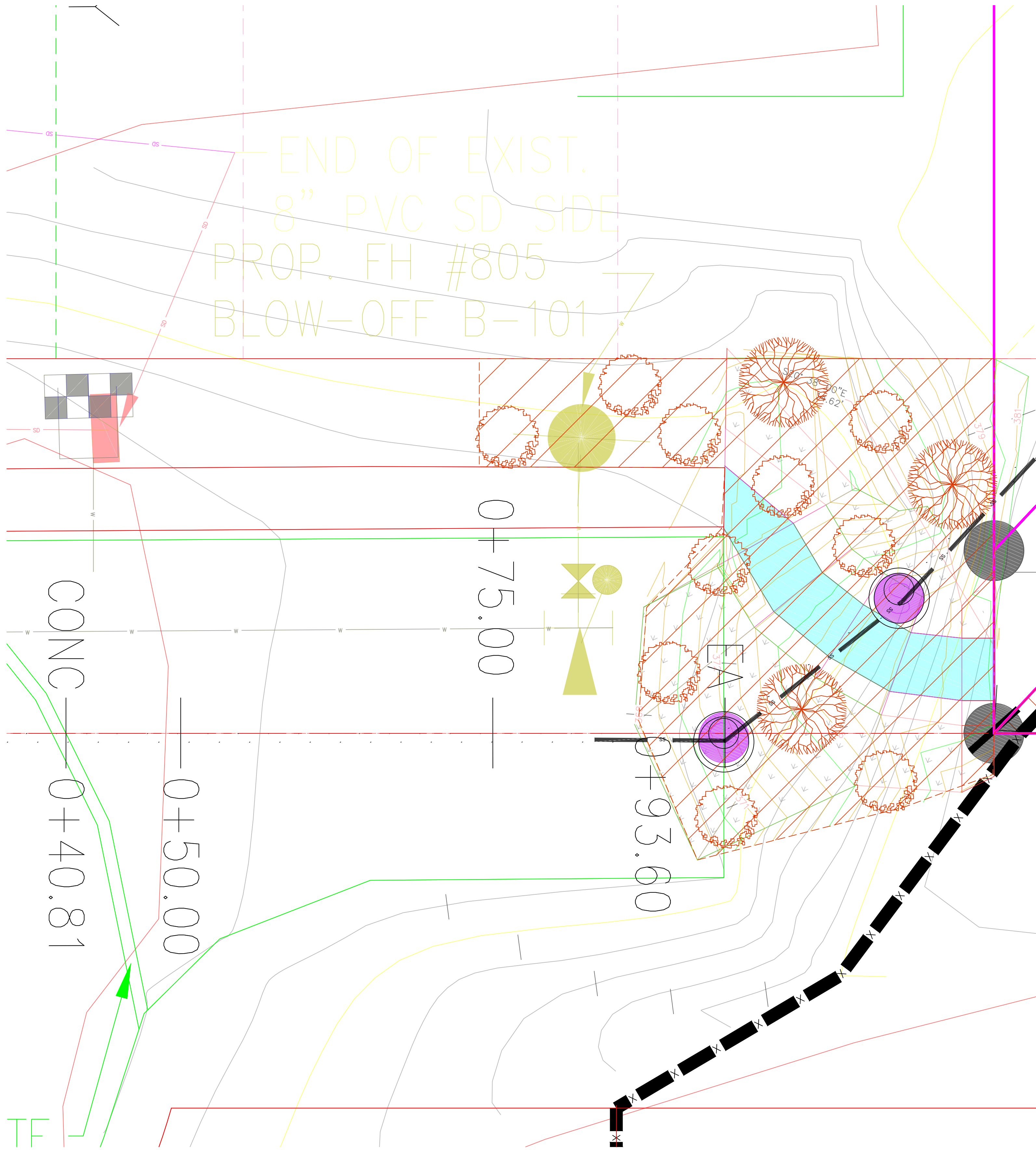
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Office: 360-293-4008

SECTIONS
PUD-2015-0001
PW#15-043-DEV

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West Tenth St. Project
Anacortes, WA 98221



Irving Construction Corp.
West Tenth St. Project
Anacortes, WA 98221

DESIGNED BY
The Schemmer Group
(360) 293-9006
JOB NO.
14-076

LANDSCAPE WALL
AND DETAILS
PUD-2015-0001
PW#15-043-DEV

S. SCHEMMER CONSULTING GROUP PLLC
ENGINEERING
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RESIDENTIAL HOME DESIGN
1001 W. 10th St., Suite C, Anacortes, WA 98221
Office: 360-293-9006

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JTS
DRAWN
JTS
CHECKED
DATE

04/20/2015
09/03/2015
REV 1: ANSWER TO COMMENT
DATE
REVISIONS
THIS DRAWING IS BEING MADE AVAILABLE BY THE SCHEMMER GROUP PLLC FOR USE ON THIS PROJECT IN ACCORDANCE WITH THE SCHEMMER GROUP PLLC'S AGREEMENT FOR THIS PROJECT. NO PART OF THIS DRAWING OR ANY PART THEREOF EXCEPT IN ACCORDANCE WITH THE TERMS OF THE ABOVE AGREEMENT.

SETBACK % PER NET LOT

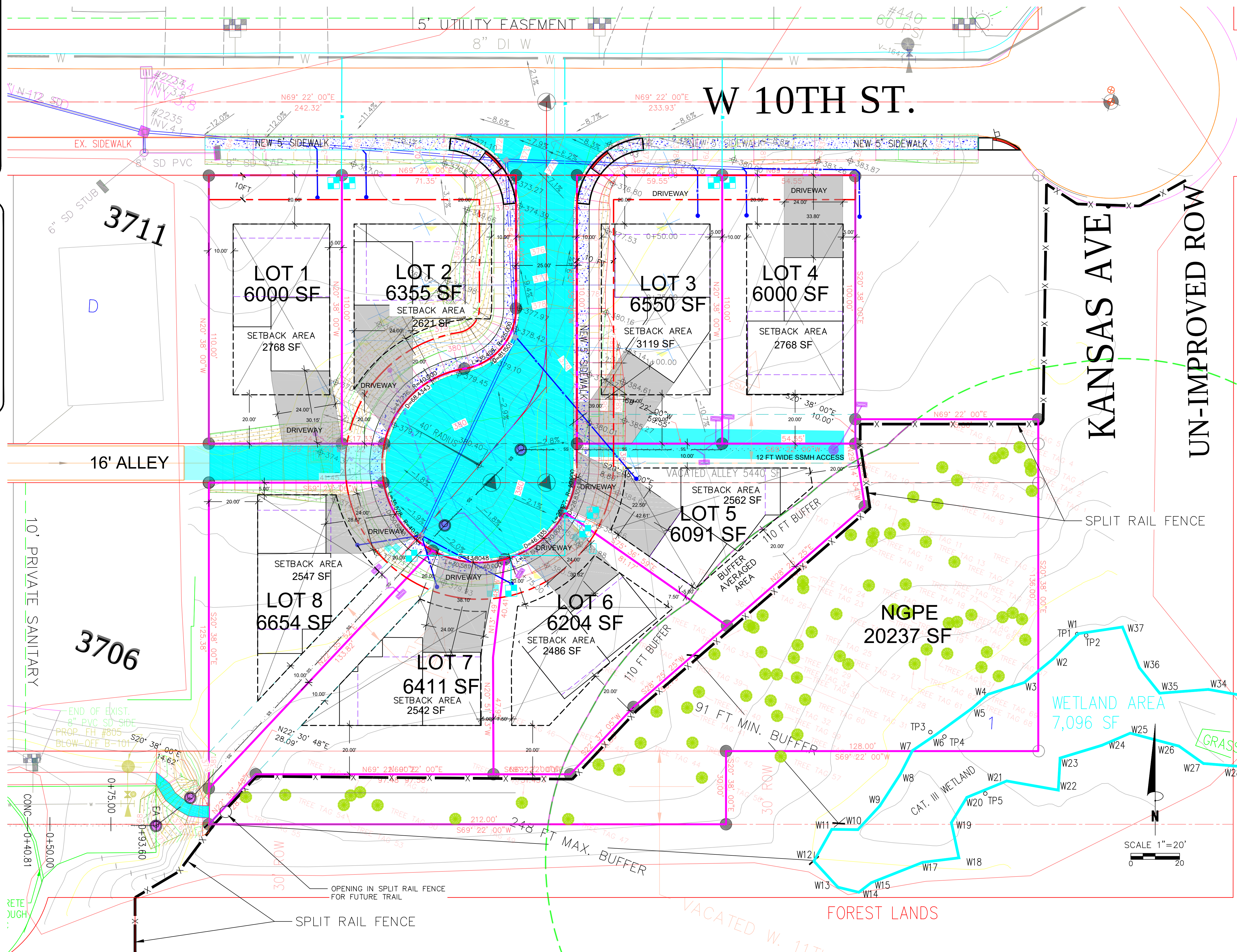
LOT 1 -	2768 SF / 6000 SF = 46%
LOT 2 -	2621 SF / 6355 SF = 41%
LOT 3 -	3119 SF / 6550 SF = 48%
LOT 4 -	2768 SF / 6000 SF = 46%
LOT 5 -	2562 SF / 6091 SF = 42%
LOT 6 -	2486 SF / 6204 SF = 40%
LOT 7 -	2542 SF / 6411 SF = 40%
LOT 8 -	2547 SF / 6654 SF = 38%

NATIVE GROWTH PROTECTION EASEMENT. A NATIVE GROWTH PROTECTION EASEMENT (NGPE) SHALL BE PROVIDED FOR THE AREA ABUTTING THE ANACORTES COMMUNITY FOREST LANDS. SPLIT RAIL FENCING SHALL BE INSTALLED ALONG THE BOUNDARY PRIOR TO CONSTRUCTION AND SHALL REMAIN UPON COMPLETION OF CONSTRUCTION. THE AREA SHALL REMAIN UNTOUCHED WITH THE FOLLOWING EXCEPTIONS:

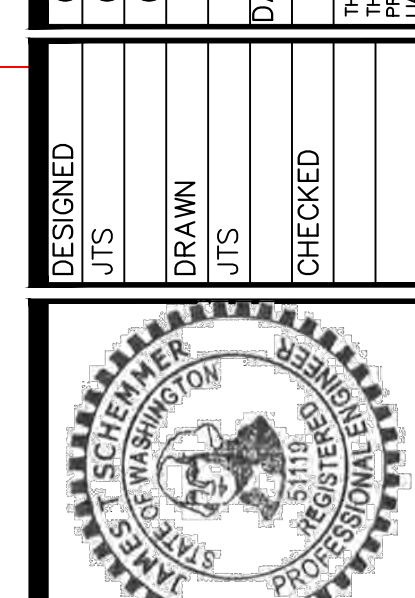
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- TRAILS THROUGH THE NGPE SHALL NOT BE PERMITTED WITHOUT THE APPROVAL OF THE PARKS DEPARTMENT.
- FENCING PLANS ALONG THE NGPE MUST BE APPROVED BY THE PARKS AND RECREATION DIRECTOR.

LINE TYPE LEGEND

PL-SETBACKS	---
PL-HOUSE-UL	---
PL-HOUSE-LL	---
PL-DRIVEWAY	---



DESIGNED	DRAWN	CHECKED	DATE
JTS	JTS		



S. SCHEMMER CONSULTING GROUP PLLC
SURVEYING
RESIDENTIAL HOME DESIGN
10000 1st Ave. S.
Burien, WA 98148
Office: (206) 293-9006 Fax: (206) 293-9007

EXHIBIT A
LOT SETBACKS & AREAS
PUD-2015-0001
PW#15-043-DEV

Irving Construction Corp.
West Tenth St. Project
Anacortes, WA 98221

DESIGNED BY
The Schemmer Group
(360) 293-9006
JOB NO.
14-076
09 OF 12

PERCENT IMPERVIOUS SURFACE PER LOT
(HOUSE + SIDEWALK + DRIVEWAY) / LOT AREA

LOT 1 - 2852 SF / 6000 SF = 47.5%
LOT 2 - 3260 SF / 6355 SF = 51.3%
LOT 3 - 3607 SF / 6550 SF = 55.1%
LOT 4 - 2659 SF / 6000 SF = 48.9%
LOT 5 - 3302 SF / 6091 SF = 54.2%
LOT 6 - 2269 SF / 6204 SF = 36.6%
LOT 7 - 2813 SF / 6411 SF = 43.9%
LOT 8 - 2676 SF / 6654 SF = 40.2%

PARKING AREA PER LOT

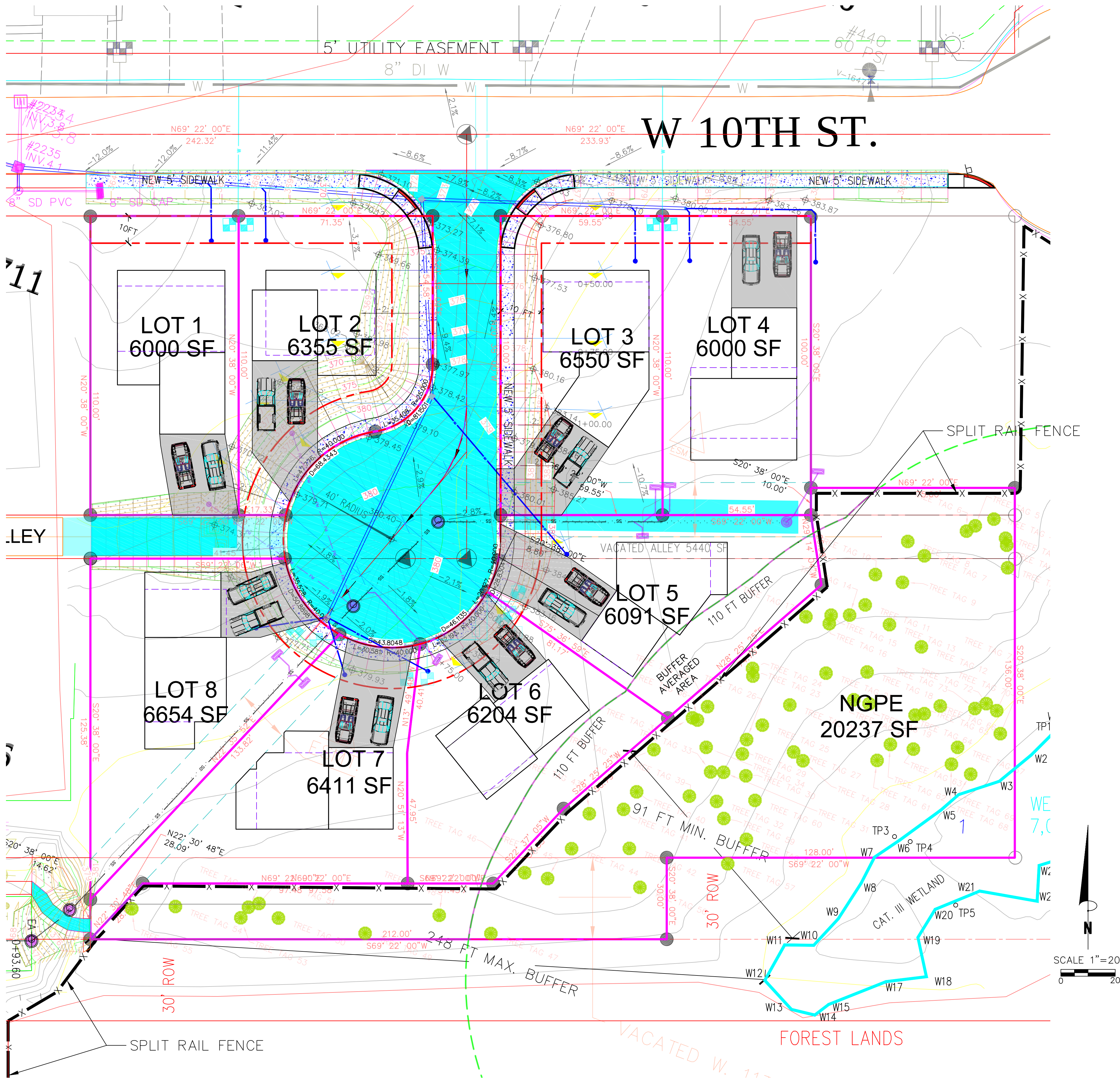
LOT 1 - 724 SF (2 SPACES)
LOT 2 - 1028 SF (2 SPACES)
LOT 3 - 937 SF (2 SPACES)
LOT 4 - 810 SF (2 SPACES)
LOT 5 - 974 SF (2 SPACES)
LOT 6 - 750 SF (2 SPACES)
LOT 7 - 917 SF (2 SPACES)
LOT 8 - 706 SF (2 SPACES)

PERCENT HOUSE COVERAGE
PER LOT AREA

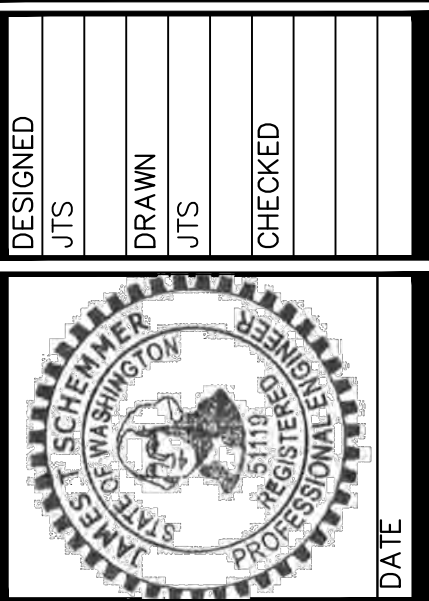
LOT 1 - 35%
LOT 2 - 25%
LOT 3 - 30%
LOT 4 - 30%
LOT 5 - 25%
LOT 6 - 22%
LOT 7 - 27%
LOT 8 - 27%

LINE TYPE LEGEND

PL-SETBACKS - - - - -
PL-HOUSE-UL - - - - -
PL-HOUSE-LL - - - - -
PL-DRIVEWAY - - - - -



DESIGNED	04/20/2015	REV 1: ANSWER TO COMMENT
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DATE	10/28/2015	REVISIONS

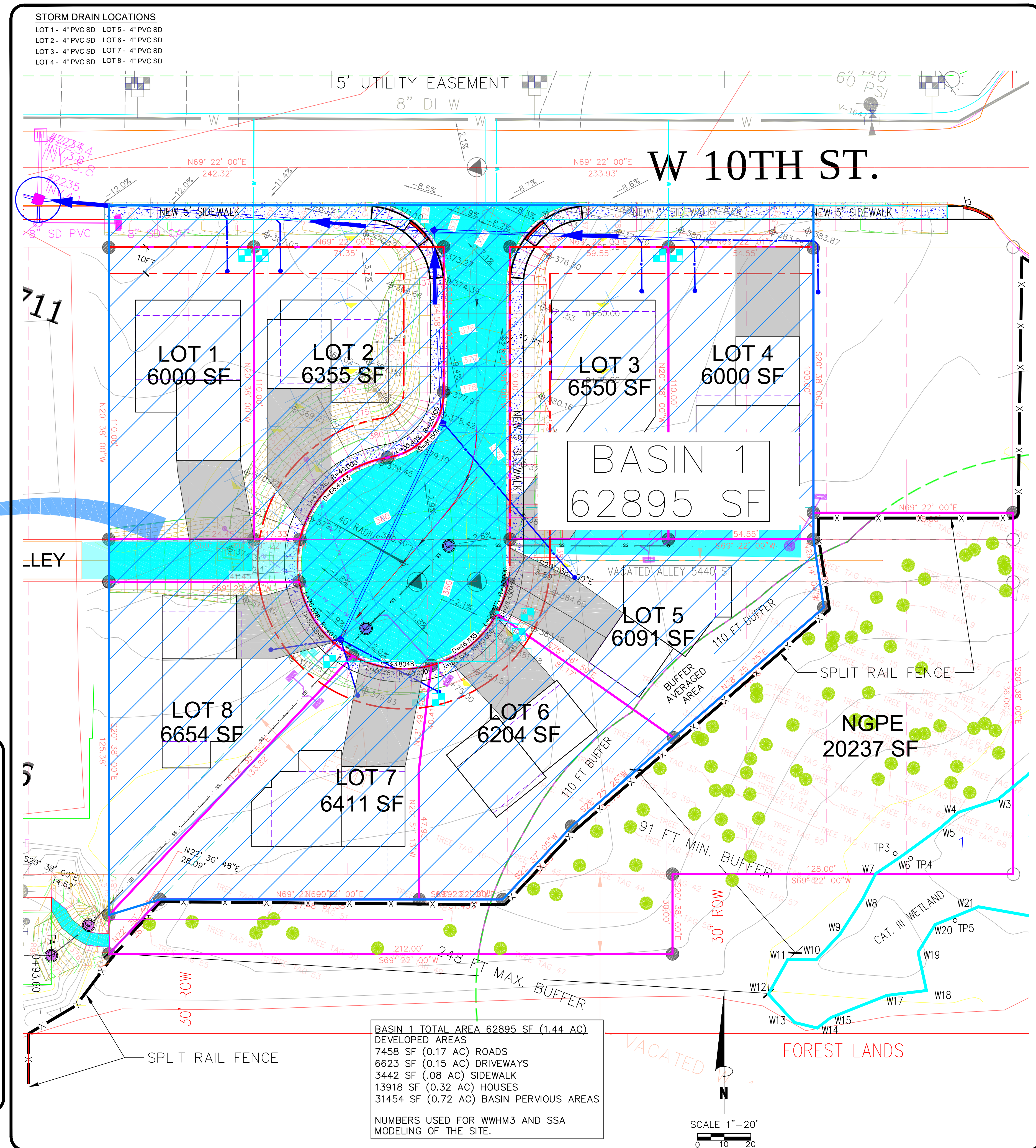
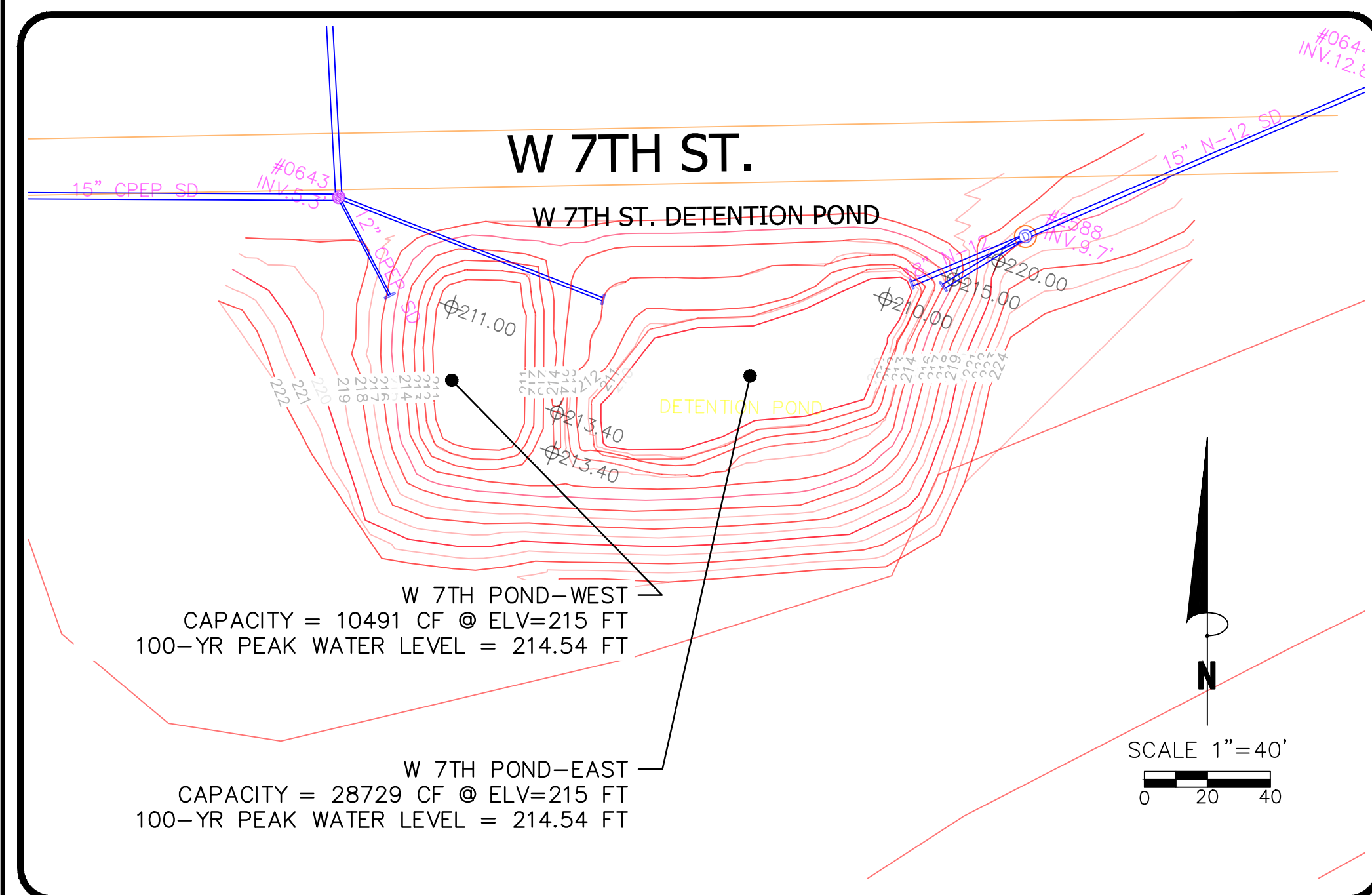


S. SCHEMMER CONSULTING GROUP PLLC
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1000 C. Narver, WA 98221
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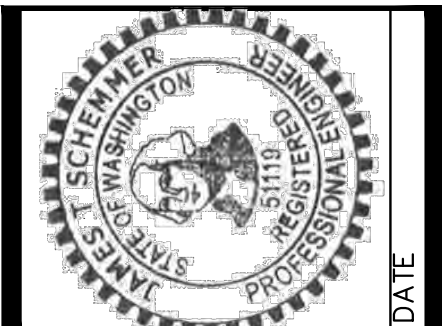
EXHIBIT B
PARKING & ACCESS
BUILDING LOT COVER
PUD-2015-0001
PW#15-043-DEV

Irving Construction Corp.
West Tenth St. Project
Anacortes, WA 98221

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The Schemmer Group
(360) 293-9006
JOB NO.
14-076
10 OF 12



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09/27/2015	REV 3: ANSWER TO COMMENT	
10/28/2015		
DATE	REVIEWS	
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SCHEMMER
CONSULTING GROUP, P.L.L.C.
CIVIL-STRUCTURAL-TRAINING

ENGINEERING
SURVEYING
RESIDENTIAL HOME DESIGN

2014 Commercial Ave., Suite C, Anacortes, WA 98221
office 360-293-4006 fax 360-293-4001

EXHIBIT C
STORM WATER SITE PLAN
PUD-2015-0001
PW#15-043-DEV

Irving Construction Corp. West Tenth St. Project Anacortes, WA 98221	
DESIGNED BY The Schemmer Group (360) 293-9006	
JOB NO. 14-076	
11 OF 12	

NOTE: INDIVIDUAL LOT OWNERS SHALL SUBMIT LANDSCAPE PLANS THAT MEET OR EXCEED CITY OF ANACORTES CODE AMC 17.41 AND SHALL HAVE PLANS APPROVED BY THE HOMEOWNERS ASSOCIATION PRIOR TO INSTALLATION. PLANTS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY AND ARE TO REPRESENT THE CONCEPT OF HOMES NESTLED IN THE NATURAL SURROUNDING LANDSCAPE. TREE RETENTION IN THE WETLAND BUFFER IS DOCUMENTED IN THE TREE PRESERVATION PLAN SUBMITTED WITH THIS PUD APPLICATION.

LANDSCAPE AREAS BY LOT

LOT 1 - 3150 SF = 52.5%
LOT 2 - 3095 SF = 48.7%
LOT 3 - 2941 SF = 44.9%
LOT 4 - 3066 SF = 51.1%
LOT 5 - 2790 SF = 45.8%
LOT 6 - 3933 SF = 63.4%
LOT 7 - 3597 SF = 56.1%
LOT 8 - 3979 SF = 59.8%

PROPOSED PLANT LEGEND

- MEDIUM SIZE NATIVE TREE OR LARGE SHRUB
- SMALL NATIVE TREE OR MEDIUM SHRUB
- GROUND COVER OR SMALL SHRUB
- LOT LANDSCAPE AREA
- NATIVE TREE PRESERVATION & RETENTION AREA

NOTE: TREES AND SHRUBS SHALL BE FROM THE WASHINGTON NATIVE PLANT SOCIETY PLANT LIST FOR SKAGIT COUNTY 2004 AND SHALL MEET CITY OF ANACORTES CODE CHAPTER AMC 17.41. INDIVIDUAL LOT OWNERS SHALL SUBMIT LANDSCAPE PLANS TO THE HOMEOWNERS ASSOCIATION FOR REVIEW AND APPROVAL. IRRIGATION ON LOT AND ADJACENT ROW WILL BE RESPONSIBILITY OF INDIVIDUAL LOT OWNERS. ADDITIONALLY THE COMMON AREA BUFFER SHALL BE VEGETATED WITH NATIVE PLANTS APPROVED BY THE HOMEOWNERS ASSOCIATION AND SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS.

NOTE: LANDSCAPE AREA FOR EACH LOT WILL BE USED FOR OPEN SPACE AREA. PLANTING OF NATIVE PLANT SPECIES AS SPECIFIED BY HOMEOWNERS ASSOCIATION.

NATIVE GROWTH PROTECTION EASEMENT. A NATIVE GROWTH PROTECTION EASEMENT (NGPE) SHALL BE PROVIDED FOR THE AREA ADJUTING THE ANACORTES COMMUNITY FOREST LANDS. SPLIT RAIL FENCING SHALL BE INSTALLED ALONG THE BOUNDARY PRIOR TO CONSTRUCTION AND SHALL REMAIN UPON COMPLETION OF CONSTRUCTION. THE AREA SHALL REMAIN UNTOUCHED WITH THE FOLLOWING EXCEPTIONS:

A. HAND REMOVAL OF NON-NATIVE OR ADVENTITIOUS PLANTS AS APPROVED BY THE PARKS DEPARTMENT.

B. HAZARD TREES WILL BE IDENTIFIED WITH THE CONCURRENCE OF THE PARKS DEPARTMENT. HAZARD TREES REMOVED OR BLOWN DOWN SHALL BE REPLANTED BY THE LANDOWNER. SUBJECT TO APPROVAL OF THE PARK DEPARTMENT, WITH A 3-FOOT MINIMUM APPROPRIATE NATIVE STOCK WHICH SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ABLE TO SURVIVE WITHOUT CARE.

C. FALLEN TREES IN THE NGPE SHALL ONLY BE REMOVED FROM THE SITE WITH THE APPROVAL OF THE PARKS DEPARTMENT.

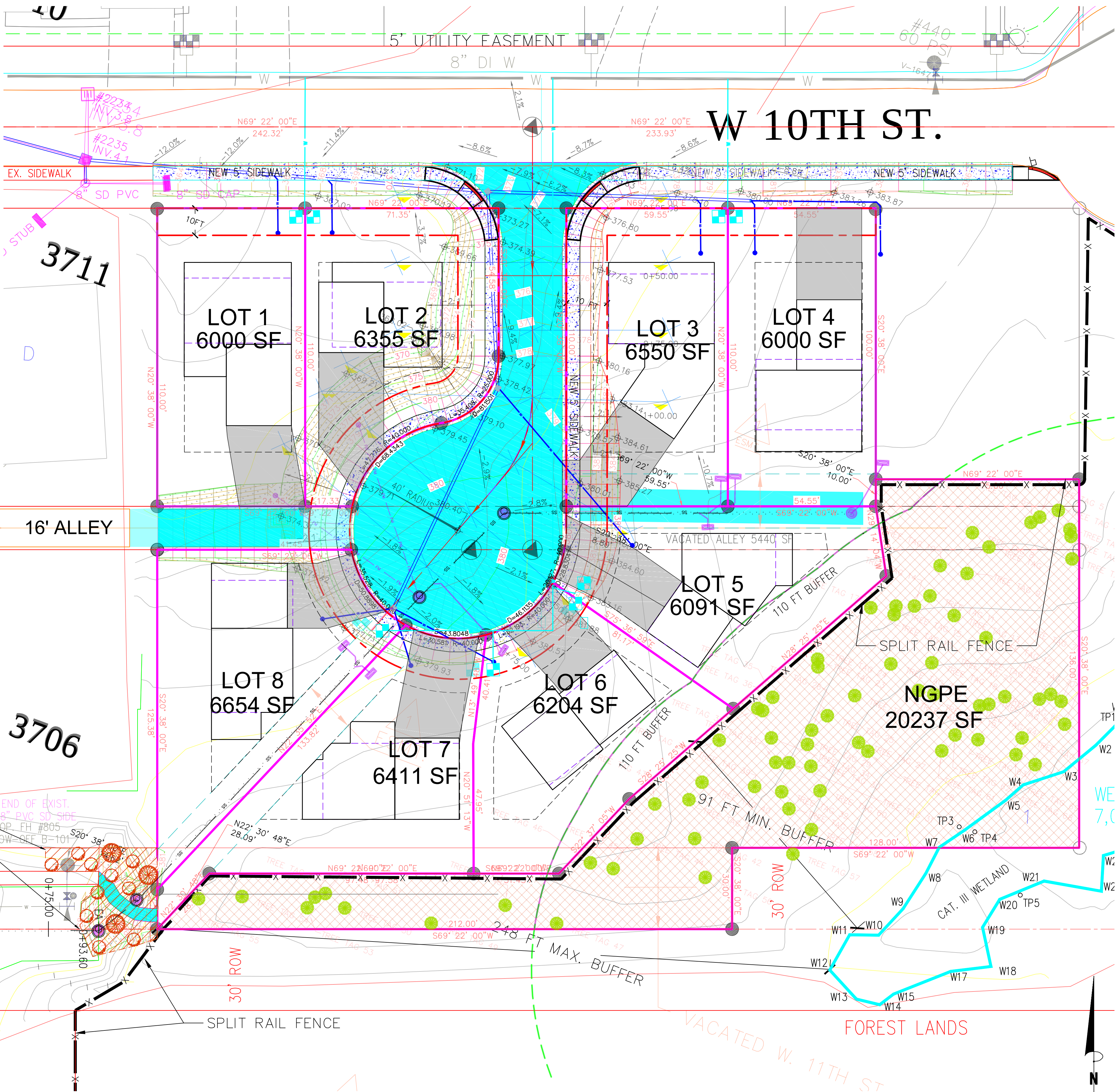
D. IF THE BUFFER IS DISTURBED, A REPLANTING PLAN USING APPROPRIATE NATIVE STOCK SHALL BE SUBMITTED TO THE FOREST ADVISORY BOARD FOR APPROVAL AND ONCE APPROVED, SHALL BE IMPLEMENTED BY THE LANDOWNER.

E. TRAILS THROUGH THE NGPE SHALL NOT BE PERMITTED WITHOUT THE APPROVAL OF THE PARKS DEPARTMENT.

F. FENCING PLANS ALONG THE NGPE MUST BE APPROVED BY THE PARKS AND RECREATION DIRECTOR.

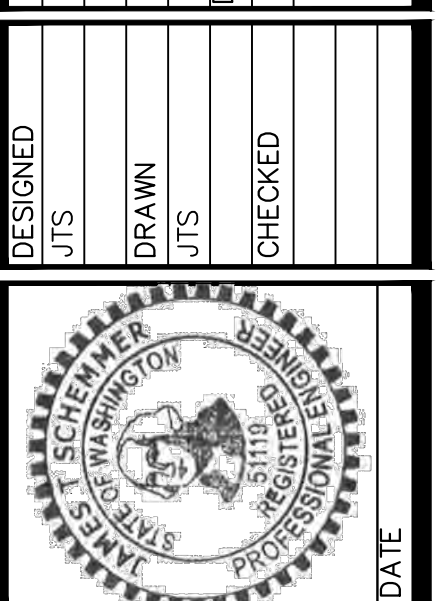
11TH ST.

EXIST. CONCRETE GUTTER THROUGH CUL-DE-SAC



SCALE 1"=20'
0 10 20

DESIGNED	04/20/2015	REV 1: ANSWER TO COMMENT
DRAWN	09/03/2015	REV 2: ANSWER TO COMMENT
CHECKED	10/28/2015	REV 3: ANSWER TO COMMENT
DATE		REVISIONS



S. SCHIEMMER CONSULTING GROUP PLLC
ENGINEERING
SURVEYING
RESIDENTIAL HOME DESIGN
10000 11TH ST, SE
ANACORTES, WA 98021
OFFICE: 360-293-9006 FAX: 360-293-9007

EXHIBIT D
LANDSCAPE PLAN
PUD-2015-0001
PW#15-043-DEV

Irving Construction Corp.
West Tenth St. Project
Anacortes, WA 98221

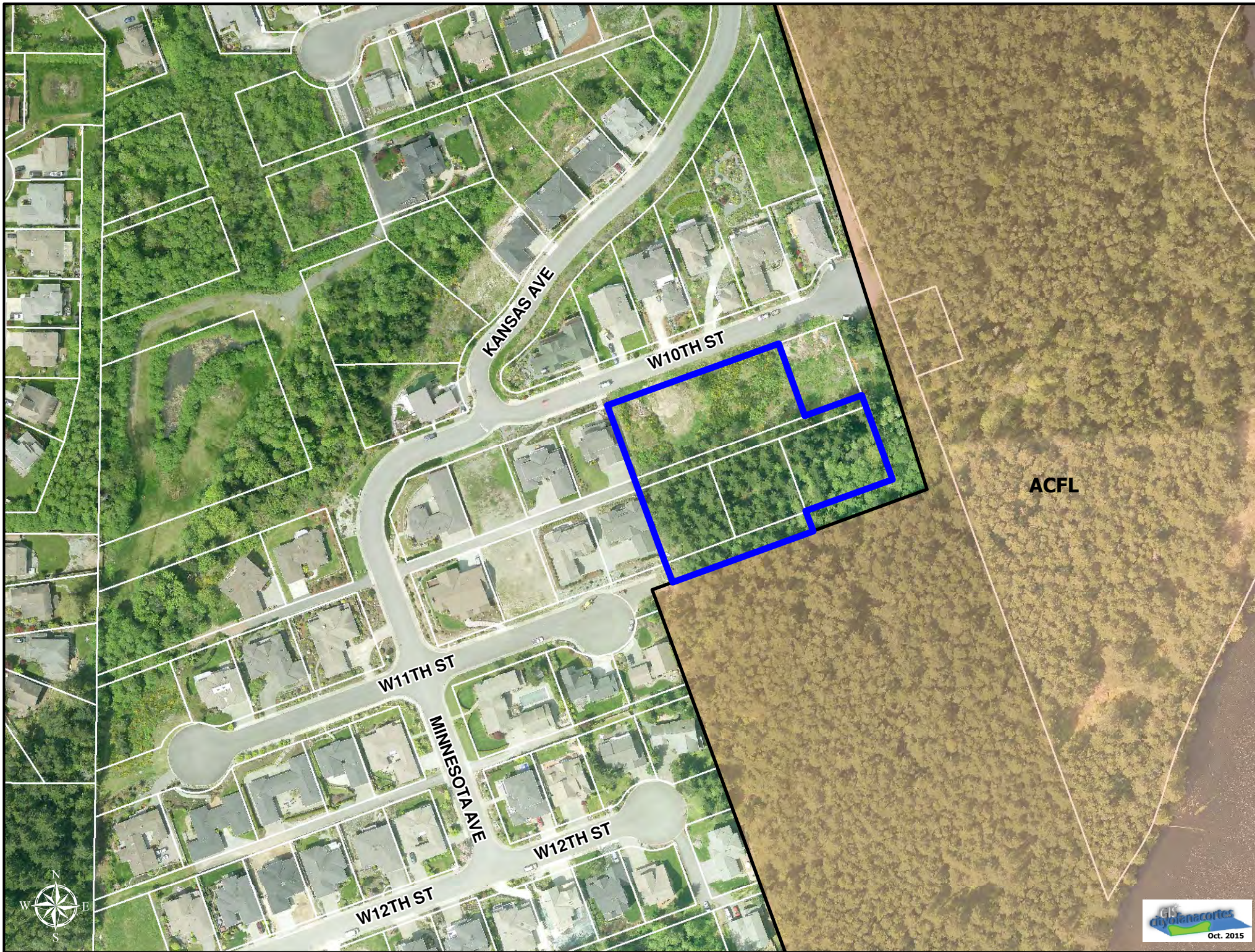
DESIGNED BY
The Schiemmer Group
(360) 293-9006

JOB NO.
14-076

12 OF 12

EXHIBIT #14:

ANACORTES COMMUNITY FOREST LANDS (ACFL) MAP:



ACFL



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

Open Record Public

Hearing Date: Continued to January 6, 2016, @ 6:00 PM with 3:00 PM Site Visit
December 9, 2015, @ 6:00 PM with 5:15 PM Site Visit

Project Name: West 10th Street Replat & PUD

File Number: PUD-2015-0001

Applicant: Schemmer Consulting Group
3014 Commercial Avenue, Suite C
Anacortes, WA 98221

Landowner: Irving Construction Corporation
819 Commercial Avenue, Suite G
Anacortes, WA 98221

**Project Engineer
& Surveyor:** Schemmer Consulting Group
3014 Commercial Avenue, Suite C
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 replat, Planned Unit Development (PUD) and SEPA environmental review to create 8 lots and 1 wetland tract (9 lots total) on the subject property. Wetland buffer averaging and a modification to the underlying zoning district's minimum lot size requirement is also proposed. The applicant also proposes a right-of-way (ROW) dedication and vacation. The vacation request is to unimproved West 11th Street for approximately 212 feet from lots 5 to 11 Block 1121

Northern Pacific Addition to Anacortes. Additionally, the applicant proposes a vacation request to the alley for approximately 185 feet from lots 1 to 6 Blocks 1120 & 1121 Northern Pacific Addition to Anacortes.

Project Location:

The subject properties are located south of West 10th Street between Minnesota and Kansas Avenues.

Subject Parcels:

P58251, P58253, P102477, P102478, P132138, & P132139

Zoning District:

The subject property is located in the Residential (R2) Zoning District of the City of Anacortes.

Comprehensive Plan Designation:

Residential Low Density (R2)

Existing Land Use:

The subject property is vacant with no structures or improvements located on it.

Surrounding Zoning & Land Uses:

Direction:	Zoning:	Land Uses:
North:	Residential (R2)	Single-Family Residences
South:	Residential (R2)	Vacant Land, Single-Family Residences, & Anacortes Community Forest Land
East:	Residential (R2)	Vacant Land
West:	Residential (R2)	Single-Family Residences

Wetland & Buffer Area (See Exhibit 10):

- Wetland Area on Property = 902 square feet
- 110-foot Buffer Area = 19,304 square feet
- Reserve Tract Buffer Area 19,335 Square Feet
- Increased Buffer Area = 2,935 Square Feet
- Reduced Buffer Area = 2,904 Square Feet

R2 Minimum Lot Size:

- 7,500 Square Feet

R2 Maximum Permitted Density:

- Four (4) Dwelling Units Per Gross Acre

Site Area:

- Net area = 1.584 acres (69,011 square feet)
- Gross area = 2.239 acres (97,530 square feet)

Density Calculation

- 2.239 Gross Acres X 4 Dwelling Units Per Acre = 8.956 Lots (**Rounded To 9**) Permitted

Permits Required:

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

Existing Environmental Documents:

Wetland Report; SEPA Environmental Checklist; Geotechnical Evaluation; Tree Assessment & Preservation Plan; & Landscape Plan

Utilities:

- **Water:** City of Anacortes
- **Sewer:** City of Anacortes
- **Garbage:** City of Anacortes
- **Stormwater:** City of Anacortes

Fire:

- City of Anacortes

Police:

- City of Anacortes

A. FINDINGS OF FACT:

I. SITE DESCRIPTION:

The project site is vacant with no structures located on it. It was partially cleared previously but does have a number of trees and shrubs located on it which are predominantly located in the southern and southeastern portion of the subject property as is discussed in the Tree Assessment and Preservation Plan (**See Exhibit 11**).

The proposed replat and Planned Unit Development (PUD) would include the construction of a cul-de-sac off of West 10th Street which would provide ingress and egress to the 8 single-family residential lots and 1 NGPE tract created as a result of the subject replat /PUD.

II. REPLAT /PUD CHRONOLOGY & BACKGROUND:

1. The applicant submitted the subject application for a replat/ PUD of the subject property to the City of Anacortes on May 08, 2015.
2. After reviewing the application material, the subject replat /PUD was deemed incomplete on June 3, 2015.
3. The applicant resubmitted application material on September 10, 2015, but the subject application was still deemed incomplete on September 21, 2015.
4. The applicant resubmitted again on October 9, 2015, but the subject application was still deemed incomplete on October 20, 2015.
5. Staff held a meeting with the applicant and agent on November 3, 2015, to discuss some remaining items needing resolution and clarification.
6. The subject replat /PUD application was deemed complete on November 11, 2015.

III. CRITICAL AREAS REVIEW:

Geologically Hazardous Area:

Geotest prepared a reconnaissance level report dated June 9, 2015, concerning the project site's topography, soils, drainage, and geologically hazardous areas (**See Exhibit 8**). No known geologically hazardous areas exists on the subject property.

Wetlands:

According to a Wetland Report (**See Exhibit 9**) prepared by Advanced Environmental Solutions dated March 20, 2015, there is a Category III wetland located onsite that is 0.16 acres. The wetland extends off-site to the northwest and southwest. The onsite portion of the wetland is 902 square feet in area. According to AMC 17.70.340(1) and consistent with current Department of Ecology buffer requirements, Category III (3) wetlands require a 110-foot buffer as measured from the edge of the wetland.

The applicant proposes wetland buffer averaging per AMC 17.70.340(F)(4), which would reduce a portion of the 110 foot buffer as it extends onto lots 5 & 6. The reduced buffer along lots 5 and 6 would result in a 91 foot buffer width. The reduced buffer area proposed is 2,904 square feet while the increased buffer area would be 2,935 square feet (**See Exhibit 10**). This reserved area is greater than the area represented by the standard 110-foot buffer. This increased reserved area also complies with AMC 17.70.340(F)(4) as it will not reduce the wetland functions or performance, contains a total area greater than which would be contained in the standard buffer, and contains variations in sensitivity due to the existing physical characteristics.

Priority Habitat & Species:

No known priority habitat or species are located on or within close proximity to the subject properties following a review of Washington State Department of Fish and Wildlife's website.

Cultural Resources:

No known cultural resources are located on or within close proximity to the subject property. Both the Samish Indian Nation and the Washington State Department of Archaeology and Historic Preservation (DAHP) was provided an opportunity to comment on the subject development. No comment was received.

IV. TREE ASSESSMENT & PRESERVATION PLAN:

Urban Forestry Services Inc., prepared a Tree Assessment and Preservation Plan dated August 5, 2015. The applicant /landowner proposes retaining seventy-three (73) trees within a wetland tract that is approximately 0.46 acres in area. Chapter 16.50 of the Anacortes Municipal Code requires that one tree credit unit per 1,000 square feet of property. The subject property is 69,011 net square feet in area. Therefore, 70 tree credits are required based on this net square footage. The applicant /landowner proposed retention of seventy-three (73) trees within the wetland tract equates to two hundred and seventy-two (272) tree credits (**See Exhibit 11**). The wetland tract would be designated as a native growth protection area easement (NGPE).

V. TRANSPORTATION:

The City of Anacortes' Public Works Department did not require that a Traffic Impact Study be prepared associated with the subject development. Access is proposed via West 10th Street by way of a cul-de-sac that would serve the 8 single-family residential lots. Traffic impact fees will be collected at time of building permit application issuance.

VI. ROW DEDICATION & VACATION:

Both a right-of-way (ROW) dedication and vacation is proposed as part of the subject replat and PUD. Pursuant to AMC 17.70.570(D)(3), street/alley vacations that are contiguous with an Anacortes Community Forest Lands (ACFL), half of the area to be vacated that is adjacent to the ACFL shall be incorporated into the ACFL and be subject to all ACFL related requirements. City staff will prepare an ordinance for City Council approval related to this site vacation.

The total area to be vacated is **10,660.87 square feet** (6,360 square feet West 11th Street + 4300.87 square feet alley). The vacation request is to unimproved West 11th Street for approximately 212 feet from lots 5 to 11 Block 1121 Northern Pacific Addition to Anacortes. Additionally, the applicant proposes a vacation request to the alley for approximately 185 feet from lots 1 to 6 Blocks 1120 & 1121 Northern Pacific Addition to Anacortes.

The total area of dedication is **7,458 square feet** (cul-de-sac) in area. The subject development includes the construction of a cul-de-sac to serve the subject replat and PUD located off of West 10th Street. This cul-de-sac would be built to city standards and dedicated to the City of Anacortes.

VII. PROPOSED MODIFICATION TO CODE:

The applicant has applied for a Planned Unit Development (PUD) which allows for some modification to city code. Specifically, the applicant has proposed a reduction to the minimum lot size for the underlying R2 Zoning District be reduced from the required minimum lot size of 7,500 square feet (per AMC § 17.36.050) to lots that range from 6,000 to 6,654 square feet in area. This reduced lot size is similar to the R3 minimum lot size standards (6,000 square feet).

VIII. NOTICE OF APPLICATION & HEARING:

1. A “Notice of Application & Hearing with Optional SEPA DNS” was published in the Anacortes American Newspaper on November 11, 2015.
2. Notice was also posted on the subject property in three (3) different locations on November 06, 2015.
3. Notice was posted at city hall, the library, and the USPS on November 05, 2015. Additionally, the notice was posted on the city’s website on November 06, 2015.
4. Neighbors within 300 feet of the subject property were mailed “Notice of Application & Hearing with Optional SEPA DNS” on November 06, 2015.
5. Departments and agencies of jurisdiction were emailed the respective application material, notice, and comment form on November 09, 2015.
6. Notice of application & hearing with optional SEPA DNS was emailed to Department of Ecology on November 09, 2015, for posting on to the SEPA register.
7. The 15-day comment period ended at 5:00 PM on **November 24, 2015**.
8. A SEPA MDNS was issued on November 25, 2015 (**See Exhibit 4**). Parties of record and departments/ agencies of jurisdiction were mailed /emailed copies of the MDNS. The SEPA MDNS was emailed to Department of Ecology for posting again on to the SEPA register on November 25, 2015.

IX. COMMENTS RECEIVED:

Public Comments:

At the time of this writing, one (1) public comment has been received concerning the proposed development (**See Exhibit 7**).

Department & Agencies of Jurisdiction Comments:

At the time of this writing, the following comments from departments and agencies of jurisdiction were received (**See Exhibit #6**).

Departments & Agencies:	
1.	Public Works Department
2.	Street Department
3.	Water Department
4.	Solid Waste Department
5.	GIS

X. 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 required by AMC and state law.
3. Notice of application & hearing with optional SEPA DNS was also emailed to the Department of Ecology on November 9, 2015, for posting on to the SEPA register.
4. On November 25, 2015, a SEPA Mitigated Determination of Non-Significance (MDNS) was issued using the optional DNS process pursuant to WAC § 197.11.355. Parties of record and departments/agencies of jurisdiction were mailed /emailed copies of the MDNS.
5. The issued SEPA MDNS was emailed to the Department of Ecology for posting on to the SEPA register on November 25, 2015.

B. CITY OF ANACORTES' 2012 COMPREHENSIVE PLAN:

The following goals from the City of Anacortes' Comprehensive Plan appear to be applicable to the subject Replat /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 located in the R2 Zoning District.

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. 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 development would create 8 lots for single-family residences to be constructed.

Housing Goal 2:

Maintain and allow for open-space corridors in Anacortes.

Staff Analysis:

The creation of an NGPE Tract where a wetland and associated buffer would be located would also serve as an open-space corridor.

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 8-lots created by the subject replat /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.

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.

Housing Goal 8:

Encourage rehabilitation of substandard housing and neighborhoods.

Staff Analysis:

The proposed development and associated improvements will improve the neighborhood.

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

C. ZONING ORDINANCE/ 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 subject property is located in the Residential (R2) Zoning District.

3. 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.
4. According to AMC § 17.36.020, “single-family dwellings” are permitted land uses within the Residential (R2) Zoning District.
5. According to AMC § 17.36.050, the minimum lot size for the Residential (R2) Zoning District is 7,500 square feet. The applicant has proposed a reduction to the minimum lot size for the underlying R2 Zoning District be reduced to lots that range from 6,000 to 6,654 square feet in area. A Planned Unit Development (PUD) allows for some flexibility in how standards for health, safety, and welfare are met.
6. AMC § 17.36.060 lists the required setbacks for the Residential (R2) Zoning District. This requirement is reviewed at time of building permit application submittal. The applicant however has not requested a modification thereto.
7. The maximum lot coverage for the Residential (R2) Zoning District is thirty-five (35) percent per AMC § 17.36.080. This requirement is reviewed at time of building permit application submittal. The applicant however has not requested a modification thereto.
8. According to AMC § 17.36.070, the maximum permitted density for the Residential (R2) Zoning District is four (4) dwelling units per gross acre. The applicant has 2.239 gross acres or 97,530 square feet. Eight (8) single-family residential lots plus one (1) wetland tract (9 lots total) are proposed as part of the subject replat/ PUD request. Four (4) single family residential lots multiplied by 2.239 gross acres equals 8.956 or nine (9) lots permitted according underlying R2 Zoning District.
9. AMC § 17.46.020, two (2) parking spaces are required for each residence. The applicant proposes two (2) car garages attached to each residence.
10. Landscaping is required according to AMC Chapter 17.41. The applicant has submitted a landscape plan meeting this requirement (**See Exhibit 12**).
11. 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 11**). The minimum tree density per AMC § 16.50.070 is one (1) tree unit per one thousand (1,000) square feet of property. The applicant has met this requirement.
12. According to AMC § 17.42.010, street and alley vacations associated with dedication of new rights-of-way (ROW) shall go through the replatting process set forth in AMC Title 17. An ordinance for street and alley vacations will be drafted by city staff for City Council review and approval.
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.

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

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

The preliminary replat /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. In this case however the applicant has requested concurrent review of the subject PUD and preliminary replat as allowed per AMC § 16.40.040.
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.
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. The applicant has designated portions of their front and rear yards as "Open Space" thus meeting this requirement.
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.” Accordingly, as provided in the subject proposal and as conditioned below, appropriate provisions are made for the public health, safety, and general welfare.

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.”* Accordingly, as provided herein, written findings have been provided that address appropriate provisions for the public health, safety, and general welfare.
6. The subject proposal **is, is not** consistent with the above code sections /regulations.

E. 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 planned unit development and preliminary replat 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 proposal makes appropriate provisions for the elements listed in AMC § 16.12.020(E).

3. The proposal includes a street vacation request to unimproved West 11th Street for approximately 212 feet from lots 5 to 11 Block 1121 Northern Pacific Addition to Anacortes. Additionally, the applicant proposes a vacation request to the alley for approximately 185 feet from lots 1 to 6 Blocks 1120 & 1121 Northern Pacific Addition to Anacortes. The Planning Commission supports the proposed street vacation through the re-platting and Planned Unit Development (PUD) process and finds no evidence to do so otherwise.
4. The requirements of the State Environmental Policy Act have been complied with.
5. 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.
6. 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.

F. 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, ROW vacation request, ROW dedication request, SEPA review, and wetland buffer averaging subject to the staff suggested conditions of approval.

G. 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, ROW vacation request, ROW dedication request, SEPA review, and wetland buffer averaging subject to the following conditions of approval:

1. 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.
2. Construction activities may require an NPDES Construction Storm Water Discharge Permit issued by the Department of Ecology prior to any construction activities taking place on or off-site.

3. Clearing activities may require a logging permit issued by the Department of Natural Resources prior to construction activities taking place on or off-site.
4. Prior to any clearing\fill\grade work beginning, construction civil plans consistent with the City of Anacortes Engineering Development Standards, including but not limited to, Clearing and Grading Plan, Erosion Control Plan, Site utility\Infrastructure improvements Plan, Roadway Improvements Plan, Signage Plan, Street Lighting Plan and other plans and\or information required by the City Planning\Building and Public Works Departments shall be submitted for review and approval. 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. Site grading shall not adversely impact adjacent neighbors.
5. 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.
6. 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.
7. 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.
8. Mailbox locations shall be reviewed and approved by the City of Anacortes Public Works Department and the U.S. Postal Service.
9. All Sanitary Sewer Easements shall be 20-foot minimum width and dedicated to the City of Anacortes.
10. All Sanitary Sewer structures shall have vehicular access, including but not limited to: 1) A 12-foot minimum width access road with an approved all-weather surface asphalt road, or other approved Low Impact Development Best Management Practice design, 2) Meeting the minimum structural requirements for Access Road approved by the City of Anacortes.
11. Pursuant to AMC 17.70.570(D)(3), half of the subject vacation request that is contiguous with Anacortes Community Forest Lands (ACFL) shall be incorporated into the ACFL and be subject to all ACFL related requirements.
12. Prior to final replat /PUD approval, the applicant /landowner shall obtain an appraisal of the cost of the subject vacation and dedication. The difference in monetary value of the vacation and dedication shall be paid in full to the City of Anacortes prior to final replat /PUD submittal or approval is given.
13. City staff shall develop an ordinance for the subject street and alley vacation request to be reviewed and approved by City Council.

14. The scope of the project shall not exceed that as set-out in the replat /PUD (including attachments), and in accordance with the determinations made and conditions imposed. **Exhibit 13** shall be the approved site plan.
15. Prior to final replat /PUD approval, the applicant shall be responsible for reimbursement to the City for the cost of mailing and publication of the public hearing for this proposal.
16. Development shall comply with the landscape plan (**See Exhibit 12**). Landscaping shall be in place and complete before building permit certificate of occupancy will be issued.
17. 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.
18. 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 recorded on the final plat map.
19. Pursuant to RCW 58.17.140(3)(a), the final replat /PUD shall be submitted to the City of Anacortes Department of Planning, Community, & Economic Development within five (5) years from the date of preliminary approval.
20. Development shall comply with the issued SEPA Mitigated Determination of Non-Significance (MDNS) mitigation measures 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 (SEPA MDNS #1).
 - B. Orange construction fencing shall be installed at the project boundary's clearing limits (SEPA MDNS #2).
 - C. A grading permit is required for earthwork consisting of fifty (50) or more cubic yards (SEPA MDNS #3).
 - D. All applicable permits shall be secured before any construction activities begin onsite (SEPA MDNS #4).
 - E. The Wetland Tract shall be owned and maintained by the property owner, property owner's association, successors or assigns. A note to this effect shall be recorded on the final replat/ PUD map (SEPA MDNS #5).
 - F. The wetland Tract shall be designated as a Native Growth Protection Easement (NGPE). A note to this effect shall be recorded on the final replat /PUD map (SEPA MDNS #6).
 - G. Note on the final replat /PUD, "Within the NGPE, vegetation or tree removal, topping, or trimming is prohibited unless approved by the City. The applicant would

need to submit an ISA certified arborist report that states a tree is dead, diseased, or dying to the City of Anacortes' Planning Department and Parks and Recreation Department for review and approval. Notwithstanding, vegetation /tree removal from an NGPE is prohibited" (SEPA MDNS #7).

- H. Before final replat /PUD approval shall be given, a split rail cedar wood fence shall be constructed along the buffer's edge of the wetland thereby demarcating the beginning of the Category III (3) wetland. Wetland critical area signage obtained from the City of Anacortes' Department of Planning, Community, & Economic Development shall be placed on the fence (SEPA MDNS #8).
- I. Note on the final replat /PUD, "Those trees designated for retention on the submitted tree preservation plan shall be protected before and during site development and construction through adherence to AMC § 16.50.100. Chain link fencing (or other sturdy construction fencing) 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" (SEPA MDNS #9).
- J. Before any site development 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 (SEPA MDNS #10).
- K. Note on the final replat /PUD, "No yard extension, yard waste dumping, or off leash pets are permitted in the NGPE tract" (SEPA MDNS #11).

These Findings of Fact, Conclusions of Law, and Recommendation were adopted by the City of Anacortes' Planning Commission on January 6, 2016, the date signed by the Planning Commission Chair.

Marty Laumbattus, Planning Commission Chair

Date

APPEALS:

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

EXHIBITS:

EXHIBIT NUMBER:	NAME OF EXHIBIT:
Exhibit #1	Master Permit Application, Environmental Checklist, & Narrative
Exhibit #2	Notice of Application & Hearing with Optional DNS
Exhibit #3	Assessor's Info & GIS Map
Exhibit #4	Issued SEPA MDNS
Exhibit #5	Resolution # 1934, Fixing A Date & Time When A Petition For Vacation May Be Heard By City Council
Exhibit #6	Department /Agency Comments Received
Exhibit #7	Public Comments Received
Exhibit #8	Geotechnical Report
Exhibit #9	Wetland Report
Exhibit #10	Wetland Buffer Site Plan
Exhibit #11	Tree Assessment & Preservation Plan
Exhibit #12	Landscape Plan
Exhibit #13	Replat /PUD Site Plan
Exhibit #14	Anacortes Community Forest Lands (ACFL) Map

EXHIBIT #1:

MASTER PERMIT APPLICATION, ENVIRONMENTAL CHECKLIST, & NARRATIVE

City of Anacortes – Planning, Community, and Economic Development

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

MASTER PERMIT APPLICATION

1. Applicant Contact Person (if different)
Name: Scott Irving
Mailing Address: 819 Commercial Ave # 4
City, State, Zip: Anacortes, WA 98221
Phone#: 360 293-16354
Fax#: 360 293-2979
E-mail: iccl@fidalgo.net
2. Applicant's Interest to Property (check one)
☒ Owner ☐ Contract Purchaser ☐ Lessee ☐ Other (specify) _____
3. All Persons/Firms having an ownership interest in the property:
Name: Scott Irving (Irving Construction) Phone# _____
Address: (Same)
Name: _____ Phone# _____
Address: _____
Name: _____ Phone# _____
Address: _____
4. General location of property (including nearest intersection): SEC: 23 TWP: 35 RNG: 1E
INT-X Minnesota Avenue & West 10th Street
- *By submittal of this application, the property owner/applicant grants permission for public officials at the City of Anacortes to enter the subject property, if necessary, for the purpose of site inspection.
5. Attach legal description of property. (If recording of legal description is required, the format MUST comply with Recording Requirements.) See Schedule A-1 of Title Report
6. List all Property Tax Account Numbers involved in this application (Attach separate pages if necessary):
3809-120-003-0000 3809-121-004-0100 3809-121-600-0001
3809-120-011-0000 3809-121-008-0100
7. Approximate acreage: Gross: 2.239
Net: 1.584 8. Present zoning: R2
9. Present use of property: Vacant

10. Source of water supply and sewer supply: City of Anacortes

11. Permits requested from City:

- | | |
|--|---|
| ☐ Annexation | ☐ Rezone |
| ☐ Boundary Line Adjustment | ☐ Shoreline Exemption |
| ☐ Binding Site Plan | ☐ Shoreline Management Conditional Use Permit |
| ☐ Conditional Use Permit | ☐ Shoreline Management Substantial Development |
| ☐ Comprehensive Plan Amendment | ☐ Shoreline Variance |
| ☒ Planned Unit Development | ☐ Short Plat |
| ☐ Plat Modification | ☐ Special Use |
| ☐ Preliminary Plat | ☐ Variance |

☐ Other: _____

12. Explain your request and ALL proposed uses included in this proposal: REQUEST APPROVAL OF
PUD FOR 8 LOTS FOR RESIDENTIAL SINGLE FAMILY USE.

PLEASE FILL IN ALL APPLICABLE SECTIONS

FOR REZONES:

13. Requested zoning: N/A

14. Comprehensive Plan designation: N/A

15. Has anyone applied for a rezone of this property within the last five years? N/A
If yes, who? _____ Year? _____

FOR SUBDIVISIONS (PLATS):

16. Plat Name: West 10th Street Planned
Unit Development

17. Number of Lots: 8

FOR SHORT SUBDIVISIONS (SHORT PLATS):

18. Number of Lots: _____

19. Duplex Lots Proposed: _____

FOR SHORELINE MANAGEMENT SUBSTANTIAL DEVELOPMENT OR CONDITIONAL 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): \$ 200,000 (est.)
21. Construction dates for which permit is requested (month & year): Begin: JULY / 2015
End: SEPT. / 2015
22. Does the project require a Shoreline/Floodplain location? If yes, please explain why: NO
23. Water Body: N/A 24. Shoreline Environment Designation: N/A

FOR VARIANCE (ZONING AND SHORELINE):

25. Code sections involved: N/A
26. Description of variance requested: N/A.

A notarized affidavit is required to be completed by all persons having an ownership interest in the subject property and the applicant, if different from the property owner(s). If the signatory is not listed as the owner in the title report, or if the signatory is signing on behalf of an entity, documentation authorizing the signatory to sign the affidavit on behalf of the individual or entity shall provided.

STATE OF WASHINGTON)

) ss

I (we) W. Scott Irving, 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: _____

Property Owner

Subscribed and sworn to before me this

7th

day of

May

, 20 15



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

STATE OF WASHINGTON)

) ss

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

Signed: _____

Applicant

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

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

September 09, 2015

City of Anacortes
attn: Kevin Cricchio
904 6th Street
Anacortes, WA 98221

Re: **W 10th Street PUD-Project Narrative**

Kevin,

I am pleased to present Scott Irving's and Irving Construction Company's project for your review.

Background

Scott initiated this project in 2007 and due to economic considerations decided to wait until now for more favorable economic conditions to proceed with developing his property.

Several design proposals have been prepared and discarded due to several considerations. One consideration, the desire by the City of Anacortes to utilize Kansas Ave. right of way as a buffer for City of Anacortes Forrest Lands that lie east of Scott's property, is acknowledged and provided for in this current proposal.

Scott's property is currently used by the neighborhood and others as a dump for their yard waste. This activity diminishes the quality and effectiveness of any desired buffer by presenting a real fire hazard in close proximity to lands that our community has a vested interest in. Our design proposes two elements to stop this activity: 1) single family use for the property that will remove easy access to viable dumping sites and 2) a fence along the border of the developed area of the property and lands we and the City seek to protect. Limiting access to forest land to maintainable trailheads and City provided access points gives City staff charged with these tasks a powerful tool to keep our community lands in great shape.

Critical Areas

In 2007 a 7,096 square foot Depressional Category III Palustrine (PFO) Wetland with a 60 foot buffer was identified by Tina Mirabile, PWS, and flagged at the southeast corner of the property. A design for development was prepared with that in mind. This wetland was recently re-evaluated by Tina Mirabile, PWS, and found to have changed little in the eight years.

However the buffer now required is 110 feet. This is a second consideration that our present design acknowledges. To accommodate the new buffer the format of the development was changed from a simple plat to that of the more complex PUD process.

Buffer averaging and reduction has been prepared by Ms. Mirabile, PWS consistent with City of Anacortes Code Chapter 17.70.340 F 4(a), 4(b), 4(c) and 4(d) and is proposed in the current design.

Though the existing wetland is a Category III Wetland, we meet the requirement in ACC 17.70.340 F 4(d) that applies to the more restricted class Category I and Category II Wetlands and restrict buffer reduction to 75% of the standard buffer. We also provide more total area than required in ACC 17.70.340 F 4(c). Additionally Tina Mirabile, PWS, points out that we meet the requirements in ACC 17.70.340 F 4(a) and 4(b) as well.

A natural ridge exists on the property and divides the proposed developed area from the area we propose to protect; it is at this natural boundary that we propose a split rail fence to further segregate the developed and protected areas of the property and the forest lands to the east.

Access, ROW Exchange & Stormwater Management

As you can see the boundary of the developable portion of the property, having significantly changed since 2007, requires a new design.

The proposed PUD meets the City requirement to leave Kansas Ave. ROW unopened and also meets Scott's desire to avoid impacting W 11th Street adversely by opening that route of access. When W 11th Street was installed the grade was achieved by blasting into native rock. W 11th Street now terminates in a 10 foot high wall of native rock. To provide access to Scott's property by this route would severely impact all neighboring properties as blasting is the only viable method available to affect this.

ROW exchange is proposed as part of this application. The ROW dedicated to the City for Tika Court is given in exchange for the adjoining ROW of W 11th Street to the South of the property and vacation of a portion of the 16 foot alley that is east of the proposed cul-de-sac as Open Space. A portion of the alley west of the proposed cul-de-sac will be improved for access to proposed Lot 1.

The access we propose is a short cul-de-sac that intersects W 10th Street. Tika Court is proposed as a City Standard short cul-de-sac with concrete curb, gutter. The 5 foot wide sidewalk adjoining Tika Court is placed in an Open Space Easement. The drive area is proposed as asphalt. The alley between W 10th and W 11th will also be paved asphalt to provide access to Lot 1 as mentioned above. Driveways installed by individual home owners will be as shown on Plan Sheet 09 and 10.

Pavement will drain to a catch basin network that connects to the City infrastructure at Catch Basin #2235; roof drains from the proposed residences will connect to 4" storm drain stubouts provided for each lot as shown on the plan Sheet 03. The outfall for the project is the detention pond on West 7th Street as shown on plan Sheet 11.

Water & Sewer

Water will be supplied by the City of Anacortes through an existing main in W 10th Street. Gravity sewer will serve Lots 3, 4, 5, 6, 7 and 8; Lots 1 and 2 will require force main service. All lots will drain to the southwest corner of the property into a series of two drop manholes that will tie in to the existing City of Anacortes sanitary sewer system located in W 11th Street. This design presents the least impact to neighboring properties and avoids tearing up existing City Streets to install sanitary service to the site. See plan Sheet 03.

Clearing & Grading

Four lots that abut W 10th Street are largely cleared. Four lots that will access via Tika Court are forested. Minimal clearing is proposed to preserve native trees and plants consistent with the tone of the development. Northwest Landscaping will be required by covenant. Minimal use of pesticides and fertilizers will be required due to the proximity of critical areas. To achieve grade for the entrance to the cul-de-sac, 1573 cubic yards of fill material will be installed. The road grade will not exceed 12%, 9.2% typical, and the cul-de-sac cross slope will be 1.5%. Fill will be structural in nature and will be compacted to WSDOT and City of Anacortes specifications.

Lot Coverage and Density

See attached appendix for detail as to how the design meets the City of Anacortes Zone Requirements ACC 17.36-Residential District (R2). **We are requesting as part of the PUD that ACC 17.36.050 – Minimum Lot Size at 7500 square feet be waived.**

Our minimum lot size is 6000 square feet. We are placing 20,237 square feet of the property into a reserve tract. We meet set back requirements and have a Maximum Density of 3.57 Dwelling Units per Gross Acre. Attributing 1/8th the area committed to the reserve tract to each lot keeps lot coverage below 35%.

Parking

We have provided two off street driveway parking spots for each lot. Additionally we have two garage parking spots for each lot. See plan Sheet 10.

Conclusion

We look forward to working with you as this project accomplishes the process for PUD approval set out by the City of Anacortes.

Sincerely,

James T. Schemmer, P.E.
President

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

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

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

West 10th Street Planned Unit Development

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

Irving Construction Corporation

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

**819 Commercial Ave. Suite #G
Anacortes, WA 98221
Contact: Scott Irving
Phone: 360.293.6354**

4. Date checklist prepared: [\[help\]](#)
09/09/2015

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

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)
Begin Project as soon as possible.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#) **No**

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

**Geotech Reconnaissance performed by GeoTest 01/06/2015.
Wetland Site Assessment performed by Advanced Environmental Solutions
03/20/2015 and subsequent response to comments.**

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

No

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

**City of Anacortes Planned Unit Development Approval
City of Anacortes Preliminary Plat Approval
City of Anacortes Building Permit
City of Anacortes Fill and Grade Permit**

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

The property in this proposal will be subdivided into 9 lots: 8 lots for single family residences and one large lot dedicated to critical area protection. Four 6000 (+/-) square foot lots and four 6500 (+/-) square foot lots will be created. The larger lot, at 97,530 (+/-) square feet gross area, will be fenced to provide added protection for critical areas and results from applying buffer averaging to the required wetland buffer. Right of way will be exchanged to provide access to the lots created for single family residences. The ratio of dwelling units to gross area is 3.57 and less than that proscribed for the R2 Zone. (See attached Appendix "West 10th Street PUD R2 Zone Compliance")

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



Directions:

In Anacortes, WA.

- 1) Hwy 20 West
- 2) South on Hartford
- 3) West on West 3rd.
- 4) South on Illinois Ave.
- 5) West on West 5th St.
- 6) South on Kansas Ave.
- 7) East on West 10th St.

Arrive at Site on South side of West 10th St.

Site is comprised of six parcels:
P58251, P58253, P102477,
P102478, P132138, P132139
 in Anacortes, Skagit County,
 Washington in the SE ¼ of the SW
 ¼ of Sec. 23 Twp. 35 N, Rng. 01E,
 W.M.

Please see the title report included with this submittal for legal descriptions of the six parcels called out above.

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth [\[help\]](#)

a. General description of the site: [\[help\]](#)

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

Stepped

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

30% at step location.

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

The GeoTest Survey confirmed Fidalgo-Lithic Xerochrepts-Rock complex with low erosion susceptibility. No agricultural soils are present on site; none will be disturbed by this project.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

No; see GeoTest report.

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

Purpose: Cul-de-Sac fill, Road Base, Driveway Base, and Lot Pad leveling.

Source: Lakeside Industries, 11497 Havekost Road, Anacortes 98221 (360) 293-2168

Total Area: 10,900 Square feet

Approximate Quantities: 1573 cubic yards of fill; 273 cubic yards cut.

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

[\[help\]](#)

Site soils have a low susceptibility for erosion. However a TESC Plan and permanent stormwater controls are proposed to prevent erosion resulting from project activities.

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

Approximate Building Coverage: 13918 square feet @ 14.3% of gross area.

Approximate Driveway Coverage: 6623 square feet.

Approximate Roadway and Cul-de-Sac Coverage: 7458 square feet

Approximate Sidewalk Coverage: 3442 square feet

Net Area of Site: 50,265 square feet (1.15 acres)

Gross Area of Site: 97,531 square feet (2.39 acres)

Total Impervious Surface Area: 31,441 square feet (63% of net; 32% of gross)

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

The site will implement an Engineered TESC Plan and a SWPPP to minimize impacts due to construction at the beginning of construction. Site shall be stabilized and permanent stormwater controls in place at the end of construction. During construction, monitoring on site and by inspection will provide updated BMPs as needed to control erosion on site.

2. Air [\[help\]](#)

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

General emissions from construction equipment will occur while the access road and cul-de-sac are constructed. Site grading will also require heavy equipment that will temporarily exhaust diesel engine emissions in the area of construction. No emissions are projected as a part of maintenance or operation of the project once completed other than those typical for single family residences.

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

None known.

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

Contractor will be required to maintain equipment in proper working order and to limit exhaust through proper operation of equipment.

3. Water [\[help\]](#)

a. Surface Water:

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

Yes a Depressional Category III Palustrine (PFO) Wetland crosses the southeast corner of the property.

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

Yes. Work will occur within 200 feet of the wetland but will occur to the west of a natural ridge that divides the development from the wetland. Additionally a split rail fence will be installed to further segregate the wetland from development activities and from daily residential activities after the project is complete.

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

No work in wetlands will occur as part of this project.

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

No.

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

No.

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

No .

b. Ground Water:

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

No .

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

No waste material will be discharged into the ground. Sanitary Sewer service will be provided by the City of Anacortes.

c. Water runoff (including stormwater):

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

The site is located near the top of a ridge. In the existing condition Stormwater sheds to the north and west towards West 10th Street and is conveyed in gutters to the City of Anacortes Catch Basin #2235. This flow path will be maintained by the proposed development.

In the proposed design runoff will be collected in gutters of the proposed access road and cul-de-sac, catch basin inlets and by roof drains tied in to an underground pipe network connected to existing City of Anacortes storm water conveyance system at the same Catch Basin #2235. The City of Anacortes conveyance system outfalls into the West 7th Street Detention Pond. Water exits this pond through control structures and finally exits the City of Anacortes System outfalling into Guemes Channel.

Water shedding to the south and east toward the existing wetland will be left to follow its historical path to the wetland so that the wetland will remain unperturbed by the development.

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

No. A TESC Plan has been developed to prevent waste materials from leaving the site. This plan requires monitoring and maintenance throughout the construction period to ensure that waste material is properly managed. Permanent design features are proposed to prevent waste materials from leaving the completed site.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

No. As described above the site's natural topography will be left intact, thereby maintaining the existing drainage pattern.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

Development will occur in the northwest 2/3 of the site to avoid impacting identified critical areas at the southwest corner of the property.

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

a. Check the types of vegetation found on the site: [\[help\]](#)

- ☒ deciduous tree: alder, maple, aspen, other
- ☒ evergreen tree: fir, cedar, pine, other
- ☒ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ Orchards, vineyards or other permanent crops.
- ☒ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☒ water plants: water lily, eelgrass, milfoil, other
- ☒ other types of vegetation

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

The northern lots 1 to 4 are cleared; lots 5 to 8 have second growth trees that will be selectively removed to allow for access and for building pads.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None known.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Northwest native species matching neighboring property landscaping and allowed by covenant will be used to augment existing species that will be preserved.

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

Himalayan Blackberry is present on site.

5. Animals [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

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

mammals: deer, bear, elk, beaver, other:

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

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

None known.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

None known.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

A split rail fence will be constructed on the property/buffer line to segregate the developed area of the site from the critical area of the site. The fence will be along the Reserve Tract boundary with the lot boundaries proposed.

e. List any invasive animal species known to be on or near the site. [\[help\]](#)

None Known.

6. Energy and Natural Resources [\[help\]](#)

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

Electrical energy is available for heating at the site.

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

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: [\[help\]](#)

Single family residences will meet City of Anacortes Building Code requiring IBC 2012 standards.

7. Environmental Health [\[help\]](#)

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

No

1) Describe any known or possible contamination at the site from present or past uses.
[\[help\]](#)

None known.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

None known.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

None known.

4) Describe special emergency services that might be required. [\[help\]](#)

None known.

5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

A SWPPP plan will be required for the site and TESC measures will be in place to control stormwater at the site.

b. Noise [\[help\]](#)

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

None.

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

Normal construction noise.

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

City of Anacortes building and construction management requirements will be adhered to.

8. Land and Shoreline Use [\[help\]](#)

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

The site is vacant and is surrounded on three sides by residential single family development.

City of Anacortes Forestland is across the unopened Kansas Street ROW to the east.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

Not applicable.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

No

c. Describe any structures on the site. [\[help\]](#)

None .

d. Will any structures be demolished? If so, what? [\[help\]](#)

No

e. What is the current zoning classification of the site? [\[help\]](#)

R2

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Not applicable.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

Yes. A Depressional Category III Palustrine (PFO) Wetland crosses the southwest corner of the property.

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

16 to 24

j. Approximately how many people would the completed project displace? [\[help\]](#)

None

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

NONE

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

The project dedicates a Reserve Tract and fences off 20,237 square feet of critical area adjoining City of Anacortes Forestland. No development east of the site is projected. This development is consistent with existing residential development in the area and serves to protect and limit the access to City Forestland to existing access routes maintained by the City for the public.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

A split rail fence will separate the residential use of the property from the route to the City Forestlands to the east. Limiting access to public lands to approved access points serves to enhance those lands the City is mandated to maintain.

9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

Eight high to middle income single family residences will be provided.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None

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

None

10. **Aesthetics** [\[help\]](#)

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

R2 Zone maximum height is 35 feet; may be amended to less by covenant. Principal building exterior material is wood.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

The property is uphill to the views of surrounding properties. No view impacts are anticipated.

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

Standards for construction will be a very high level according to City of Anacortes Code and by Covenant.

11. **Light and Glare** [\[help\]](#)

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

None anticipated. Lights from the residences will be directed away from the critical areas.

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

None anticipated. Lights from the residences will be directed away from the critical areas.

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

no affect anticipated

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

Lights from the residences will be directed away from the critical areas. See Critical Area Report for recommendations.

12. **Recreation** [\[help\]](#)

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

Neighborhood activities common to City of Anacortes neighborhoods are available, given the sites location. City Forestland is accessible to the east via existing access points and trailheads.

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

No .

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

None proposed

13. **Historic and cultural preservation** [\[help\]](#)

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

No

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

None Known

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

None Known

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

None anticipated.

14. **Transportation** [\[help\]](#)

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

Neighborhood activities common to City of Anacortes neighborhoods are available, given the sites location. City Forestland is accessible to the east via existing access points and trailheads.

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

SKAT Bus is available approximately one mile away on Highway 20.

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

Sixteen off street parking spaces will be created in accord with R2 Zone requirements.

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

Tika Court will need to be constructed to provide access to the proposed lots 1, 2, 3, 5, 6, 7 and 8. In addition a the ally between West 10th Street and West 11th Street will be improved and will intersect with the cul-de-sac of Tika Court providing access to Lot 1 and access for City of Anacortes garbage truck access. The City of Anacortes Standard Short Cul-de-Sac design proposed meets the City standard for access and maneuverability.

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

None anticipated

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

Eighty trips per day is the estimate based on the Institute of Transportation Engineers Trip Generation Handbook. This estimate is based on data suggesting that for singl fmily residences the average number of trip ends is 10 trips per day.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

None anticipated

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

City of Anacortes Road Design Standards will be used throughout the project.

15. Public Services [\[help\]](#)

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

None anticipated over the normal expected for the addition of 16 to 24 persons to the City of Anacortes.

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

None anticipated.

16. Utilities [\[help\]](#)

a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

Electricity	PSE
Water, Sewer, Refuse	City of Anacortes
Telephone/Cable	Varies

C. Signature [\[help\]](#)

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

Signature: _____

Name of signee _____

Position and Agency/Organization _____

Date Submitted: _____

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

(IT IS NOT NECESSARY to use this sheet for project actions)

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

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

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

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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

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

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

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

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

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

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

EXHIBIT #2:

NOA & NOH WITH OPTIONAL SEPA DNS



NOTICE OF CONTINUATION OF HEARING:

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) and SEPA environmental review to create 8 lots and 1 wetland tract (9 lots total) at the subject property. Wetland buffer averaging and a modification /deviation to the underlying zoning district's minimum lot size requirement is also proposed. The applicant also proposes a right-of-way (ROW) dedication and vacation. The vacation request is to unimproved West 11th Street for approximately 212 feet from lots 5 to 11 Block 1121 Northern Pacific Addition to Anacortes. Additionally, the applicant proposes a vacation request to the alley for approximately 185 feet from lots 1 to 6 Blocks 1120 & 1121 Northern Pacific Addition to Anacortes.

Applicant: Irving Construction Corporation **File Number:** PUD-2015-0001

Project Location: The subject properties are located south of West 10th Street between Minnesota and Kansas Avenues; Parcel numbers involved area: P58251, P58253, P102477, P102478, P132138, & P132139

Date of Application: May 08, 2015

Date of Completeness: November 11, 2015

Public Comment Period: The comment period ended on **November 25, 2015, at 5:00 pm.** Written comments on the proposal however will be accepted until the close of the Open-Record Public Hearing. Any person may comment on this application by writing to the address below and/or by testifying at the open-record public hearing.

Continuation of Open-Record Public Hearing: The continuation of the open-record public hearing will be held by the **Planning Commission at 6:00 PM on Wednesday January 06, 2016, with a site visit conducted by members at 3:00 PM.** A closed-record hearing to hear any appeals of the Planning Commission's recommendation and to make a decision on the application will be held by the **City Council at 6:00 PM on Tuesday, January 19, 2016, with a site visit conducted by members at 3:00 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: December 16, 2015

Publish: December 16, 2015



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) and SEPA environmental review to create 8 lots and 1 wetland tract (9 lots total) at the subject property. Wetland buffer averaging and a modification /deviation to the underlying zoning district's minimum lot size requirement is also proposed. The applicant also proposes a right-of-way (ROW) dedication and vacation. The vacation request is to unimproved West 11th Street for approximately 212 feet from lots 5 to 11 Block 1121 Northern Pacific Addition to Anacortes. Additionally, the applicant proposes a vacation request to the alley for approximately 185 feet from lots 1 to 6 Blocks 1120 & 1121 Northern Pacific Addition to Anacortes.

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Date of Application: May 08, 2015

Date of Completeness: November 11, 2015

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 **November 25, 2015, 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 replat /PUD Approval, Civil Construction Plan approval, & Building Permit Application Approval

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

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

Existing Environmental Documents: SEPA Checklist, Critical Area Reports, & Tree Preservation Plan

Open-Record Public Hearing: An open-record public hearing will be held by the **Planning Commission at 6:00 PM on December 09, 2015, with a site visit conducted by members at 5:15 PM.** A closed-record 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 January 4, 2016.** 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: November 11, 2015

Publish: November 11, 2015

EXHIBIT #3:

ASSESSOR'S INFO & GIS MAP



City of
Anacortes
Planning Dept.



Shoreline Data	City Limits	Voting Wards
Structure	Easements	WARD-1
bc_land	Vacations	WARD-2
exlpoly	Surrounding Islands	WARD-3
exlpoly	County Parcels	Old Town
exlpoly	Eagles Nest	Zoning
exlpoly	Heronry	Z-AZ
rcalpoly	Public Parks	Z-C
rcalpoly	ACFI Trails	Z-CBD
rcalpoly	Other Trails	Z-CM
rcalpoly	Conservancy	Z-CM1
rcalpoly	Natural	Z-CM2
rcalpoly	Shoreline Residential	Z-HM
rcalpoly	Urban	Z-I
rcalpoly	Urban Maritime	Z-LM
rcalpoly	Salt Water	Z-LM1
rcalpoly	Monument	Z-M
rcalpoly	Street Sign	Z-P
rcalpoly	Wheel Chair Ramp	Z-R1
rcalpoly	SR20 -SPUR20	Z-R2
rcalpoly	County Roads	Z-R3
rcalpoly	Alleyway	Z-R4
rcalpoly	Gravel Streets	Z-R4B
rcalpoly	Paved Streets	
rcalpoly	Sidewalks	
rcalpoly	Lock Box	
rcalpoly	Airport	
rcalpoly	Docks	
rcalpoly	Sprinkled Buildings	
rcalpoly	Streams	
rcalpoly	High Tide	
rcalpoly	OHW	
rcalpoly	Lakes & Ponds	
rcalpoly	Wetlands	

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

Details for Parcel: P102477



Jurisdiction: ANACORTES
Please contact the city of ANACORTES for ANACORTES zoning information.

Zoning Designation:

Parcel Number	XrefID	Quarter	Section	Township	Range
P102477	3809-121-008-0100	03	23	35	01

Owner Information

IRVING CONSTRUCTION CORP
819 COMMERCIAL AVE STE G
ANACORTES, WA 98221

Site Address(es)**Location Map**

[Locate this Parcel on iMap](#)

Assessor's Parcel Map: [PDF](#) | [DWF](#)

2014 Values for 2015 Taxes*

Building Market Value \$.00
Land Market Value +\$104,000.00
Total Market Value \$104,000.00
Assessed Value \$104,000.00
Taxable Value \$104,000.00

Sale Information

Deed Type WARRANTY DEED
Sale Date 2007-08-09
Sale Price \$.00

2015 Property Tax Summary

2015 Taxable Value \$104,000.00
General Taxes \$998.87
Special Assessments/Fees
Total Taxes \$998.87

* Effective date of value is January 1 of the assessment year (2014)

Legal Description [Definitions](#)

N P TO ANACORTES, BLOCK 1121, LOT 5, 6, 7 & E1/2 8

Land Use (111) HOUSEHOLD, SFR, INSIDE CITY
Neighborhood (21AVIEW) ANACORTES VIEW RESIDENTIAL
Utilities

[WAC 458-53-030](#)

Levy Code 0900
City District Anacortes
School District SD103
Fire District
Year Built
Acres 0.26
Living Area
Bedrooms
Appliances
Exemptions

Foundation
Construction Style
Exterior Walls
Roof Style
Roof Covering
Floor Construction
Plumbing
Heat-AirCond
Fireplace

Details for Parcel: P102478



Jurisdiction: ANACORTES
Please contact the city of ANACORTES for ANACORTES zoning information.

Zoning Designation:

Recorded Documents

Documents scanned and recorded by the Auditor's office

Parcel Number

P102478

XrefID

3809-121-004-0100

Quarter Section Township Range

03 23 35 01

Owner Information

IRVING CONSTRUCTION CORP
819 COMMERCIAL AVE STE G
ANACORTES, WA 98221

Site Address(es)

Location Map

[Locate this Parcel on iMap](#)

Assessor's Parcel Map: [PDF](#) | [DWF](#)

2014 Values for 2015 Taxes*

Building Market Value \$.00
Land Market Value +\$104,000.00
Total Market Value \$104,000.00
Assessed Value \$104,000.00
Taxable Value \$104,000.00

Sale Information

Deed Type WARRANTY DEED
Sale Date 2007-08-09
Sale Price \$.00

2015 Property Tax Summary

2015 Taxable Value \$104,000.00
General Taxes \$998.87
Special Assessments/Fees
Total Taxes \$998.87

* Effective date of value is January 1 of the assessment year (2014)

Legal Description Definitions

N P TO ANACORTES, LOT 1-4, INCLUSIVE, BLOCK 1121, "NORTHERN PACIFIC ADDITION TO ANACORTES", AS PER PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGES 9 THROUGH 11, RECORDS OF SKAGIT COUNTY, WASHINGTON. LOT 1-4, INCLUSIVE, BLOCK 1121, "NORTHERN PACIFIC ADDITION TO ANACORTES", AS PER PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGES 9 THROUGH 11, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Land Use (111) HOUSEHOLD, SFR, INSIDE CITY

[WAC 458-53-030](#)

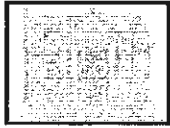
Neighborhood (21A)VIEW) ANACORTES VIEW RESIDENTIAL

Utilities

Levy Code 0900
City District Anacortes
School District SD103
Fire District
Year Built
Acres 0.32
Living Area
Bedrooms
Appliances
Exemptions

Foundation
Construction Style
Exterior Walls
Roof Style
Roof Covering
Floor Construction
Plumbing
Heat-AirCond
Fireplace

Details for Parcel: P132139



Jurisdiction: ANACORTES
Please contact the city of ANACORTES for ANACORTES zoning information.

Zoning Designation:

Parcel Number

P132139

XrefID

3808-120-011-0000

Quarter Section Township Range

03 23 35 01

Owner Information

IRVING CONSTRUCTION CORP
819 COMMERCIAL AVE STE G
ANACORTES, WA 98221

Site Address(es)**Map Links**

[Open in iMap](#)

Assessor's Parcel Map:

[PDF](#) | [DWF](#)

2015 Values for 2016 Taxes*

Building Market Value \$.00
Land Market Value +\$117,000.00
Total Market Value \$117,000.00
Assessed Value \$117,000.00
Taxable Value \$117,000.00

Sale Information

Deed Type QUIT CLAIM DEED
Sale Date 2014-07-28
Sale Price \$.00

2016 Property Tax Summary

2016 Taxes will be available after 2/15/2016

Use the Taxes link above for 2015 taxes

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

Legal Description Definitions

LOT 4, BLA-2014-003 RECORDED UNDER AF#201407290002, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE WEST 15 FEET OF LOT 9 AND ALL OF LOTS 10 AND 11, BLOCK 1120, NORTHERN PACIFIC ADDITION TO ANACORTES, RECORDED IN VOLUME 2 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON.

*Land Use	(111) HOUSEHOLD, SFR, INSIDE CITY			WAC 458-53-030	
Neighborhood	(21AVIEW) ANACORTES VIEW RESIDENTIAL				
Levy Code	0900	Fire District			
School District	SD103	Exemptions			
Utilities		Acres	0.19		
Improvement 1 Attributes Summary					
Building Style	SINGLE FAMILY RESIDENCE				
Year Built		Foundation			
Above Grade Living Area		Exterior Walls			
Finished Basement		Roof Covering			
*Total Living Area		Heat/Air Conditioning			
Unfinished Basement		Fireplace			
*Total Garage Area		Bedrooms			
Bathrooms					
For additional information on individual segments see Improvements tab					

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

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

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

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

Details for Parcel: P58251



Jurisdiction: ANACORTES
Please contact the city of **ANACORTES** for ANACORTES zoning information.

Zoning Designation:

[Recorded Documents](#)

Documents scanned and recorded by the Auditor's office

Parcel Number

P58251

XrefID

3809-120-011-0000

Quarter Section Township Range

03 23 35 01

Owner Information

IRVING CONSTRUCTION CORP
819 COMMERCIAL AVE STE G
ANACORTES, WA 98221

Site Address(es)

Location Map

[Locate this Parcel on iMap](#)

Assessor's Parcel Map: [PDF](#) | [DWF](#)

2014 Values for 2015 Taxes*

Building Market Value \$.00
Land Market Value +\$126,200.00
Total Market Value \$126,200.00
Assessed Value \$126,200.00
Taxable Value \$126,200.00

Sale Information

Deed Type QUIT CLAIM DEED
Sale Date 2014-07-28
Sale Price \$.00

2015 Property Tax Summary

2015 Taxable Value \$126,200.00
General Taxes \$1,212.10
Special Assessments/Fees
Total Taxes \$1,212.10

* Effective date of value is January 1 of the assessment year (2014)

Legal Description [Definitions](#)

LOT 2, BLA-2014-003 RECORDED UNDER AF#201407290002, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE WEST 25 FEET OF LOT 3 AND ALL OF LOT 4 AND THE EAST 20 FEET OF LOT 5, BLOCK 1120, NORTHERN PACIFIC ADDITION TO ANACORTES, RECORDED IN VOLUME 2 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON. EXCEPT THE SOUTH 10 FEET THEREOF.

Land Use (111) HOUSEHOLD, SFR, INSIDE CITY

[WAC 458-53-030](#)

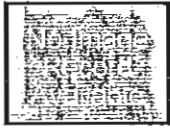
Neighborhood (21A)VIEW) ANACORTES VIEW RESIDENTIAL

Utilities

Levy Code 0900
City District Anacortes
School District SD103
Fire District
Year Built
Acres 0.17
Living Area
Bedrooms
Appliances
Exemptions

Foundation
Construction Style
Exterior Walls
Roof Style
Roof Covering
Floor Construction
Plumbing
Heat-AirCond
Fireplace

Details for Parcel: P132138



Jurisdiction: ANACORTES
Please contact the city of ANACORTES for ANACORTES zoning information.

Zoning Designation:

Parcel Number
P132138

XrefID
3809-120-011-0000

Quarter	Section	Township	Range
03	23	35	01

Owner Information
IRVING CONSTRUCTION CORP
819 COMMERCIAL AVE STE G
ANACORTES, WA 98221

Site Address(es)

Location Map

[Locate this Parcel on iMap](#)

Assessor's Parcel Map: [PDF](#) | [DWF](#)

2014 Values for 2015 Taxes*

Building Market Value	\$0.00
Land Market Value	+\$138,800.00
Total Market Value	\$138,800.00
Assessed Value	\$138,800.00
Taxable Value	\$138,800.00

Sale Information

Deed Type	QUIT CLAIM DEED
Sale Date	2014-07-28
Sale Price	\$0.00

2015 Property Tax Summary

2015 Taxable Value	\$138,800.00
General Taxes	\$1,333.11
Special Assessments/Fees	
Total Taxes	\$1,333.11

* Effective date of value is January 1 of the assessment year (2014)

Legal Description Definitions

LOT 3, BLA-2014-003 RECORDED UNDER AF#201407290002, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE WEST 10 FEET OF LOT 5 AND ALL OF LOTS 6, 7 AND 8 AND THE EAST 15 FEET OF LOT 9, BLOCK 1120, NORTHERN PACIFIC ADDITION TO ANACORTES, RECORDED IN VOLUME 2 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH THE SOUTH 10 FEET OF LOTS 1 TO 4 AND THE WEST 20 FEET OF LOT 5.

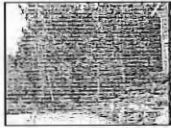
Land Use (111) HOUSEHOLD, SFR, INSIDE CITY
Neighborhood (21A)VIEW ANACORTES VIEW RESIDENTIAL
Utilities

[WAC 458-53-030](#)

Levy Code 0900
City District Anacortes
School District SD103
Fire District
Year Built
Acres 0.33
Living Area
Bedrooms
Appliances
Exemptions

Foundation
Construction Style
Exterior Walls
Roof Style
Roof Covering
Floor Construction
Plumbing
Heat-AirCond
Fireplace

Details for Parcel: P58253



Jurisdiction: ANACORTES
Please contact the city of ANACORTES for ANACORTES zoning information.

Zoning Designation:

[Recorded Documents](#)

Documents scanned and recorded by the Auditor's office

Parcel Number

P58253

XrefID

3809-121-000-0001

Quarter Section Township Range

03 23 35 01

Owner Information

IRVING CONSTRUCTION CORP
819 COMMERCIAL AVE STE G
ANACORTES, WA 98221

Site Address(es)**Location Map**

[Locate this Parcel on iMap](#)

Assessor's Parcel Map: [PDF](#) | [DWF](#)

2014 Values for 2015 Taxes*

Building Market Value \$.00
Land Market Value +\$104,000.00
Total Market Value \$104,000.00
Assessed Value \$104,000.00
Taxable Value \$104,000.00

Sale Information

Deed Type WARRANTY DEED
Sale Date 2007-08-09
Sale Price \$.00

2015 Property Tax Summary

2015 Taxable Value \$104,000.00
General Taxes \$998.87
Special Assessments/Fees
Total Taxes \$998.87

* Effective date of value is January 1 of the assessment year (2014)

Legal Description [Definitions](#)

(0.2600 ac) N P TO ANACORTES, BLOCK 1121, LOT W1/2 OF LOT 8 AND ALL LOTS 9 THROUGH 11., ACRES 0.26

Land Use (111) HOUSEHOLD, SFR, INSIDE CITY

[WAC 458-53-030](#)

Neighborhood (21AVIEW) ANACORTES VIEW RESIDENTIAL

Utilities

Levy Code 0900
City District Anacortes
School District SD103
Fire District
Year Built
Acres 0.00
Living Area
Bedrooms
Appliances
Exemptions

Foundation
Construction Style
Exterior Walls
Roof Style
Roof Covering
Floor Construction
Plumbing
Heat-AirCond
Fireplace

EXHIBIT #4:

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-2015-0001

PROJECT NAME:

West 10th Street Replat /PUD

APPLICANT:

Schemmer Consulting Group
3014 Commercial Avenue, Suite C
Anacortes, WA 98221

LANDOWNER:

Irving Construction Corporation
819 Commercial Avenue, Suite G
Anacortes, WA 98221

**PROJECT ENGINEER &
SURVEYOR:**

Schemmer Consulting Group
3014 Commercial Avenue, Suite C
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 replat, Planned Unit Development (PUD), and SEPA environmental review to create 8 lots and 1 wetland tract (9 lots total) on the subject property. Wetland buffer averaging and a modification /deviation to the underlying zoning district's minimum lot size requirement is also proposed. The applicant also proposes a right-of-way (ROW) dedication and vacation. The vacation request is to unimproved West 11th Street for approximately 212 feet from lots 5 to 11 Block 1121 Northern Pacific Addition to Anacortes. Additionally, the applicant proposes a vacation request to the alley for approximately 185 feet from lots 1 to 6 Blocks 1120 & 1121 Northern Pacific Addition to Anacortes.

PROJECT LOCATION:

The subject properties are located south of West 10th Street between Minnesota and Kansas Avenues.

SUBJECT PARCELS:

P58251, P58253, P102477, P102478, P132138, & P132139

PERMITS REQUIRED:

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

EXISTING ENVIRONMENTAL DOCUMENTS:

Wetland Report; SEPA Environmental Checklist; Geotechnical Evaluation; Tree Assessment & Preservation Plan; & Landscape Plan

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:

1,573 ± cubic yards of fill & 273 ± cubic yards of cut

CRITICAL AREAS:

Geologically Hazardous Area:

Geotest prepared a reconnaissance level report concerning the project site's topography, soils, drainage, and geologically hazardous areas. No known geologically hazardous areas exists on the subject property.

Wetlands:

According to a Wetland Report prepared by Advanced Environmental Solutions dated March 20, 2015, there is a Category III wetland located onsite that is 0.16 acres. The wetland extends off-site to the northwest and southwest. The onsite portion of the wetland is 902 square feet in area. According to AMC 17.70.340(1) and consistent with current Department of Ecology buffer requirements, Category III (3) wetlands require a 110-foot buffer as measured from the edge of the wetland.

The applicant proposes wetland buffer averaging which would reduce a portion of the 110 foot buffer as it extends onto lots 5 & 6. The reduced buffer along lots 5 and 6 would result in a 91 foot buffer width. The reduced buffer area proposed is 2,904 square feet while the increased buffer area would be 2,935 square feet.

Priority Habitat & Species:

No known priority habitat or species are located on or within close proximity to the subject properties following a review of Washington State Department of Fish and Wildlife's website.

Cultural Resources:

No known cultural resources are located on or within close proximity to the subject property. Both the Samish Indian Nation and the Washington State Department of Archaeology and Historic Preservation (DAHP) was provided an opportunity to comment on the subject development. No comment was received.

TREE ASSESSMENT & PRESERVATION PLAN:

Urban Forestry Services Inc., prepared a Tree Assessment and Preservation Plan dated August 5, 2015. The applicant /landowner proposes retaining seventy-three (73) trees within a wetland tract that is approximately 0.46 acres in area. Chapter 16.50 of the Anacortes Municipal Code requires that one tree credit unit per 1,000 square feet of property. The subject property is 69,011 net square feet in area. Therefore, 70 tree credits are required based on this net square footage. The applicant /landowner proposed retention of seventy-three (73) trees within the wetland tract equates to two hundred and seventy-two (272) tree credits. The wetland tract would be designated as a native growth protection area easement (NGPE).

TRANSPORTATION:

The City of Anacortes' Public Works Department did not require that a Traffic Impact Study be prepared associated with the subject development.

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:

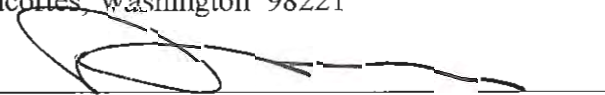
1. Erosion control, dust control, and best management practices shall be employed during construction /development activities as required by both the Building and Public Works Departments.
2. Orange construction fencing shall be installed at the project boundary's clearing limits.
3. A grading permit 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. The Wetland Tract shall be owned and maintained by the property owner, property owner's association, successors or assigns. A note to this effect shall be recorded on the final replat/ PUD.
6. The wetland Tract shall be designated as a Native Growth Protection Easement (NGPE). A note to this effect shall be recorded on the final replat /PUD map.
7. Note on the final replat /PUD, "Within the NGPE, vegetation or tree removal, topping, or trimming is prohibited unless approved by the City. The applicant would need to submit an ISA certified arborist report that states a tree is dead, diseased, or dying to the City of Anacortes' Planning Department and Parks and Recreation Department for review and approval. Notwithstanding, vegetation /tree removal from an NGPE is prohibited."
8. Before final replat /PUD approval shall be given, a split rail cedar wood fence shall be constructed along the buffer's edge of the wetland thereby demarcating the beginning of the Category III (3) wetland. Wetland critical area signage obtained from the City of Anacortes' Department of Planning, Community, & Economic Development shall be placed on the fence.
9. Note on the final replat /PUD, "Those trees designated for retention on the submitted tree preservation plan shall be protected before and during site development and construction through adherence to AMC § 16.50.100. Chain link fencing (or other sturdy construction fencing) 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."
10. Before any site development 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.
11. Note on the final replat /PUD, "No yard extension, yard waste dumping, or off leash pets are permitted in the NGPE tract" (SEPA MDNS #11).

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: 11/24/15 **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: November 25, 2015

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 #5:

RESOLUTION 1934



RESOLUTION NO. 1934

**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 proposed replat /Planned Unit Development (PUD) to create 8 lots and 1 wetland tract (9 lots total) of the subject property. The subject replat /PUD also involves SEPA environmental review, wetland buffer averaging and the dedication of right-of-way in addition to said vacation request; 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, wetland buffer averaging and the proposed dedication of right-of-way; 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 December 9, 2015; 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 January 2016; and,

SECTION 5. That the subject vacation request is to unimproved West 11th Street for approximately 212 feet from lots 5 to 11 Block 1121 Northern Pacific Addition to Anacortes.

Additionally, the applicant proposes a vacation request to the alley for approximately 185 feet from lots 1 to 6 Blocks 1120 & 1121 Northern Pacific Addition to Anacortes.

INTRODUCED, PASSED, AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ANACORTES on this 16th day of November 2015.

CITY OF ANACORTES, WASHINGTON



LAURIE M. GERE, MAYOR

Approved as to form and legality:



Darcy Swetnam, WSBA# 40530
City Attorney

ATTEST:



Steve D. Hoglund, City Clerk Treasurer

EXHIBIT #6:

DEPARTMENT /AGENCY COMMENTS RECEIVED

Public Works Conditions for West 10th P.U.D - Irving

Paperwork:

1. A clearing and grading plan consistent with City requirements shall be submitted by the applicant for review and approval by the City of Anacortes Planning\Building and Public Works Departments prior to any construction activities taking place on or off-site.
2. A Large Parcel Storm Water Plan and Water Quality Control Plan consistent with City requirements shall be submitted by the applicant for review and approval by the Planning\Building and Public Works Departments prior to any construction activities taking place on or off-site.
3. Construction activities may require an NPDES Construction Storm Water Discharge Permit issued by the Department of Ecology prior to any construction activities taking place on or off-site.
4. Clearing activities may require a logging permit issued by the Department of Natural Resources prior to construction activities taking place on or off-site.
5. 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.
6. 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.
7. Prior to the final plat approval, all infrastructure improvements shall be completed as required by the City of Anacortes Public Works Director and a 2-year Maintenance Bond in place. The 2-year Maintenance Bond is 10% of the actual construction cost.

Water:

8. 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.

Site-Frontage:

9. Mailbox locations shall be reviewed and approved by the City of Anacortes Public Works Department and the U.S. Postal Service.
10. Street lighting shall be required at Tika Court and within the Cul-de-Sac. 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 52, 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:

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

Sanitary Sewer:

12. All Sanitary Sewer Easements shall be 20-foot minimum width and dedicated to the City of Anacortes.
13. All Sanitary Sewer structures shall have vehicular access, including but not limited to: 1) A 12-foot minimum width access road with an approved all-weather surface asphalt road, or other approved Low Impact Development Best Management Practice design, 2) Meeting the minimum structural requirements for Access Road approved by the City of Anacortes.
14. The individual private shut off valve locations have not been determined and will be worked out at the approval of the Construction Civil Plans.



Development Review Group (DRG)

Name of Applicant: Irving Construction / Schemmer Engineering & Surveying

Brief Description: Minnesota Ave & West 10th St. 8 lot residential Re-plat

Please initial if approved and/or include your comments:

Street Department: BL

Comments:

OK

Water Department: EP

Comments:

OK

Solid Waste: M.K.

Comments:

OK

Sandi Andersen: ~~SD~~

Comments:

Cricchio, Kevin

From: Hoxie, Robert
Sent: Tuesday, November 24, 2015 11:37 AM
To: Cricchio, Kevin
Subject: RE: addresses 10th Street PUD

Lot 1 = 3619 W10th Street
2 = 3617 W10th Street or 2102 Tika Court
3 = 3613 W10th Street or 2101 Tika Court
4 = 3611 W10th Street
5 = 2105 Tika Court
6 = 2109 Tika Court
7 = 2108 Tika Court
8 = 2106 Tika Court

From: Cricchio, Kevin
Sent: Tuesday, November 24, 2015 11:31 AM
To: Hoxie, Robert <robh@cityofanacortes.org>
Subject: addresses 10th Street PUD

Rob,

Can you tell me what the addresses are for the 8 lots West 10th Street PUD? Thanks.

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

EXHIBIT #7:

PUBLIC COMMENTS RECEIVED

Cricchio, Kevin

From: Bob and Claudia Hogan <hoganhouse@comcast.net>
Sent: Monday, December 14, 2015 4:41 PM
To: Cricchio, Kevin
Subject: Comment regarding proposed PUD on W. 10th Street in Anacortes
Attachments: PUD Objection Letter-Exhibit A.pdf; PUD Objection Letter-Exhibit B.pdf; PUD Objection Letter-Exhibit C.jpeg

To: The Anacortes Planning Commission
From: Bob and Claudia Hogan, 3616 W. 10th St., Anacortes, WA
Re: Proposed PUD on West 10th Street by Irving Construction
Date: December 14, 2015

A Planned Unit Development (PUD) is described in the City of Anacortes' Municipal Code Chapter 17.44.010 as having the purposes of, among others, promoting a "more economical and efficient use of the land while providing a **harmonious** variety of housing choices, a **higher level of city attractiveness and quality**" and to "encourage developments which will provide a desirable and stable environment **in harmony with that of the surrounding area**. A copy of that Chapter is attached as Exhibit A.

Irving Construction Corporation is requesting a PUD for 8 additional homes on W. 10th Street, along with a reduction in the previously established minimum square foot lot size from 7500 to 6000. The average lot size of this proposed 8-lot PUD would be less than 6300 square feet.

The average lot size of the existing homes on W. 10th Street is 11,228. Lot sizes of the North side of W. 10th are indicated in the Land Title Company of Skagit County sketch, attached as Exhibit B. Information regarding the square footage of the two developed lots on the same side of W. 10th was obtained by searching those two addresses (3713 and 3711) on realtor.com, and each of those two lots are approximately 8750 square feet. The proposed lot sizes in the PUD are significantly smaller than the existing lots in this area.

Also attached, as Exhibit C, is a birds-eye view of the homes and undeveloped lots on W. 10th, provided by Google Maps. It is apparent just from looking at this photo of the homes and lots on this street (and surrounding streets) that squeezing 8 houses into this proposed PUD area on significantly smaller lots would not in fact be in harmony with the surrounding area, and would therefore be contrary to the purpose and intent of a PUD in this circumstance.

Next time you are in the area, we would also invite you to drive up to Rockridge Parkway and Antone Way, just a few blocks southwest of W. 10th, where you will see there are still numerous lots yet to be developed. Although we understand that the Planning Commission may be feeling some pressure to accommodate additional future growth in Anacortes, we point out these areas to make sure you are aware of the vast number of existing lots still available in this area alone, and we ask that you not unduly burden our street with 8 lots crammed together into an area that should only hold five or six homes.

We respectfully request that you take this information into consideration, as well as the testimony of the numerous other neighbors who voiced their objections and concerns at the December 9, 2015 Planning Commission meeting. We are not opposed to the addition of homes on this site in general, but the lot size and

Exhibit A

Chapter 17.44 - PLANNED UNIT DEVELOPMENT AND COTTAGE HOUSING

Sections:

17.44.010 - Purpose.

The zone map adopted as part of this title establishes zone boundaries, and this title establishes the permitted use of land in the various zones. The conditions and requirements set forth in this title are general and designed to apply to individual lots and minimum area of parcels. A planned unit development (PUD), as the term is used in this title, has the following purposes:

- A. To permit greater flexibility and consequently more creative and imaginative design for the development of residential and business uses than generally is possible under conventional zoning regulations;
 - B. To promote more economical and efficient use of the land while providing a harmonious variety of housing choices, a higher level of city attractiveness and quality, and preservation of scenic open space;
 - C. To correlate the intentions of this title and other ordinances of the city to encourage developments which will provide a desirable and stable environment in harmony with that of the surrounding area.
(Ord. 2316 (part), 1994)
-

Exhibit B

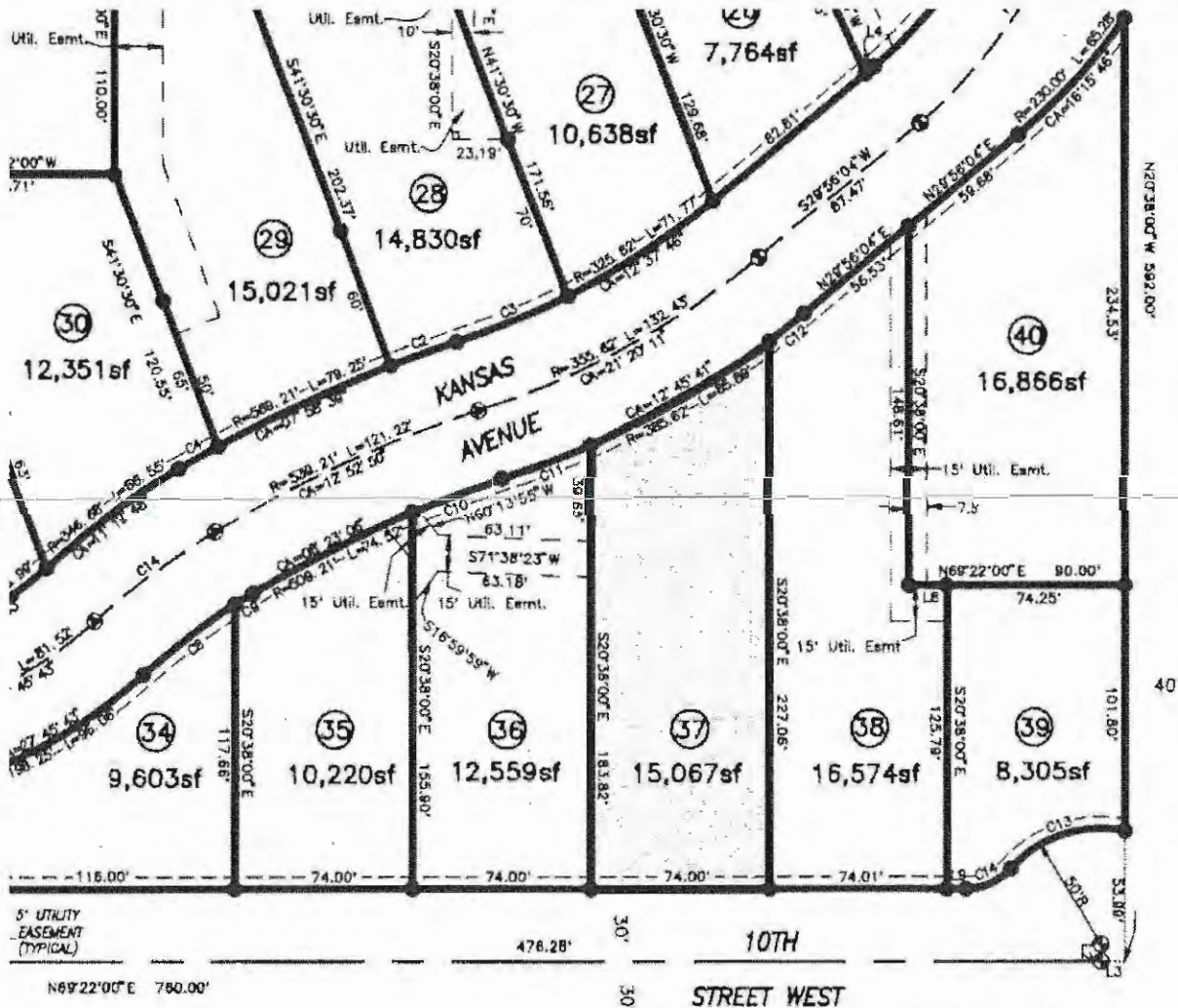


Land Title & Escrow Company

Of Skagit County & Island County

"We deliver results...not just promises"

Order No. 151655-SAE



This sketch is a courtesy of LAND TITLE COMPANY OF SKAGIT COUNTY to assist in locating the premises. It is not based on a Survey and the Company assumes no liability for variations, if any, in dimensions and locations. This map does not purport to show all highways, roads or easements affecting the property.



Cricchio, Kevin

From: Irving Construction <icc@fidalgo.net>
Sent: Tuesday, December 08, 2015 8:19 AM
To: The Wilhoits
Cc: Cricchio, Kevin; James T Schemmer, P.E.
Subject: re: from Steve Wilhoit- continuing conversation to Scott Irving memo dated 12/5/2015
Attachments: Input to city for Irving project scott irving response- third update.docx

From: "The Wilhoits" <tenstreet@comcast.net>
Sent: Monday, December 07, 2015 7:28 PM
To: "Irving Construction" <icc@fidalgo.net>, kevinc@cityofanacortes.org
Subject: from Steve Wilhoit- continuing conversation to Scott Irving memo dated 12/5/2015

Scott and Kevin,

Additional conversation to Scott Irving Memo dated 12/5/2015

Steve and Linda Wilhoit
3610 west 10th
Anacortes

November 19, 2015- December 7, 2015

Subject: Impacted Resident Input to File Number PUD-2015- 001; Applicant Irving Construction Company

From Steven and Linda Wilhoit 3610 West 10th St, Anacortes, WA

Introduction: While those of us who purchased property and built custom homes on West 10th St over the past 10-15 years always expected the subject property to be developed we were expecting 4-5 custom homes not 8-9 spec houses. This is legally owned property and we expect it will be developed according to City of Anacortes requirements. While we would prefer to see 4-5 larger lots and homes more in keeping with the existing neighborhood we are not challenging the overall project, subject to the answers to questions and requests below. We would ask the City and the Developer to seriously consider the following.

Observations:

1. There are currently 8 developed properties on West 10th St. There are 2 additional individual lots that could be developed. This proposal will double the number of existing structures that could or will access West 10th St increasing the traffic on at least the western half of the street considerably.
2. Seven of the 8 existing homes are occupied by senior couples- retired or semi-retired. The remaining house is a rental that routinely houses Navy officers and their families. Other than people accessing the ACFL trailhead on West 10th, this is a very quiet, low traffic volume, dead end street with a small population. Depending on the developers intent, this situation and West 10th lifestyle could be substantially impacted.
3. The proposed lots average 6284 square feet. The existing 10 lots (8 with structures) average 9612 square feet, ranging from 7500 sq foot (owned by the co- owner of the applicants property) to 16866 square feet. This substantial differential will likely change the size and type of houses and therefore the character of the neighborhood.
4. The Developer is proposing minimal size lots impacted with multiple easements without providing any common space within the new neighborhood for use by new residents or children.
5. The awkward intersection of Kansas, Minnesota and West 10th is already a hazardous intersection with close calls being a routine occurrence (which never show up as reported accidents or incidents). Due to the large number of houses in Rock Ridge relative to the number of houses on West 10th the bulk of the up and downhill traffic moves to and from Minnesota and Kansas. That path, either up or down is largely visible to/ from both directions. The path to and from Kansas to West 10th is substantially blind and is routinely where the issues occur with people rolling/running the stop from Minnesota or not staying in lane uphill on Kansas. While the existing configuration is the most appropriate for the awkward situation, the potential increase of traffic between Kansas and West 10th will increase the issues and potential accidents at the intersection.
6. The alley from Minnesota is currently a dead end. The proposal is to make the alley a through street to Tika Court. This creates a new circular path that does not exist now impacting the

houses that currently enjoy a dead end street as well as a new entry path onto West 10th. While the developer/ city may have run a traffic study for this proposal, it was not provided with the distributed material. The issues identified in #4 and #5 create a substantial change to long established traffic flows and volumes in the immediate neighborhood.

Questions (and requests):

1. What proposed lots will have a primary access by way of a curb cut directly onto West 10th?
What road/ alley will be the primary access to the other lots?
*The driveway access to one lot is from W. 10th. The rest of the lots access from Tika Ct.
We assume this is lot 4- correct? Lot 1 does not connect to Tika place- will it be accessed from the alley if not West 10th? Lot 4 driveway access is shown on W. 10th If we end up with a Garage in the back of Lot 1, it will be accessed from the alley.*
2. It appears that a new easement will be created for the sanitary sewer to west 11th St. Where will the other utilities (gas, electric, water, storm sewer, cable, telephone) be accessed? If they will be accessed on West 10th St where will the connections be made and to what extent will the pavement be disturbed and patched on West 10th St; West 10th St pavement is substantially pristine at the moment.
*Gas, water and electric will come from the existing underground services on W. 10th. Every effort will be made to minimize the number of road cuts. No road closures are anticipated. Storm sewer will connect to existing catch basin on the South West corner of the project.
Thank you for minimizing the cut and cover damage to West 10th.*
3. Since property P126321 is not included in the proposal but is owned by a co-owner of the development will the utility extensions being proposed be extended to that property to minimize the future impact to West 10th St, if and when that property is developed? If not why not?
*Utilities will be extended to P126321. That parcel is not owned by Irving Construction Corp. and is not part of the development.
The 10/28/2015 planned unit development document lists Dale and Elizabeth as a co-owner with you and the property you are developing has a long history between you and them- therefore we consider them a player. If the utilities are extended to the property line with P1125321, that seems reasonable. But see below. They are not a player in this development. The City will most likely require a sidewalk extension as a condition for a building permit for that lot.*
4. The curb, gutter and sidewalk currently end on the west end of the proposed development. Will the new curb, gutter and sidewalk be extended just through the proposed development or through to the cul de sac which would include the property (P 126321) currently owned by the co- owner of the development. If it were extended along the entire length of the property owned by the proposal principals it would complete all the potential sidewalks on west 10th St and reduce the impact to the street if and when P 126321 is developed. If not, why not?
*Sidewalks will extend the length of the proposed development. It will be up to the owner of P126321 to extend the sidewalk if the City requires.
The 10/28/2015 planned unit development document lists Dale and Elizabeth Fowler as a co-owner with you and the property you are developing has a long history between you and them- therefore we consider them a player. With the activity to extend the curbs, gutter and sidewalks from the current end of the sidewalk through the proposed development, there will never be a*

more appropriate and cost effective time to extend them through P126321- not to mention the least additional impact to the existing and new residents of West 10th. Please communicate with Dale and Elizabeth that we ask them to complete the work that the City will require them to do when they develop P126321.

5. What is the developer's intent relative to the houses that will be offered for sale? What size and style are being proposed for each house? What will be an approximate range of proposed sales prices? Will they include full or partial landscaping? What are the proposed front and side setbacks for each lot?

The zoning for this area is R-2. The required setbacks for R-2 zoning will be enforced. (20 feet front and back, 5 & 10 side setbacks) The homes will be single family residences of high quality, approximately 2,400 sq. ft. Each will be designed individually to fit the topography and maximize view potential. The sites will be fully landscaped as required by the City.

Thanks- What price range to you anticipate they will sell for- a range is sufficient. Price point will be \$500,000.00

6. Does the developer have CC&R's for the property? Do the CC&R's envision a homeowners association? **We would like a copy of the formal CC&R's if they exist.**

There are no CC&R's yet. We would prefer not to create a HOA if possible.

7. What is the development schedule? When will site prep start, when will initial construction start and when will the entire development be complete. Does the developer intend this to be a continuous development through to completion of the 8 houses? Or is there the potential that due to market conditions or other situations the development may be partially completed, suspended and / or restarted in the future? **We would like a copy of the proposed schedule.**

Development schedule TBD. We would like to start as soon as permits are available. Our intention is to build the site out within 18 months. Once permits are obtained, we will produce a schedule. This is an ideal site for winter/spring construction; dust is the biggest potential nuisance and for that reason, we hope to start soon.

Should we assume these will be spec type homes- built first and then sold? Or will you be attempting to market them first and build afterwards? The 18 months is fair timeframe- but would hate to see it become 24- 36 months. We intend to begin a marketing strategy after preliminary appraisal which will result in pre-sales.

8. Tika Court is shown as 25' wide with right angle corners relative to its intersection with West 10th St. This would appear to be a very difficult turn/ entrance for large emergency equipment. Can the largest of City of Anacortes fire equipment make the turn from West 10th St? Will there be new fire hydrants in Tika Court?

Tika Court has been designed to accommodate all City vehicles. The development has been signed off by the required City services officials. There will be a fire hydrant on Tika Court.

Thank you.

9. Will Tika Court have any traffic control at the intersection with West 10th St- stop sign or yield sign?

A stop sign will be required at Tika Court.

Thank you.

Requests of the Applicant:

1. This development will be a substantial impact to the neighborhood and we would like to see the project (1) be continuous to completion and (2) as short a duration as possible.
7. Above.
2. The developer is requested to keep all construction equipment and materials on the job site. No storage of equipment, materials or dumpsters on West 10th St should be permitted. This has been a problem for this street in the past with another contractor.
This is an important issue with the neighborhood- we would like an answer. We do not expect West 10th to be a staging or storage area for construction equipment and material. W. 10th will not be a staging area for construction
3. The developer is requested do everything possible to minimize construction debris and dust.
7. Above? Developer will maintain construction fencing and silt fencing throughout the project.
4. The developer is requested to seek to maintain work days/ hours to as close to normal business hours as possible.
What hours should the neighborhood consider to be 'normal'- what hours is the schedule predicated on? Monday through Friday, 7:30-4:00 are normal hours with an occasional Saturday morning as needed
5. The developer is requested to keep the adjacent neighbors informed as to the progress of the project and any activities/deviations that might impact the neighborhood. This especially applies if West 10th St will be closed to access at any time.
Please. I can provide email addresses if that would be useful to you. OK
6. Should the developer's plan incorporate a common security mailbox on West 10th St for the development the existing neighbors may be interested in participating in that mailbox system. Please keep us apprised.
With the construction activity and growth of the number of housing units on West 10th the existing owners are considering a secure unit for mail- it might be beneficial for everyone including the USPS to have a single unit. If you are going to install one when the curb, gutter and sidewalks on west 10th are put in we would be interested in participating in one 16 box unit. If you are going to install a unit on Tika Place rather than West 10th we would will proceed with one on West 10th. We can talk this over with the USPS and get their input

Requests of the City:

Kevin- these requests are current. If 3. has been satisfied, only 1. and 2. are requested to be accomplished by the City.

1. Public Works is requested to apply centerline yellow stripes on Kansas, Minnesota and West 10th for a reasonable distance leading up to the awkward intersection of the three streets. This will better delineate the critical lane areas of the intersection.
2. Public Works is requested to install a sign below the stop sign on Minnesota stating "oncoming traffic does not stop", putting those people on notice of that reality in the intersection.
3. Fire Department is requested to ensure that all fire equipment can enter and exit the narrow opening to Tika Court from West 10th St. The cul de sac at the east end of West 10th St is sized

and signed " no parking" to ensure emergency equipment can move effectively on West 10th St. If equipment cannot properly access Tika Court it will be forced to muster from West 10th St effectively blocking ingress/ egress to those of us living east of the Tika Court entrance.

Thank you for your consideration; we look forward to your responses,

Steven and Linda Wilhoit

3610 West 10th St

360.293.6707

Cricchio, Kevin

From: The Wilhoits <tenstreet@comcast.net>
Sent: Monday, December 07, 2015 5:19 PM
To: Cricchio, Kevin
Subject: December 9 Site Tour- Irving Construction West 10th project

Kevin,

The announcement indicates that there will be a site visit to West 10th st on December 9 at 5:15 pm- ahead of the meeting. It may go without saying but it is really dark up here at that time and the street lights are only on the far ends of West 10th- the actual development area is too dark to tour.

Steve and Linda Wilhoit]
3610 west 10th

December 3, 2015

To: Don Measamer

Subject: Failure of City of Anacortes Email system to accept Party of Record Input

Don,

I sent a series of comments concerning File # PUD-2015- 001 on November 20, 2015, per city request.

I requested a receipt request of Kevin, which I have never received- obviously per the postmaster of City of Anacortes automated message dated December 3, 2015, the City email system has never delivered it.

I formally request that the input be considered properly submitted and received per City requirements.

A handwritten signature in black ink, appearing to read "Steven and Linda Wilhoit". The signature is stylized with a large, looping "S" and "W".

Steven and Linda Wilhoit

3610 West 10th

Anacortes, WA 98221

2 attachments

The Wilhoits

From: The Wilhoits <tenstreet@comcast.net>
Sent: Thursday, December 03, 2015 8:55 PM
To: kevinc@cityofanacortes.org
Subject: FW: Delivery delayed:Party of Record submittal- File # PUD-2015-001
Attachments: details.txt; Untitled attachment 00019.txt

Kevin,

I have no idea what this is about but I submitted Party of Record comments on time.

Steve Wilhoit
3610 west 10th
Anacortes

From: postmaster@cityofanacortes.org [mailto:postmaster@cityofanacortes.org]
Sent: Thursday, December 03, 2015 8:38 PM
To: tenstreet@comcast.net
Subject: Delivery delayed:Party of Record submittal- File # PUD-2015-001

Delivery is delayed to these recipients or groups:

kevinc@cityofanacortes.org

Subject: Party of Record submittal- File # PUD-2015-001

This message hasn't been delivered yet. Delivery will continue to be attempted.

The server will keep trying to deliver this message for the next 1 days, 19 hours and 57 minutes. You'll be notified if the message can't be delivered by that time.

Diagnostic information for administrators:

Generating server: BELL.cityofanacortes.org
Receiving server: BELL.cityofanacortes.org (192.168.0.13)

kevinc@cityofanacortes.org

Remote Server at BELL.cityofanacortes.org (192.168.0.13) returned '400 4.4.7 Message delayed'
12/4/2015 4:32:31 AM - Remote Server at BELL.cityofanacortes.org (192.168.0.13) returned '432 4.3.2 STOREDRV;
mailbox database is offline; STOREDRV.Deliver.Exception:MailboxOfflineException.MapiExceptionMdbOffline; Failed to
process message due to a transient exception with message Cannot open mailbox /o=City of Anacortes/ou=Exchange
Administrative Group (FYDIBOHF23SPDLT)/cn=Configuration/cn=Servers/cn=BELL/cn=Microsoft System Attendant.
16.55847:7E000000, 17.43559:76040000BA00, 4.32881:76040000,
0.50035:02000000, 4.64625:76040000, 20.52176:000F34840900001000000000, 20.50032:000F34847917101000000000,
0.50128:01000000, 255.1494:30000000, 4.46904:76040000, 1.63456:E0810000, 1.56872:FE000000, 4.42712:76040000,

4.35992:76040000, 0.50784:00000000, 255.1750:000F3484, 255.1494:76040000, 4.46904:76040000,
1.63456:E0810000, 1.56872:FE000000, 4.42712:76040000, 4.35992:76040000, 0.50784:00000000, 255.1750:00000000,
0.50288:76040000, 4.23354:76040000, 0.25913:76040000, 255.21817:76040000, 0.26297:76040000,
4.16585:76040000, 0.32441:76040000, 4.1706:76040000, 0.24761:76040000, 4.20665:76040000, 0.25785:00000000,
4.29881:76040000

Original message headers:

Received: from BELL.cityofanacortes.org (192.168.0.13) by
BELL.cityofanacortes.org (192.168.0.13) with Microsoft SMTP Server (TLS) id
15.0.1076.9; Thu, 3 Dec 2015 16:34:35 -0800
Received: from bell.cityofanacortes.org (192.168.0.3) by
BELL.cityofanacortes.org (192.168.0.13) with Microsoft SMTP Server id
15.0.1076.9 via Frontend Transport; Thu, 3 Dec 2015 16:34:35 -0800
X-Sendio-Return-Path: tenstreet@comcast.net
X-Sendio-Delivered: Thu, 03 Dec 2015 16:34:35 -0800
X-Sendio-Delivered-To: kevinc@cityofanacortes.org
X-Sendio-Released: Thu, 03 Dec 2015 16:34:35 -0800
X-Sendio-Released-By: by user request explicit
X-Sendio-SAV-Sent: Fri, 20 Nov 2015 08:31:49 -0800
X-Sendio-Received: Fri, 20 Nov 2015 08:31:49 -0800
Received: (sendio-gmail 17026 invoked by uid 5002); 4 Dec 2015 00:34:35 -0000
X-Sendio-SenderIP: 69.252.207.33
X-Sendio-RemoteSenderIP: 69.252.207.33
Authentication-Results: cityofanacortes.org; dkim=none (no signatures)
X-Sendio-DKIMResults: NoSignature
Received-SPF: Pass (bell.cityofanacortes.org: domain of comcast.net designates
69.252.207.33 as permitted sender) client-ip=69.252.207.33; envelope-
from="tenstreet@comcast.net"; helo=resqmta-ch2-01v.sys.comcast.net;
receiver=bell.cityofanacortes.org; mechanism="ip4:69.252.207.0/25"; identity=mailfrom
X-IP-Reputation: 69.252.207.33 neutral, ipclass:R4, risk-level: 30% (low)
X-Sendio-MessageID: 1448037109.16498.1
Received: from unknown (HELO resqmta-ch2-01v.sys.comcast.net) (69.252.207.33)
by bell.cityofanacortes.org with SMTP; 20 Nov 2015 16:31:49 -0000
Received: from resomta-ch2-08v.sys.comcast.net ([69.252.207.104])
by resqmta-ch2-01v.sys.comcast.net with comcast
id jsXa1r0042Fh1PH01sXosr; Fri, 20 Nov 2015 16:31:48 +0000
Received: from WilhoitsDesktop ([IPv6:2601:601:4100:a14d:3dfd:e6f3:9e73:7344])
by resomta-ch2-08v.sys.comcast.net with comcast
id jsXm1r00C0FVdW201sXnSd; Fri, 20 Nov 2015 16:31:48 +0000
From: The Wilhoits <tenstreet@comcast.net>
To: <kevinc@cityofanacortes.org>
Subject: Party of Record submittal- File # PUD-2015-001
Date: Fri, 20 Nov 2015 08:31:36 -0800
Message-ID:
<!&AAAAAAYAAAAAAAJsEoblUm4dHuZ+Dj8W0dbzCgAAAEAAAADPQ1kWA98xGsAki8HwHShwBAAAAA==@
comcast.net>
MIME-Version: 1.0
Content-Type: multipart/mixed;
boundary="-----_NextPart_000_004E_01D1236D.DF8DBAB0"
Content-Language: en-us
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str=0001.0A010205.564F4AF5.00B0,ss=1,re=0.000,recu=0.000,reip=0.000,cl=1,cld=1,fgs=0
X-WatchGuard-Spam-Score: 0, clean; 0, virus threat unknown
X-WatchGuard-Mail-Client-IP: 69.252.207.33
X-WatchGuard-Mail-From: tenstreet@comcast.net
Return-Path: tenstreet@comcast.net

The Wilhoits

From: Cricchio, Kevin <kevinc@cityofanacortes.org>
Sent: Thursday, December 03, 2015 8:55 PM
To: The Wilhoits
Subject: Please verify your email address to join my trusted email community
Attachments: FW: Delivery delayed: Party of Record submittal- File # PUD-2015-001 (769 bytes)

Importance: High



Sendio Opt-Inbox™

Your email to
Cricchio, Kevin
<kevinc@cityofanacortes.org>
is almost there!



We need to verify your email address.
Click the button to instantly become a trusted sender.

✓ Verify me

(To view this message as a web page, [click here](#).)

Thanks for your email. City of Anacortes is using Sendio's Opt-Inbox technology to ensure they do not receive unwanted email. Verifying your email address will ensure that all future email from tenstreet@comcast.net will be delivered directly to Cricchio, Kevin's inbox without delay.

Verification using the button above is instantaneous but if you prefer, simply [sending a reply](#) to this email will also work.

Need help, or want to learn more about how Opt-Inbox verification works?

If you did not send a recent email to kevinc@cityofanacortes.org, please disregard this message.

Thanks,

Team Sendio

*I Responded to this
AS REQUESTED — NO
POSITIVE Response Received.
Ken Wilhoit*

The Wilhoits

From: The Wilhoits <tenstreet@comcast.net>
Sent: Friday, November 20, 2015 8:32 AM
To: 'kevinc@cityofanacortes.org'
Subject: Party of Record submittal- File # PUD-2015-001
Attachments: Input to city for Irving project.docx

Kevin,

Subject to your solicitation dated November 11, 2015, we have attached our comments for the record concerning the Irving Construction Company development on West 10th St.

You are requested to confirm receipt of this letter.

Regards,

Steven and Linda Wilhoit
3610 West 10th St
Anacortes, WA 98221
360.293.6707

November 19, 2015

Subject: Impacted Resident Input to File Number PUD-2015- 001; Applicant Irving Construction Company

From Steven and Linda Wilhoit 3610 West 10th St, Anacortes, WA

Introduction: While those of us who purchased property and built custom homes on West 10th St over the past 10-15 years always expected the subject property to be developed we were expecting 4-5 custom homes not 8-9 spec houses. This is legally owned property and we expect it will be developed according to City of Anacortes requirements. While we would prefer to see 4-5 larger lots and homes more in keeping with the existing neighborhood we are not challenging the overall project, subject to the answers to questions and requests below. We would ask the City and the Developer to seriously consider the following.

Observations:

1. There are currently 8 developed properties on West 10th St. There are 2 additional individual lots that could be developed. This proposal will double the number of existing structures that could or will access West 10th St increasing the traffic on at least the western half of the street considerably.
2. Seven of the 8 existing homes are occupied by senior couples- retired or semi-retired. The remaining house is a rental that routinely houses Navy officers and their families. Other than people accessing the ACFL trailhead on West 10th, this is a very quiet, low traffic volume, dead end street with a small population. Depending on the developers intent, this situation and West 10th lifestyle could be substantially impacted.
3. The proposed lots average 6284 square feet. The existing 10 lots (8 with structures) average 9612 square feet, ranging from 7500 sq foot (owned by the co- owner of the applicants property) to 16866 square feet. This substantial differential will likely change the size and type of houses and therefore the character of the neighborhood.
4. The Developer is proposing minimal size lots impacted with multiple easements without providing any common space within the new neighborhood for use by new residents or children.
5. The awkward intersection of Kansas, Minnesota and West 10th is already a hazardous intersection with close calls being a routine occurrence (which never show up as reported accidents or incidents). Due to the large number of houses in Rock Ridge relative to the number of houses on West 10th the bulk of the up and downhill traffic moves to and from Minnesota and Kansas. That path, either up or down is largely visible to/ from both directions. The path to and from Kansas to West 10th is substantially blind and is routinely where the issues occur with people rolling/running the stop from Minnesota or not staying in lane uphill on Kansas. While the existing configuration is the most appropriate for the awkward situation, the potential increase of traffic between Kansas and West 10th will increase the issues and potential accidents at the intersection.
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Questions (**and requests**):

1. What proposed lots will have a primary access by way of a curb cut directly onto West 10th? What road/ alley will be the primary access to the other lots?
2. It appears that a new easement will be created for the sanitary sewer to west 11th St. Where will the other utilities (gas, electric, water, storm sewer, cable, telephone) be accessed? If they will be accessed on West 10th St where will the connections be made and to what extent will the pavement be disturbed and patched on West 10th St; West 10th St pavement is substantially pristine at the moment.
3. Since property P126321 is not included in the proposal but is owned by a co-owner of the development will the utility extensions being proposed be extended to that property to minimize the future impact to West 10th St, if and when that property is developed? If not why not?
4. The curb, gutter and sidewalk currently end on the west end of the proposed development. Will the new curb, gutter and sidewalk be extended just through the proposed development or through to the cul de sac which would include the property (P 126321) currently owned by the co- owner of the development. If it were extended along the entire length of the property owned by the proposal principals it would complete all the potential sidewalks on west 10th St and reduce the impact to the street if and when P 126321 is developed. If not, why not?
5. What is the developer's intent relative to the houses that will be offered for sale? What size and style are being proposed for each house? What will be an approximate range of proposed sales prices? Will they include full or partial landscaping? What are the proposed front and side setbacks for each lot?
6. Does the developer have CC&R's for the property? Do the CC&R's envision a homeowners association? **We would like a copy of the formal CC&R's if they exist.**
7. What is the development schedule? When will site prep start, when will initial construction start and when will the entire development be complete. Does the developer intend this to be a continuous development through to completion of the 8 houses? Or is there the potential that due to market conditions or other situations the development may be partially completed, suspended and / or restarted in the future? **We would like a copy of the proposed schedule.**
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9. Will Tika Court have any traffic control at the intersection with West 10th St- stop sign or yield sign?

Requests of the Applicant:

1. **This development will be a substantial impact to the neighborhood and we would like to see the project (1) be continuous to completion and (2) as short a duration as possible.**
2. **The developer is requested to keep all construction equipment and materials on the job site. No storage of equipment, materials or dumpsters on West 10th St should be permitted. This has been a problem for this street in the past with another contractor.**

3. The developer is requested do everything possible to minimize construction debris and dust.
4. The developer is requested to seek to maintain work days/ hours to as close to normal business hours as possible.
5. The developer is requested to keep the adjacent neighbors informed as to the progress of the project and any activities/deviations that might impact the neighborhood. This especially applies if West 10th St will be closed to access at any time.
6. Should the developer's plan incorporate a common security mailbox on West 10th St for the development the existing neighbors may be interested in participating in that mailbox system. Please keep us apprised.

Requests of the City:

1. Public Works is requested to apply centerline yellow stripes on Kansas, Minnesota and West 10th for a reasonable distance leading up to the awkward intersection of the three streets. This will better delineate the critical lane areas of the intersection.
2. Public Works is requested to install a sign below the stop sign on Minnesota stating "oncoming traffic does not stop", putting those people on notice of that reality in the intersection.
3. Fire Department is requested to ensure that all fire equipment can enter and exit the narrow opening to Tika Court from West 10th St. The cul de sac at the east end of West 10th St is sized and signed "no parking" to ensure emergency equipment can move effectively on West 10th St. If equipment cannot properly access Tika Court it will be forced to muster from West 10th St effectively blocking ingress/ egress to those of us living east of the Tika Court entrance.

Thank you for your consideration; we look forward to your responses,

Steven and Linda Wilhoit

3610 West 10th St

360.293.6707

November 19, 2015- December 7, 2015

Subject: Impacted Resident Input to File Number PUD-2015- 001; Applicant Irving Construction Company

From Steven and Linda Wilhoit 3610 West 10th St, Anacortes, WA

Introduction: While those of us who purchased property and built custom homes on West 10th St over the past 10-15 years always expected the subject property to be developed we were expecting 4-5 custom homes not 8-9 spec houses. This is legally owned property and we expect it will be developed according to City of Anacortes requirements. While we would prefer to see 4-5 larger lots and homes more in keeping with the existing neighborhood we are not challenging the overall project, subject to the answers to questions and requests below. We would ask the City and the Developer to seriously consider the following.

Observations:

1. There are currently 8 developed properties on West 10th St. There are 2 additional individual lots that could be developed. This proposal will double the number of existing structures that could or will access West 10th St increasing the traffic on at least the western half of the street considerably.
2. Seven of the 8 existing homes are occupied by senior couples- retired or semi-retired. The remaining house is a rental that routinely houses Navy officers and their families. Other than people accessing the ACFL trailhead on West 10th, this is a very quiet, low traffic volume, dead end street with a small population. Depending on the developers intent, this situation and West 10th lifestyle could be substantially impacted.
3. The proposed lots average 6284 square feet. The existing 10 lots (8 with structures) average 9612 square feet, ranging from 7500 sq foot (owned by the co- owner of the applicants property) to 16866 square feet. This substantial differential will likely change the size and type of houses and therefore the character of the neighborhood.
4. The Developer is proposing minimal size lots impacted with multiple easements without providing any common space within the new neighborhood for use by new residents or children.
5. The awkward intersection of Kansas, Minnesota and West 10th is already a hazardous intersection with close calls being a routine occurrence (which never show up as reported accidents or incidents). Due to the large number of houses in Rock Ridge relative to the number of houses on West 10th the bulk of the up and downhill traffic moves to and from Minnesota and Kansas. That path, either up or down is largely visible to/ from both directions. The path to and from Kansas to West 10th is substantially blind and is routinely where the issues occur with people rolling/running the stop from Minnesota or not staying in lane uphill on Kansas. While the existing configuration is the most appropriate for the awkward situation, the potential increase of traffic between Kansas and West 10th will increase the issues and potential accidents at the intersection.
6. The alley from Minnesota is currently a dead end. The proposal is to make the alley a through street to Tika Court. This creates a new circular path that does not exist now impacting the

houses that currently enjoy a dead end street as well as a new entry path onto West 10th. While the developer/ city may have run a traffic study for this proposal, it was not provided with the distributed material. The issues identified in #4 and #5 create a substantial change to long established traffic flows and volumes in the immediate neighborhood.

Questions (and requests):

1. What proposed lots will have a primary access by way of a curb cut directly onto West 10th? What road/ alley will be the primary access to the other lots?

The driveway access to one lot is from W. 10th. The rest of the lots access from Tika Ct.

We assume this is lot 4- correct? Lot 1 does not connect to Tika place- will it be accessed from the alley if not West 10th?

2. It appears that a new easement will be created for the sanitary sewer to west 11th St. Where will the other utilities (gas, electric, water, storm sewer, cable, telephone) be accessed? If they will be accessed on West 10th St where will the connections be made and to what extent will the pavement be disturbed and patched on West 10th St; West 10th St pavement is substantially pristine at the moment.

Gas, water and electric will come from the existing underground services on W. 10th. Every effort will be made to minimize the number of road cuts. No road closures are anticipated. Storm sewer will connect to existing catch basin on the South West corner of the project.

Thank you for minimizing the cut and cover damage to West 10th.

3. Since property P126321 is not included in the proposal but is owned by a co-owner of the development will the utility extensions being proposed be extended to that property to minimize the future impact to West 10th St, if and when that property is developed? If not why not?

Utilities will be extended to P126321. That parcel is not owned by Irving Construction Corp. and is not part of the development.

The 10/28/2015 planned unit development document lists Dale and Elizabeth as a co-owner with you and the property you are developing has a long history between you and them- therefore we consider them a player. If the utilities are extended to the property line with P1125321, that seems reasonable. But see below.

4. The curb, gutter and sidewalk currently end on the west end of the proposed development. Will the new curb, gutter and sidewalk be extended just through the proposed development or through to the cul de sac which would include the property (P 126321) currently owned by the co- owner of the development. If it were extended along the entire length of the property owned by the proposal principals it would complete all the potential sidewalks on west 10th St and reduce the impact to the street if and when P 126321 is developed. If not, why not?

Sidewalks will extend the length of the proposed development. It will be up to the owner of P126321 to extend the sidewalk if the City requires.

The 10/28/2015 planned unit development document lists Dale and Elizabeth Fowler as a co-owner with you and the property you are developing has a long history between you and them- therefore we consider them a player. With the activity to extend the curbs, gutter and sidewalks from the current end of the sidewalk through the proposed development, there will never be a more appropriate and cost effective time to extend them through P126321- not to mention the least additional impact to the existing and new residents of West 10th. Please communicate with

Dale and Elizabeth that we ask them to complete the work that the City will require them to do when they develop P126321.

5. What is the developer's intent relative to the houses that will be offered for sale? What size and style are being proposed for each house? What will be an approximate range of proposed sales prices? Will they include full or partial landscaping? What are the proposed front and side setbacks for each lot?

The zoning for this area is R-2. The required setbacks for R-2 zoning will be enforced. (20 feet front and back, 5 & 10 side setbacks) The homes will be single family residences of high quality, approximately 2,400 sq. ft. Each will be designed individually to fit the topography and maximize view potential. The sites will be fully landscaped as required by the City.

Thanks- What price range to you anticipate they will sell for- a range is sufficient.

6. Does the developer have CC&R's for the property? Do the CC&R's envision a homeowners association? **We would like a copy of the formal CC&R's if they exist.**
There are no CC&R's yet. We would prefer not to create a HOA if possible.

7. What is the development schedule? When will site prep start, when will initial construction start and when will the entire development be complete. Does the developer intend this to be a continuous development through to completion of the 8 houses? Or is there the potential that due to market conditions or other situations the development may be partially completed, suspended and / or restarted in the future? **We would like a copy of the proposed schedule.**

Development schedule TBD. We would like to start as soon as permits are available. Our intention is to build the site out within 18 months. Once permits are obtained, we will produce a schedule. This is an ideal site for winter/spring construction; dust is the biggest potential nuisance and for that reason, we hope to start soon.

Should we assume these will be spec type homes- built first and then sold? Or will you be attempting to market them first and build afterwards? The 18 months is fair timeframe- but would hate to see it become 24- 36 months.

8. Tika Court is shown as 25' wide with right angle corners relative to its intersection with West 10th St. This would appear to be a very difficult turn/ entrance for large emergency equipment. Can the largest of City of Anacortes fire equipment make the turn from West 10th St? Will there be new fire hydrants in Tika Court?

Tika Court has been designed to accommodate all City vehicles. The development has been signed off by the required City services officials. There will be a fire hydrant on Tika Court.

Thank you.

9. Will Tika Court have any traffic control at the intersection with West 10th St- stop sign or yield sign?

A stop sign will be required at Tika Court.

Thank you.

Requests of the Applicant:

1. This development will be a substantial impact to the neighborhood and we would like to see the project (1) be continuous to completion and (2) as short a duration as possible.

7. Above.

2. The developer is requested to keep all construction equipment and materials on the job site. No storage of equipment, materials or dumpsters on West 10th St should be permitted. This has been a problem for this street in the past with another contractor.

This is an important issue with the neighborhood- we would like an answer. We do not expect West 10th to be a staging or storage area for construction equipment and material.

3. The developer is requested do everything possible to minimize construction debris and dust.
- 7. Above?**

4. The developer is requested to seek to maintain work days/ hours to as close to normal business hours as possible.

What hours should the neighborhood consider to be 'normal'- what hours is the schedule predicated on?

5. The developer is requested to keep the adjacent neighbors informed as to the progress of the project and any activities/deviations that might impact the neighborhood. This especially applies if West 10th St will be closed to access at any time.

Please. I can provide email addresses if that would be useful to you.

6. Should the developer's plan incorporate a common security mailbox on West 10th St for the development the existing neighbors may be interested in participating in that mailbox system. Please keep us apprised.

With the construction activity and growth of the number of housing units on West 10th the existing owners are considering a secure unit for mail- it might be beneficial for everyone including the USPS to have a single unit. If you are going to install one when the curb, gutter and sidewalks on west 10th are put in we would be interested in participating in one 16 box unit. If you are going to install a unit on Tika Place rather than West 10th we would will proceed with one on West 10th.

Requests of the City:

Kevin- these requests are current. If 3. has been satisfied, only 1. and 2. are requested to be accomplished by the City.

1. Public Works is requested to apply centerline yellow stripes on Kansas, Minnesota and West 10th for a reasonable distance leading up to the awkward intersection of the three streets. This will better delineate the critical lane areas of the intersection.
2. Public Works is requested to install a sign below the stop sign on Minnesota stating "oncoming traffic does not stop", putting those people on notice of that reality in the intersection.
3. Fire Department is requested to ensure that all fire equipment can enter and exit the narrow opening to Tika Court from West 10th St. The cul de sac at the east end of West 10th St is sized and signed "no parking" to ensure emergency equipment can move effectively on West 10th St. If equipment cannot properly access Tika Court it will be forced to muster from West 10th St effectively blocking ingress/ egress to those of us living east of the Tika Court entrance.

Thank you for your consideration; we look forward to your responses,

Steven and Linda Wilhoit

3610 West 10th St

November 19, 2015

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Thank you for your consideration; we look forward to your responses,

Steven and Linda Wilhoit

3610 West 10th St

360.293.6707

Cricchio, Kevin

From: The Wilhoits <tenstreet@comcast.net>
Sent: Friday, November 20, 2015 8:32 AM
To: Cricchio, Kevin
Subject: Party of Record submittal- File # PUD-2015-001
Attachments: Input to city for Irving project.docx

Kevin,

Subject to your solicitation dated November 11, 2015, we have attached our comments for the record concerning the Irving Construction Company development on West 10th St.

You are requested to confirm receipt of this letter.

Regards,

Steven and Linda Wilhoit
3610 West 10th St
Anacortes, WA 98221
360.293.6707



Friends of the Forest

*Dedicated to the preservation of the Anacortes Community
Forest Lands through education, outreach & stewardship*

November 24, 2015

Anacortes Planning Department,

Board Members

Andy Stewart
President

Monica Ochs
Vice President

Lin Nichols
Treasurer

Bill Dietrich
Secretary

Jean Andrich
Charlie Collins
Denise Crowe
Ed Gastelum
Scott Gudmundsen

We are writing in regard to the PUD-2015-0001 site plan on West 10th. As this proposed development is seeking significant alterations from current zoning, street and alley vacations, and borders the Anacortes Community Forest Lands, we have given it our attention.

Upon review, we are open to the concept of reconfiguration of the grid formation of lots to a higher density cul de sac with one access off 10th St. The vacation of alleys and 11th St make sense in this context, and preserve the existing trees on the undeveloped 11th St. right of way. We support this. We understand that the extension of lots into the 110' wetland buffer will only go so far as to not take down any more trees, and that the extension of the boundary into the buffer zone is only into a previously cleared area. We will leave questions of appropriate lot density (8-6) in the allowable buildable space to others.

Given this, our primary concerns are these:

1) That the wetland buffer zone be diligently designated and protected by the developer, and the City ensure that private homeowners do not encroach into this area with yard extension, yard waste dumping, off leash pets, or native plant and tree removal or alteration.

2) That no new access trails be made for the development as a whole, or from any individual yards to the ACFL.

Staff

Denise Crowe
*Education and
Outreach Director*

Jean Ford Andrich
*Development and
Outreach Director*

These are serious issues in other border areas of the ACFL, and we hope to see continuing improvement in homeowner understanding of ACFL /wetland buffer stewardship and real consequences for those who degrade or disregard these critical areas.

Respectfully yours on behalf of the Friends of the Forest Board,

611 R Ave. / P.O. Box 2213
Anacortes, WA 98221
(360) 293-3725
info@friendsoftheacfl.org
www.friendsoftheacfl.org

Andy Stewart
Board President

Friends of the Anacortes
Community Forest Lands is a
not for profit 501c3 organization.
Tax ID: 91-1430220

EXHIBIT #8:

GEOTECHNICAL REPORT



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Bellingham, WA 98225

20611-67th Avenue NE
Arlington, WA 98223

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360 733_7318

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888 251_5276

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June 9, 2015
Job No. 14-0672

Scott Irving
819 Commercial Avenue # 6
Anacortes, WA 98221

**Re: Revised Feasibility for New Development
West 10th Street Project
West 10th Street
Anacortes, Washington**

Dear Mr. Irving,

As requested, we have visited and conducted a field investigation of the subject property in order to determine the feasibility for residential development within the 8 new lots on the property.

The purpose of this report is to prepare a reconnaissance level report that discusses site topography, site soils, geologically hazardous areas, preliminary drainage and construction recommendations, and the overall compatibility of proposed development on the subject property.

PROJECT DESCRIPTION

We understand that the currently undeveloped subject property, located in Anacortes, Washington, has been divided into 8 lots upon which construction of new single family residences will occur (Figure 1). According to preliminary design plans, the 8 lots are located adjacent to and surrounding a proposed cul-de-sac that will extend into the center of the property from West 10th Street. An east to west oriented alley way is also planned to be located in the center of the site and to the east and west of the proposed cul-de-sac.

At the time of this report the proposed locations of the residences are undetermined and/or undisclosed to GeoTest (GTS). GTS anticipates that planned residences will contain foundations that will most likely consist of a conventional, shallow, cast-in-place concrete footing and stem wall construction. GTS also anticipates that stormwater drainage and associated drain lines from imperious surfaces will be tightlined to the existing municipal stormwater catchment system located north of the property on West 10th Street and/or southwest of the property on the West 11th Street cul-de-sac. According to design plans a landscape wall is planned to be located where a rock wall outcrop exists east of the 11th Street cul-de-sac and southwest of lots 7 and 8. Plans indicate that a sewer easement/system will exist between lots 7 and 8 and will run from the proposed cul-de-sac in the center of the site, where it will be a collection point for site lots, into an existing sewer system on the 11th Street cul-de-sac.

SITE CONDITIONS

This section discusses the general surface and subsurface conditions observed and interpreted at the project site at the time of our site visit. Interpretations of the site conditions are based on the results of our review of available information, site reconnaissance, and our experience in the project vicinity.

Site Geology

Geologic information for the project site was obtained from the DNR – Washington Interactive Geologic Map, published by the Washington State Department of Natural Resources (DNR). According to DNR, the site is underlain by Jurassic aged intrusive igneous rocks locally named Fidalgo ophiolites (Ji(f)). Ophiolites are tectonically emplaced slices of oceanic crust into or onto continental crust. Native bedrock outcrops observed within exposed areas of the subject property appeared consistent with the mapped geology.

Soil Survey

According to the United States Department of Agriculture (USDA) Natural Resource Conservation Service Soil Survey website, soils within the vicinity of the project site are mapped as Fidalgo-Lithic Xerochrepts-Rock complex with 3 to 30 percent slopes.

According to the Soil Survey, the near surface soil components of the Fidalgo-Lithic Xerochrepts-Rock complex is rated as having a low erosion susceptibility with an erosion K factor (susceptibility of a soil to sheet and rill erosion by water) of 0.15. Values of K range from 0.02 to 0.69, and, the higher the value, the more susceptible the soil is to water erosion. Native site soils observed at the project site were generally consistent with the Soil Survey.

Limited Aerial Photo Review

We reviewed historical images dating from 1969, 1977, 1994, 1998, 2001, 2004, 2005, 2006, 2009 and 2011 in order to determine if there has been any recent significant earth slide activity within the vicinity of the project site. Aerial photos were obtained from Google Earth, Skagit County's interactive mapping service, and Washington State Coastal Zone Atlas. Based on aerial imagery review, the entire site appears to have been logged sometime between 1977 and 1998 and the northern half of the site was cleared of vegetation sometime between 2005 and 2006. However, it appears that the general appearance of the site slopes have not changed significantly within the approximately 42 reviewed years.

Surface Conditions

A representative from GeoTest visited the site on December 18, 2014, to provide a visual evaluation of the site topography and soils, concerning existing stability and erosion potential of the native slopes.

At the time of our site visit, the subject property was surrounded by West 10th Street, adjacent residences, and forested land to its north, west, and south and east, respectively (Photos 1 and 2). No developed structures were present on the property.

Topographic slopes within the northern and southwestern portions of the site generally contained an overall northwest gradient of approximately 10H:1V (10%) but ranged from approximately flat to 5H:1V (20%). A relatively flat and broad ridge, oriented northeast to southwest, existed in the southeast portion of the property. Site slopes to the south of the ridge contained a southeast oriented aspect and a grade of approximately 10H:1V (10%) that leveled out upon contacting a designated wetland area (Photo 3). A vertical rock face, lacking any evidence of rock topples, existed off of and adjacent to the southeast corner of the site.



Photo 1: Looking southeast along West 10th Street. Proposed locations of lots 1 and 2 (foreground) and lots 3, 4, 5 and 6 (background, woodland area).



Photo 2: Looking south along western edge of subject property at proposed location of lot 1 (foreground) and lot 8 (background, woodland area).

The northern portion of the site was dominantly covered with a variety of brush including blackberry while the southern portion of the site contained relatively thick stands of Douglas fir and alder with an understory of salal, moss, and ferns. Vegetative patterns indicated that recent significant soil erosion processes and slope instability have not occurred on site. There was no indication that the property had been regraded in the past, however it is probable that site soils were disturbed during historic logging activities. Soils in various locations on the site were probed with a steel tipped soil probe to determine a general soil thickness and consistency. It was deemed that bedrock throughout the site either outcropped at the surface or was overlain with soft to stiff topsoil and forest duff ranging from approximately 1 inch to 12 inches and commonly approximately 5 inches in thickness (Photo 4).



Photo 3: Looking north along the slope located within the southeast portion of the site, just north of the designated wetland area. Note stable growth habits of trees.



Photo 4: Bedrock outcropping within Lot 1.

Evidence of significant soil creep, typically indicated by severe pistol butting of tree trunks, was not observed on the site slopes at the time of our visit. In addition, we did not observe any recent landslides, evidence of significant erosion or other indications of instability on the subject slope faces. Surface water was not observed running over the face of site slopes. Further, no obvious signs of recent instability or significant erosion were observed within the vicinity of the proposed development site at the time of our visit in December of 2014.

CONCLUSIONS AND RECOMMENDATIONS

Based upon evaluation of the data collected during this investigation, it is our opinion that development on the subject property is feasible and should not impact on the site from a geotechnical perspective by decreasing slope stability or increasing erosion potential. Further, we anticipate that development will pose no unreasonable threat to persons or property either on or off site provided the recommendations contained herein are incorporated into the project design.

Geologically Hazardous Areas

According to the referenced *City of Anacortes Code Chapter 17.70.180 Designation of Geologically Hazardous Areas*, geologically hazardous areas include erosion hazard, landslide hazard, seismic hazard, mine hazards, volcanic hazards and other geological events including tsunamis, mass wasting, debris flows, rock fall and differential settlement. The potential hazards that may affect the site are erosion and landslide hazards. It is our understanding that the City of Anacortes has not identified landslide and erosion hazard areas on the subject property. Further, the Skagit County Potential Landslide and Erosion Area map does not indicate that geohazards exist on the property.

As mentioned previously, no obvious signs of severe instability or evidence of large scale global instability were observed at the time of our site visit. Large scale global instability, consisting of deep-seated rotational failures, can extend down into the subsurface to substantial depths. These failures typically leave geomorphic evidence of their existence on the slope. Typical indicators are head scarps, tension cracks, sag ponds, seepage zones, hummocky ground surface and slump blocks. Obvious visual indications of large scale global slope instability, such as those referenced above, were not observed at the subject property. Due to the observed globally stable condition of the site slopes, it is our opinion that large scale landslides are unlikely to occur and affect the future development.

Erosion Control

The following recommendations are intended to prevent erosion from occurring during and after the construction phase of the project:

- All clearing and grading activities for the future residential construction should incorporate Best Management Practices (BPMs) for erosion control in compliance with current City of Anacortes codes and standards.
- We recommend leaving as much of the existing vegetation on site slopes near areas of the proposed improvements as possible. Leaving the existing

vegetation and planting additional brush and vegetation on site slopes and in areas disturbed by excavation activities will help maintain near surface slope stability by providing a stable root base within the near surface soils. Removal of vegetation and trees may increase the risk of failure for the surficial soils during periods of wet weather.

- Yard waste should not be dumped over the face of site slopes. Yard waste can retain water and cause instability on the slope soils.
- All areas disturbed by construction practices should be vegetated or otherwise protected to limit the potential for erosion as soon as practical during and after construction. Areas requiring immediate protection from the effects of erosion should be covered with either plastic, mulch or erosion control netting/blankets. Areas requiring permanent stabilization should be seeded with an approved grass seed mixture, or hydroseeded with an approved seed-mulch-fertilizer mixture. We recommend that appropriate silt fencing be incorporated into the construction plan for erosion control.
- Proper drainage controls have a significant effect on erosion. All surface water and any collected drainage water should not be allowed to be concentrated and discharged down the face of site slopes. All collected stormwater should be directed to an appropriate collection system to be discharged within the local stormwater collection system.

Based on observations made during our site visit and assuming that the above recommendations are carried out, as well as appropriate maintenance is carried out for the life of the residences, it is our opinion that site slopes do not present a hazard to the future development.

Limited Foundation and Grading Recommendations

In general, the near surface fractured and/or undisturbed native bedrock observed and interpreted to underlie the site should provide suitable bearing conditions for the proposed development. In order to reduce the potential for differential settlement to occur, we recommend that all foundation elements bear directly on competent rock and uniform conditions. Any encountered soft/saturated soil, organics or areas of highly fractured and unsuitable rock conditions should be removed from below foundation areas prior to construction.

Assuming the above foundation support criteria are satisfied, continuous or isolated spread footings founded directly on the bedrock, or on properly compacted structural fill placed over the bedrock, may be proportioned using a maximum net allowable soil bearing pressure of 4,000 psf. The term "net allowable bearing pressure" refers to the pressure that can be imposed on the soil at foundation level resulting from the total of all dead plus live loads, exclusive of the weight of the footing or any backfill placed above the footing. The net allowable bearing pressure may be increased by one-third for transient wind or seismic loads.

With regards to site grading immediately around proposed residences, the planned cul-de-sac and associated alley, and/or planned parking areas, we recommend that permanent soil slopes be graded no steeper than approximately 2H:1V (50 percent) and should be protected or vegetated to reduce erosion potential. Exposed competent rock

slopes should not exceed 3/4H:1V slope, while highly fractured rock slopes should be sloped similar to soil slopes. We do not recommend that any site fill (if applicable) be placed over or within any steeper portions of the property without being properly engineered and/or retained with a suitably designed retaining wall system, as appropriate.

Limited Drainage Recommendations

We recommend that all stormwater resulting from roof downspouts, footing drains and pavements be tightlined to a suitable off site location such as the municipal stormwater collection system located on West 10th Street and West 11th Street.

Due to thin to absent site soils we do not recommend direct on site infiltration.

Summary

Based on observations made during our site visit and assuming that the above recommendations are incorporated into project construction, as well as appropriate maintenance being carried out for the life of the project, it is our opinion that the site does not present a hazard in relation to development on site provided residential foundations bear entirely on suitably prepared rock subgrade surfaces. In our opinion, appropriate pinning of foundations to the underlying rock is at the owner's option and is not required for stability if foundations are placed on stepped and level surfaces. In addition, it is our opinion that it is possible to prevent significant erosion from occurring during and after site grading activities provided the stormwater discharge recommendations referenced above and the applicable BMP's within the current City of Anacortes Code are followed.

LIMITATIONS

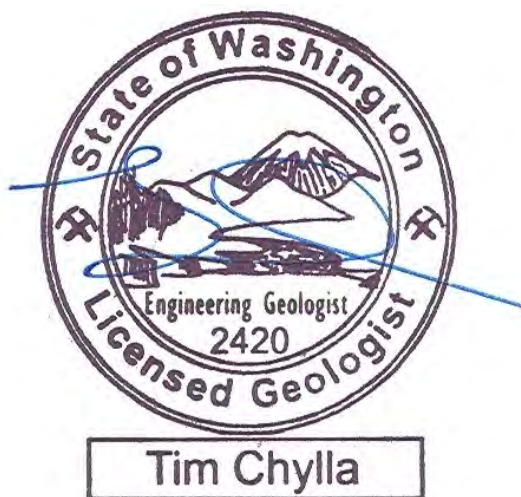
Our conclusions are based on visual observations of surface conditions made during our site visit on December 18, 2014, review of available information and our experience in the area. Our study area included the area of the proposed residential development only, as referenced in this report. Our services have been performed in a manner consistent with that level of professional care and skill exercised by other members of the professional community practicing under similar conditions in the area. No warranty, expressed or implied, is made. Our services have been executed in accordance with generally accepted site evaluation practices in this area at the time the report was prepared.

We appreciate the opportunity to be of service to you on this project. If any questions should arise regarding this report, please contact the undersigned.

Respectfully Submitted,
GeoTest Services, Inc.



Josh Hardesty, M.S.
Staff Geologist



Tim Chylla, L.E.G.
Engineering Geologist

Attached: Figure 1 Vicinity Map
 Figure 2 Site Plan

REFERENCES

DNR, 2014, Washington Interactive Geologic Map. Washington Division of Geology and Earth Resources. Washington State Department of Natural Resources.

Skagit County website, iMap. <http://www.skagitcounty.net/maps/iMap/>

Skagit County website, Potential Landslide and Erosion Areas Map, http://www.skagitcounty.net/GIS/Documents/GeoHazard/t35r1_2.pdf

Soil Survey website, Skagit County, WA, prepared by the USDA National Resource Conservation Service. <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

Washington State Department of Ecology. Coastal Zone Atlas. <http://www.ecy.wa.gov/>.

PROJECT LOCATION



MAP REFERENCED FROM USGS NATIONAL MAP VIEWER 2014

NORTH



GEOTEST SERVICES, INC.

741 Marine Drive
Bellingham, WA 98225
phone: (360) 733-7318
fax: (360) 733-7418

Date: 12-22-14

By: JH

Scale: As shown

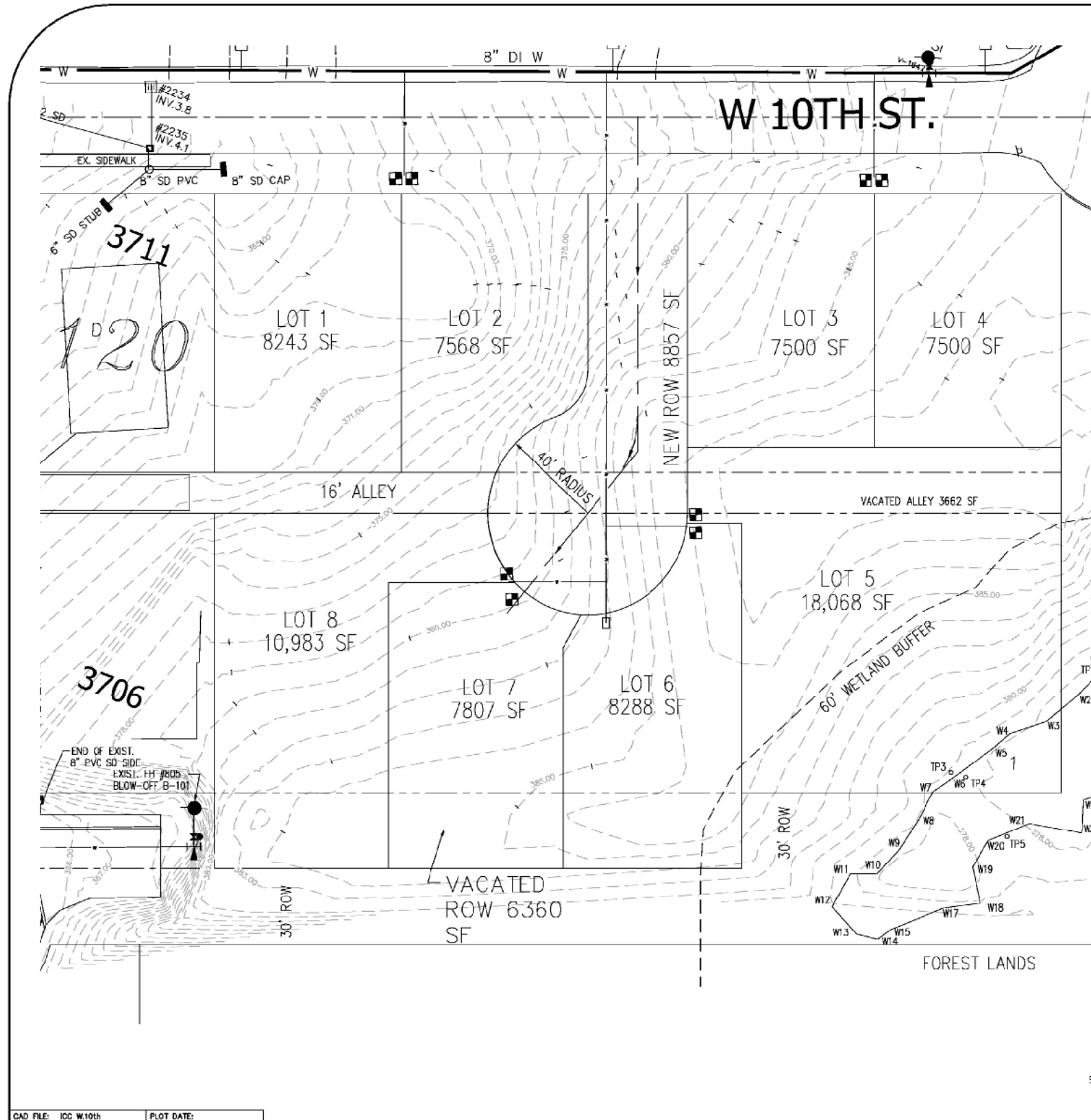
Project

VICINITY MAP
WEST 10TH STREET PROJECT
WEST 10TH STREET
ANACORTES, WASHINGTON

14-0672

Figure

1



- STORM DRAIN PLAN NOTES:**
- ALL WORK SHALL CONFORM TO THE CURRENT WSDOT SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION, CITY OF ANACORTES DRAINAGE CODES AND ORDINANCES AND THE CITY OF ANACORTES DESIGN AND DEVELOPMENT STANDARDS.
 - ALL POLY-VINYL CHLORIDE PIPE (PVC) AND FITTINGS SHALL CONFORM TO AND MEET THE REQUIREMENTS OF THE LATEST ASTM SPECIFICATION D3034. PIPE AND FITTINGS SHALL MEET STANDARD DIMENSION RATION 35. PROVIDERS MUST BE MADE FOR CONTRACTION AND EXPANSION AT EACH JOINT WITH A RUBBER RING, SECURELY PLACED TO PREVENT DISPLACEMENT.
 - ALL CONCRETE STORM PIPE SHALL BE RUBBER GASKETED, REINFORCED CONCRETE CULVERT PIPE CONFORMING TO SECTION 9-25.3(2) OF THE SAID APWA STANDARD SPECIFICATIONS.
 - AS (CPE) SHALL BE SMOOTH INTERIOR AND MANUFACTURED FROM HIGH-DENSITY POLYETHYLENE RESIN, WHICH SHALL MEET OR EXCEED THE REQUIREMENTS OF TYPE II, CATEGORY 4 OR 5, GRAD 133 OR REQUIREMENTS OF AASHTO M249. ALL FITTINGS AND ACCESSORIES SHALL BE MANUFACTURED AND FURNISHED BY THE PIPE SUPPLIER.
 - ALL 12 INCH THRU 36-INCH DIAMETER CORRUGATED POLYETHYLENE PIPE (CPE) FOR STORM SEWER AND CULVERTS SHALL COMPLY WITH THE REQUIREMENTS OF WSDOT/APWA SECTION 9-25.19 CORRUGATED POLYETHYLENE CULVERT PIPE. JOINTS SHALL BE SOE-TIGHT. ALL 3-INCH THRU 10-INCH DIAMETER CORRUGATED POLYETHYLENE PIPE (CPE) SHALL COMPLY WITH ALL THE REQUIREMENTS OF AASHTO M252 AND BE MANUFACTURED WITH A SMOOTH INTEGRAL LINING THAT COMPLES WITH ALL MATERIAL AND STIFFNESS REQUIREMENTS OF AASHTO M254. JOINTS SHALL BE SOE-TIGHT AS DEFINED IN SECTION 9-25.19.
 - ALL FITTINGS SHALL BE OF LIKE MATERIAL, AS THE PIPE FURNISHED BY THE PIPE SUPPLIER.
 - ALL PIPES SHALL BE SUITABLE FOR USE AS A GRAVITY DRAIN CONDUIT.
 - THE END OF ALL ROOF AND FOOTING DRAIN STUB OUTS SHALL BE MARKED STORM DRAIN ON A PVC PIPE.
 - THE MARKER SHALL EXTEND A MINIMUM OF 36 INCHES ABOVE THE GROUND, THE PORTION ABOVE THE GROUND SHALL BE LABELED "STORM SEWER WITH BLACK LETTERS. IT SHALL ALSO IDENTIFY THE INVERT OF THE STUB.
 - CLEAN-OUTS SHALL HAVE CAST IRON CASES.
 - ALL DRIVEWAY OR CURB LINE SHALL BE OF SUFFICIENT LENGTH TO PROVIDE A MINIMUM 3:1 SLOPE FROM THE EDGE OF THE DRIVEWAY TO THE BOTTOM OF THE DITCH. FOOTING DRAINS, ROOF DOWN SPOUTS AND CURTAIN DRAINS ARE TO BE CONNECTED TO THE STORM DRAINAGE SYSTEM OR SWALES AS SHOWN ON THE CONSTRUCTION PLANS.
 - MINIMUM SLOPE ON ROOF AND FOUNDATION DRAIN STUBS SHALL BE 0.5% AND HAVE A MINIMUM OF 1 FOOT OF COVER. ROOF DRAINS AND FOUNDATION DRAINPIES SHALL BE CONSTRUCTED OF PVC ASTM D3034 SDR 35, AND ASTM F679.
 - DRAINAGE OUTLETS (STUB OUTS) SHALL BE PROVIDED FOR EACH INDIVIDUAL LOT. STUB-OUTS SHALL CONFORM TO THE FOLLOWING:
 - EACH OUTLET SHALL BE SUITABLY LOCATED AT THE LOWEST ELEVATION ON THE LOT, SO AS TO SERVICE ALL FUTURE ROOF DOWNSPOUTS, FOOTING DRAINS, DRIVEWAYS, YARD DRAINS, AND ANY OTHER SURFACE OR SUBSURFACE DRAINS NECESSARY TO RENDER LOTS SUITABLE FOR THEIR INTENDED USE. EACH OUTLET SHALL HAVE FREE-FLOWING, POSITIVE DRAINAGE TO THE STORM DRAINAGE SYSTEM OR TO AN APPROVED OUTFALL LOCATION.
 - OUTLETS ON EACH LOT SHALL BE LOCATED WITH A SECTION OF PVC PIPE MARKED "STORM" ON THE END AND SHALL EXTEND 36 INCHES ABOVE THE GROUND.
 - DRAINAGE EASEMENTS ARE REQUIRED FOR DRAINAGE SYSTEMS DESIGNED TO CONVEY FLOWS THROUGH INDIVIDUAL LOTS.
 - THE ENGINEER/CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE LOCATIONS OF ALL STUB OUT CONVEYANCE LINES WITH RESPECT TO UTILITIES (E.G., POWER, GAS, TELEPHONE, CABLE, ETC.).
 - ALL INDIVIDUAL STUB OUTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNER.
 - CATCH BASINS AT THE CURB LINE SHALL BE RECESSED 0.1 FEET.
 - ALL STORM DRAINAGE STRUCTURES, SUCH AS CATCH BASINS AND MANHOLES, NOT LOCATED WITHIN A TRAVELED, PAVED DRIVEWAY OR CONCRETE SIDEWALK, SHALL HAVE LOCKING LIDS. ALL DRAINAGE STRUCTURES ASSOCIATED WITH A PERMANENT DETENTION FACILITY SHALL HAVE LOCKING LIDS. ALL DRAINAGE STRUCTURES LOCATED WITHIN A BIKE OR WALKING PATH SHALL HAVE LOCKING LIDS.
 - ALL CATCH BASIN GRATES SHALL INCLUDE THE STAMPING "OUTFALL TO STREAM, DUMP NO POLLUTANTS".
 - CATCH BASINS SHALL CONFORM TO TYPE I, TYPE II, OR TYPE III, AS DEFINED IN SAID APWA STANDARD SPECIFICATIONS AND STANDARD PLANS WITH FLAT TOP FRAME AND GRATE.
 - CATCH BASINS MUST BE SET TO LINE GRADE USING NO MORE THAN TWO (2) ADJUSTMENT RINGS.
 - THE CAST IRON FRAME MAY BE PLACED FLANGE DOWN ON ADJUSTMENT BLOCKS IN LIEU OF PRECAST COLLAR. THE INSTALLATION OF CATCH BASINS SHALL INCLUDE FINAL ADJUSTMENT AS MAY BE REQUIRED TO FINISH GRADE. INSTALLATION WITHIN THE PAVED ROADWAY SHALL BE PER THE CITY OF ANACORTES TYPE I CATCH BASIN WITH 16-INCH BARRIER CURB DETAIL, UNLESS SPECIFIED AS A THRU-CURB INLET.
 - CAST IRON FRAME FOR TYPE I CATCH BASIN SHALL ACCOMMODATE A 20-INCH X 24-INCH GRATE.
 - A LOW-PRESSURE AIR TEST AT 5 PS FOR 15 MINUTES FOR SEWER MAINS IS REQUIRED. THE CITY OF ANACORTES MAINTENANCE CAMERA CREW WILL VIDEO SANITARY SEWER AND STORM SEWER MAINS, CALL 360.293.1921 TO SCHEDULE APPOINTMENT. 48-HOUR NOTICE REQUIRED (SECTION 7-12.30.19).
 - THE CONTRACTOR SHALL BE REQUIRED TO PLACE METALLIC TAPE OVER ALL NON-METALLIC PIPES. THE METALLIC TAPE SHALL BE A MINIMUM OF 2 INCHES IN WIDTH AND PLACED CONTINUOUSLY THE ENTIRE LENGTH OF THE STORM DRAIN FRENCH.
 - ALL TRENCHES FOR STORM DRAINS SHALL BE IN ACCORDANCE WITH THE SECTION 7 OF THE CURRENT WSDOT SPECIFICATIONS FOR ROADS, BRIDGES AND MUNICIPAL CONSTRUCTION.
 - ANY PERMANENT CULVERT OR FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE FACILITY IS TO FUNCTION AS AN IRRIGATION SYSTEM, THE TEMPORARY FACILITY MUST BE GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE (3) FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.
 - OVERFLOW, SPILLWAYS, GRAVEL FILTER WINDOWS MUST BE CONSTRUCTED PER PLANS AND SPECIFICATIONS, NO DEVIATIONS, AS SHOWN FOR MODIFICATION REQUIRED.
 - QUARRY ROCK MUST BE SOUND, HARD, DURABLE ROCK, NO RECYCLED MATERIAL.
 - GRASS LINED SWALE SHALL BE CONSTRUCTED PER THE DETAILS PROVIDED. NO DEVIATIONS ALLOWED. ALL SWALES MUST BE OPERATIONAL BEFORE ACCEPTANCE.
 - MINIMUM 1-FOOT SEPARATION BETWEEN PIPES IN TYPE I CATCH BASINS.

- EROSION CONTROL**
- A CERTIFIED EROSION AND SEDIMENT CONTROL SUPERVISOR IS REQUIRED. THE ESC SUPERVISOR MUST HAVE ATTENDED AND EROSION AND SEDIMENT CONTROL CLASS WITHIN 3-YEARS FROM TODAY'S DATE. MUST PROVIDE CERTIFICATION CARD.
 - THE CERTIFIED EROSION AND SEDIMENT CONTROL SUPERVISOR WILL OVERSEE AND BE RESPONSIBLE FOR ALL EROSION CONTROL. THE FACILITIES SHALL BE INSPECTED DAILY AND MAINTAINED TO ENSURE PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS AND AFTER EVERY SIGNIFICANT STORM EVENT OF THE ESC FACILITIES DURING THE WET SEASON (OCTOBER 1 TO APRIL 30). MONTHLY REVIEWS DURING THE DRY SEASON (MAY 1 TO SEPTEMBER 30). WRITTEN RECORDS SHALL BE TURNED INTO THE PROJECT MANAGER OR INSPECTOR ON A WEEKLY BASIS AT THE WEEKLY SCHEDULED PROJECT MEETINGS.
 - SHALL BE IN PLACE PER THE APPROVED SET OF PLANS PRIOR TO ANY CONSTRUCTION START.
 - THE EROSION CONTROL SHALL BE INSPECTED ONCE A DAY AND MODIFIED TO MEET THE SURROUNDING CONDITIONS AS NEEDED.
 - PROVIDE A SIGN DISPLAYING A 24-HOUR CONTACT NUMBER AND NAME OF THE ESC SUPERVISOR. THE LETTER SIZE SHALL BE A MINIMUM OF 2 INCHES. THIS SHALL BE IN PLACE PRIOR TO CONSTRUCTION START. REMEMBER, THE LOOK OF THE SIGN WILL BE A REFLECTION OF THE CONTRACTOR AND DEVELOPER AND DEVELOPMENT.
 - THE STORM DRAIN SYSTEM AND EXISTING DITCHES SHALL BE CLEANED DAILY (SECTION 7-07.3). ALL DRAINAGE SYSTEMS SHALL BE CLEANED TO THE ACCEPTANCE OF THE CITY OF ANACORTES PRIOR TO ACCEPTANCE OF THE PROJECT.
 - STABILIZED CONSTRUCTION ENTRANCES AND ROADS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED DURING THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED SUCH AS WASH PADS TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN. NO MUD IS ALLOWED TO ENTER ONTO CITY STREETS.
 - ANY SOILS EXPOSED THAT WILL NOT BE DISTURBED FOR TWO (2) DAYS DURING THE WET SEASON OR SEVEN (7) DAYS IN THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (SEEDING, MULCHING, PLASTIC COVERING, ETC.).
 - TWO (2) WEEKS PRIOR TO THE BEGINNING OF THE WET SEASON (OCTOBER 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEED WITHIN ONE (1) WEEK OF THE BEGINNING OF THE WET SEASON. A SKETCH MAP OF THOSE AREAS TO BE SEED AND THOSE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE PROJECT MANAGER. THE PROJECT MANAGER CAN REQUIRE SEEDING IN ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES OR DRAINAGE FACILITIES.
 - PENALTIES FOR AN EROSION CONTROL VIOLATION ARE SUBJECT TO A \$300 TO \$1000 FINE UNDER CHAPTER 17.66. PENALTIES FOR VIOLATION, EACH DAY IS CONSIDERED A DIFFERENT VIOLATION.

DESIGNED BY	DATE	REVISIONS
THE SCHEMMER GROUP		
ENGINEERING		
3600 293-9006		
14-076		
02 OF 08		

EXISTING CONDITIONS
PRELIMINARY RE-PLAT

Irving Construction Corp.
West Tenth St. Project
Anacortes, WA 98221

GEOTEST SERVICES, INC. 741 Marine Drive Bellingham, WA 98225 phone: (360) 733-7318 fax: (360) 733-7418	Date: 12-22-14	By: JH	Scale: As Shown	Project 14-0672
	SITE PLAN			
	WEST 10TH STREET PROJECT WEST 10TH STREET ANACORTES, WASHINGTON			
				FIGURE 2

EXHIBIT #9:

WETLAND REPORT

August 20, 2015

Mr. Don Measamer, Director
Planning, Community & Economic Development Department
City of Anacortes
P.O. Box 547
Anacortes, Washington 98221

RE: Preliminary Irving Replat/P.U.D. Submittal – West 10th Street (PUD-2014-001)

Dear Don:

This letter provides response to the City of Anacortes's (City) comments provided by Mr. Kevin Cricchio, AICP, Associate Planner, in a letter to Mr. Jim Schemmer of Schemmer Engineering & Surveying, dated June 3, 2015, regarding the wetland critical areas report submittal for the Irving Construction- 10th Street Replat (File #: PUD-2014-001). The critical areas report, prepared by Advanced Environmental Solutions on March 20, 2015, describes the environmental conditions on the Irving property (approximately 66,524 square feet [1.53 acres]), comprised of six parcels P132138, P132139, P58251, P58253, P102477 and P102478. A Category III Palustrine Forested Wetland (PFO) that extends off-site on City-owned land to the south, encumbers approximately 902 square feet (0.02 acre) of the southeast corner of the subject Irving Parcel P102478. The wetland, approximately 7,008 square feet (0.16 acre) in total size, provides moderate habitat functions and is protected by the City with a standard buffer width of 110-feet (Anacortes Municipal Code [AMC] 17.70.340).

No direct wetland impacts are associated with the Irving replat proposal. However in order to mitigate for the reduction of approximately 2,904 square feet of buffer area situated within the replat area for proposed Lots 5 and 6, buffer width averaging, as outlined in AMC Section 17.70.340.F.4, is utilized. Increased buffer areas, representing 2,935 square feet in total area, are proposed to the east of Lots 4 and 5 and to the south of Lots 6 and 7, as illustrated in Figure 1. A total buffer area of 19,335 square feet is to be preserved in a reserve tract on the southern portion of the property. This reserved buffer area is greater than the area represented by the standard 110-foot buffer of 19,304 square feet. The total reserve tract, including the on-site wetland and buffer areas represents 20,327 square feet (0.46-acre). The minimum and maximum buffer widths resulting from buffer width averaging on the property, are 91-feet and 240-feet, respectively.

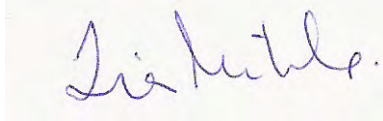
No reductions in wetland functions or buffer functional performance are anticipated to occur as a factor of buffer width averaging on the property. Existing forested wetland and buffer conditions within the reserve tract will be preserved.

Partial vegetation clearing on the northern lots in the plat had already occurred in the past. A split rail fence is to be installed along the boundary of reserve tract to discourage potential disturbances or encroachment from adjacent residential use.

The southern portion of the reserve tract, where increased buffer width area is proposed, consists a forested ridge along the vacated Right of Way associated with West 11th Street. Stormwater run-off on the south side of the ridge, which is to remain in a forested condition within the reserve tract, will continue to drains towards the wetland, consistent with current conditions. Although stormwater run-off from proposed development areas on the north side of the ridge will be increased from current conditions, it will continue to drain to the north, away from the site wetland, and therefore is not anticipated to result in a change of functions from current conditions.

Please contact me directly at (360) 202-6839, should you have any questions or comments regarding this letter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tina Mirabile", on a light-colored background.

Tina Mirabile, PWS

Attachment: Figure 1 – Buffer Site Plan PUD, Schemmer Engineering, August 18, 2015

Advanced Environmental Solutions

1500A EAST COLLEGE WAY, STE. 506, MOUNT VERNON, WA 98273 (360) 202-6839

March 20, 2015

Ms. Libby Grage
City of Anacortes
Planning, Community & Economic Development Department
P.O. Box 547
Anacortes, WA 98221

RE: Irving Construction – West 10th Street Replat

Dear Ms. Grage:

This letter summarizes the results of Wetlands Site Assessment conducted by Advanced Environmental Solutions (AES) on seven Parcels P132138, P132139, P126321, P58251, P58253, P102477 and P102478, approximately 1.75 acres, located between West 10th and 11th Street in Anacortes, Washington (Figure 1). In 2007, a Category III Palustrine forested wetland was documented near the southeast corner of Parcel P102478 (AES, 2007). The purpose of this current assessment is to document the existing environmental site conditions using updated wetland methodologies that have since been adopted by regulatory agencies based on best available science.

The applicant, Mr. Scott Irving, Irving Construction Corporation (Anacortes) is resubmitting a development plat with nine single-family residential lots for planning review (Figure 1)(The Schemmer Group Engineering, PLLC, 2015). Access to the lots is proposed via a cul-du-sac from West 10th Avenue. The proposed plat site plan incorporates a vacated alley and 30-feet of the vacated right-of-way associated with 11th Street to the south. Proposed utilities include hookups to the City's sewer system.

The proposed project has been designed to avoid direct impacts to the wetland and the City of Anacortes' (City) regulated protective wetland buffer, as previously delineated and surveyed (Figure 1). The subject wetland extends off-site onto the City-owned Forest Lands and the unimproved right-of-way associated with Kansas Avenue.

Ms. Tina Mirabile, Professional Wetlands Scientist (PWS), conducted a field investigation on January 29, 2015. Wetland identification and delineation was based on protocols outlined in *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* (U.S. Army Corps of Engineers [Corps] 2010). This manual is a supplement to the *1987 Corps of Engineers Delineation Manual* (U.S. Army Corps of Engineers 1987). Although the 1997 version of the Washington State Department of Ecology's *Washington State Identification and Delineation Manual* is referenced in Section 17.70.320 (Wetland Designation) of Anacortes Municipal Code, it is no longer validated by Ecology and therefore was not

used. The wetland delineation methodology requires evidence that at least one positive wetland indicator must be found for each of three parameters (vegetation, soils and hydrology) to make a positive wetland determination.

Representative wetland and upland conditions were documented at Sample Plots SP1 and SP2, respectively (Figure 1). Based on data recorded during the field investigation; the existing site conditions have not changed significantly since 2007. Flagging from the delineation and professional survey of the wetland boundaries in 2007 remained present at some locations. Sequentially numbered pink survey flagging, labeled as A0 – A16, was used to mark re-delineated features during the 2015 site visit (Figure 1). The wetland is situated within a shallow depression. The transition between wetland and upland conditions is dictated by the topography. The vegetation, soils and hydrology within the shallow depressional wetland basin are distinctly different from the conditions observed on the adjacent upland areas immediately upslope. Dataforms and photographs depicting the site conditions are attached.

Wetland categorization is based on the *Washington State - Wetland Rating System for Western Washington: 2014 Update* as revised by Ecology for use effective on January 1, 2015 (Hruby, 2014). The system rates wetlands into four categories (Category I, II, III and IV) on the basis of their sensitivity to disturbance and the functions, including habitat, they provide. Water quality and hydrologic functions are rated specific to a wetland's hydrogeomorphic (HGM) class (depressional, lake fringe, slope estuarine-tidal fringe, riverine and freshwater tidal).

The Category III wetland rating completed in 2007 was based on the August 2004 *Washington State - Wetland Rating System for Western Washington* (Hruby, 2004). The use of updated versions of the State's Wetland Rating System, for the purposes of classifying wetlands within the jurisdiction of the City of Anacortes for local regulatory review is provided for in the Section 17.70.320 of the City's municipal code.

Details regarding the existing environmental site conditions observed by AES during the field investigation are provided below:

Previously Cleared Lots 1 -4

The vegetation on proposed Lots 1-5 consists of mixed grasses, weedy herbaceous plants and non-native invasive Scotch broom (*Cystisus scoparius*) and Himalayan blackberry (*Rubus armeniacus*). Timber clearing on the parcels had occurred prior to the 2007 site visit. The lots are disturbed due to past fill and grading. Accumulated building materials, pallets and other debris are present the ground surface. No wetland characteristics were observed by AES to be on or within the immediate vicinity of these lots. An existing residence is present to the west of the property. City owned Forest Lands are east of the property and the terminus of West 10th Street.

Upland Forest – Lots 5-9

Lots 5 to 9 span across a low topographic ridge. Mixed deciduous and coniferous upland forest, typical of the Pacific Northwest region, dominates the vegetation. Representative canopy species include red alder (*Alnus rubra*), bitter cherry (*Prunus emarginata*), grand fir (*Abies grandis*), Douglas fir (*Pseudotsuga menziesii*), western red cedar (*Thuja plicata*) and western hemlock (*Tsuga heterophylla*). Common snowberry (*Symphoricarpos albus*), western salmonberry (*Rubus spectabilis*) and salal (*Gautheria shallon*) are the dominant shrubs. Representative ground cover plants include swordfern (*Polystichum munitum*), trailing blackberry (*Rubus ursinus*), Dewey sedge (*Carex deweyana*). Although native species are dominant, non-native Himalayan blackberry (*Rubus armeniacus*) is encroaching from adjacent cleared areas on parcels to the north and developed residential areas to the west. Snags and downed woody debris of various class sizes and ages is abundant on the ground surface.

Sample Plot SP2 was located upslope of the depressional wetland in the southeast corner of Parcel 102478. An approximate 1-inch thick layer of humus/organic duff and downed leaves covered the ground surface. Dry, friable, dark brown silt loams displaying high matrix chromas of 10 YR 3/3, as measured on a Munsell color chart, and characteristic of non-hydric soils, were observed (Munsell, 2009). The soils observed at SP2 were representative of the upland soils previously documented at six upland sample plots in 2007. No primary or secondary indicators of wetland hydrology were observed at the sample location.

Depressional Category III Palustrine Forest (PFO) Wetland – SE Corner Parcel P1025478

The field investigation reconfirmed the presence of a shallow closed depressional seasonally inundated/saturated Category III Palustrine Forested (PFO) wetland on the southeast corner of Parcel P1025478 (Figure 1). The approximate 0.16-acre wetland, surveyed in 2007, extends off-site to the northeast and southwest; its on-site portion represents 897 square feet (AES, 2007).

Hydrophytic species of trees, shrubs and herbaceous plants dominate the wetland's vegetation. Representative canopy species include red alder, black cottonwood (*Populus balsamifera* spp. *trichocarpa*) and western red cedar. Native black twinberry (*Lonicera involucrata*) and salmonberry are the dominant native shrubs. Non-native Himalayan blackberry is present in clearings in the forest canopy, where mature trees appear to have succumbed to wind throw. Several large rootwads from uprooted conifers are present near the southwest boundary of the wetland. Herbaceous vegetation is scarce in the central and southwestern portions of the wetland, where downed leaves covered the majority of the ground surface. Isolated clumps of slough sedge (*Carex obnupta*) and scattered Pacific water parsley (*Oenanthe sarmentosa*) were however observed. A dense patch of herbaceous slough sedge is dominant in the off-site southeast portion of the wetland (Figure 1).

At the time of the October 2007 site investigation, typical primary indicators of wetland hydrology - saturated soils and or a seasonally high groundwater table within the upper twelve inches of the soil profile- were not observed; positive wetland hydrology was inferred using secondary indicators, such as the wetland's geomorphic position (depression) within the landscape. Redox concentrations, contrasting blotches of color occurring in the soil matrix that are characteristic of hydric soils that are seasonally saturated at some portion of the growing season, were observed at depths of ten inches or above from the ground surface in the wetland soil profiles previously documented.

At the time of the February 2015 site investigation, saturated surface soils were present throughout the wetland and approximately one-half of the wetland area was inundated. The ponded shallow surface water within the wetland did not exceed one-inch above the ground surface. The micro-topography within the shallow depressional wetland includes hummocks, some of which are capable of supporting non-hydrophytic ground cover plants, such as sword fern.

Due to the conditions of the seasonally high ground water table and surface water inundation within the wetland, digging a definitive soil profile in the wetland was challenging. Black greasy mucky loamy soils displaying low matrix chromas (10 YR 2/1, 10 YR 3/2) were observed in the wetland at Sample Plot SP1 (Figure 1). The soils at SP1 met the hydric soil criteria of a F1: Loamy Mucky Mineral. The saturated soil had a consistency similar to cottage cheese, which is often characteristic of soils with organic content. In other locations in the wetland, low matrix surface soils displaying redox concentrations (mottles) were observed, as previously documented (AES, 2007).

The wetland received a score of 16 points on the updated 2014 Washington State wetland rating dataforms (attached). Wetlands in Western Washington receiving scores of 16 to 19 points on the rating dataforms are classified as Category III wetlands (Hruby, 2014).

The criteria for rating the wetland based on special characteristics were not applicable. The wetland does not include Washington State Natural Heritage Program features (WDNR, 2014). The site is not documented as providing habitat for federal or State listed plant, animal or plant species. The wetland's canopy consists of second-growth aged timber or younger and therefore does not meet the criteria for categorization based on special characteristics as old-growth or mature forest. Some of the trees in the surrounding wetland buffer area are however large enough to be considered as mature second-growth timber.

The wetland received moderate scores for improving water quality (5 points), hydrological functions (5 points) and habitat (6 points)(Hruby, 2014). The site has a high potential to improve water quality due to is seasonal ponding and persistent ungrazed vegetation. However the landscape has a low potential to support water quality functions due to the lack of pollutants available to enter the undeveloped basin (Figure 2). Hydrologic functions are rated as moderate. The wetland does not received direct stormwater discharges. Due to the lack of development on adjacent parcels within the wetland's contributing basin, excess stormwater is not generated. Run-off from developed parcels to the north and west of the property are managed such that surface

water does not enter the contributing basin of the wetland. The wetland is closed depressional and therefore does not contribute flows to downstream waters. There are no 303d listed waters or Total Maximum Daily Load (TMDL) programs for the basin in which the wetland resides, which includes City owned Forest Lands associated with Cranberry Lake to the south (Figures 3 and 4) (Ecology, 2012).

The forested wetland is situated within a large-sized wildlife corridor with terrestrial, riparian, wetland and lake components. The landscape's potential to support habitat functions however is restricted due to the high intensity land use present within the City of Anacortes that represents approximately 50% of the total area surrounding the site at a distance of 1 kilometer (Figure 2)(Skagit County, 2015). Large woody debris and snags are present as habitat features within the wetland and the surrounding forested buffer areas.

Recommendations for Protection

Long-Term Measures

Typically, residential uses that are located adjacent to natural areas inadvertently create disturbances to the native habitat and associated wildlife. Table 17.70.340(2) of the City's Critical Areas Ordinance lists the following measures that can be utilized to assist in minimizing impacts to wetlands from proposed changes in land use that have the potential for high impacts:

Residential Lighting:	Direct lights away from wetland
Residential Noise:	Locate activity that generates noise away from wetland to the maximum extent practicable
Toxic Run-off Residential Areas, Roads and Landscaping:	Route all new, untreated runoff away from wetland while ensuring wetland is not dewatered. Establish covenants limiting use of pesticides within 150-feet of wetland. Apply integrated pest management.
Stormwater Runoff/ Residential Areas, Roads and Landscaping:	Retrofit stormwater detention and treatment for roads and existing adjacent development. Prevent channelized flow from lawns that directly enter the buffer. Avoid changes to the wetland's hydrology regime through the infiltration or treatment, detention and dispersal of increased runoff from impervious surfaces.
Pets & Human Disturbances/ Residential Areas:	Use privacy fencing: plant dense vegetation to delineate buffer edge and to discourage disturbances using vegetation appropriate for the eco-region: place wetland and the buffer in a separate tract.

Provided that the provisions above are implemented, the City's standard required protective wetland buffer for Category III wetlands that score 20-28 points for habitat on

the 2004 rating forms is 110-feet. The standard buffer width to protect Category III wetlands not meeting these characteristics is 60-feet.

The habitat score assessed in 2007 for the Category III wetland on the 2004 rating forms was 19 points and the City's required 60-foot wide standard buffer was applied to the design plan. Based on the moderate habitat score of 6 points received on the 2014 rating forms, an increased buffer may be applicable. The proposed plan utilizes buffer-width averaging to provide protection to the wetland while also accommodating development. The minimum buffer width proposed is 85.5 feet and the maximize buffer width is 249.5-feet. The total buffer area based on the 110-foot standard buffer is 16,356 feet. The total proposed buffer area after applying buffer-width averaging is increased to 16,917 square feet.

The plan avoids direct impacts to the wetland. Indirect impacts associated with stormwater run-off are also minimized. The reduction of infiltration functions and increased stormwater run-off on the subject property will be proportional to the area of introduced built surfaces in association with the project. However the wetland basin receives stormwater run-off from the southern side of the low ridge that parallels the southern property boundary and 11th Street easement (Figure 1). Stormwater run-off from areas to the north of the ridge flows naturally to the north, away from the wetland. Residential development on the property has been planned to occur on the north side of the low ridge and therefore the reduced buffer associated with these lots will not result in a change in the natural hydrology of the site. The retained forested buffer areas to the south of the residential lots will continue to serve infiltration functions similar to existing conditions.

A split rail fence is proposed to delineate the boundary between the reserved buffer areas and the residential lots. A split rail fence accommodates migration of wildlife, such as deer and small mammals, passing through the area.

Temporary Measures – Construction

The utilization of low-impact design elements in the residential development project, such as limiting the amount of lawn areas on the residential sites and increasing the use of native vegetation for typical residential and street landscaping, are additional recommendations. Such minimal actions will reduce the need for fertilizers and irrigation of areas adjacent to the natural forest habitat.

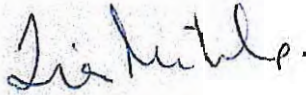
In order to minimize indirect temporary impacts associated with the sedimentation of aquatic habitats resulting from potential of erosional stormwater run-off, Best Management Practices (BMPs), as outlined in the Washington Department of Ecology's *Stormwater Management Manual*, shall be implemented during the construction phase of the project (Ecology, 2012). Although not inclusive of all appropriate measures that may be implemented at the project site, examples of BMPs that should be utilized include:

- Installation of silt fencing along the downslope perimeter of proposed clearing/building areas;
- Limiting soil disturbances to only those areas necessary to complete the project;

- Limiting ground construction operations to dry periods and stable soil conditions;
- Excluding equipment use and operations within the drip line of trees that are to be retained on-site or that are located directly adjacent to the site.

I can be reached directly at (360) 202-6839 should you have any questions or comments regarding this assessment letter.

Sincerely,



Tina Mirabile, PWS

Attachments: Figures 1 – 4
Photographs
Dataforms

Disclaimer

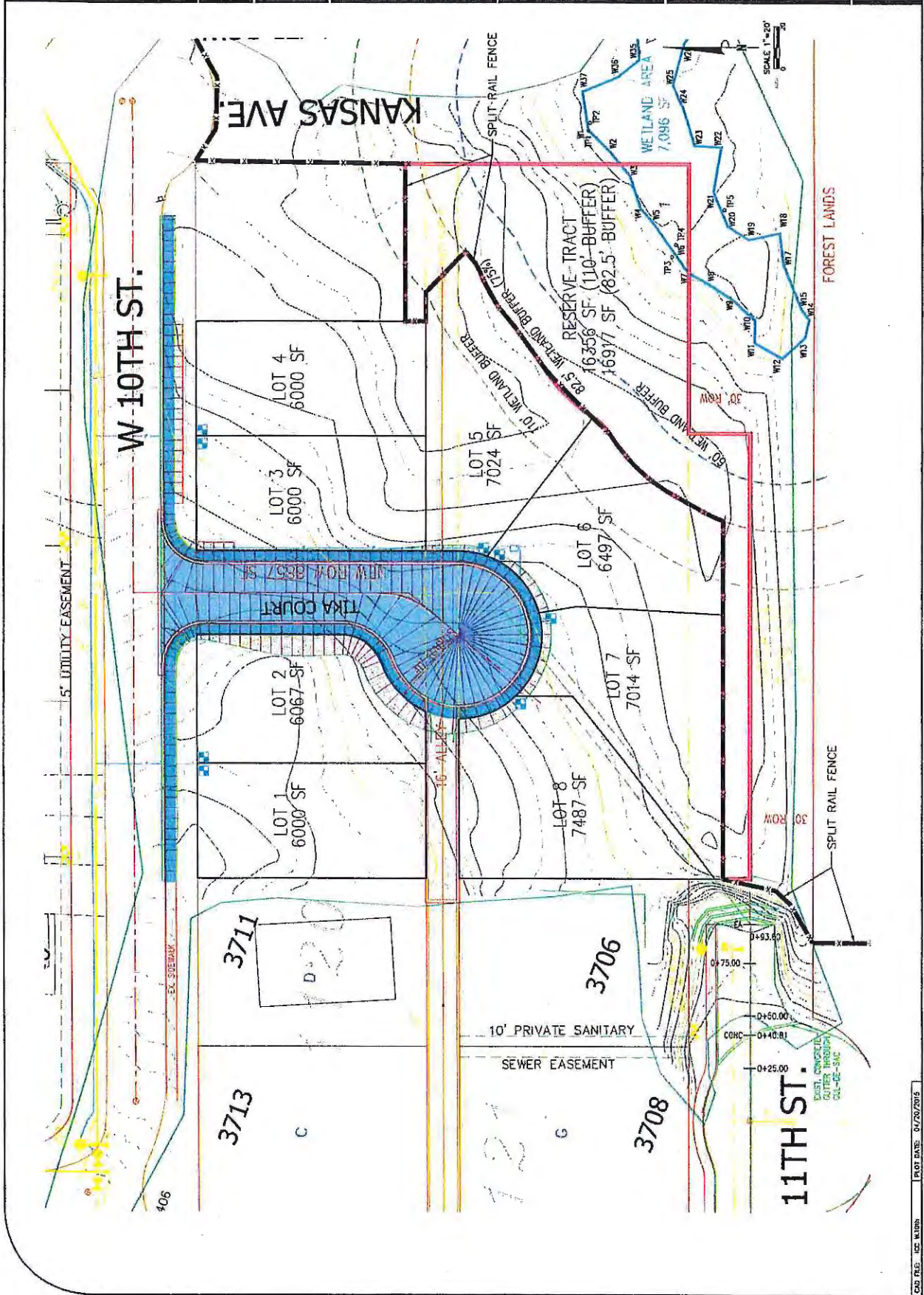
The findings and conclusions documented in this report have been prepared in a manner consistent with established scientific methods in making wetland determinations. Conclusions and recommendations presented in this report are the professional opinions of AES based on interpretation of information currently available. It should be noted that wetland boundaries are dynamic elements that vary with changes in climate, vegetation and up-slope modifications in the drainage patterns. AES has used the most current, State and federally approved methodology to make the determination as to the location, size, and type of critical areas on the subject property. Wetland boundaries identified by AES are considered to be preliminary until validated by the Corps and/or the local jurisdiction agency(ies).

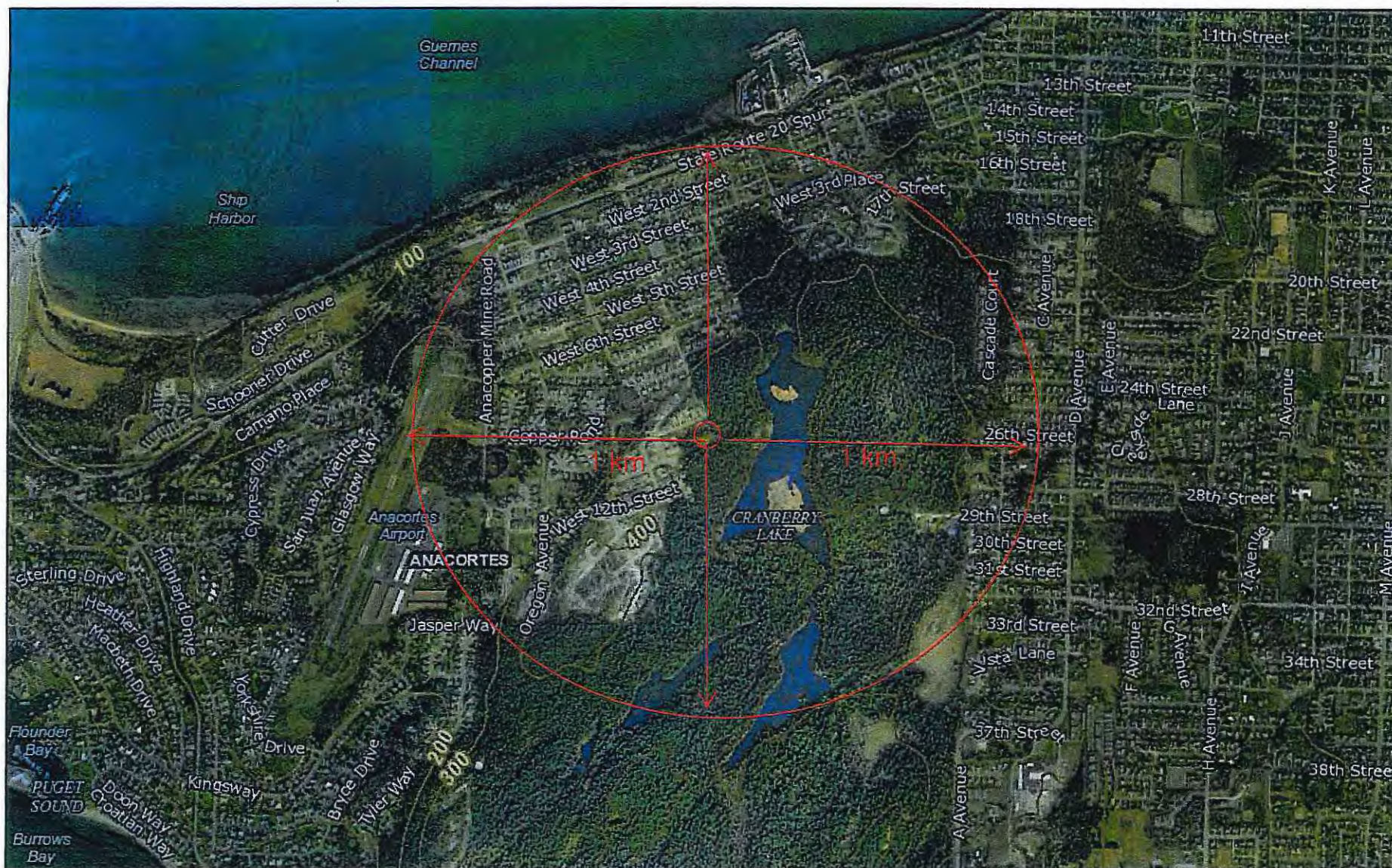
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DATE: _____ PROJECT: _____ SHEET: _____ OF _____ SCALE: 1" = 20'		SITE PLAN PUD IRVING CONSTRUCTION CORP. West Tenth St. Project Anacortes, WA 98221	DESIGNED BY: _____ DRAWN BY: _____ CHECKED BY: _____ DATE: 04/20/2015	03 OF 08 14-076
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February 23, 2015

Legend

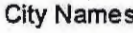
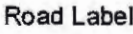
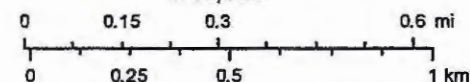
- | | | | | | |
|---|-----------------|---|-------------------|---|-------------------|
|  | County Boundary |  | Hydro Labels |  | 100 foot contours |
|  | City Names |  | Regional Labels | | |
|  | Road Labels |  | 500 foot contours | | |

Figure 2. Skagit County Aerial Photo

1:18,056



Data Accuracy Warning: All GIS data was created from available public records and existing map sources. Map features have been adjusted to achieve a best-fit registration. While great care was taken in this process, maps from different sources rarely agree as to the precise location of geographic features. Map discrepancies can be as great as 300 feet.

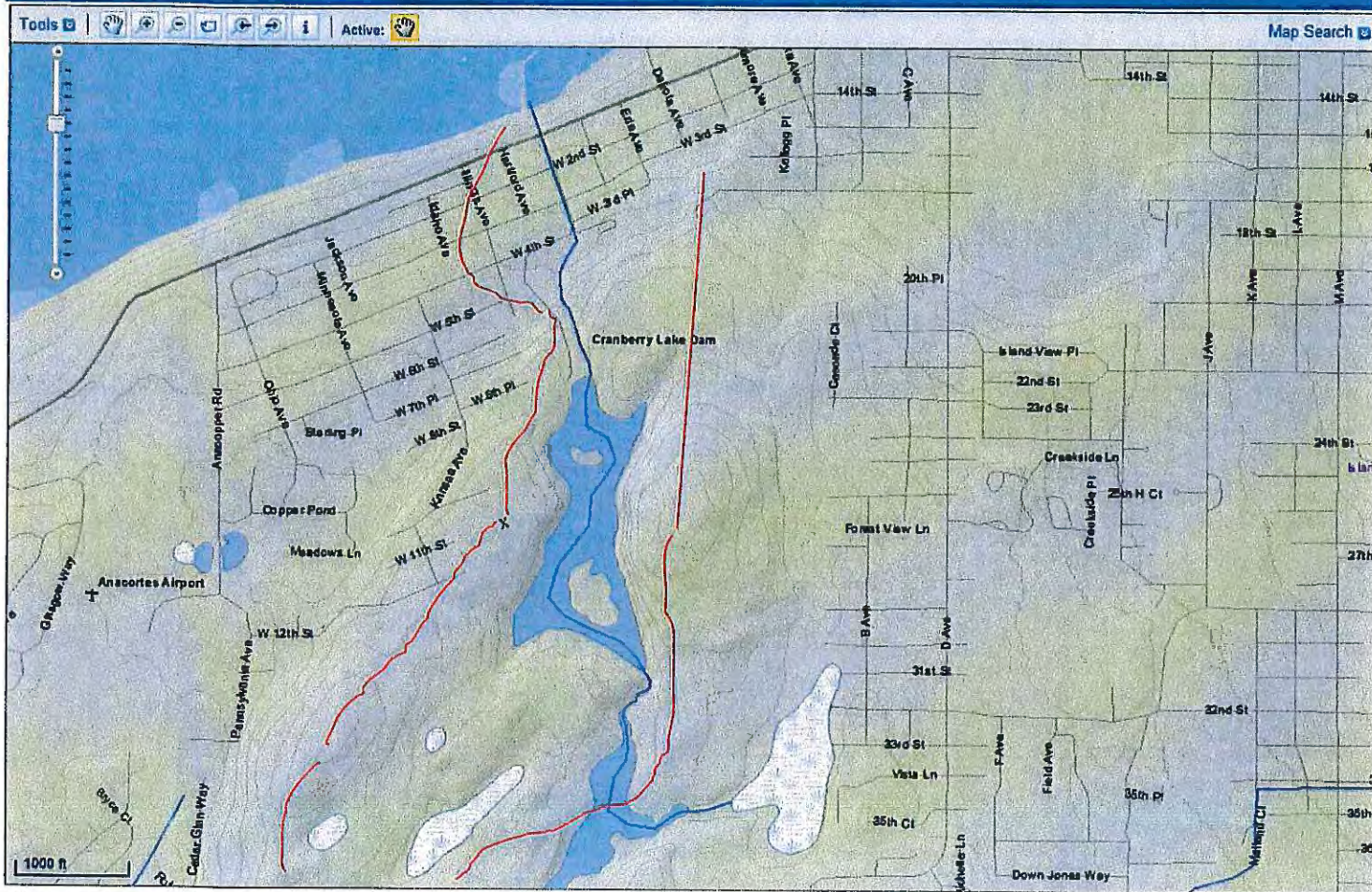


Figure 3. Ecology 303d Mapping Tool

Water Quality Improvement Projects (TMDLs)

[Water Quality Improvement](#) > [Water Quality Improvement Projects by WRIA](#) > WRIA 3: Lower Skagit-Samish

WRIA 3: Lower Skagit-Samish

The following table lists overview information and links to specific water quality improvement projects (including total maximum daily loads, or TMDLs) for this water resource inventory area (WRIA). Please use links (where available) for more information on a project.



Counties

- [Skagit](#)
- [Snohomish](#)
- [Whatcom](#)

Waterbody Name	Pollutant(s)	Status**	TMDL Lead
Campbell Lake	Total Phosphorus	EPA approved	Tricia Shoblom 425-649-7288
Erie Lake	Total Phosphorus	EPA approved	Tricia Shoblom 425-649-7288
Samish Watershed	Fecal Coliform	EPA approved Has an implementation plan	Danielle DeVoe 425-649-7036
Skagit Basin	Fecal Coliform	EPA approved Has an implementation plan	Danielle DeVoe 425-649-7036
	Temperature	EPA approved	

** Status will be listed as one of the following: Approved by EPA, Under Development or Implementation

For more information about WRIA 3:

- [Waterbodies in WRIA 3](#) - using the Water Quality Assessment Query Tool
- [Watershed Information for WRIA 3](#)

* The Department of Ecology and other state resource agencies frequently use a system of 62 "Water Resource Inventory Areas" or "WRIAs" to refer to the state's major watershed basins.

Last updated December 2013

Figure 4. Ecology's TMDL Programs for WRIA 3



Previously cleared Lots 1- 4. Non-native and invasive Scotch broom and Himalyan blackberry are present. (Photos: January 29, 2015)





Upland forest is present near the staked NE corner of Lot 5 (Parcel 102478) and throughout proposed Lots 6-7 (Photos: January 29, 2015).



Views of on-site shallow depressional seasonally inundated/saturated Category III PFO wetland. The wetland extends off-site to the southwest and northeast (Photos January 29, 2015).





Slough sedge and some water parsley are present in some portions of the wetland (Photos January 29, 2015).





The vegetation, soils and hydrology differ according to the site topography. A few upland humps are present within the wetland, situated within a shallow depression (Photos: January 29, 2015).





Views of representative dark saturated wetland and bright non-hydric upland soils at Sample Plots SP1 and SP2, respectively (Photos: January 29, 2015).



WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Parcel 102478 City/County: Anacortes Sampling Date: 01/27/2015
 Applicant/Owner: Mr. Scot Irving, Irving Construction Corp State: WA Sampling Point: SP1
 Investigator(s): Tina Mirabile, PWS Section, Township, Range: Section 23, T35N, R01E, W.M.
 Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): concave Slope (%): 2
 Subregion (LRR): A Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: Fidalgo-Lithic Xerochrepts-Rock outcrop complex (Soil Series #55) NWI classification: PFO

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)

Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☒ No ☐	Is the Sampled Area within a Wetland? Yes ☒ No ☐
Hydric Soil Present? Yes ☒ No ☐	
Wetland Hydrology Present? Yes ☒ No ☐	
Remarks: Sample plot located in a shallow depressional wetland swale. Wetland parameters for vegetation, soils and hydrology are positive.	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 15')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>5</u> (A) Total Number of Dominant Species Across All Strata: <u>5</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)
1. <u>Alnus rubra</u>	<u>30</u>	<u>Y</u>	<u>FAC</u>	
2. <u>Populus balsamifera spp. trichocarpa</u>	<u>20</u>	<u>Y</u>	<u>FAC</u>	Prevalence Index worksheet: Total % Cover of: _____ Multiply by: OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	Hydrophytic Vegetation Indicators: ☐ Rapid Test for Hydrophytic Vegetation ☒ Dominance Test is >50% ☐ Prevalence Index is ≤3.0 ¹ ☐ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ☐ Wetland Non-Vascular Plants ¹ ☐ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
_____	<u>50</u>	= Total Cover		
Sapling/Shrub Stratum (Plot size: _____)				Hydrophytic Vegetation Present? Yes ☒ No ☐
1. <u>Rubus spectabilis</u>	<u>20</u>	<u>Y</u>	<u>FAC</u>	
2. _____	_____	_____	_____	Remarks: Vegetation is dominated by facultative and hydrophytic facultative wet indicator plant species.
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	<u>20</u>	= Total Cover		
Herb Stratum (Plot size: _____)				
1. <u>Carex deweyana</u>	<u>20</u>	<u>Y</u>	<u>FAC</u>	
2. <u>Juncus effusus</u>	<u>40</u>	<u>Y</u>	<u>FACW</u>	
3. <u>Carex obnupta</u>	<u>5</u>	<u>N</u>	<u>OBL</u>	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	<u>65</u>	= Total Cover		
Woody Vine Stratum (Plot size: _____)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
_____ = Total Cover				
% Bare Ground in Herb Stratum <u>0</u>				

SOIL

Sampling Point: SP1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features			Loc ²	Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹			
0-14	10 YR 2/1	100						greasy, cottage cheese consistency
14-16	10 YR 3/2	100					1	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)	Indicators for Problematic Hydric Soils ³ :
☐ Histosol (A1) ☐ Histic Epipedon (A2) ☐ Black Histic (A3) ☐ Hydrogen Sulfide (A4) ☐ Depleted Below Dark Surface (A11) ☐ Thick Dark Surface (A12) ☐ Sandy Mucky Mineral (S1) ☐ Sandy Gleyed Matrix (S4)	☐ Sandy Redox (S5) ☐ Stripped Matrix (S6) ☒ Loamy Mucky Mineral (F1) (except MLRA 1) ☐ Loamy Gleyed Matrix (F2) ☐ Depleted Matrix (F3) ☐ Redox Dark Surface (F6) ☐ Depleted Dark Surface (F7) ☐ Redox Depressions (F8)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes ☐ No ☒
--	---

Remarks: Soils meet hydric criteria of Loamy Mucky Mineral. The low matrix chromas soils have a greasy feel typical of soils with organic content. The texture of the soil was similar to cottage cheese.

HYDROLOGY

Wetland Hydrology Indicators:		
Primary Indicators (minimum of one required; check all that apply)		Secondary Indicators (2 or more required)
☒ Surface Water (A1) ☒ High Water Table (A2) ☒ Saturation (A3) ☐ Water Marks (B1) ☐ Sediment Deposits (B2) ☐ Drift Deposits (B3) ☐ Algal Mat or Crust (B4) ☐ Iron Deposits (B5) ☐ Surface Soil Cracks (B6) ☐ Inundation Visible on Aerial Imagery (B7) ☐ Sparsely Vegetated Concave Surface (B8)	☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) ☐ Salt Crust (B11) ☐ Aquatic Invertebrates (B13) ☐ Hydrogen Sulfide Odor (C1) ☐ Oxidized Rhizospheres along Living Roots (C3) ☐ Presence of Reduced Iron (C4) ☐ Recent Iron Reduction in Tilled Soils (C6) ☐ Stunted or Stressed Plants (D1) (LRR A) ☐ Other (Explain in Remarks)	☐ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) ☐ Drainage Patterns (B10) ☐ Dry-Season Water Table (C2) ☐ Saturation Visible on Aerial Imagery (C9) ☒ Geomorphic Position (D2) ☐ Shallow Aquitard (D3) ☒ FAC-Neutral Test (D5) ☐ Raised Ant Mounds (D6) (LRR A) ☐ Frost-Heave Hummocks (D7)
Field Observations:		Wetland Hydrology Present? Yes ☒ No ☐
Surface Water Present? Yes ☒ No ☐ Depth (inches): <u>+0.25-0.5 inch</u>		
Water Table Present? Yes ☐ No ☐ Depth (inches): <u>0</u>		
Saturation Present? (includes capillary fringe) Yes ☒ No ☐ Depth (inches): <u>0</u>		
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:		

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Parcel 102478 City/County: Anacortes Sampling Date: 01/27/2015
 Applicant/Owner: Mr. Scot Irving, Irving Construction Corp State: WA Sampling Point: SP2
 Investigator(s): Tina Mirabile, PWS Section, Township, Range: Section 23, T35N, R01E, W.M.
 Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): concave Slope (%): 2
 Subregion (LRR): A Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: Fidalgo-Lithic Xerochrepts-Rock outcrop complex (Soil Series #55) NWI classification: Upland forest

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)

Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☐ No ☒	Is the Sampled Area within a Wetland? Yes ☐ No ☒
Hydric Soil Present? Yes ☐ No ☒	
Wetland Hydrology Present? Yes ☐ No ☒	
Remarks: Sample plot located upslope of a depressional wetland. No wetland parameters are positive.	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 15')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>4</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>50</u> (A/B)
1. <u>Ainus rubra</u>	<u>30</u>	<u>Y</u>	<u>FAC</u>	
2. <u>Populus balsamifera spp. tripocarpus</u>	<u>20</u>	<u>Y</u>	<u>FAC</u>	
3. <u>Pseudotsuga menziesii</u>				
4. _____				
	<u>50</u>	= Total Cover		
Sapling/Shrub Stratum (Plot size: _____)				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species <u>50</u> x 3 = <u>150</u> FACU species <u>50</u> x 4 = <u>200</u> UPL species _____ x 5 = _____ Column Totals: <u>100</u> (A) <u>350</u> (B) Prevalence Index = B/A = <u>3.5</u>
1. <u>Gaultheria shallon</u>	<u>30</u>	<u>Y</u>	<u>FACU</u>	
2. <u>Rubus spectabilis</u>	<u>15</u>	<u>N</u>	<u>FAC</u>	
3. _____				
4. _____				
5. _____				
	<u>20</u>	= Total Cover		
Herb Stratum (Plot size: _____)				
1. <u>Rubus ursinus</u>	<u>20</u>	<u>Y</u>	<u>FACU</u>	
2. <u>Pteridium aquilinum</u>	<u>10</u>	<u>N</u>	<u>FACU</u>	
3. <u>Carex deweyana</u>	<u>5</u>	<u>N</u>	<u>FAC</u>	
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
11. _____				
	<u>65</u>	= Total Cover		
Woody Vine Stratum (Plot size: _____)				
1. _____				
2. _____				
		= Total Cover		
% Bare Ground in Herb Stratum <u>0</u>				
Remarks: Vegetation is mixed but is not dominated by hydrophytic species.				
Hydrophytic Vegetation Present? Yes ☐ No ☒				

SOIL

Sampling Point: SP2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)							
Depth (inches)	Matrix		Redox Features			Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹		
0-14	10 YR 3/3	100					friable silt loam. No redox.
						1	fire scar/charcoal
							2 round rocks

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

☐ Histosol (A1)	☐ Sandy Redox (S5)	☐ 2 cm Muck (A10)
☐ Histic Epipedon (A2)	☐ Stripped Matrix (S6)	☐ Red Parent Material (TF2)
☐ Black Histic (A3)	☐ Loamy Mucky Mineral (F1) (except MLRA 1)	☐ Very Shallow Dark Surface (TF12)
☐ Hydrogen Sulfide (A4)	☐ Loamy Gleyed Matrix (F2)	☐ Other (Explain in Remarks)
☐ Depleted Below Dark Surface (A11)	☐ Depleted Matrix (F3)	
☐ Thick Dark Surface (A12)	☐ Redox Dark Surface (F6)	
☐ Sandy Mucky Mineral (S1)	☐ Depleted Dark Surface (F7)	
☐ Sandy Gleyed Matrix (S4)	☐ Redox Depressions (F8)	

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):
 Type: _____
 Depth (inches): _____

Hydric Soil Present? Yes ☐ No ☒

Remarks: Soils do not meet hydric criteria.

HYDROLOGY

Wetland Hydrology Indicators:		
Primary Indicators (minimum of one required; check all that apply)	Secondary Indicators (2 or more required)	
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	☐ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
☐ High Water Table (A2)	☐ Salt Crust (B11)	☐ Drainage Patterns (B10)
☐ Saturation (A3)	☐ Aquatic Invertebrates (B13)	☐ Dry-Season Water Table (C2)
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☐ Saturation Visible on Aerial Imagery (C9)
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres along Living Roots (C3)	☐ Geomorphic Position (D2)
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Shallow Aquitard (D3)
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☐ FAC-Neutral Test (D5)
☐ Iron Deposits (B5)	☐ Stunted or Stressed Plants (D1) (LRR A)	☐ Raised Ant Mounds (D6) (LRR A)
☐ Surface Soil Cracks (B6)	☐ Other (Explain in Remarks)	☐ Frost-Heave Hummocks (D7)
☐ Inundation Visible on Aerial Imagery (B7)		
☐ Sparsely Vegetated Concave Surface (B8)		

Field Observations:

Surface Water Present?	Yes ☐ No ☒	Depth (inches): <u>N/A</u>
Water Table Present?	Yes ☐ No ☒	Depth (inches): <u>N/A</u>
Saturation Present? (includes capillary fringe)	Yes ☐ No ☒	Depth (inches): <u>N/A</u>

Wetland Hydrology Present? Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: No primary or secondary indicators of wetland hydrology are positive.

Remarks: Inundated and saturated soils. Secondary indicators for geomorphic position and FAC-Neutral Test are also positive.

Wetland name or number Irving P102478-Anacortes, WA

RATING SUMMARY – Western Washington

Name of wetland (or ID #): Irving -Parcel 102478, Anacortes Date of site visit: 01/29/2015

Rated by Tina Mirabile, PWS Trained by Ecology? X Yes No Date of training) 10/ 2005;Credit/Debit: 09/15/11

HGM Class used for rating Depressional Wetland has multiple HGM classes? Y X N

NOTE: Form is not complete without the figures requested (figures can be combined).

Source of base aerial photo/map www.skagitcounty.net - iMap (2013)

OVERALL WETLAND CATEGORY III (based on functions X or special characteristics)

1. Category of wetland based on FUNCTIONS

 Category I – Total score = 23 - 27

 Category II – Total score = 20 - 22

X Category III – Total score = 16 - 19

 Category IV – Total score = 9 - 15

FUNCTION	Improving Water Quality			Hydrologic			Habitat			
Circle the appropriate ratings										
Site Potential	H	M	L	H	M	L	H	M	L	
Landscape Potential	H	M	L	H	M	L	H	M	L	
Value	H	M	L	H	M	L	H	M	L	
Score Based on Ratings	5			5			6			TOTAL
										16

Score for each
function based
on three
ratings
(order of ratings
is not
important)

9 = H,H,H
8 = H,H,M
7 = H,H,L
7 = H,M,M
6 = H,M,L
6 = M,M,M
5 = H,L,L
5 = M,M,L
4 = M,L,L
3 = L,L,L

2. Category based on SPECIAL CHARACTERISTICS of wetland

CHARACTERISTIC	CATEGORY
Estuarine	I II
Wetland of High Conservation Value	I
Bog	I
Mature Forest	I
Old Growth Forest	I
Coastal Lagoon	I II
Interdunal	I II III IV
None of the above Special Characterisitics are	Not Applicable

Wetland name or number Irving Parcel P102478-Anacortes

Maps and figures required to answer questions correctly for Western Washington

Depressional Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	D 1.3, H 1.1, H 1.4	1
Hydroperiods	D 1.4, H 1.2	1
Location of outlet (<i>can be added to map of hydroperiods</i>)	D 1.1, D 4.1	1
Boundary of area within 150 ft of the wetland (<i>can be added to another figure</i>)	D 2.2, D 5.2	1,2
Map of the contributing basin	D 4.3, D 5.3	2
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	2
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	D 3.1, D 3.2	3
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	D 3.3	4

Riverine Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Ponded depressions	R 1.1	
Boundary of area within 150 ft of the wetland (<i>can be added to another figure</i>)	R 2.4	
Plant cover of trees, shrubs, and herbaceous plants	R 1.2, R 4.2	
Width of unit vs. width of stream (<i>can be added to another figure</i>)	R 4.1	
Map of the contributing basin	R 2.2, R 2.3, R 5.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	R 3.1	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	R 3.2, R 3.3	

Lake Fringe Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	L 1.1, L 4.1, H 1.1, H 1.4	
Plant cover of trees, shrubs, and herbaceous plants	L 1.2	
Boundary of area within 150 ft of the wetland (<i>can be added to another figure</i>)	L 2.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	L 3.1, L 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	L 3.3	

Slope Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Plant cover of dense trees, shrubs, and herbaceous plants	S 1.3	
Plant cover of dense, rigid trees, shrubs, and herbaceous plants (<i>can be added to figure above</i>)	S 4.1	
Boundary of 150 ft buffer (<i>can be added to another figure</i>)	S 2.1, S 5.1	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	S 3.1, S 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	S 3.3	

HGM Classification of Wetlands in Western Washington

For questions 1-7, the criteria described must apply to the entire unit being rated.

If the hydrologic criteria listed in each question do not apply to the entire unit being rated, you probably have a unit with multiple HGM classes. In this case, identify which hydrologic criteria in questions 1-7 apply, and go to Question 8.

1. Are the water levels in the entire unit usually controlled by tides except during floods?

NO – go to 2

YES – the wetland class is **Tidal Fringe** – go to 1.1

- 1.1 Is the salinity of the water during periods of annual low flow below 0.5 ppt (parts per thousand)?

NO – Saltwater Tidal Fringe (Estuarine)

YES – Freshwater Tidal Fringe

*If your wetland can be classified as a Freshwater Tidal Fringe use the forms for **Riverine** wetlands. If it is Saltwater Tidal Fringe it is an **Estuarine** wetland and is not scored. This method **cannot** be used to score functions for estuarine wetlands.*

2. The entire wetland unit is flat and precipitation is the only source (>90%) of water to it. Groundwater and surface water runoff are NOT sources of water to the unit.

NO – go to 3

YES – The wetland class is **Flats**

*If your wetland can be classified as a Flats wetland, use the form for **Depressional** wetlands.*

3. Does the entire wetland unit **meet all** of the following criteria?

- ___ The vegetated part of the wetland is on the shores of a body of permanent open water (without any plants on the surface at any time of the year) at least 20 ac (8 ha) in size;
___ At least 30% of the open water area is deeper than 6.6 ft (2 m).

NO – go to 4

YES – The wetland class is **Lake Fringe** (Lacustrine Fringe)

4. Does the entire wetland unit **meet all** of the following criteria?

- ___ The wetland is on a slope (*slope can be very gradual*),
___ The water flows through the wetland in one direction (unidirectional) and usually comes from seeps. It may flow subsurface, as sheetflow, or in a swale without distinct banks,
___ The water leaves the wetland **without being impounded**.

NO – go to 5

YES – The wetland class is **Slope**

NOTE: Surface water does not pond in these type of wetlands except occasionally in very small and shallow depressions or behind hummocks (depressions are usually <3 ft diameter and less than 1 ft deep).

5. Does the entire wetland unit **meet all** of the following criteria?

- ___ The unit is in a valley, or stream channel, where it gets inundated by overbank flooding from that stream or river,
___ The overbank flooding occurs at least once every 2 years.

Wetland name or number Irving Parcel P102478-Anacortes

NO – go to 6

YES – The wetland class is Riverine

NOTE: The Riverine unit can contain depressions that are filled with water when the river is not flooding

6. Is the entire wetland unit in a topographic depression in which water ponds, or is saturated to the surface, at some time during the year? *This means that any outlet, if present, is higher than the interior of the wetland.*

NO – go to 7

YES – The wetland class is Depressional

7. Is the entire wetland unit located in a very flat area with no obvious depression and no overbank flooding? The unit does not pond surface water more than a few inches. The unit seems to be maintained by high groundwater in the area. The wetland may be ditched, but has no obvious natural outlet.

NO – go to 8

YES – The wetland class is Depressional

8. Your wetland unit seems to be difficult to classify and probably contains several different HGM classes. For example, seeps at the base of a slope may grade into a riverine floodplain, or a small stream within a Depressional wetland has a zone of flooding along its sides. **GO BACK AND IDENTIFY WHICH OF THE HYDROLOGIC REGIMES DESCRIBED IN QUESTIONS 1-7 APPLY TO DIFFERENT AREAS IN THE UNIT** (make a rough sketch to help you decide). Use the following table to identify the appropriate class to use for the rating system if you have several HGM classes present within the wetland unit being scored.

NOTE: Use this table only if the class that is recommended in the second column represents 10% or more of the total area of the wetland unit being rated. If the area of the HGM class listed in column 2 is less than 10% of the unit; classify the wetland using the class that represents more than 90% of the total area.

HGM classes within the wetland unit being rated	HGM class to use in rating
Slope + Riverine	Riverine
Slope + Depressional	Depressional
Slope + Lake Fringe	Lake Fringe
Depressional + Riverine along stream within boundary of depression	Depressional
Depressional + Lake Fringe	Depressional
Riverine + Lake Fringe	Riverine
Salt Water Tidal Fringe and any other class of freshwater wetland	Treat as ESTUARINE

If you are still unable to determine which of the above criteria apply to your wetland, or if you have more than 2 HGM classes within a wetland boundary, classify the wetland as Depressional for the rating.

Wetland name or number Irving Parcel P102478-Anacortes

DEPRESSIONAL AND FLATS WETLANDS

Water Quality Functions - Indicators that the site functions to improve water quality

D 1.0. Does the site have the potential to improve water quality?

D 1.1. Characteristics of surface water outflows from the wetland:

Wetland is a depression or flat depression (QUESTION 7 on key) with no surface water leaving it (no outlet)

points = 3

Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet.

points = 2

Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing

points = 1

Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch.

points = 1

3

D 1.2. The soil 2 in below the surface (or duff layer) is true clay or true organic (use NRCS definitions). Yes = 4 No = 0

0

D 1.3. Characteristics and distribution of persistent plants (Emergent, Scrub-shrub, and/or Forested Cowardin classes):

Wetland has persistent, ungrazed, plants > 95% of area

points = 5

Wetland has persistent, ungrazed, plants > 1/2 of area

points = 3

Wetland has persistent, ungrazed plants > 1/10 of area

points = 1

Wetland has persistent, ungrazed plants < 1/10 of area

points = 0

5

D 1.4. Characteristics of seasonal ponding or inundation:

This is the area that is ponded for at least 2 months. See description in manual.

Area seasonally ponded is > 1/2 total area of wetland

points = 4

Area seasonally ponded is > 1/4 total area of wetland

points = 2

Area seasonally ponded is < 1/4 total area of wetland

points = 0

4

Total for D 1

Add the points in the boxes above

12

Rating of Site Potential If score is: X 12-16 = H 6-11 = M 0-5 = L Record the rating on the first page

D 2.0. Does the landscape have the potential to support the water quality function of the site?

D 2.1. Does the wetland unit receive stormwater discharges?

Yes = 1 No = 0

0

D 2.2. Is > 10% of the area within 150 ft of the wetland in land uses that generate pollutants?

Yes = 1 No = 0

0

D 2.3. Are there septic systems within 250 ft of the wetland?

Yes = 1 No = 0

0

D 2.4. Are there other sources of pollutants coming into the wetland that are not listed in questions D 2.1-D 2.3?

Source

Yes = 1 No = 0

0

Total for D 2

Add the points in the boxes above

0

Rating of Landscape Potential If score is: 3 or 4 = H 1 or 2 = M X 0 = L Record the rating on the first page

D 3.0. Is the water quality improvement provided by the site valuable to society?

D 3.1. Does the wetland discharge directly (i.e., within 1 mi) to a stream, river, lake, or marine water that is on the 303(d) list?

Yes = 1 No = 0

0

D 3.2. Is the wetland in a basin or sub-basin where an aquatic resource is on the 303(d) list?

Yes = 1 No = 0

0

D 3.3. Has the site been identified in a watershed or local plan as important for maintaining water quality (answer YES if there is a TMDL for the basin in which the unit is found)?

Yes = 2 No = 0

0

Total for D 3

Add the points in the boxes above

0

Rating of Value If score is: 2-4 = H 1 = M X 0 = L

Record the rating on the first page

Wetland name or number Irving Parcel P102478-Anacortes

DEPRESSIONAL AND FLATS WETLANDS		
Hydrologic Functions - Indicators that the site functions to reduce flooding and stream degradation		
D 4.0. Does the site have the potential to reduce flooding and erosion?		
D 4.1. Characteristics of surface water outflows from the wetland: Wetland is a depression or flat depression with no surface water leaving it (no outlet) points = 4 Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet points = 2 Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch points = 1 Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing points = 0		4
D 4.2. Depth of storage during wet periods: Estimate the height of ponding above the bottom of the outlet. For wetlands with no outlet, measure from the surface of permanent water or if dry, the deepest part. Marks of ponding are 3 ft or more above the surface or bottom of outlet points = 7 Marks of ponding between 2 ft to < 3 ft from surface or bottom of outlet points = 5 Marks are at least 0.5 ft to < 2 ft from surface or bottom of outlet points = 3 The wetland is a "headwater" wetland points = 3 Wetland is flat but has small depressions on the surface that trap water points = 1 Marks of ponding less than 0.5 ft (6 in) points = 0		0
D 4.3. Contribution of the wetland to storage in the watershed: Estimate the ratio of the area of upstream basin contributing surface water to the wetland to the area of the wetland unit itself. The area of the basin is less than 10 times the area of the unit points = 5 The area of the basin is 10 to 100 times the area of the unit points = 3 The area of the basin is more than 100 times the area of the unit points = 0 Entire wetland is in the Flats class points = 5		3
Total for D 4		7
Rating of Site Potential If score is: <u>12-16</u> = H <u>X 6-11</u> = M <u>0-5</u> = L Record the rating on the first page		
D 5.0. Does the landscape have the potential to support hydrologic functions of the site?		
D 5.1. Does the wetland receive stormwater discharges? Yes = 1 No = 0		0
D 5.2. Is >10% of the area within 150 ft of the wetland in land uses that generate excess runoff? Yes = 1 No = 0		0
D 5.3. Is more than 25% of the contributing basin of the wetland covered with intensive human land uses (residential at >1 residence/ac, urban, commercial, agriculture, etc.)? Yes = 1 No = 0		0
Total for D 5		0
Rating of Landscape Potential If score is: <u>3</u> = H <u>1 or 2</u> = M <u>X 0</u> = L Record the rating on the first page		
D 6.0. Are the hydrologic functions provided by the site valuable to society?		
D 6.1. The unit is in a landscape that has flooding problems. Choose the description that best matches conditions around the wetland unit being rated. Do not add points. Choose the highest score if more than one condition is met. The wetland captures surface water that would otherwise flow down-gradient into areas where flooding has damaged human or natural resources (e.g., houses or salmon redds): • Flooding occurs in a sub-basin that is immediately down-gradient of unit. points = 2 • Surface flooding problems are in a sub-basin farther down-gradient. points = 1 Flooding from groundwater is an issue in the sub-basin. points = 1 The existing or potential outflow from the wetland is so constrained by human or natural conditions that the water stored by the wetland cannot reach areas that flood. Explain why _____ points = 0 There are no problems with flooding downstream of the wetland. points = 0		0
D 6.2. Has the site been identified as important for flood storage or flood conveyance in a regional flood control plan? Yes = 2 No = 0		0
Total for D 6		0
Rating of Value If score is: <u>2-4</u> = H <u>1</u> = M <u>X 0</u> = L Record the rating on the first page		

Wetland name or number Irving Parcel P102478-Anacortes

These questions apply to wetlands of all HGM classes.

HABITAT FUNCTIONS - Indicators that site functions to provide important habitat

H 1.0. Does the site have the potential to provide habitat?

H 1.1. Structure of plant community: *Indicators are Cowardin classes and strata within the Forested class. Check the Cowardin plant classes in the wetland. Up to 10 patches may be combined for each class to meet the threshold of ¼ ac or more than 10% of the unit if it is smaller than 2.5 ac. Add the number of structures checked.*

- | | | |
|---|----------------------------------|----------|
| ☐ Aquatic bed | 4 structures or more: points = 4 | 1 |
| ☐ Emergent | 3 structures: points = 2 | |
| ☐ Scrub-shrub (areas where shrubs have > 30% cover) | 2 structures: points = 1 | |
| ☒ Forested (areas where trees have > 30% cover) | 1 structure: points = 0 | |
- If the unit has a Forested class, check if:*
- ☒ The Forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/ground-cover) that each cover 20% within the Forested polygon

H 1.2. Hydroperiods

Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland or ¼ ac to count (see text for descriptions of hydroperiods).

- | | | |
|---|-------------------------------------|----------|
| ☐ Permanently flooded or inundated | 4 or more types present: points = 3 | 1 |
| ☒ Seasonally flooded or inundated | 3 types present: points = 2 | |
| ☐ Occasionally flooded or inundated | 2 types present: points = 1 | |
| ☒ Saturated only | 1 type present: points = 0 | |
- ☐ Permanently flowing stream or river in, or adjacent to, the wetland
- ☐ Seasonally flowing stream in, or adjacent to, the wetland
- ☐ Lake Fringe wetland 2 points
- ☐ Freshwater tidal wetland 2 points

H 1.3. Richness of plant species

Count the number of plant species in the wetland that cover at least 10 ft².

Different patches of the same species can be combined to meet the size threshold and you do not have to name the species. Do not include Eurasian milfoil, reed canarygrass, purple loosestrife, Canadian thistle

- If you counted: > 19 species points = 2
- 5 - 19 species **points = 1**
- < 5 species points = 0

H 1.4. Interspersion of habitats

Decide from the diagrams below whether interspersions among Cowardin plants classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, moderate, low, or none. *If you have four or more plant classes or three classes and open water, the rating is always high.*



None = 0 points



Low = 1 point

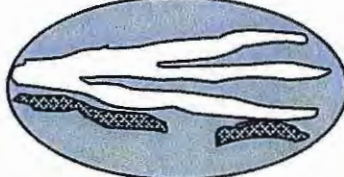


Moderate = 2 points



0

All three diagrams
in this row
are **HIGH** = 3points



Wetland name or number Irving Parcel P102478-Anacortes

H 1.5. Special habitat features: Check the habitat features that are present in the wetland. <i>The number of checks is the number of points.</i> ☒ Large, downed, woody debris within the wetland (> 4 in diameter and 6 ft long). ☒ Standing snags (dbh > 4 in) within the wetland ☐ Undercut banks are present for at least 6.6 ft (2 m) and/or overhanging plants extends at least 3.3 ft (1 m) over a stream (or ditch) in, or contiguous with the wetland, for at least 33 ft (10 m) ☐ Stable steep banks of fine material that might be used by beaver or muskrat for denning (> 30 degree slope) OR signs of recent beaver activity are present (<i>cut shrubs or trees that have not yet weathered where wood is exposed</i>) ☐ At least ¼ ac of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated (<i>structures for egg-laying by amphibians</i>) ☒ Invasive plants cover less than 25% of the wetland area in every stratum of plants (<i>see H 1.1 for list of strata</i>)		
Total for H 1	Add the points in the boxes above	3

Rating of Site Potential If score is: 15-18 = H 7-14 = M X 0-6 = L *Record the rating on the first page*

H 2.0. Does the landscape have the potential to support the habitat functions of the site?		
H 2.1. Accessible habitat (include only habitat that directly abuts wetland unit). Calculate: % undisturbed habitat ____ + [(% moderate and low intensity land uses)/2] ____ = ____ % If total accessible habitat is: > 1/3 (33.3%) of 1 km Polygon points = 3 20-33% of 1 km Polygon points = 2 10-19% of 1 km Polygon points = 1 < 10% of 1 km Polygon points = 0		3
H 2.2. Undisturbed habitat in 1 km Polygon around the wetland. Calculate: % undisturbed habitat ____ + [(% moderate and low intensity land uses)/2] ____ = ____ % Undisturbed habitat > 50% of Polygon points = 3 Undisturbed habitat 10-50% and in 1-3 patches points = 2 Undisturbed habitat 10-50% and > 3 patches points = 1 Undisturbed habitat < 10% of 1 km Polygon points = 0		3
H 2.3. Land use intensity in 1 km Polygon: If > 50% of 1 km Polygon is high intensity land use points = (-2) ≤ 50% of 1 km Polygon is high intensity points = 0		-2
Total for H 2	Add the points in the boxes above	4

Rating of Landscape Potential If score is: X 4-6 = H 1-3 = M < 1 = L *Record the rating on the first page*

H 3.0. Is the habitat provided by the site valuable to society?		
H 3.1. Does the site provide habitat for species valued in laws, regulations, or policies? Choose only the highest score that applies to the wetland being rated. Site meets ANY of the following criteria: points = 2 ☐ It has 3 or more priority habitats within 100 m (see next page) ☐ It provides habitat for Threatened or Endangered species (any plant or animal on the state or federal lists) ☐ It is mapped as a location for an individual WDFW priority species ☐ It is a Wetland of High Conservation Value as determined by the Department of Natural Resources ☐ It has been categorized as an important habitat site in a local or regional comprehensive plan, in a Shoreline Master Plan, or in a watershed plan Site has 1 or 2 priority habitats (listed on next page) within 100 m points = 1 Site does not meet any of the criteria above points = 0		1

Rating of Value If score is: 2 = H X 1 = M 0 = L *Record the rating on the first page*

Wetland name or number Irving Parcel P102478-Anacortes

WDFW Priority Habitats

Priority habitats listed by WDFW (see complete descriptions of WDFW priority habitats, and the counties in which they can be found, in: Washington Department of Fish and Wildlife. 2008. Priority Habitat and Species List. Olympia, Washington. 177 pp. <http://wdfw.wa.gov/publications/00165/wdfw00165.pdf> or access the list from here: <http://wdfw.wa.gov/conservation/phs/list/>)

Count how many of the following priority habitats are within 330 ft (100 m) of the wetland unit: **NOTE:** This question is independent of the land use between the wetland unit and the priority habitat.

- **Aspen Stands:** Pure or mixed stands of aspen greater than 1 ac (0.4 ha).
- **Biodiversity Areas and Corridors:** Areas of habitat that are relatively important to various species of native fish and wildlife (full descriptions in WDFW PHS report).
- **Herbaceous Balds:** Variable size patches of grass and forbs on shallow soils over bedrock.
- **Old-growth/Mature forests:** Old-growth west of Cascade crest – Stands of at least 2 tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) > 32 in (81 cm) dbh or > 200 years of age. Mature forests – Stands with average diameters exceeding 21 in (53 cm) dbh; crown cover may be less than 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80-200 years old west of the Cascade crest.
- **Oregon White Oak:** Woodland stands of pure oak or oak/conifer associations where canopy coverage of the oak component is important (full descriptions in WDFW PHS report p. 158 – see web link above).
- **Riparian:** The area adjacent to aquatic systems with flowing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other.
- **Westside Prairies:** Herbaceous, non-forested plant communities that can either take the form of a dry prairie or a wet prairie (full descriptions in WDFW PHS report p. 161 – see web link above).
- **Instream:** The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for instream fish and wildlife resources.
- **Nearshore:** Relatively undisturbed nearshore habitats. These include Coastal Nearshore, Open Coast Nearshore, and Puget Sound Nearshore. (full descriptions of habitats and the definition of relatively undisturbed are in WDFW report – see web link on previous page).
- **Caves:** A naturally occurring cavity, recess, void, or system of interconnected passages under the earth in soils, rock, ice, or other geological formations and is large enough to contain a human.
- **Cliffs:** Greater than 25 ft (7.6 m) high and occurring below 5000 ft elevation.
- **Talus:** Homogenous areas of rock rubble ranging in average size 0.5 - 6.5 ft (0.15 - 2.0 m), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs.
- X — **Snags and Logs:** Trees are considered snags if they are dead or dying and exhibit sufficient decay characteristics to enable cavity excavation/use by wildlife. Priority snags have a diameter at breast height of > 20 in (51 cm) in western Washington and are > 6.5 ft (2 m) in height. Priority logs are > 12 in (30 cm) in diameter at the largest end, and > 20 ft (6 m) long.

Note: All vegetated wetlands are by definition a priority habitat but are not included in this list because they are addressed elsewhere.

Wetland name or number Irving Parcel P102478-Anacortes

CATEGORIZATION BASED ON SPECIAL CHARACTERISTICS

Not Applicable

Wetland Type	Category
<i>Check off any criteria that apply to the wetland. Circle the category when the appropriate criteria are met.</i>	
SC 1.0. Estuarine wetlands Does the wetland meet the following criteria for Estuarine wetlands? — The dominant water regime is tidal, — Vegetated, and — With a salinity greater than 0.5 ppt Yes – Go to SC 1.1 No = Not an estuarine wetland	
SC 1.1. Is the wetland within a National Wildlife Refuge, National Park, National Estuary Reserve, Natural Area Preserve, State Park or Educational, Environmental, or Scientific Reserve designated under WAC 332-30-151? Yes = Category I No - Go to SC 1.2	Cat. I
SC 1.2. Is the wetland unit at least 1 ac in size and meets at least two of the following three conditions? — The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing, and has less than 10% cover of non-native plant species. (If non-native species are <i>Spartina</i> , see page 25) — At least ¼ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or unmowed grassland. — The wetland has at least two of the following features: tidal channels, depressions with open water, or contiguous freshwater wetlands. Yes = Category I No = Category II	Cat. I Cat. II
SC 2.0. Wetlands of High Conservation Value (WHCV) SC 2.1. Has the WA Department of Natural Resources updated their website to include the list of Wetlands of High Conservation Value? Yes – Go to SC 2.2 No – Go to SC 2.3 SC 2.2. Is the wetland listed on the WDNR database as a Wetland of High Conservation Value? Yes = Category I No = Not a WHCV SC 2.3. Is the wetland in a Section/Township/Range that contains a Natural Heritage wetland? http://www1.dnr.wa.gov/nhp/refdesk/datasearch/wnhpwetlands.pdf Yes – Contact WNHP/WDNR and go to SC 2.4 No = Not a WHCV SC 2.4. Has WDNR identified the wetland within the S/T/R as a Wetland of High Conservation Value and listed it on their website? Yes = Category I No = Not a WHCV	Cat. I
SC 3.0. Bogs Does the wetland (or any part of the unit) meet both the criteria for soils and vegetation in bogs? <i>Use the key below. If you answer YES you will still need to rate the wetland based on its functions.</i> SC 3.1. Does an area within the wetland unit have organic soil horizons, either peats or mucks, that compose 16 in or more of the first 32 in of the soil profile? Yes – Go to SC 3.3 No – Go to SC 3.2 SC 3.2. Does an area within the wetland unit have organic soils, either peats or mucks, that are less than 16 in deep over bedrock, or an impermeable hardpan such as clay or volcanic ash, or that are floating on top of a lake or pond? Yes – Go to SC 3.3 No = Is not a bog SC 3.3. Does an area with peats or mucks have more than 70% cover of mosses at ground level, AND at least a 30% cover of plant species listed in Table 4? Yes = Is a Category I bog No – Go to SC 3.4 NOTE: If you are uncertain about the extent of mosses in the understory, you may substitute that criterion by measuring the pH of the water that seeps into a hole dug at least 16 in deep. If the pH is less than 5.0 and the plant species in Table 4 are present, the wetland is a bog. SC 3.4. Is an area with peats or mucks forested (> 30% cover) with Sitka spruce, subalpine fir, western red cedar, western hemlock, lodgepole pine, quaking aspen, Engelmann spruce, or western white pine, AND any of the species (or combination of species) listed in Table 4 provide more than 30% of the cover under the canopy? Yes = Is a Category I bog No = Is not a bog	Cat. I

Wetland name or number Irving Parcel P102478-Anacortes

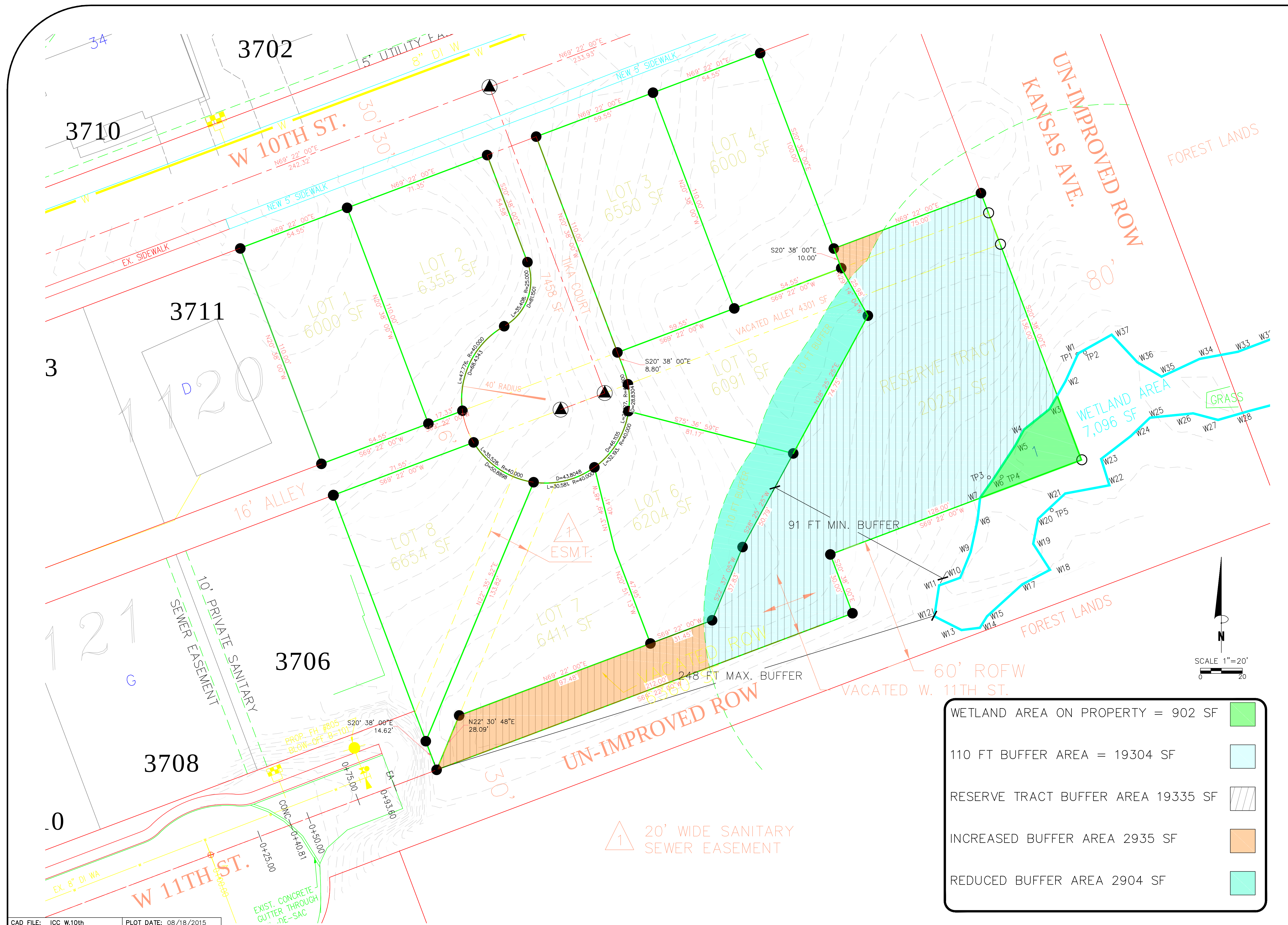
SC 4.0. Forested Wetlands Does the wetland have at least <u>1 contiguous acre</u> of forest that meets one of these criteria for the WA Department of Fish and Wildlife's forests as priority habitats? <i>If you answer YES you will still need to rate the wetland based on its functions.</i> — Old-growth forests (west of Cascade crest): Stands of at least two tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) that are at least 200 years of age OR have a diameter at breast height (dbh) of 32 in (81 cm) or more. — Mature forests (west of the Cascade crest): Stands where the largest trees are 80- 200 years old OR the species that make up the canopy have an average diameter (dbh) exceeding 21 in (53 cm). Yes = Category I No = Not a forested wetland for this section	Cat. I
SC 5.0. Wetlands in Coastal Lagoons Does the wetland meet all of the following criteria of a wetland in a coastal lagoon? — The wetland lies in a depression adjacent to marine waters that is wholly or partially separated from marine waters by sandbanks, gravel banks, shingle, or, less frequently, rocks — The lagoon in which the wetland is located contains ponded water that is saline or brackish (> 0.5 ppt) during most of the year in at least a portion of the lagoon (<i>needs to be measured near the bottom</i>) Yes – Go to SC 5.1 No = Not a wetland in a coastal lagoon SC 5.1. Does the wetland meet all of the following three conditions? — The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing), and has less than 20% cover of aggressive, opportunistic plant species (see list of species on p. 100). — At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or unmowed grassland. — The wetland is larger than 1/10 ac (4350 ft²) Yes = Category I No = Category II	Cat. I Cat. II
SC 6.0. Interdunal Wetlands Is the wetland west of the 1889 line (also called the Western Boundary of Upland Ownership or WBUO)? <i>If you answer yes you will still need to rate the wetland based on its habitat functions.</i> In practical terms that means the following geographic areas: — Long Beach Peninsula: Lands west of SR 103 — Grayland-Westport: Lands west of SR 105 — Ocean Shores-Copalis: Lands west of SR 115 and SR 109 Yes – Go to SC 6.1 No = not an interdunal wetland for rating SC 6.1. Is the wetland 1 ac or larger and scores an 8 or 9 for the habitat functions on the form (rates H,H,H or H,H,M for the three aspects of function)? Yes = Category I No – Go to SC 6.2 SC 6.2. Is the wetland 1 ac or larger, or is it in a mosaic of wetlands that is 1 ac or larger? Yes = Category II No – Go to SC 6.3 SC 6.3. Is the unit between 0.1 and 1 ac, or is it in a mosaic of wetlands that is between 0.1 and 1 ac? Yes = Category III No = Category IV	Cat I Cat. II Cat. III Cat. IV
Category of wetland based on Special Characteristics If you answered No for all types, enter "Not Applicable" on Summary Form	NA

Wetland name or number _____

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EXHIBIT #10:

WETLAND BUFFER SITE PLAN

[illegible][illegible]

BUFFER SITE PLAN PUD

Irving Construction Corp.

EXHIBIT

01 OF 01

EXHIBIT #11:

TREE ASSESSMENT AND PRESERVATION PLAN

Tree Preservation Plan

Date: August 2015

Prepared for: Irving Construction Corp

Project: West Tenth Street Project



Urban Forestry Services, Inc.

15119 McLean Rd

Mt. Vernon, WA 98273

Key

Tree Health & Condition

- Dead - Very Poor
- Poor
- Fair
- Good
- Excellent

Tree Sites & Site Type

- Planting site
- Survey monument
- Stump
- Tree

Tree Size / Diameter

- 1 - 12
- 13 - 24
- 25 +

Critical Root Zone (Feet)



0 30 60 120 Feet

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Title: **Irving Construction Corporation – West 10th Street Project
Tree Preservation Plan, and Tree Assessment
Anacortes, Washington**

Prepared For: Irving Construction Corporation
Attn: Mr. Scott Irving
819 Commercial Ave # 6
Anacortes, WA 98221

Prepared By: Urban Forestry Services, Inc.
Mr. Paul H. Thompson
Registered Consulting Arborist #509
ISA Certified Arborist #PN-1838A
ISA Tree Risk Assessment Qualified

Date: August 5, 2015

CONTENTS: Summary
Introduction
Findings and Recommendations
Method of Assessment
Site Plan / Tree Preservation Plan
Tree Unit Credit Calculation Matrix
Tree Assessment Matrix
Definitions
General Tree Protection Guidelines
Critical Root Zone Explanation
Assumptions and Limitations

Summary

Seventy-three (73) trees are to be retained within a reserve tract (buffer) on a 1.77 acre development at West 10th Street, Anacortes Washington. The West 10th Street project exceeds the City of Anacortes *16.50 Tree Preservation* requirements by 201 Tree Unit Credits.

General Tree Protection Guidelines are provided in this Tree Preservation Plan.

Introduction

As requested by Mr. Scott Irving of Irving Construction Corporation, during July, 2015, I assessed 73 trees for suitability to retain and their provide tree protection requirements for this 1.77 acre project site at West 10th Street, Anacortes, Washington. Irving Construction Corporation plans to develop single family homes on eight lots, each between 0.14 to 0.15 acres. A 0.46 acre reserve tract (buffer) is to be created, in the east, south-east and south areas of the project, surrounding a 7,096 square foot wetland.

I was asked to provide an assessment of the health and condition for all retained trees and to determine the following:

15119 McLean Road
Mount Vernon, WA 98273

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

1. The Tree Unit Credit requirement for this development project as per the City of Anacortes *16.50 Tree Preservation* code.
2. The Tree Unit Credits for all retained trees on this site.
3. Provide recommendations for tree protection as required by the City of Anacortes *16.50 Tree Preservation* code, a tree preservation plan.

The plants and trees growing in the reserve tract consist of species typically found in a native second growth forest. Specifically I observed the tree species Douglas fir, *Pseudotsuga menziesii*, bitter cherry, *Prunus emarginata* and Scouler's willow, *Salix scouleriana* with a diameter range of 6 to 24 inches measured at 4.5 feet height. Tree vigor is poor due to the poor soil conditions. This site has shallow soils over sandstone. I observed areas of tree failure where both soils and root systems were shallow over the sandstone.

In order to maintain condition and stability, it will be important to protect edge trees from construction, details of tree protection is provided in this report.

Findings and Recommendations

Information on the vigor, structure and defects of each retained tree can be found in the enclosed Matrix. Specific findings and recommendations are:

Tree Unit Credit Requirement (70.864)

The City of Anacortes development code requires new development or re-development to retain and or plant trees to meet a standard of 1 tree credit unit per 1,000 square feet of property (Chapter 16.50 *Tree Preservation*.) The total tree unit credit requirement is calculated as follows:

- Determine the total public and private right-of-way area on the project property;
- Subtract the total right-of-way area from the gross area of the project (net project area);
- Divide the net project area by 1,000 to determine the tree credit unit requirement for the project.

The West 10th Street Project has a Tree Credit Unit requirement of: 70.864

See the enclosed Tree Unit Credit Calculation Matrix for details.

Tree Unit Credits Provided (272)

Retained trees and or planting trees qualifies for Tree Unit Credits. The Tree Unit Credit value is calculated using the values provided in table 16.50.070(D) Part 3 of the 16.50 *Tree Preservation* code.

Installed trees have Tree Unit Credit value of one (1).

The West 10th Street Project has a total Tree Unit Credit value for retained trees of: 272

Tree Protection (73 Trees)

Attached is a tree preservation plan for 73 retained trees on this site. Trees requiring specific tree protection are listed in the attached matrix. An ISA Certified Arborist shall monitor the installation and maintenance of tree protection prior to and during construction.

Tree protection shall follow 16.50.100 *Protection of trees before, during and after development* of the code. Parts 4, 5 (a), (b), 6 (a) through (c) and 7 shall be used in protection retained trees.

In addition, it is recommended the attached *General Tree Protection Guidelines* be implemented to protect any retained trees. The Critical Root Zone (CRZ) graphic attached should be used to designate the tree protection area. Root systems of trees vary considerably. The CRZ of a tree is generally based on the trunk diameter, recognized as 12-inches radius for every inch of trunk diameter. The CRZ of each retained tree can be found in the enclosed Matrix. See the attached *Critical Root Zone Explanation*. The attached Tree Preservation Plan shows the CRZ for each retained tree.

The attached explanation differentiates between the Perimeter and Interior CRZ to more clearly define the limits of disturbance. The entire CRZ is generally agreed to as an ideal area of soil required by a tree to maintain its physiological and structural condition.

Avoid work within the CRZ. Work may be allowed with precautions and post disturbance care. Where excavation occurs within the CRZ an ISA Certified Arborist from Urban Forestry Services, Inc., (UFS) may be retained to monitor and provide advice on ways of avoiding, or treating, for any impacts.

See the attached *General Tree Protection Guidelines* and *Critical Root Zone Explanation*. The *General Tree Protection Guidelines* do not supersede the City of Anacortes code 16.50 *Tree Preservation*. Upon request the UFS ISA Certified Arborist may provide additional CRZ protection measures as required, based on field findings, including specific trenching techniques, soil protection and post construction maintenance for each tree with an impacted CRZ.

Method of Assessment

The methodology to evaluate these trees follows the criteria provided in the Tree Risk Assessment Qualification (TRAQ) training. TRAQ was developed, and is administered, by the International Society of Arboriculture (ISA) and follows the ISA's *Best Management Practices - Tree Risk Assessment publication*, and American National Standards Institute (ANSI) A300 (Part 9), *Tree, Shrub, and Other Woody Plant Management - Standard Practices (Tree Risk Assessment a. Tree Structure Assessment.)*

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.

While no one can predict with absolute certainty which trees will fail and which trees will remain healthy, by methodical process we can predict those most likely to fail by the conditions observed and take appropriate action to reduce or eliminate the potential hazard.

Each tree in this report is assigned a reference number. The reference numbers are shown on the enclosed site plan and correspond to the information in the enclosed Matrix.

Let us know if you have any questions regarding this Level 2, Basic Tree Assessment and Tree Preservation Plan.

Literature Cited

ISA Tree Risk Assessment Manual, Dunster, J., Smiley, T., Matheny, N., and Lilly, S. 2013
International Society of Arboriculture.

ISA Best Management Practice, Tree Risk Assessment, Smiley, T., Matheny, N., and Lilly, S. 2011
International Society of Arboriculture.

Tree Risk Assessment in Urban Areas and the Urban/Rural Interface, Dunster, J. 2009. Pacific Northwest Chapter, International Society of Arboriculture
Chapter 16.50 Tree Preservation, City of Anacortes Code.

Tree Number	Species (Common name, <i>Botanical name</i>)	DBH (inches) Measured at 4.5 ft height [Combined diameter]	Tree Unit Credits, Per 16.50.070 (D)3	NOTES
1	Douglas fir, <i>Pseudotsuga menziesii</i>	14	5	
2	Douglas fir, <i>Pseudotsuga menziesii</i>	12	5	
3	Douglas fir, <i>Pseudotsuga menziesii</i>	7	2	
4	Douglas fir, <i>Pseudotsuga menziesii</i>	6	2	
5	Douglas fir, <i>Pseudotsuga menziesii</i>	11	5	
6	Douglas fir, <i>Pseudotsuga menziesii</i>	9	2	
7	Douglas fir, <i>Pseudotsuga menziesii</i>	9	2	
8	Douglas fir, <i>Pseudotsuga menziesii</i>	19	5	
9	Douglas fir, <i>Pseudotsuga menziesii</i>	13	5	
10	Douglas fir, <i>Pseudotsuga menziesii</i>	13	5	
11	Douglas fir, <i>Pseudotsuga menziesii</i>	12	5	
12	Douglas fir, <i>Pseudotsuga menziesii</i>	20	5	
13	Douglas fir, <i>Pseudotsuga menziesii</i>	14	5	
14	Douglas fir, <i>Pseudotsuga menziesii</i>	8	2	
15	Douglas fir, <i>Pseudotsuga menziesii</i>	11	5	
16	Douglas fir, <i>Pseudotsuga menziesii</i>	7	2	
17	Douglas fir, <i>Pseudotsuga menziesii</i>	16	5	
18	Douglas fir, <i>Pseudotsuga menziesii</i>	22	5	
19	Bitter cherry, <i>Prunus emarginata</i>	8	2	
20	Douglas fir, <i>Pseudotsuga menziesii</i>	17	5	
21	Douglas fir, <i>Pseudotsuga menziesii</i>	12	5	
22	Bitter cherry, <i>Prunus emarginata</i>	6	2	
23	Douglas fir, <i>Pseudotsuga menziesii</i>	14	5	
24	Douglas fir, <i>Pseudotsuga menziesii</i>	13	5	
25	Douglas fir, <i>Pseudotsuga menziesii</i>	13	5	
26	Douglas fir, <i>Pseudotsuga menziesii</i>	12	5	
27	Bitter cherry, <i>Prunus emarginata</i>	11	5	
28	Bitter cherry, <i>Prunus emarginata</i>	11	5	
29	Douglas fir, <i>Pseudotsuga menziesii</i>	16	5	

Tree Number	Species (Common name, <i>Botanical name</i>)	DBH (inches) Measured at 4.5 ft height [Combined diameter]	Tree Unit Credits, Per 16.50.070 (D)3	NOTES
30	Douglas fir, <i>Pseudotsuga menziesii</i>	15	5	
31	Bitter cherry, <i>Prunus emarginata</i>	6	2	
32	Bitter cherry, <i>Prunus emarginata</i>	8	2	
33	Bitter cherry, <i>Prunus emarginata</i>	9	2	
34	Bitter cherry, <i>Prunus emarginata</i>	6	2	
35	Douglas fir, <i>Pseudotsuga menziesii</i>	7	2	
36	Douglas fir, <i>Pseudotsuga menziesii</i>	14	5	
37	Douglas fir, <i>Pseudotsuga menziesii</i>	14	5	
38	Douglas fir, <i>Pseudotsuga menziesii</i>	7	2	
39	Douglas fir, <i>Pseudotsuga menziesii</i>	7	2	
40	Douglas fir, <i>Pseudotsuga menziesii</i>	23	5	
41	Bitter cherry, <i>Prunus emarginata</i>	7	2	
42	Scouler's willow, <i>Salix scouleriana</i>	7	2	
43	Douglas fir, <i>Pseudotsuga menziesii</i>	13	5	
44	Douglas fir, <i>Pseudotsuga menziesii</i>	15	5	
45	Douglas fir, <i>Pseudotsuga menziesii</i>	14	5	
46	Douglas fir, <i>Pseudotsuga menziesii</i>	7	2	
47	Douglas fir, <i>Pseudotsuga menziesii</i>	17	5	
48	Douglas fir, <i>Pseudotsuga menziesii</i>	15	5	
49	Douglas fir, <i>Pseudotsuga menziesii</i>	12	5	
50	Douglas fir, <i>Pseudotsuga menziesii</i>	12	5	
51	Douglas fir, <i>Pseudotsuga menziesii</i>	7	2	
52	Douglas fir, <i>Pseudotsuga menziesii</i>	7	2	
53	Douglas fir, <i>Pseudotsuga menziesii</i>	11	5	
54	Douglas fir, <i>Pseudotsuga menziesii</i>	9	2	
55	Douglas fir, <i>Pseudotsuga menziesii</i>	8	2	
56	Douglas fir, <i>Pseudotsuga menziesii</i>	7	2	
57	Douglas fir, <i>Pseudotsuga menziesii</i>	7	2	
58	Douglas fir, <i>Pseudotsuga menziesii</i>	6	2	

URBAN FORESTRY SERVICES, INC
Inspector: Paul Hans Thompson
Certified Arborist #PN-1838A
Date: 8/4/2015

W.10th Street Project
W. 10th St, Anacortes, WA

MATRIX, TREE CREDIT CALCULATION

Tree Number	Species (Common name, <i>Botanical name</i>)	DBH (inches) Measured at 4.5 ft height [Combined diameter]	Tree Unit Credits, Per 16.50.070 (D)3	NOTES
59	Douglas fir, <i>Pseudotsuga menziesii</i>	16	5	
60	Douglas fir, <i>Pseudotsuga menziesii</i>	9	2	
61	Douglas fir, <i>Pseudotsuga menziesii</i>	11	5	
62	Douglas fir, <i>Pseudotsuga menziesii</i>	10	5	
63	Douglas fir, <i>Pseudotsuga menziesii</i>	17	5	
64	Bitter cherry, <i>Prunus emarginata</i>	9	2	
65	Douglas fir, <i>Pseudotsuga menziesii</i>	7	2	
66	Douglas fir, <i>Pseudotsuga menziesii</i>	8	2	
67	Douglas fir, <i>Pseudotsuga menziesii</i>	13	5	
68	Douglas fir, <i>Pseudotsuga menziesii</i>	14	5	
69	Douglas fir, <i>Pseudotsuga menziesii</i>	24	5	
70	Douglas fir, <i>Pseudotsuga menziesii</i>	6	2	
71	Douglas fir, <i>Pseudotsuga menziesii</i>	11	5	
72	Douglas fir, <i>Pseudotsuga menziesii</i>	11	5	
73	Douglas fir, <i>Pseudotsuga menziesii</i>	10	2	
TOTAL TREE CREDITS:			272	

Urban Forestry Services, Inc.
15119 McLean Road,
Mount Vernon, WA 98273
(360) 428-5810

Tree Assessment Matrix

Irving Construction - West 10th Ave., Project
 Field Work Completed: 7/13/2015



Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	Height (ft.)	CRZ (ft.)	Crown Radius (ft.)	Trunks	Vigor	Structure	Appraisal	Note:	Risk	Preservation Value
4	1	douglas fir <i>pseudotsuga menziesii</i>	14	0	14	0	1	fair-good	fair	\$4,020.00	surface roots visible, prone to injury	moderate	

Comments
Defect Notes:

Maintenance Recommendation: Retain tree.
 ISA Certified Arborist should monitor this tree during development.

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	Height (ft.)	CRZ (ft.)	Crown Radius (ft.)	Trunks	Vigor	Structure	Appraisal	Note:	Risk	Preservation Value
5	2	douglas fir <i>pseudotsuga menziesii</i>	12	0	12	0	1	fair	fair	\$2,940.00		moderate	

Comments
Defect Notes:

Maintenance Recommendation: Retain tree.
 Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	Height (ft.)	CRZ (ft.)	Crown Radius (ft.)	Trunks	Vigor	Structure	Appraisal	Note:	Risk	Preservation Value
6	3	douglas fir <i>pseudotsuga menziesii</i>	7	0	7	0	1	poor-fair	poor-fair	\$970.00		low	

Comments
Defect Notes:

Maintenance Recommendation: Retain tree.
 Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	Height (ft.)	CRZ (ft.)	Crown Radius (ft.)	Trunks	Vigor	Structure	Appraisal	Note:	Risk	Preservation Value
7	4	douglas fir <i>pseudotsuga menziesii</i>	6	0	6	0	1	poor-fair	poor	\$500.00	Surface roots evident	low	

Comments
Defect Notes:

Maintenance Recommendation: Retain tree.
 ISA Certified Arborist should monitor this tree during development.

Note: The appraisal value shown in the matrix is for general estimating of landscape value only and finally appraised values used in litigation would require further analysis.

Site ID 8	Tree Tag# 5	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 11 Height (ft.) 0 CRZ (ft.) 11 Crown Radius (ft.) 0	Trunks 1 Vigor fair Structure fair Appraisal \$2,460.00	Note:	
					Risk moderate	Preservation Value

Comments
Defect Notes:

Maintenance Recommendation: Retain tree.
Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.

Site ID 9	Tree Tag# 6	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 16 Height (ft.) 0 CRZ (ft.) 16 Crown Radius (ft.) 0	Trunks 1 Vigor good Structure fair-good Appraisal \$5,200.00	Note:	
					Risk moderate	Preservation Value

Comments
Defect Notes:

Maintenance Recommendation: Retain tree.
Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.

Site ID 10	Tree Tag# 7	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 9 Height (ft.) 0 CRZ (ft.) 9 Crown Radius (ft.) 0	Trunks 1 Vigor fair-good Structure fair Appraisal \$1,630.00	Note:	
					Risk low	Preservation Value

Comments
Defect Notes:

Maintenance Recommendation: Retain tree.
Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.

Site ID 11	Tree Tag# 8	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 19 Height (ft.) 0 CRZ (ft.) 19 Crown Radius (ft.) 0	Trunks 1 Vigor good Structure good Appraisal \$8,500.00	Note:	
					Risk moderate	Preservation Value

Comments
Defect Notes:

Maintenance Recommendation: Retain tree.
Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.

Site ID 12	Tree Tag# 9	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 13 Height (ft.) 0 CRZ (ft.) 13 Crown Radius (ft.) 0	Trunks 1 Vigor fair-good Structure fair-good Appraisal \$1,970.00	Note:	
					Risk	Preservation Value

Comments
Defect Notes:

This tree has regrown following storm damage resulting in a crook in the trunk.

Maintenance Recommendation: Retain tree.
ISA Certified Arborist should monitor this tree during development.

Note: The appraisal value shown in the matrix is for general estimating of landscape value only and finally appraised values used in litigation would require further analysis.

Site ID 13	Tree Tag# 10	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 13 Height (ft.) 0 CRZ (ft.) 13 Crown Radius (ft.) 0	Trunks 1 Vigor fair-good Structure fair-good Appraisal \$3,950.00	Note:	
					Risk moderate	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.		

Site ID 14	Tree Tag# 11	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 12 Height (ft.) 0 CRZ (ft.) 12 Crown Radius (ft.) 0	Trunks 1 Vigor fair-good Structure fair Appraisal \$2,940.00	Note: shallow root system	
					Risk	Preservation Value
Comments Defect Notes:		This tree has a visible surface root system, suggesting it may be shallow rooted.	Maintenance Recommendation:	Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.		

Site ID 15	Tree Tag# 12	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 20 Height (ft.) 0 CRZ (ft.) 20 Crown Radius (ft.) 0	Trunks 1 Vigor good Structure good Appraisal \$6,500.00	Note:	
					Risk low	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree.		

Site ID 16	Tree Tag# 13	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 14 Height (ft.) 0 CRZ (ft.) 14 Crown Radius (ft.) 0	Trunks 1 Vigor fair-good Structure fair-good Appraisal \$3,210.00	Note:	
					Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree. ISA Certified Arborist should monitor this tree during development.		

Site ID 17	Tree Tag# 14	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 8 Height (ft.) 0 CRZ (ft.) 8 Crown Radius (ft.) 0	Trunks 1 Vigor fair Structure fair Appraisal \$1,280.00	Note:	
					Risk moderate	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.		

Note: The appraisal value shown in the matrix is for general estimating of landscape value only and finally appraised values used in litigation would require further analysis.

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	11	Trunks	1	Note: surface root system, prone to injury		
18	15	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair-good			
			CRZ (ft.)	11	Structure	fair-good			
			Crown Radius (ft.)	0	Appraisal	\$2,460.00	Risk	moderate	Preservation Value
Comments Defect Notes:		This tree has a visible surface root system, suggesting it may be shallow rooted.	Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.				

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	7	Trunks	1	Note:		
19	16	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair			
			CRZ (ft.)	7	Structure	fair			
			Crown Radius (ft.)	0	Appraisal	\$560.00	Risk	low	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree.				

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	16	Trunks	1	Note:		
20	17	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair-good			
			CRZ (ft.)	16	Structure	fair			
			Crown Radius (ft.)	0	Appraisal	\$3,760.00	Risk	moderate	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.				

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	22	Trunks	1	Note:		
21	18	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	good			
			CRZ (ft.)	22	Structure	good			
			Crown Radius (ft.)	0	Appraisal	\$9,000.00	Risk	low	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree.				

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	8	Trunks	1	Note: prunus emarginata, bitter cherry		
22	19	bitter cherry <i>prunus emarginata</i>	Height (ft.)	0	Vigor	fair			
			CRZ (ft.)	8	Structure	poor-fair			
			Crown Radius (ft.)	0	Appraisal	\$1,020.00	Risk	moderate	Preservation Value
Comments Defect Notes:		This bitter cherry has a lean.	Maintenance Recommendation:		Retain tree.				

Note: The appraisal value shown in the matrix is for general estimating of landscape value only and finally appraised values used in litigation would require further analysis.

Site ID 23	Tree Tag# 20	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 17 Height (ft.) 0 CRZ (ft.) 17 Crown Radius (ft.) 0	Trunks 1 Vigor fair-good Structure fair-good Appraisal \$4,740.00	Note:	
					Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree.		

Site ID 24	Tree Tag# 21	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 12 Height (ft.) 0 CRZ (ft.) 12 Crown Radius (ft.) 0	Trunks 1 Vigor fair Structure fair Appraisal \$2,360.00	Note:	
					Risk moderate	Preservation Value
Comments Defect Notes:		This tree has a visible surface root system, suggesting it may be shallow rooted.	Maintenance Recommendation:	Retain tree.		

Site ID 25	Tree Tag# 22	Species / Botanical Name bitter cherry <i>prunus emarginata</i>	Main Dbh (in.) 6 Height (ft.) 0 CRZ (ft.) 6 Crown Radius (ft.) 0	Trunks 1 Vigor fair Structure fair Appraisal \$560.00	Note: prunus emarginata, bitter cherry	
					Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree.		

Site ID 26	Tree Tag# 23	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 14 Height (ft.) 0 CRZ (ft.) 14 Crown Radius (ft.) 0	Trunks 1 Vigor fair Structure fair Appraisal \$3,210.00	Note:	
					Risk moderate	Preservation Value
Comments Defect Notes:		This tree has a visible surface root system, suggesting it may be shallow rooted.	Maintenance Recommendation:	Retain tree. ISA Certified Arborist should monitor this tree during development.		

Site ID 27	Tree Tag# 24	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 13 Height (ft.) 0 CRZ (ft.) 13 Crown Radius (ft.) 0	Trunks 1 Vigor fair Structure fair Appraisal \$3,460.00	Note: surface roots, prone to injury	
					Risk	Preservation Value
Comments Defect Notes:		This tree has a visible surface root system, suggesting it may be shallow rooted.	Maintenance Recommendation:	Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.		

Note: The appraisal value shown in the matrix is for general estimating of landscape value only and finally appraised values used in litigation would require further analysis.

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	13	Trunks	1	Note:		
28	25	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair			
			CRZ (ft.)	13	Structure	fair			
			Crown Radius (ft.)	0	Appraisal	\$2,770.00	Risk	moderate	Preservation Value
Comments Defect Notes:		This tree has a visible surface root system, suggesting it may be shallow rooted.	Maintenance Recommendation:		Retain tree. ISA Certified Arborist should monitor this tree during development.				

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	12	Trunks	1	Note:		
29	26	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair			
			CRZ (ft.)	12	Structure	fair			
			Crown Radius (ft.)	0	Appraisal	\$2,940.00	Risk	moderate	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.				

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	11	Trunks	1	Note: prunus emarginata, bitter cherry		
30	27	bitter cherry <i>prunus emarginata</i>	Height (ft.)	0	Vigor	fair			
			CRZ (ft.)	11	Structure	poor-fair			
			Crown Radius (ft.)	0	Appraisal	\$1,970.00	Risk		Preservation Value
Comments Defect Notes:		This bitter cherry has a lean.	Maintenance Recommendation:		Retain tree. ISA Certified Arborist should monitor this tree during development.				

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	11	Trunks	1	Note:		
31	28	bitter cherry <i>prunus emarginata</i>	Height (ft.)	0	Vigor	fair			
			CRZ (ft.)	11	Structure	poor-fair			
			Crown Radius (ft.)	0	Appraisal	\$1,970.00	Risk	moderate	Preservation Value
Comments Defect Notes:		This bitter cherry has a lean.	Maintenance Recommendation:		Retain tree. ISA Certified Arborist should monitor this tree during development.				

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	16	Trunks	1	Note:		
32	29	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair-good			
			CRZ (ft.)	16	Structure	fair-good			
			Crown Radius (ft.)	0	Appraisal	\$5,200.00	Risk	moderate	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.				

Note: The appraisal value shown in the matrix is for general estimating of landscape value only and finally appraised values used in litigation would require further analysis.

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	15	Trunks	1	Note:	
33	30	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair-good		
			CRZ (ft.)	15	Structure	fair-good		
			Crown Radius (ft.)	0	Appraisal	\$3,690.00	Risk	Preservation Value
			Comments Defect Notes:					
Retain tree.								
Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	6	Trunks	1	Note: prunus emarginata, bitter cherry	
34	31	bitter cherry <i>prunus emarginata</i>	Height (ft.)	0	Vigor	fair		
			CRZ (ft.)	6	Structure	poor-fair		
			Crown Radius (ft.)	0	Appraisal	\$560.00	Risk	Preservation Value
			Comments Defect Notes:					
Retain tree.								
Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	8	Trunks	1	Note: prunus emarginata, bitter cherry	
35	32	bitter cherry <i>prunus emarginata</i>	Height (ft.)	0	Vigor	fair-good		
			CRZ (ft.)	8	Structure	fair-good		
			Crown Radius (ft.)	0	Appraisal	\$1,020.00	Risk low	Preservation Value
			Comments Defect Notes:					
Retain tree.								
Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	9	Trunks	1	Note: prunus emarginata, bitter cherry	
36	33	bitter cherry <i>prunus emarginata</i>	Height (ft.)	0	Vigor	fair-good		
			CRZ (ft.)	9	Structure	fair-good		
			Crown Radius (ft.)	0	Appraisal	\$1,300.00	Risk	Preservation Value
			Comments Defect Notes:					
Retain tree.								
Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	6	Trunks	1	Note: prunus emarginata, bitter cherry	
37	34	bitter cherry <i>prunus emarginata</i>	Height (ft.)	0	Vigor	fair		
			CRZ (ft.)	6	Structure	fair		
			Crown Radius (ft.)	0	Appraisal	\$560.00	Risk	Preservation Value
			Comments Defect Notes:					
Retain tree.								
Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	7	Trunks	1	Note: surface roots, prone to injury	
38	35	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	poor-fair		
			CRZ (ft.)	7	Structure	poor-fair		
			Crown Radius (ft.)	0	Appraisal	\$970.00	Risk	Preservation Value
			Comments Defect Notes:					
Retain tree.								
This tree has a visible surface root system, suggesting it may be shallow rooted.		Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.						

Note: The appraisal value shown in the matrix is for general estimating of landscape value only and finally appraised values used in litigation would require further analysis.

Site ID	Tree Tag#	Species / Botantical Name	Main Dbh (in.)	14	Trunks	1	Note:	
39	36	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair		
			CRZ (ft.)	14	Structure	fair		
			Crown Radius (ft.)	0	Appraisal	\$3,210.00	Risk	Preservation Value
Comments Defect Notes:		This tree has a visible surface root system, suggesting it may be shallow rooted.	Maintenance Recommendation:		Retain tree.			

Site ID	Tree Tag#	Species / Botantical Name	Main Dbh (in.)	14	Trunks	1	Note: surface roots, prone to injury	
40	37	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair-good		
			CRZ (ft.)	14	Structure	fair		
			Crown Radius (ft.)	0	Appraisal	\$4,020.00	Risk high	Preservation Value
Comments Defect Notes:		This tree has a visible surface root system, suggesting it may be shallow rooted.	Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.			

Site ID	Tree Tag#	Species / Botantical Name	Main Dbh (in.)	7	Trunks	1	Note:	
41	39	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair-good		
			CRZ (ft.)	7	Structure	fair		
			Crown Radius (ft.)	0	Appraisal	\$790.00	Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree.			

Site ID	Tree Tag#	Species / Botantical Name	Main Dbh (in.)	7	Trunks	1	Note: surface roots, prone ot injury	
42	38	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair		
			CRZ (ft.)	7	Structure	fair		
			Crown Radius (ft.)	0	Appraisal	\$970.00	Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.			

Site ID	Tree Tag#	Species / Botantical Name	Main Dbh (in.)	23	Trunks	1	Note:	
43	40	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair		
			CRZ (ft.)	23	Structure	fair		
			Crown Radius (ft.)	0	Appraisal	\$10,900.00	Risk moderate	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.			

Note: The appraisal value shown in the matrix is for general estimating of landscape value only and finally appraised values used in litigation would require further analysis.

Site ID	Tree Tag#	Species / Botantical Name	Main Dbh (in.)	7	Trunks	1	Note: prunus emarginata, bitter cherry		
44	41	bitter cherry prunus emarginata	Height (ft.)	0	Vigor	poor-fair			
			CRZ (ft.)	7	Structure	poor-fair			
			Crown Radius (ft.)	0	Appraisal	\$550.00	Risk	low	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.				

Site ID	Tree Tag#	Species / Botantical Name	Main Dbh (in.)	7	Trunks	1	Note:		
45	42	scouler's willow salix scouleriana	Height (ft.)	0	Vigor	fair			
			CRZ (ft.)	7	Structure	fair			
			Crown Radius (ft.)	0	Appraisal	\$270.00	Risk		Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree.				

Site ID	Tree Tag#	Species / Botantical Name	Main Dbh (in.)	13	Trunks	1	Note: surface roots, prone to injury		
46	43	douglas fir pseudotsuga menziesii	Height (ft.)	0	Vigor	fair-good			
			CRZ (ft.)	13	Structure	fair-good			
			Crown Radius (ft.)	0	Appraisal	\$3,460.00	Risk	moderate	Preservation Value
Comments Defect Notes:		This tree has a visible surface root system, suggesting it may be shallow rooted.	Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.				

Site ID	Tree Tag#	Species / Botantical Name	Main Dbh (in.)	15	Trunks	1	Note: surface roots, prone to injury		
47	44	douglas fir pseudotsuga menziesii	Height (ft.)	0	Vigor	fair-good			
			CRZ (ft.)	15	Structure	fair-good			
			Crown Radius (ft.)	0	Appraisal	\$4,620.00	Risk		Preservation Value
Comments Defect Notes:		This tree has a visible surface root system, suggesting it may be shallow rooted.	Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.				

Site ID	Tree Tag#	Species / Botantical Name	Main Dbh (in.)	14	Trunks	1	Note:		
48	45	douglas fir pseudotsuga menziesii	Height (ft.)	0	Vigor	fair-good			
			CRZ (ft.)	14	Structure	fair-good			
			Crown Radius (ft.)	0	Appraisal	\$3,210.00	Risk		Preservation Value
Comments Defect Notes:		This tree has a visible surface root system, suggesting it may be shallow rooted.	Maintenance Recommendation:		Retain tree.				

Note: The appraisal value shown in the matrix is for general estimating of landscape value only and finally appraised values used in litigation would require further analysis.

Site ID 49	Tree Tag# 46	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 7 Height (ft.) 0 CRZ (ft.) 7 Crown Radius (ft.) 0	Trunks 1 Vigor poor-fair Structure poor-fair Appraisal \$690.00	Note: Risk low Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.	

Site ID 50	Tree Tag# 47	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 17 Height (ft.) 0 CRZ (ft.) 17 Crown Radius (ft.) 0	Trunks 1 Vigor fair-good Structure fair-good Appraisal \$4,740.00	Note: Risk Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree. ISA Certified Arborist should monitor this tree during development.	

Site ID 51	Tree Tag# 48	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 15 Height (ft.) 0 CRZ (ft.) 15 Crown Radius (ft.) 0	Trunks 1 Vigor fair-good Structure fair-good Appraisal \$4,620.00	Note: surface roots, prone to injury Risk moderate Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.	

Site ID 52	Tree Tag# 49	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 12 Height (ft.) 0 CRZ (ft.) 12 Crown Radius (ft.) 0	Trunks 1 Vigor fair-good Structure fair-good Appraisal \$2,690.00	Note: Risk Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree. ISA Certified Arborist should monitor this tree during development.	

Site ID 53	Tree Tag# 50	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 12 Height (ft.) 0 CRZ (ft.) 12 Crown Radius (ft.) 0	Trunks 1 Vigor fair-good Structure fair-good Appraisal \$2,360.00	Note: Risk Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree. ISA Certified Arborist should monitor this tree during development.	

Note: The appraisal value shown in the matrix is for general estimating of landscape value only and finally appraised values used in litigation would require further analysis.

Site ID	Tree Tag#	Species / Botantical Name	Main Dbh (in.)	7	Trunks	1	Note:	
54	51	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair		
			CRZ (ft.)	7	Structure	fair		
			Crown Radius (ft.)	0	Appraisal	\$970.00	Risk	low
Comments Defect Notes:			Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.			

Site ID	Tree Tag#	Species / Botantical Name	Main Dbh (in.)	7	Trunks	1	Note:	
55	52	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair		
			CRZ (ft.)	7	Structure	fair		
			Crown Radius (ft.)	0	Appraisal	\$790.00	Risk	
Comments Defect Notes:			Maintenance Recommendation:		Retain tree. ISA Certified Arborist should monitor this tree during development.			

Site ID	Tree Tag#	Species / Botantical Name	Main Dbh (in.)	11	Trunks	1	Note:	
56	53	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair		
			CRZ (ft.)	11	Structure	fair		
			Crown Radius (ft.)	0	Appraisal	\$1,980.00	Risk	
Comments Defect Notes:			Maintenance Recommendation:		Retain tree. ISA Certified Arborist should monitor this tree during development.			

Site ID	Tree Tag#	Species / Botantical Name	Main Dbh (in.)	9	Trunks	1	Note: surface roots, prone to injury	
57	54	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair		
			CRZ (ft.)	9	Structure	fair		
			Crown Radius (ft.)	0	Appraisal	\$1,630.00	Risk	
Comments Defect Notes:			Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.			

Site ID	Tree Tag#	Species / Botantical Name	Main Dbh (in.)	8	Trunks	1	Note: surface roots, prone to injury	
58	55	douglas fir <i>pseudotsuga menziesii</i>	Height (ft.)	0	Vigor	fair		
			CRZ (ft.)	8	Structure	fair-good		
			Crown Radius (ft.)	0	Appraisal	\$1,280.00	Risk	
Comments Defect Notes:			Maintenance Recommendation:		Retain tree. Implement the General Tree Protection Guidelines provided by UFS and follow city code for tree protection measures. Specifically, install fencing and mulch. ISA Certified Arborist should monitor this tree during development.			

Note: The appraisal value shown in the matrix is for general estimating of landscape value only and finally appraised values used in litigation would require further analysis.

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	7	Trunks	1	Note: prunus emarginata, bitter cherry	
59	56	bitter cherry prunus emarginata	Height (ft.)	0	Vigor	poor-fair		
			CRZ (ft.)	7	Structure	poor-fair		
			Crown Radius (ft.)	0	Appraisal	\$770.00	Risk	Preservation Value
Comments Defect Notes:		This tree has a visible surface root system, suggesting it may be shallow rooted. The crown of this tree contains a significant amount of deadwood.	Maintenance Recommendation:		Retain tree.			

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	7	Trunks	1	Note:	
60	57	scouler's willow salix scouleriana	Height (ft.)	0	Vigor	poor-fair		
			CRZ (ft.)	7	Structure	poor-fair		
			Crown Radius (ft.)	0	Appraisal	\$270.00	Risk	Preservation Value
Comments Defect Notes:		The crown of this tree contains a significant amount of deadwood. The trunk of this tree contains trunk decay.	Maintenance Recommendation:		Retain tree. ISA Certified Arborist should monitor this tree during development.			

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	6	Trunks	1	Note:	
61	58	western hemlock tsuga heterophylla	Height (ft.)	0	Vigor	fair		
			CRZ (ft.)	6	Structure	fair		
			Crown Radius (ft.)	0	Appraisal	\$460.00	Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree.			

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	16	Trunks	1	Note:	
62	59	douglas fir pseudotsuga menziesii	Height (ft.)	0	Vigor	fair		
			CRZ (ft.)	16	Structure	fair		
			Crown Radius (ft.)	0	Appraisal	\$4,200.00	Risk low	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree.			

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	9	Trunks	1	Note:	
63	60	scouler's willow salix scouleriana	Height (ft.)	0	Vigor	fair		
			CRZ (ft.)	9	Structure	fair		
			Crown Radius (ft.)	0	Appraisal	\$650.00	Risk moderate	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree. ISA Certified Arborist should monitor this tree during development.			

Note: The appraisal value shown in the matrix is for general estimating of landscape value only and finally appraised values used in litigation would require further analysis.

Site ID 64	Tree Tag# 61	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) Height (ft.) CRZ (ft.) Crown Radius (ft.)	11 0 11 0	Trunks Vigor Structure Appraisal	1 fair-good fair-good \$1,980.00	Note:	
							Risk moderate	Preservation Value
Comments Defect Notes:		This tree has a visible surface root system, suggesting it may be shallow rooted.	Maintenance Recommendation:		Retain tree. ISA Certified Arborist should monitor this tree during development.			

Site ID 65	Tree Tag# 62	Species / Botanical Name scouler's willow <i>salix scouleriana</i>	Main Dbh (in.) Height (ft.) CRZ (ft.) Crown Radius (ft.)	10 0 10 0	Trunks Vigor Structure Appraisal	1 fair poor-fair \$810.00	Note:	
							Risk	Preservation Value
Comments Defect Notes:		This Scouler's willow has a lean.	Maintenance Recommendation:		Retain tree.			

Site ID 66	Tree Tag# 63	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) Height (ft.) CRZ (ft.) Crown Radius (ft.)	11 0 11 0	Trunks Vigor Structure Appraisal	1 fair fair \$1,980.00	Note:	
							Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree.			

Site ID 67	Tree Tag# 64	Species / Botanical Name bitter cherry <i>prunus emarginata</i>	Main Dbh (in.) Height (ft.) CRZ (ft.) Crown Radius (ft.)	9 0 9 0	Trunks Vigor Structure Appraisal	1 good good \$1,300.00	Note: prunus emarginata, bitter cherry	
							Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree.			

Site ID 68	Tree Tag# 66	Species / Botanical Name bitter cherry <i>prunus emarginata</i>	Main Dbh (in.) Height (ft.) CRZ (ft.) Crown Radius (ft.)	8 0 8 0	Trunks Vigor Structure Appraisal	1 fair fair \$1,020.00	Note: prunus emarginata, bitter cherry	
							Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree.			

Site ID 69	Tree Tag# 65	Species / Botanical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) Height (ft.) CRZ (ft.) Crown Radius (ft.)	7 0 7 0	Trunks Vigor Structure Appraisal	1 fair fair \$790.00	Note:	
							Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:		Retain tree.			

Note: The appraisal value shown in the matrix is for general estimating of landscape value only and finally appraised values used in litigation would require further analysis.

Site ID 70	Tree Tag# 67	Species / Botantical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 13 Height (ft.) 0 CRZ (ft.) 13 Crown Radius (ft.) 0	Trunks 1 Vigor good Structure good Appraisal \$2,770.00	Note:	
					Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree.		
Site ID 71	Tree Tag# 68	Species / Botantical Name douglas fir <i>pseudotsuga menziesii</i>	Main Dbh (in.) 14 Height (ft.) 0 CRZ (ft.) 14 Crown Radius (ft.) 0	Trunks 1 Vigor good Structure good Appraisal \$3,210.00	Note:	
					Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree.		
Site ID 72	Tree Tag# 69	Species / Botantical Name cottonwood, black <i>populus trichocarpa</i>	Main Dbh (in.) 24 Height (ft.) 0 CRZ (ft.) 24 Crown Radius (ft.) 0	Trunks 1 Vigor good Structure fair Appraisal \$4,760.00	Note:	
					Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree.		
Site ID 73	Tree Tag# 70	Species / Botantical Name bitter cherry <i>prunus emarginata</i>	Main Dbh (in.) 6 Height (ft.) 0 CRZ (ft.) 6 Crown Radius (ft.) 0	Trunks 1 Vigor fair Structure fair Appraisal \$560.00	Note: prunus emarginata, bitter cherry	
					Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree.		
Site ID 74	Tree Tag# 71	Species / Botantical Name bitter cherry <i>prunus emarginata</i>	Main Dbh (in.) 11 Height (ft.) 0 CRZ (ft.) 11 Crown Radius (ft.) 0	Trunks 1 Vigor fair Structure fair Appraisal \$1,970.00	Note: prunus emarginata, bitter cherry	
					Risk	Preservation Value
Comments Defect Notes:			Maintenance Recommendation:	Retain tree.		
Site ID 75	Tree Tag# 72	Species / Botantical Name bitter cherry <i>prunus emarginata</i>	Main Dbh (in.) 11 Height (ft.) 0 CRZ (ft.) 11 Crown Radius (ft.) 0	Trunks 1 Vigor fair Structure poor-fair Appraisal \$1,970.00	Note: prunus emarginata, bitter cherry	
					Risk	Preservation Value
Comments Defect Notes:		This bitter cherry has a lean. The trunk of this tree has co-dominant trunks sabove 4.5 feet height.	Maintenance Recommendation:	Retain tree.		

Note: The appraisal value shown in the matrix is for general estimating of landscape value only and finally appraised values used in litigation would require further analysis.

Site ID	Tree Tag#	Species / Botanical Name	Main Dbh (in.)	10	Trunks	1	Note: prunus emarginata, bitter cherry		
			Height (ft.)	0	Vigor	fair			
76	73	bitter cherry <i>prunus emarginata</i>	CRZ (ft.)	10	Structure	poor-fair	Risk		Preservation Value
			Crown Radius (ft.)	0	Appraisal	\$1,620.00			
Comments		This bitter cherry has a lean.	Maintenance		Retain tree.				
Defect Notes:			Recommendation:						

DEFINITIONS FOR TREE ASSESSMENT MATRIX

DEFINITIONS AND NOTES

TREE ASSESSMENT:

d.b.h. = Diameter at breast height, measured 4.5 ft. above surface grade.

Critical Root Zone (CRZ) = A circular area with a radius of 12 inches for every inch d.b.h. which generally provides optimum protection from construction impacts.

Vigor = Health based on size and color of leaf or needle and length of annual shoot growth.

Good = Shoot growth, leaf size and leaf color are typical of the tree age and species.

Fair = Shoot growth, leaf size, and leaf color are below average for the tree age and species. Some deadwood is evident in the crown. Treatment may be required to foster improved future growth.

Poor = Shoot growth, leaf size, and leaf color are highly stunted, and there is a significant amount of dead twigs and branches in the crown.

Structure = Trunk and branch development and its estimated susceptibility to failure.

Good = No significant defects evident in the trunk, scaffold limbs, and root flare area.

Fair = Minor defects evident.

Poor = Significant defects that could lead to future failure of main branches or the entire tree.

Defects and Comments Explanation:

Codominant trunks = Vertical stems of equal diameter, often with included bark and a weak point of attachment to the main trunk.

Decline = Loss of vigor of the entire tree that is typically not reversible.

End weight = Accumulation of dense growth at the end of a branch which can lead to structural weakness of the limb.

Epicormic shoots = Stem growth originating from dormant buds beneath the bark, commonly in response to injury, stress, or pruning cuts.

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

Live crown ratio = The ratio of the foliage canopy height to the total height of the tree.

Trunk taper = Natural broadening in diameter at the base of the main trunk and large scaffold limbs associated with strong structure.

Tree Risk Assessment:

Level 1 Limited Visual Assessment = Includes a broad overview of an individual tree or group of trees near specified targets conducted to identify obvious defects or other conditions of concern. A limited visual assessment typically focuses on identifying trees with imminent and/or probable likelihood of failure. Level 1 assessments do not always meet the criteria for a "risk assessment" if they do not include analysis and evaluation of individual trees. Defects found in a level 1 assessment may require a Level 2 or Level 3 assessment.

Level 2 Basic Assessment = A detailed visual inspection of a tree and its surrounding site, and a synthesis of the information collected. It requires that a tree risk assessor walk completely around the tree-looking at the site, buttress roots, trunk, and branches. A basic assessment may include the use of simple tools to gain additional information about the tree or defects. Defects found in a level 2 assessment may require a Level 3 assessment be completed for further testing and analysis.

Level 3 Advanced Assessment = Advanced assessments are performed to provide more highly detailed information about specific tree components, defects, targets or site conditions. An advanced assessment is performed in conjunction with or after a Level 2 Basic Assessment if the assessor determines the need for (requires) additional information.

DEFINITIONS FOR TREE ASSESSMENT MATRIX

Risk Rating

Extreme	The extreme-risk category applies in situations in which failure is <i>imminent</i> with a <i>high</i> likelihood of impacting the target, and the consequences of the failure are <i>severe</i> . The tree risk assessor should recommend that mitigation measures be taken as soon as possible. In some cases, this may mean immediate restriction of access to the target zone area to avoid injury to people.
High	High-risk situations are those for which consequences are <i>significant</i> and likelihood is <i>very likely</i> or <i>likely</i> , or consequences are <i>severe</i> and likelihood is <i>likely</i> . This combination of likelihood and consequences indicates that the tree risk assessor should recommend mitigation measures be taken. The decision for mitigation and timing of treatment depends on the risk tolerance of the tree owner or risk manager. In populations of trees, the priority of high-risk trees is second only to extreme-risk trees.
Moderate	Moderate-risk situations are those for which consequences are <i>minor</i> and likelihood is <i>very likely</i> or <i>likely</i> , or likelihood is <i>somewhat likely</i> and consequences are <i>significant</i> or <i>severe</i> . The tree risk assessor may recommend mitigation and/or retaining and monitoring. The decision for mitigation and timing of treatment depends upon the risk tolerance of the tree owner or manager. In populations of trees, moderate-risk trees represent a lower priority than high- or extreme-risk trees.
Low	The low-risk category applies when consequences are negligible, when likelihood is unlikely, or consequences are minor and likelihood is somewhat likely. Mitigation or maintenance measures may be appropriate for some trees, but the priority for action is low. Tree risk assessors may recommend retaining and monitoring these trees, as well as mitigation that does not include removal of the tree. Mitigation treatments may reduce risk or future risk, but the categorized risk rating is already at the lowest level.

Preservation Value Explanation

HAZARD = Hazard tree, remove.

LOW = Poor specimen

MODERATE = Common species with minimal character.

HIGH = Good character tree, save if possible.

SPECIAL = Unique species, save if possible.

Maintenance Recommendations Explanation

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

Create Wildlife Snag = Cut danger trees to a lower stable height to serve as wildlife snags, providing perching, nesting, and a source of food for birds and other wildlife.

Crown Clean = Selective removal of one or more of the following items: dead, dying, diseased, weak branches, and/or dead branches, epicormic shoots from a tree's crown.

Crown Raise = Selective removal of lower branches of the tree in order to provide vertical clearance.

Crown Reduction = Reduction in size or height of tree by pruning away height or width. Arborist must be knowledgeable of the ability of the species to sustain this type of pruning.

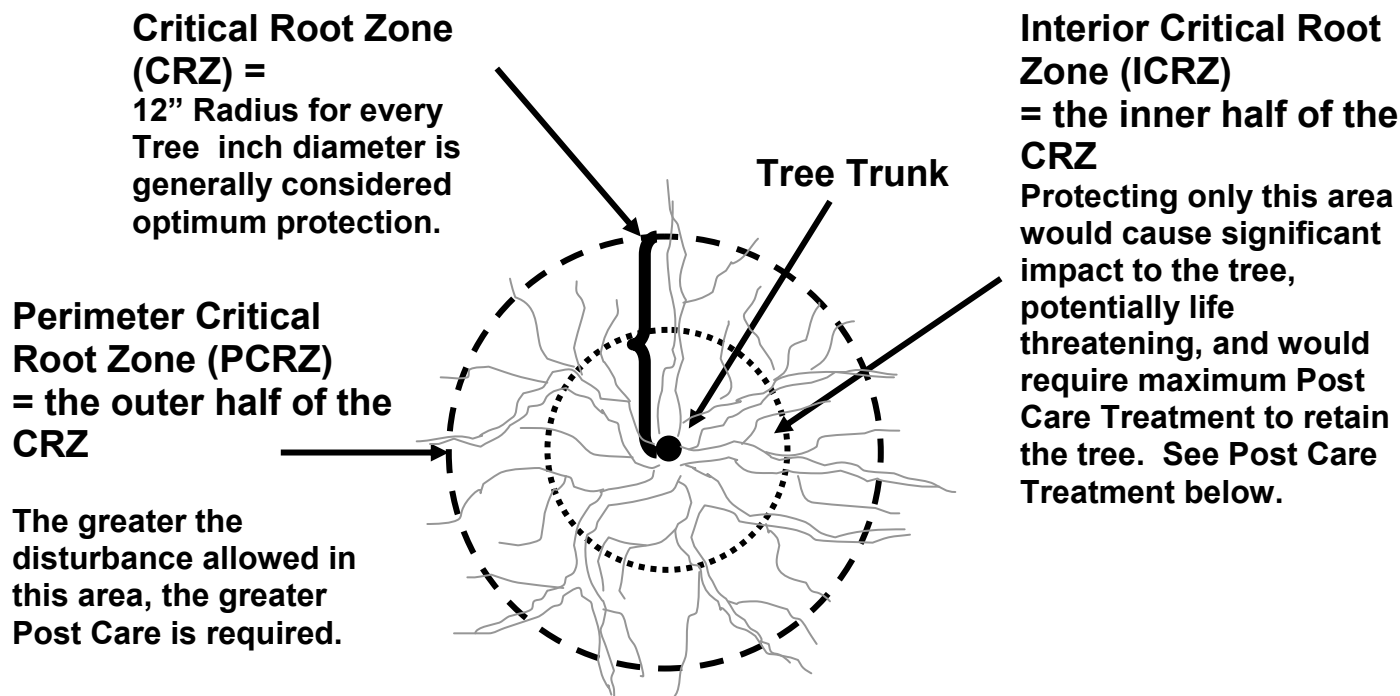
Crown Restoration = Pruning to improve the structure, form, and appearance of trees that have been severely headed, vandalized, or storm damaged.

Crown Thin = Selective removal of branches to increase light penetration, air movement, and reduce end weight in branching.

Monitor = These are trees of a particular species or condition that may be prone to more rapid decline than other trees. These trees should be inspected at least annually for changing conditions.

Remove = The high to extreme risk warrants that the tree shall be removed immediately.

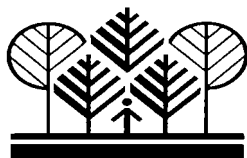
PRUNING NOTE: Pruning shall be performed by an ISA Certified Arborist with proven knowledge and ability, using ANSI A300 Pruning Specifications. The actual work should be bid by companies qualified to do the work.



The Critical Root Zone (CRZ) of a tree is established on the basis of the trunk diameter. The CRZ is a circular area which has a radius of 12 inches to every inch diameter of trunk measured at 4.5 feet above grade. Root systems will vary both in depth and spread depending on size of tree, soils, water table, species and other factors. However, this CRZ description is generally accepted in the tree industry. Protecting this entire area should result in no adverse impact to the tree.

The above CRZ drawing has been further differentiated into the 'Perimeter' (PCRZ) and 'Interior' (ICRZ) to help define potential impact and required Post Care. Generally, the full PCRZ is considered the optimum amount of root protection for a tree. As one encroaches into the "Perimeter CRZ, but not into the "Interior CRZ" the greater Post Care the tree would require to remain alive and stable. The 'Interior CRZ is half the radius of the full PCRZ. Disturbance into the ICRZ could destabilize or cause the tree to decline.

The absolute maximum disturbance allowed should leave the 'Interior' CRZ undisturbed if the tree is to have any chance of survival. This 'Interior' CRZ would approximately equal the size of a rootball needed to transplant this tree which in turn would require extensive Post Care and possibly guying. Post Care Treatment includes but may not be limited to; regular irrigation, misting, root treatment with special root hormones, mulching, guying and monitoring for several years.



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

Title: Explanation of Critical Root Zone (CRZ)
Source: Urban Forestry Services, Inc
Jim Barborinas, ISA Certified Arborist PN-0135
ASCA Registered Consulting Arborist #356,
ISA Tree Risk Assessment Qualified

Date: 2013-14

Not to Scale



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.

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 #12:

LANDSCAPE PLAN

NOTE: INDIVIDUAL LOT OWNERS SHALL SUBMIT LANDSCAPE PLANS THAT MEET OR EXCEED CITY OF ANACORTES CODE AMC 17.41 AND SHALL HAVE PLANS APPROVED BY THE HOMEOWNERS ASSOCIATION PRIOR TO INSTALLATION. PLANTS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY AND ARE TO REPRESENT THE CONCEPT OF HOMES NESTLED IN THE NATURAL SURROUNDING LANDSCAPE. TREE RETENTION IN THE WETLAND BUFFER IS DOCUMENTED IN THE TREE PRESERVATION PLAN SUBMITTED WITH THIS PUD APPLICATION.

LANDSCAPE AREAS BY LOT

LOT 1 - 3150 SF = 52.5%
LOT 2 - 3095 SF = 48.7%
LOT 3 - 2941 SF = 44.9%
LOT 4 - 3066 SF = 51.1%
LOT 5 - 2790 SF = 45.8%
LOT 6 - 3933 SF = 63.4%
LOT 7 - 3597 SF = 56.1%
LOT 8 - 3979 SF = 59.8%

PROPOSED PLANT LEGEND

- MEDIUM SIZE NATIVE TREE OR LARGE SHRUB
- SMALL NATIVE TREE OR MEDIUM SHRUB
- GROUND COVER OR SMALL SHRUB
- LOT LANDSCAPE AREA
- NATIVE TREE PRESERVATION & RETENTION AREA

NOTE: TREES AND SHRUBS SHALL BE FROM THE WASHINGTON NATIVE PLANT SOCIETY PLANT LIST FOR SKAGIT COUNTY 2004 AND SHALL MEET CITY OF ANACORTES CODE CHAPTER AMC 17.41. INDIVIDUAL LOT OWNERS SHALL SUBMIT LANDSCAPE PLANS TO THE HOMEOWNERS ASSOCIATION FOR REVIEW AND APPROVAL. IRRIGATION ON LOT AND ADJACENT ROW WILL BE RESPONSIBILITY OF INDIVIDUAL LOT OWNERS. ADDITIONALLY THE COMMON AREA BUFFER SHALL BE VEGETATED WITH NATIVE PLANTS APPROVED BY THE HOMEOWNERS ASSOCIATION AND SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS.

NOTE: LANDSCAPE AREA FOR EACH LOT WILL BE USED FOR OPEN SPACE AREA. PLANTING OF NATIVE PLANT SPECIES AS SPECIFIED BY HOMEOWNERS ASSOCIATION.

NATIVE GROWTH PROTECTION EASEMENT. A NATIVE GROWTH PROTECTION EASEMENT (NGPE) SHALL BE PROVIDED FOR THE AREA ADJUTING THE ANACORTES COMMUNITY FOREST LANDS. SPLIT RAIL FENCING SHALL BE INSTALLED ALONG THE BOUNDARY PRIOR TO CONSTRUCTION AND SHALL REMAIN UPON COMPLETION OF CONSTRUCTION. THE AREA SHALL REMAIN UNTOUCHED WITH THE FOLLOWING EXCEPTIONS:

A. HAND REMOVAL OF NON-NATIVE OR ADVENTITIOUS PLANTS AS APPROVED BY THE PARKS DEPARTMENT.

B. HAZARD TREES WILL BE IDENTIFIED WITH THE CONCURRENCE OF THE PARKS DEPARTMENT. HAZARD TREES REMOVED OR BLOWN DOWN SHALL BE REPLANTED BY THE LANDOWNER. SUBJECT TO APPROVAL OF THE PARK DEPARTMENT, WITH A 3-FOOT MINIMUM APPROPRIATE NATIVE STOCK WHICH SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ABLE TO SURVIVE WITHOUT CARE.

C. FALLEN TREES IN THE NGPE SHALL ONLY BE REMOVED FROM THE SITE WITH THE APPROVAL OF THE PARKS DEPARTMENT.

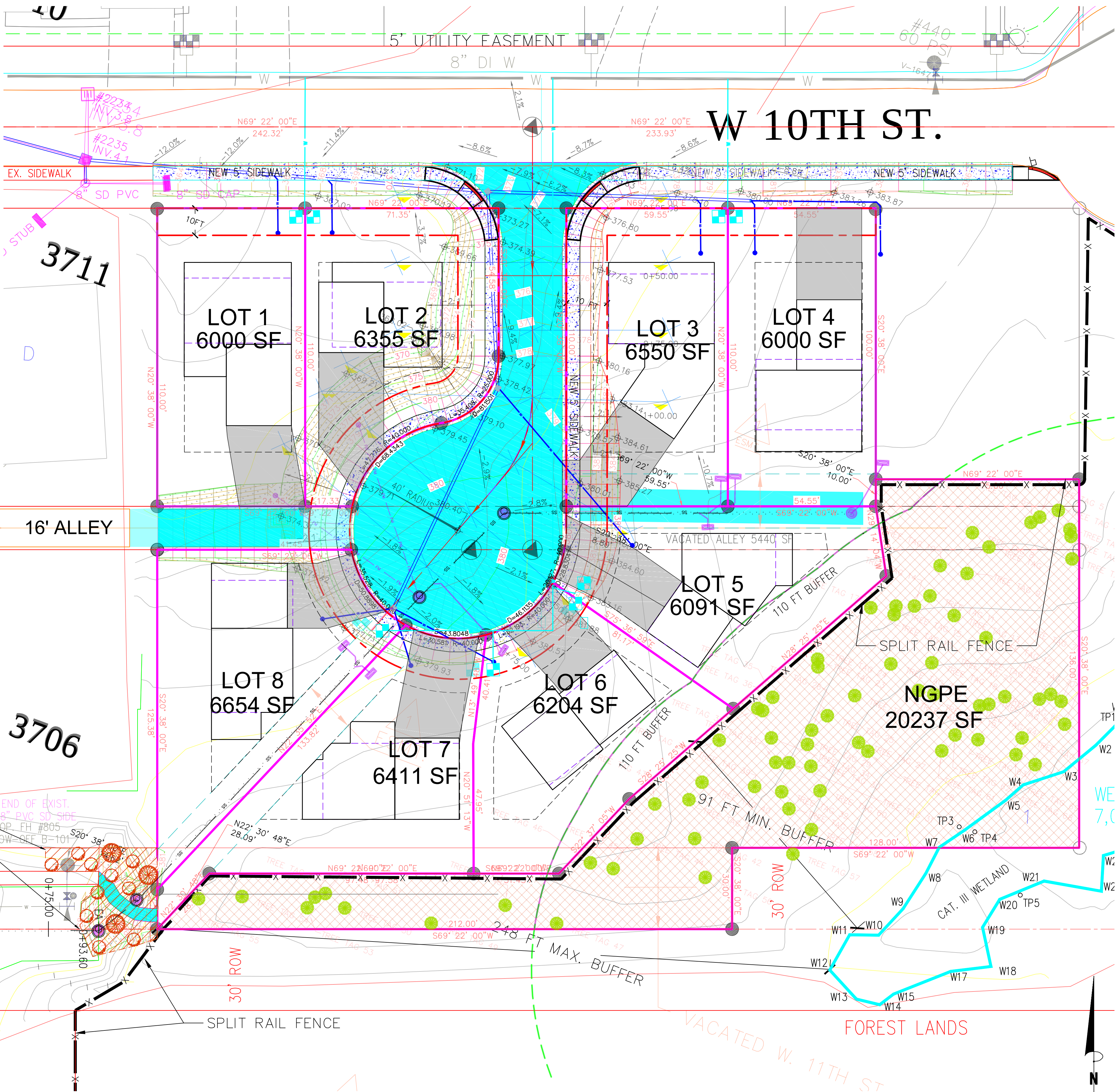
D. IF THE BUFFER IS DISTURBED, A REPLANTING PLAN USING APPROPRIATE NATIVE STOCK SHALL BE SUBMITTED TO THE FOREST ADVISORY BOARD FOR APPROVAL AND ONCE APPROVED, SHALL BE IMPLEMENTED BY THE LANDOWNER.

E. TRAILS THROUGH THE NGPE SHALL NOT BE PERMITTED WITHOUT THE APPROVAL OF THE PARKS DEPARTMENT.

F. FENCING PLANS ALONG THE NGPE MUST BE APPROVED BY THE PARKS AND RECREATION DIRECTOR.

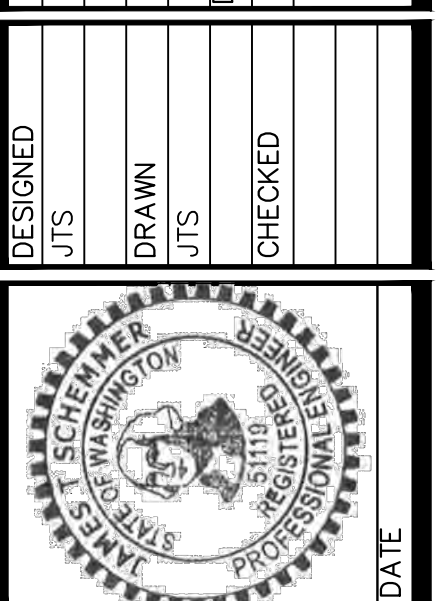
11TH ST.

EXIST. CONCRETE GUTTER THROUGH CUL-DE-SAC



SCALE 1"=20'
0 10 20

DESIGNED	04/20/2015	REV 1: ANSWER TO COMMENT
DRAWN	09/03/2015	REV 2: ANSWER TO COMMENT
CHECKED	10/28/2015	REV 3: ANSWER TO COMMENT
DATE		REVISIONS



S. S. S. SCHEMMER CONSULTING GROUP PLLC
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SURVEYING
RESIDENTIAL HOME DESIGN
10000 11TH ST, SUITE 100
ANACORTES, WA 98021
OFFICE: 360-293-9006 FAX: 360-293-9007

EXHIBIT D
LANDSCAPE PLAN
PUD-2015-0001
PW#15-043-DEV

Irving Construction Corp.
West Tenth St. Project
Anacortes, WA 98221

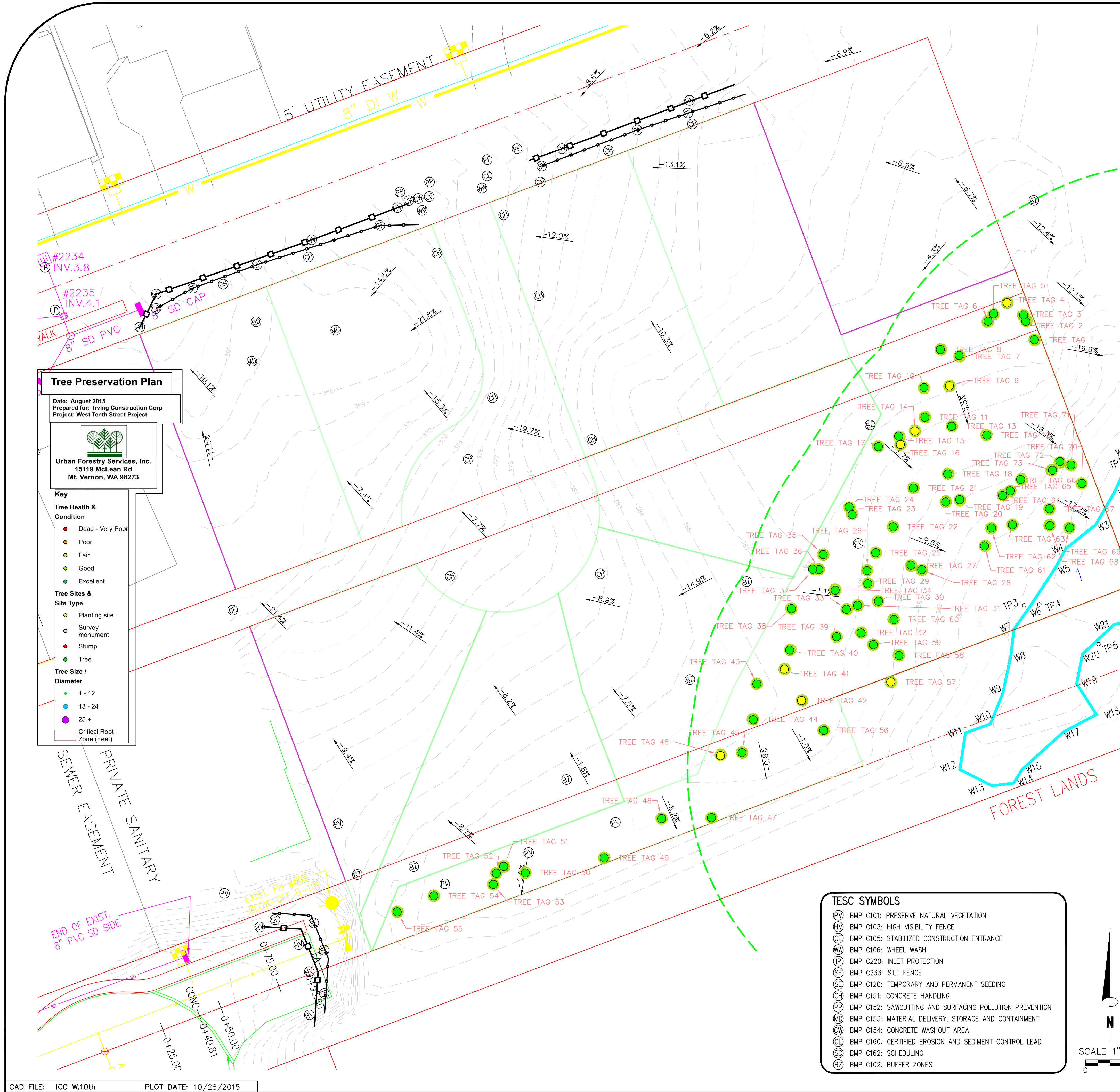
DESIGNED BY
The Schiemmer Group
(360) 293-9006

JOB NO.
14-076

12 OF 12

EXHIBIT #13:

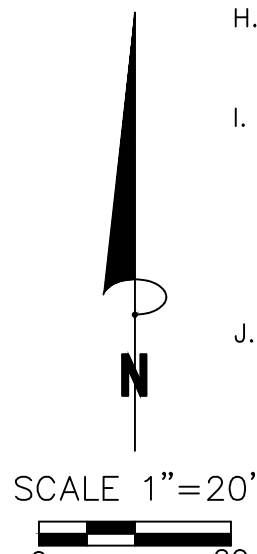
REPLAT /PUD SITE PLAN



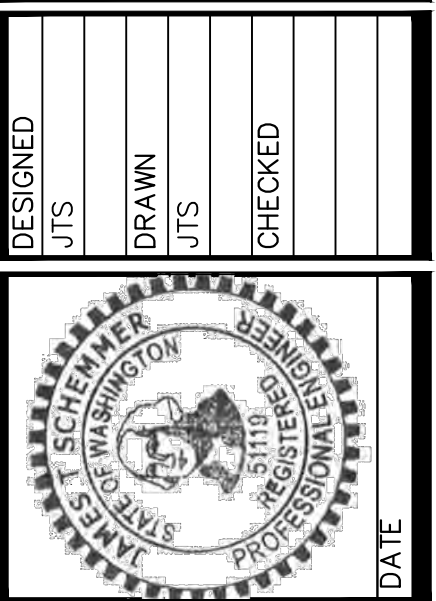
- STORM DRAIN GENERAL PLAN NOTES:**
- A. ALL WORK SHALL CONFORM TO THE CURRENT WSDOT SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION, CITY OF ANACORTES DRAINAGE CODES AND ORDINANCES AND THE CITY OF ANACORTES ENGINEERING AND DEVELOPMENT STANDARDS.
 - B. ALL POLY-VINYL CHLORIDE PIPE (PVC) AND FITTINGS SHALL CONFORM TO AND MEET THE REQUIREMENTS OF THE LATEST ASTM SPECIFICATION D3034. PIPE AND FITTINGS SHALL MEET STANDARD DIMENSION RATION 35. PROVISIONS MUST BE MADE FOR CONTRACTION AND EXPANSION AT EACH JOINT WITH A RUBBER RING, SECURELY PLACED TO PREVENT DISPLACEMENT.
 - C. ALL CONCRETE STORM DRAIN STRUCTURES SHALL BE REINFORCED CONCRETE CULVERT PIPE CONFORMING TO SECTION 9-05.3(2) OF THE SAID APWA STANDARD SPECIFICATIONS.
 - D. ALL CORRUGATED POLYETHYLENE PIPES (CPEP) SHALL BE SMOOTH INTERIOR AND MANUFACTURED FROM HIGH-DENSITY POLYETHYLENE RESIN, WHICH SHALL MEET OR EXCEED THE REQUIREMENTS OF TYPE III, CATEGORY 4 OR 5, GRAD P33 OR REQUIREMENTS OF AASHTO M249. ALL FITTINGS AND ACCESSORIES SHALL BE MANUFACTURED AND FURNISHED BY THE PIPE SUPPLIER.
 - E. ALL 12 INCH THRU 36-INCH DIAMETER CORRUGATED POLYETHYLENE PIPE (CPE) FOR STORM SEWER AND CULVERTS SHALL COMPLY WITH THE REQUIREMENTS OF WSDOT/APWA SECTION 9-05.19 CORRUGATED POLYETHYLENE CULVERT PIPE. JOINTS SHALL BE SOIL-TIGHT. ALL 3-INCH THRU 10-INCH DIAMETER CORRUGATED POLYETHYLENE PIPE(CPE) SHALL COMPLY WITH ALL THE REQUIREMENTS OF AASHTO M252 AND BE MANUFACTURED WITH A SMOOTH INTEGRAL LINING THAT COMPLIES WITH ALL MATERIAL AND STIFFNESS REQUIREMENTS OF AASHTO M294. JOINTS SHALL BE SOIL TIGHT AS DEFINED IN SECTION 9-05.19.
 - F. ALL FITTINGS SHALL BE OF LIKE MATERIAL AS THE PIPE FURNISHED BY THE PIPE SUPPLIER.
 - G. ALL PIPES SHALL BE SUITABLE FOR USE AS A GRAVITY DRAIN CONDUIT.
 - H. THE END OF ALL ROOF AND FOOTING DRAIN STUB OUTS SHALL BE MARKED STORM DRAIN ON A PVC PIPE.
 - I. THE MARKER SHALL EXTEND A MINIMUM OF 36 INCHES ABOVE THE GROUND. THE PORTION ABOVE THE GROUND SHALL BE LABELED "STORM SEWER" WITH BLACK LETTERS. IT SHALL ALSO IDENTIFY THE INVERT OF THE STUB.
 - J. CLEAN-OUTS SHALL HAVE CAST IRON CASES.
 - K. ALL DRIVEWAY CULVERTS LOCATED WITHIN THE RIGHT-OF-WAY SHALL BE OF SUFFICIENT LENGTH TO PROVIDE A MINIMUM 3:1 SLOPE FROM THE EDGE OF THE DRIVEWAY TO THE BOTTOM OF THE DITCH.
 - L. FOOTING DRAINS, ROOF DOWN SPOUTS AND CURTAIN DRAINS ARE TO BE CONNECTED TO THE STORM DRAINAGE SYSTEM OR SWALES AS SHOWN ON THE CONSTRUCTION PLANS.
 - M. MINIMUM SLOPE ON ROOF AND FOUNDATION DRAIN STUBS SHALL BE 0.5% AND HAVE A MINIMUM OF 1 FOOT OF COVER. ROOF DRAINS AND FOUNDATION DRAINPIES SHALL BE CONSTRUCTED OF PVC ASTM D3034 SDR 35, AND ASTM F679.
 - N. DRAINAGE OUTLETS (STUB OUTS) SHALL BE PROVIDED FOR EACH INDIVIDUAL LOT. STUB-OUTS SHALL CONFORM TO THE FOLLOWING:
 - EACH OUTLET SHALL BE SUITABLY LOCATED AT THE LOWEST ELEVATION ON THE LOT, SO AS TO SERVED ALL FUTURE DOWNSPOUTS, FOOTING DRAINS, DRIVEWAYS, YARD DRAINS, AND ANY OTHER SURFACE OR SUBSURFACE DRAINS NECESSARY TO RENDER LOTS SUITABLE FOR THEIR INTENDED USE. EACH OUTLET SHALL HAVE FREE-FLOWING, POSITIVE DRAINAGE TO AN APPROVED STORM WATER CONVEYANCE SYSTEM OR TO AN APPROVED OUTFALL LOCATION.
 - OUTLETS ON EACH LOT SHALL BE LOCATED WITH A SECTION OF PVC PIPE MARKED "STORM" ON THE END OF THE PIPE AND SHALL EXTEND 36 INCHES ABOVE THE GROUND.
 - DRAINAGE EASEMENTS ARE REQUIRED FOR DRAINAGE SYSTEMS DESIGNED TO CONVEY FLOWS THROUGH INDIVIDUAL LOTS.
 - THE ENGINEER/CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE LOCATIONS OF ALL STUB OUT CONVEYANCE LINES WITH RESPECT TO UTILITIES (E.G., POWER, GAS, TELEPHONE, CABLE, ETC.)
 - ALL INDIVIDUAL STUB OUTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNER.
 - O. CATCH BASINS AT THE CURB LINE SHALL BE RECESSED 0.1 FEET.
 - P. ALL STORM DRAINAGE STRUCTURES, SUCH AS CATCH BASINS AND MANHOLES, NOT LOCATED WITHIN A TRAVELED, PAVED ROADWAY OR CONCRETE SIDEWALK, SHALL HAVE LOCKING LIDS. ALL DRAINAGE STRUCTURES ASSOCIATED WITH A PERMANENT DETENTION FACILITY SHALL HAVE LOCKING LIDS. ALL DRAINAGE STRUCTURES LOCATED WITHIN A BIKE OR WALKING PATH SHALL HAVE LOCKING LIDS.
 - Q. ALL CATCH BASINS GRATES SHALL INCLUDE THE STAMPING "OUTFALL TO STREAM, DUMP NO POLLUTANTS".
 - R. CATCH BASINS SHALL CONFORM TO TYPE I, TYPE II, O
 - S. THE INLET TYPE AS DEFINED IN SAID APWA STANDARDS SPECIFICATIONS AND STANDARD PLANS WITH FLAT TOP FRAME AND GRATE.
 - T. CATCH BASINS MUST BE SET TO LINE GRADE USING NO MORE THAN TWO (2) ADJUSTMENT RINGS.
 - U. THE CAST IRON FRAME MAY BE PLACED FLANGE DOWN ON ADJUSTMENT BLOCKS IN LIEU OF PRECAST COLLAR. THE INSTALLATION OF CATCH BASINS SHALL INCLUDE FINAL ADJUSTMENT AS MAY BE REQUIRED TO FINISH GRADE. INSTALLATION WITHIN THE PAVED ROADWAY SHALL BE PER THE CITY OF ANACORTES TYPE I CATCH BASIN WITH 18-INCH BARRIER CURB DETAIL UNLESS SPECIFIED AS A THRU-CURB INLET.
 - V. CAST IRON FRAME FOR TYPE I CATCH BASIN SHALL ACCOMMODATE A 20-INCH X 24-INCH GRATE.
 - W. A LOW-PRESSURE AIR TEST AT 5 PSI FOR 15 MINUTES FOR SEWER MAINS IS REQUIRED. THE CITY OF ANACORTES MAINTENANCE CAMERA CREW WILL VIDEO SANITARY SEWER AND STORM SEWER MAINS. CALL 360.293.1921 TO SCHEDULE APPOINTMENT. 48-HOUR NOTICE REQUIRED. (SECTION 7-17.3(2)(H))
 - X. THE CONTRACTOR SHALL BE REQUIRED TO PLACE METALLIC TAPE OVER ALL NON-METALLIC PIPES. THE METALLIC TAPE SHALL BE A MINIMUM OF 2 INCHES IN WIDTH AND PLACED CONTINUOUSLY THE ENTIRE LENGTH OF THE STORM DRAIN TRENCH.
 - Y. ALL TRENCHES FOR STORM DRAINS SHALL BE IN ACCORDANCE WITH THE SECTION 7 OF THE CURRENT WSDOT SPECIFICATIONS FOR ROADS, BRIDGES AND MUNICIPAL CONSTRUCTION.
 - Z. ANY PERMANENT FLOW CONTROL FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE FACILITY IS TO FUNCTION AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE GRADED SO THAT THE BOTTOM AND SIDES ARE A LEAST THREE (3) FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.
 - AA. OVERFLOW, SPILLWAYS, GRAVEL FILTER WINDOWS MUST BE CONSTRUCTED PER PLANS AND SPECIFICATIONS. NO DEVIATIONS. AS-BUILT FOR VERIFICATION REQUIRED.
 - BB. QUARRY ROCK MUST BE SOUND "HARD" DURABLE ROCK. NO RECYCLED MATERIAL.
 - CC. GRASS LINED SWALE SHALL BE CONSTRUCTED PER THE DETAILS PROVIDED. NO DEVIATIONS ALLOWED. ALL SWALES MUST BE OPERATIONAL BEFORE ACCEPTANCE.
 - DD. MINIMUM 1-FOOT SEPARATION BETWEEN PIPES IN TYPE II CATCH BASINS.

- EROSION CONTROL**
- A. A CERTIFIED EROSION AND SEDIMENT CONTROL SUPERVISOR IS REQUIRED. THE ESC SUPERVISOR MUST HAVE ATTENDED AND EROSION AND SEDIMENT CONTROL CLASS WITHIN 3-YEARS FROM TODAY'S DATE. MUST PROVIDE CERTIFICATION CARD.
 - B. THE CERTIFIED EROSION AND SEDIMENT CONTROL SUPERVISOR WILL OVERSEE AND BE RESPONSIBLE FOR ALL EROSION CONTROL. THE FACILITIES SHALL BE INSPECTED DAILY AND MAINTAINED TO ENSURE PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS AND AFTER EVERY SIGNIFICANT STORM EVENT OF THE ESC FACILITIES DURING THE WET SEASON (OCTOBER 1 TO APRIL 30). MONTHLY REVIEWS DURING THE DRY SEASON (MAY 1 TO SEPTEMBER 30). WRITTEN RECORDS SHALL BE TURNED INTO THE PROJECT MANAGER OR INSPECTOR ON A WEEKLY BASIS AT THE WEEKLY SCHEDULED PROJECT MEETINGS.
 - C. SHALL BE IN PLACE PER THE APPROVED SET OF PLANS PRIOR TO ANY CONSTRUCTION START.
 - D. THE EROSION CONTROL SHALL BE INSPECTED ONCE A DAY AND MODIFIED TO MEET THE SURROUNDING CONDITIONS AS NEEDED.
 - E. PROVIDE A SIGN DISPLAYING 24-HOUR CONTACT NUMBER AND NAME OF THE ESC SUPERVISOR. THE LETTER SIZE SHALL BE A MINIMUM OF 2" LETTERS. THIS SHALL BE IN PLACE PRIOR TO CONSTRUCTION START. REMEMBER, THE LOOK OF THE SIGN WILL BE A REFLECTION OF THE CONTRACTOR AND DEVELOPER AND DEVELOPMENT.
 - F. THE STORM DRAIN SYSTEM AND EXISTING DITCHES SHALL BE CLEANED DAILY (SECTION 7-07.3). ALL DRAINAGE SYSTEMS SHALL BE CLEANED TO THE ACCEPTANCE OF THE CITY OF ANACORTES PRIOR TO ACCEPTANCE OF THE PROJECT.
 - G. STABILIZED CONSTRUCTION ENTRANCES AND ROADS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED DURING THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED SUCH AS WASH PADS TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN. NO MUD IS ALLOWED TO ENTER ONTO CITY STREETS.
 - H. ANY SOILS EXPOSED THAT WILL NOT BE DISTURBED FOR TWO (2) DAYS DURING THE WET SEASON OR SEVEN (7) DAYS IN THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (SEEDING, MULCHING, PLASTIC COVERING, ETC.).
 - I. PRIOR TO (2) WEEKS OF THE BEGINNING OF THE WET SEASON (OCTOBER 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEED WITHIN ONE (1) WEEK OF THE BEGINNING OF THE WET SEASON. A SKETCH MAP OF THOSE AREAS TO BE SEED AND THOSE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE PROJECT MANAGER. THE PROJECT MANAGER CAN REQUIRE SEEDING IN ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES OR DRAINAGE FACILITIES.
 - J. PENALTIES FOR AN EROSION CONTROL VIOLATION ARE SUBJECT TO A \$300 TO \$1000 FINE UNDER CHAPTER 17.66 - PENALTIES FOR VIOLATION. EACH DAY IS CONSIDERED A DIFFERENT VIOLATION.

- TESC SYMBOLS**
- (PV) BMP C101: PRESERVE NATURAL VEGETATION
 - (HV) BMP C103: HIGH VISIBILITY FENCE
 - (CE) BMP C105: STABILIZED CONSTRUCTION ENTRANCE
 - (WV) BMP C106: WHEEL WASH
 - (IP) BMP C220: INLET PROTECTION
 - (SF) BMP C233: SILT FENCE
 - (SE) BMP C120: TEMPORARY AND PERMANENT SEEDING
 - (CH) BMP C151: CONCRETE HANDLING
 - (PP) BMP C152: SAWCUTTING AND SURFACING POLLUTION PREVENTION
 - (MW) BMP C153: MATERIAL DELIVERY, STORAGE AND CONTAINMENT
 - (CW) BMP C154: CONCRETE WASHOUT AREA
 - (CL) BMP C160: CERTIFIED EROSION AND SEDIMENT CONTROL LEAD
 - (SC) BMP C162: SCHEDULING
 - (BZ) BMP C102: BUFFER ZONES



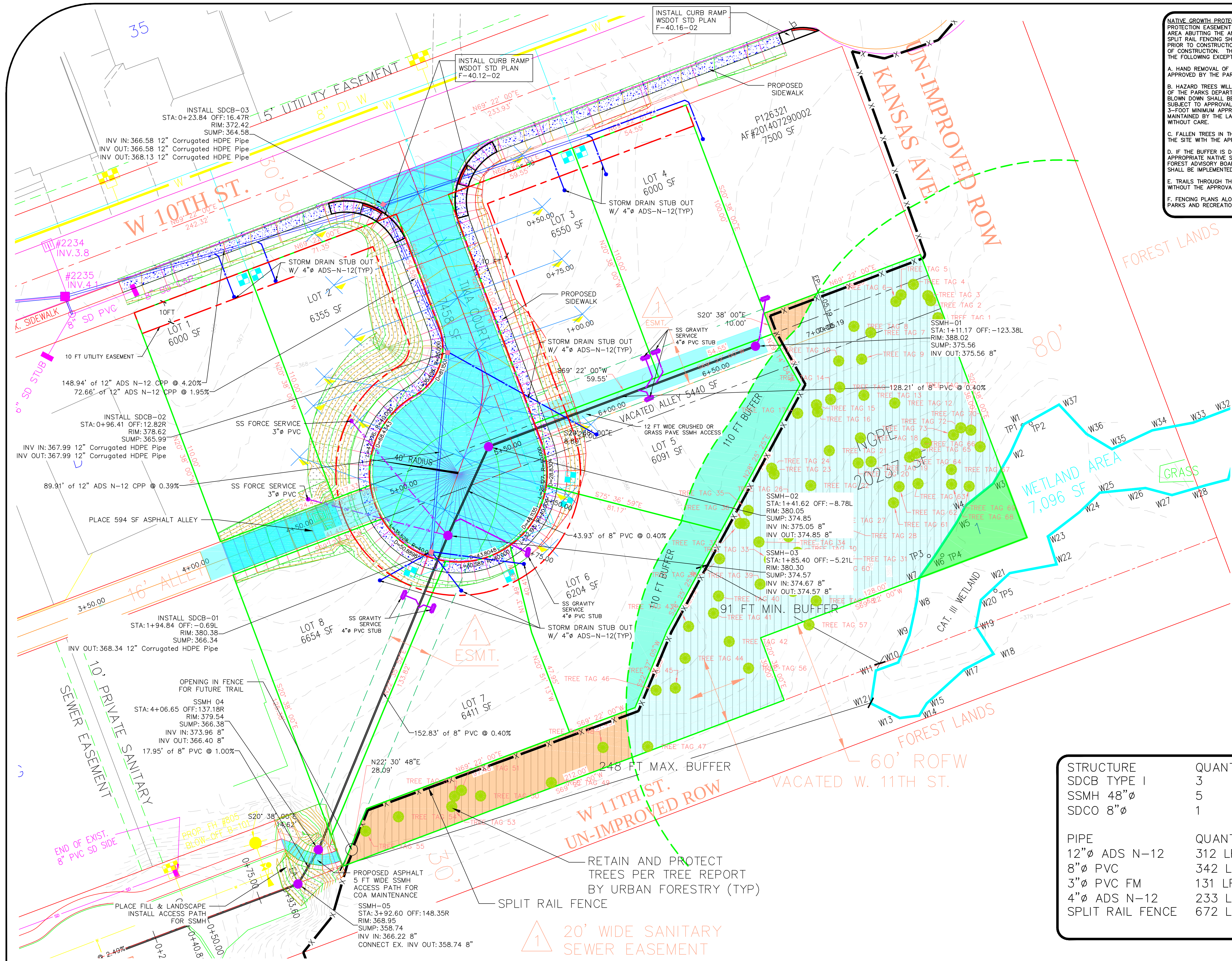
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DATE	10/28/2015	REVISIONS



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SURVEYING
RESIDENTIAL HOME DESIGN
11111 1st Ave., Suite C, Anacortes, WA 98221
Office: 360-293-4008

TESC PLAN
EXISTING CONDITIONS
PUD-2015-0001
PW#15-043-DEV

Irving Construction Corp.
West Tenth St. Project
Anacortes, WA 98221



NATIVE GROWTH PROTECTION EASEMENT. A NATIVE GROWTH PROTECTION EASEMENT (NGPE) SHALL BE PROVIDED FOR THE AREA ABUTTING THE ANACORTES COMMUNITY FOREST LANDS. SPLIT RAIL FENCING SHALL BE INSTALLED ALONG THE BOUNDARY PRIOR TO CONSTRUCTION AND SHALL REMAIN UPON COMPLETION OF CONSTRUCTION. THE AREA SHALL REMAIN UNTOUCHED WITH THE FOLLOWING EXCEPTIONS:

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B. HAZARD TREES WILL BE IDENTIFIED WITH THE CONCURRENCE OF THE PARKS DEPARTMENT. HAZARD TREES REMOVED OR BLOWN DOWN SHALL BE REPLANTED BY THE LANDOWNER, SUBJECT TO APPROVAL OF THE PARK DEPARTMENT, WITH A 3-FOOT MINIMUM APPROPRIATE NATIVE STOCK WHICH SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ABLE TO SURVIVE WITHOUT CARE.

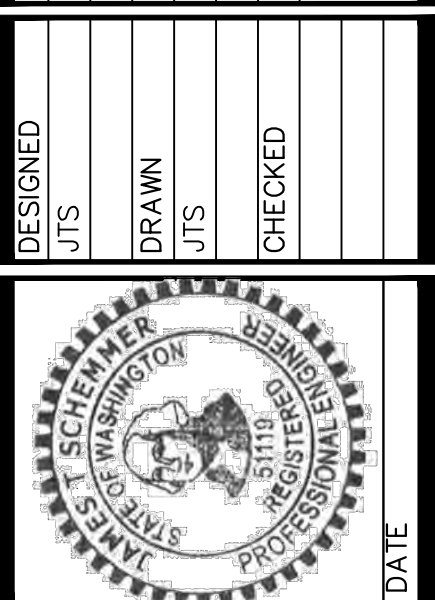
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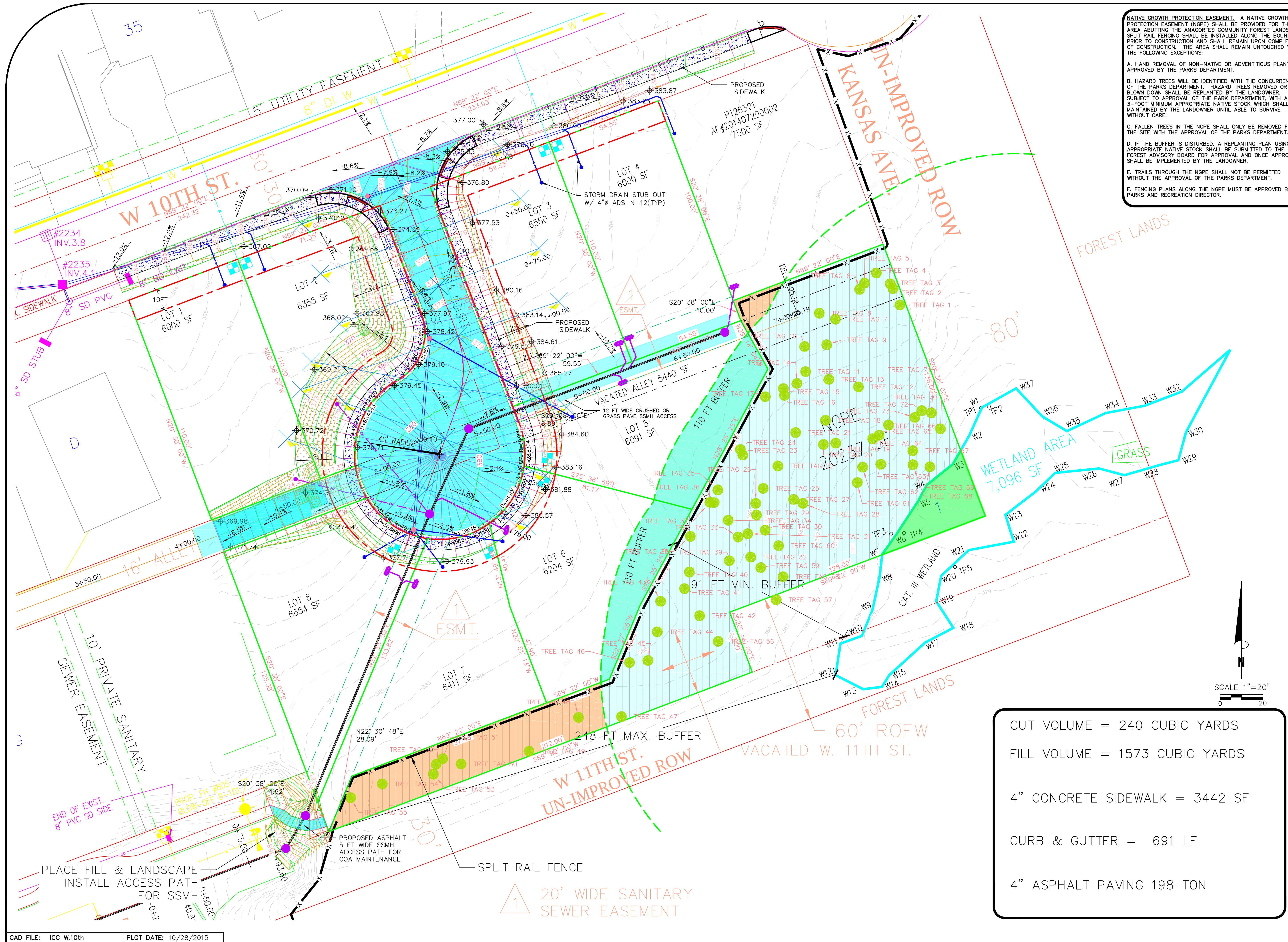
SITE PLAN

PUD-2015-0001
PW#15-043-DEV

Irving Construction Corp.
West Tenth St. Project
Anacortes, WA 98221

JOB NO.
14-076

STRUCTURE	QUANTITY (#)
SDCB TYPE I	3
SSMH 48"Ø	5
SDCO 8"Ø	1
PIPE	QUANTITY (LF)
12"Ø ADS N-12	312 LF
8"Ø PVC	342 LF
3"Ø PVC FM	131 LF
4"Ø ADS N-12	233 LF
SPLIT RAIL FENCE	672 LF



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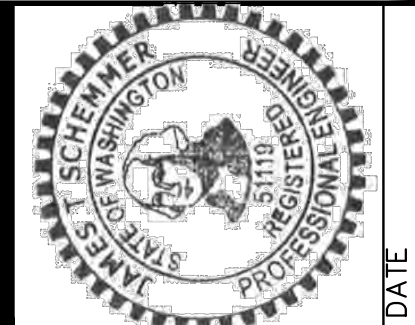
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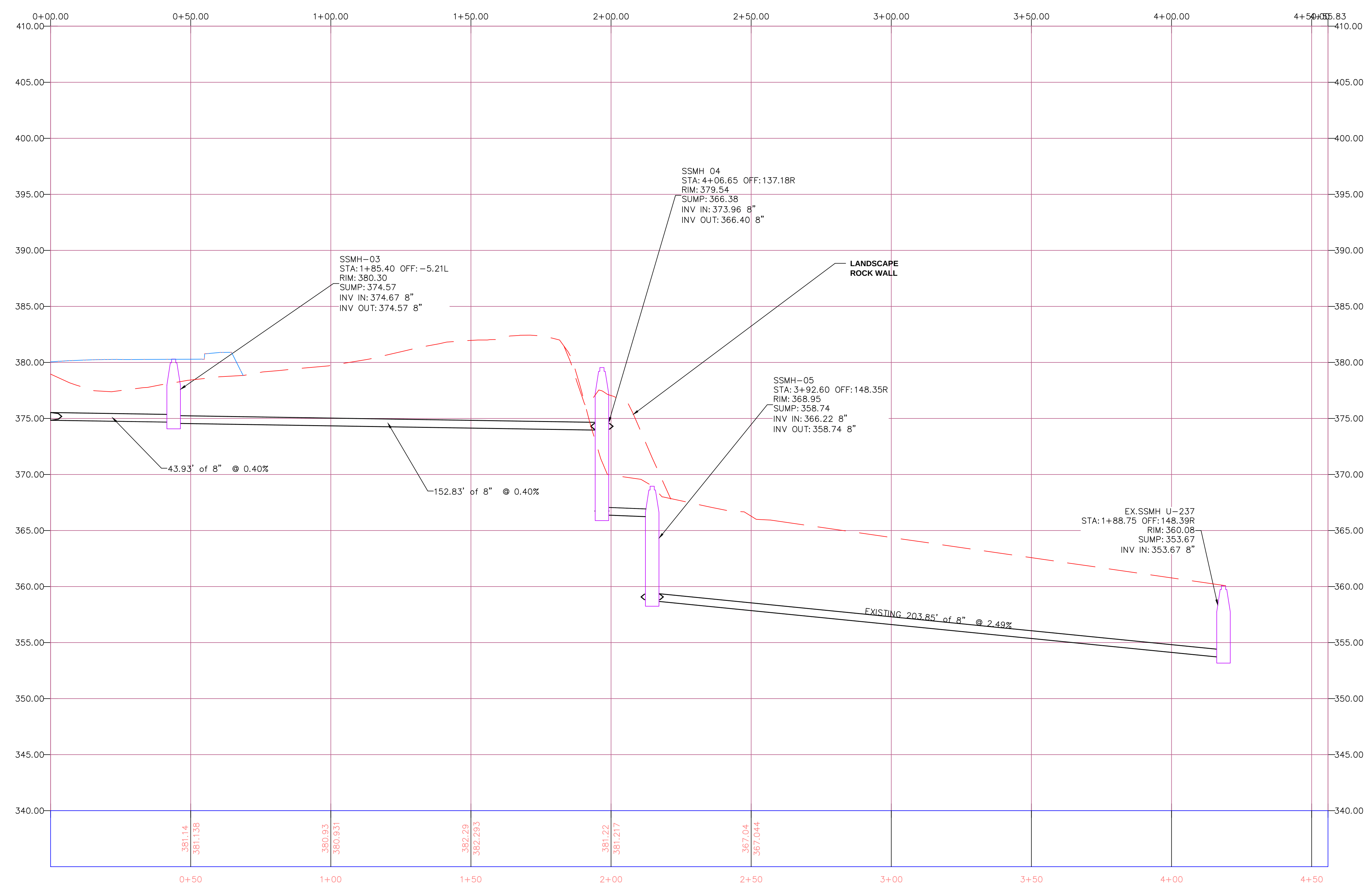


S. SCHEMMER CONSULTING GROUP PLLC
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GRADING PLAN
PUD-2015-0001
PW#15-043-DEV

Irving Construction Corp.
West Tenth St. Project
Anacortes, WA 98221

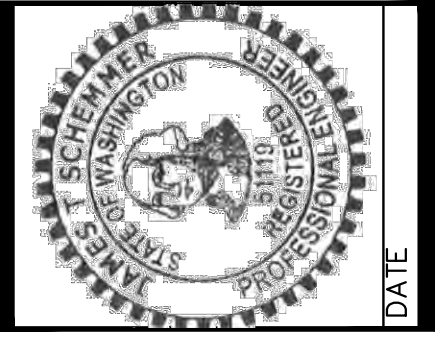
CUT VOLUME = 240 CUBIC YARDS
FILL VOLUME = 1573 CUBIC YARDS
4" CONCRETE SIDEWALK = 3442 SF
CURB & GUTTER = 691 LF
4" ASPHALT PAVING 198 TON



1"=20' HORIZONTAL, 1"=5' VERTICAL

05/07/2015	REV 1: ANSWER TO COMMENT
09/03/2015	REV 2: ANSWER TO COMMENT
09/23/2015	REV 3: ANSWER TO COMMENT
10/28/2015	DATE
REVISIONS	
THIS DRAWING IS BEING MADE AVAILABLE BY THE SCHRAMMER GROUP PLIC FOR USE ON THIS PROJECT IN ACCORDANCE WITH THE SCHRAMMER GROUP PLIC'S AGREEMENT FOR LIABILITY FOR ANY USE OF THE DRAWING OR ANY PART THEREOF EXCEPT IN ACCORDANCE WITH THE TERMS OF THE ABOVE AGREEMENT.	

DESIGNED	
JTS	
DRAWN	
JTS	
CHECKED	



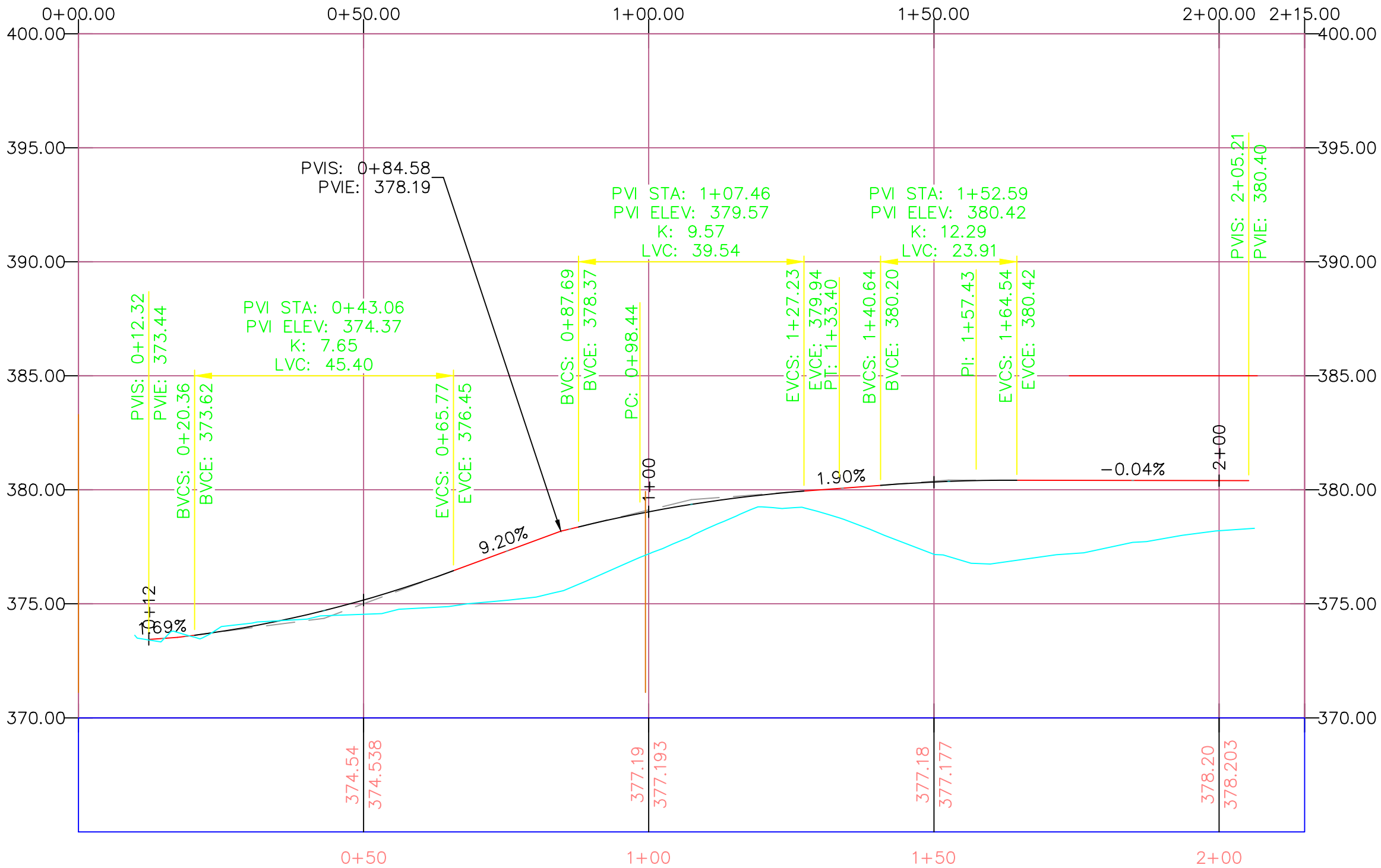
S. SCHRAMMER CONSULTING GROUP, P.L.L.C.
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10111 1st Ave., West C. Anacortes, WA 98221
Office: 360-293-4008

**SANITARY SEWER
PROFILE**
PUD-2015-0001
PW#15-043-DEV

Irving Construction Corp.
West Tenth St. Project
Anacortes, WA 98221

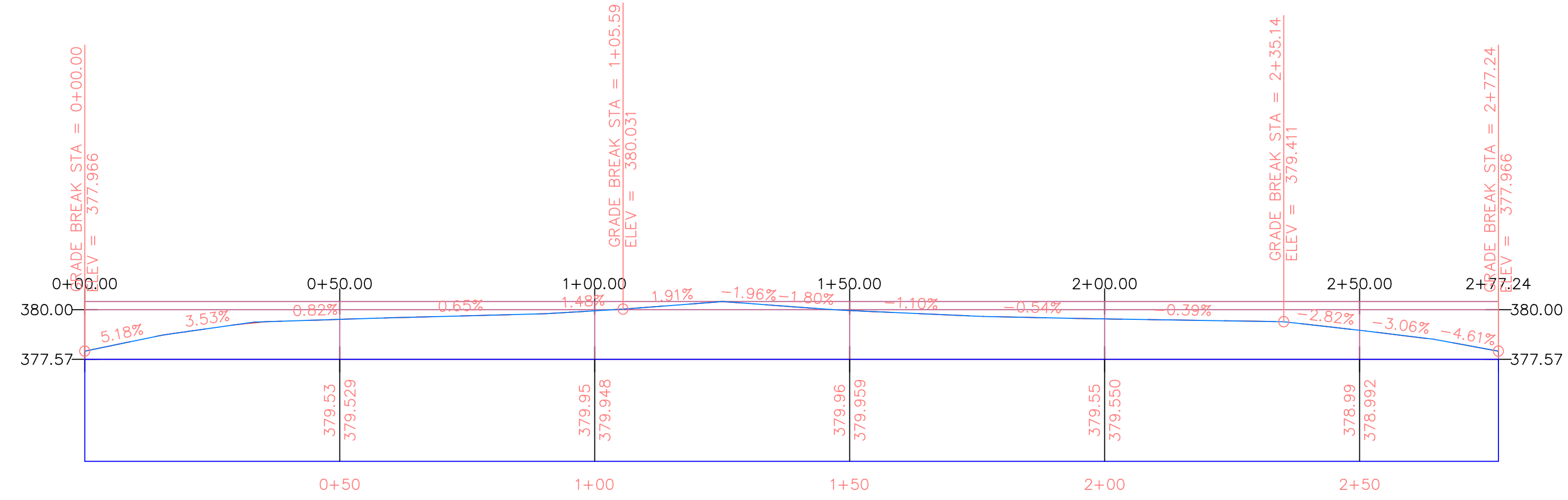
JOB NO.	14-076
05 OF 12	

CUL DE SAC ROAD



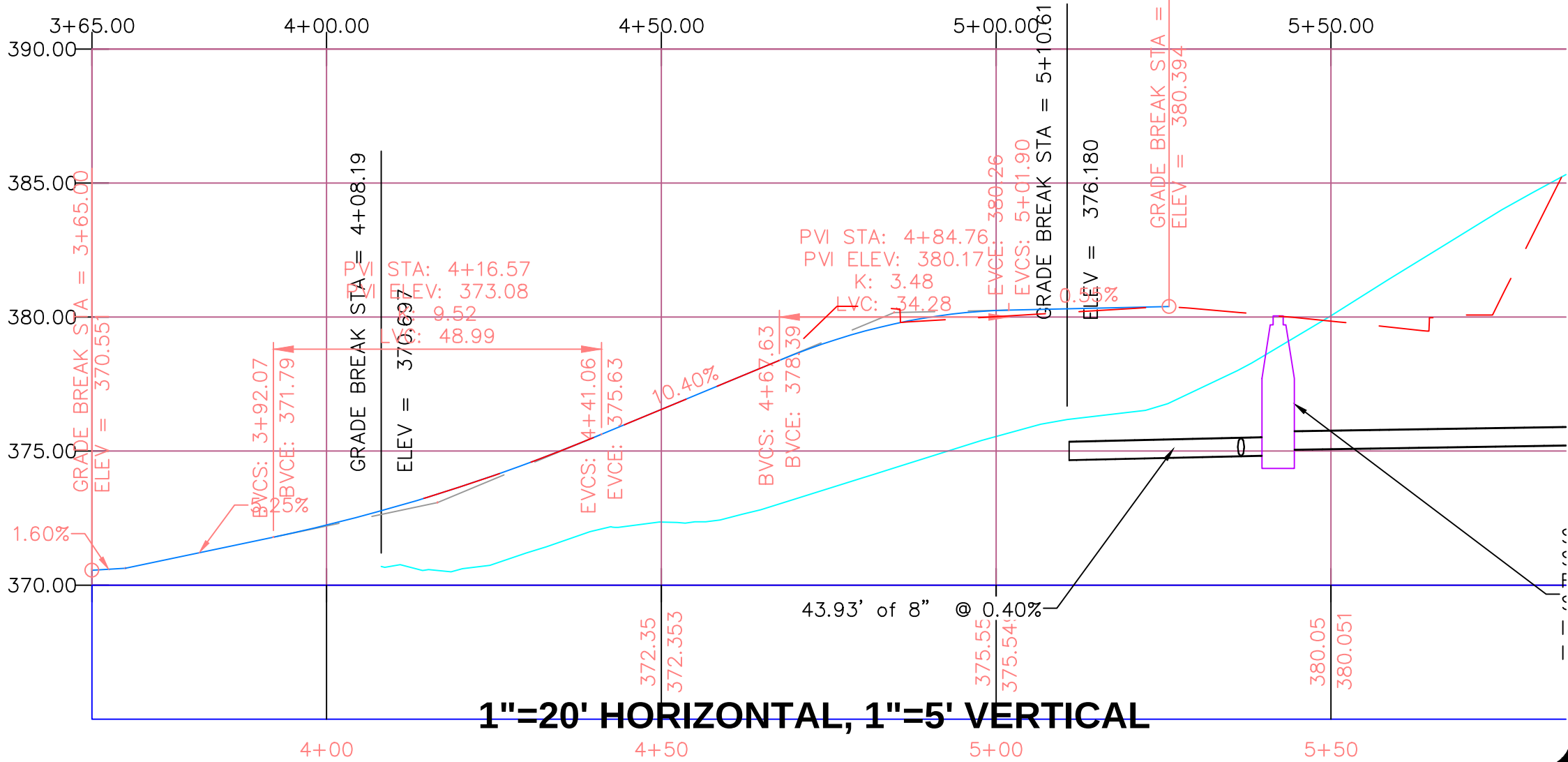
1"=20' HORIZONTAL, 1"=5' VERTICAL

TIKA_COURT_CIRCLE



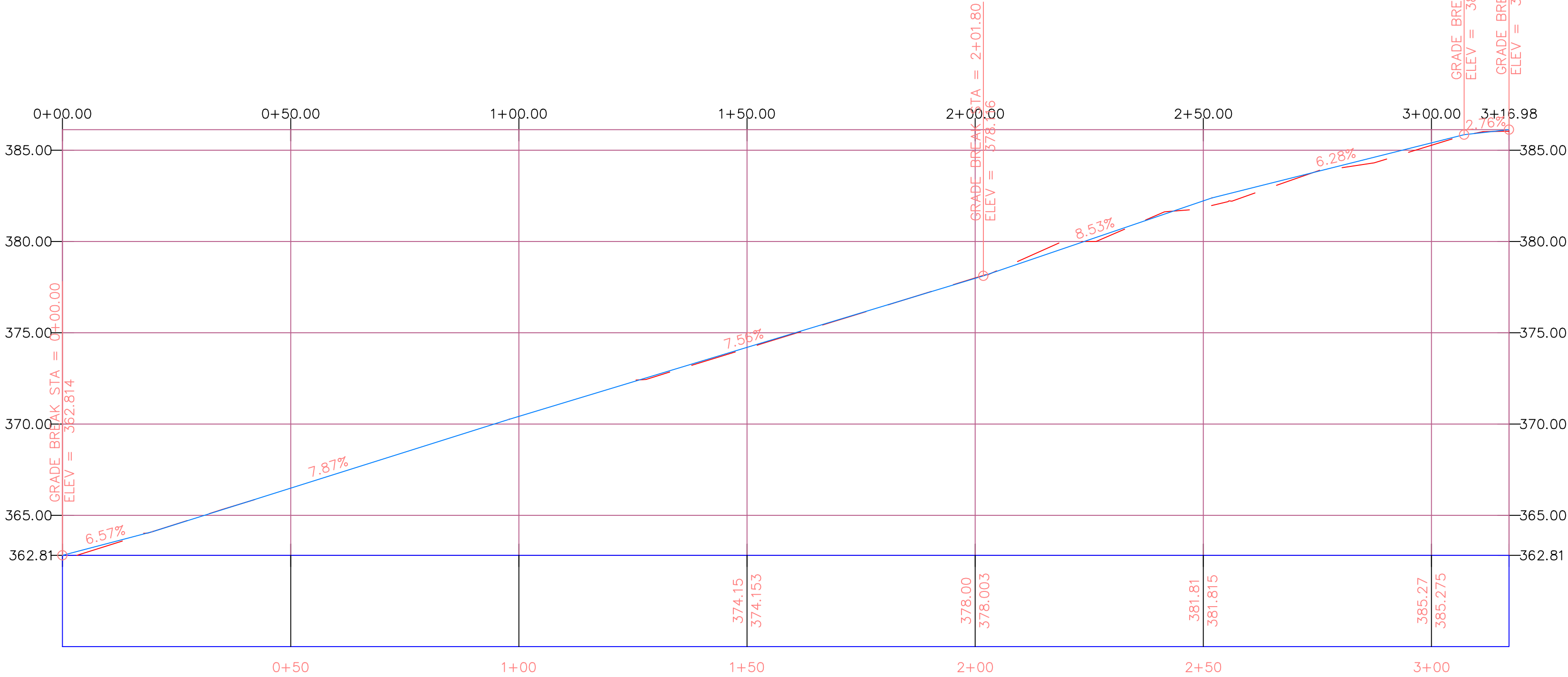
1"=20' HORIZONTAL, 1"=5' VERTICAL

16 FOOT ALLEY



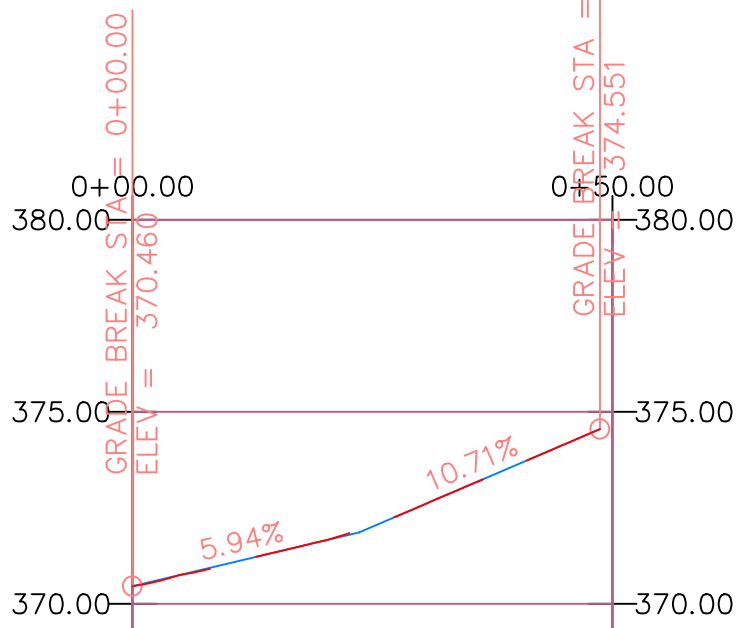
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GUTTER_LINE_W_TENTH



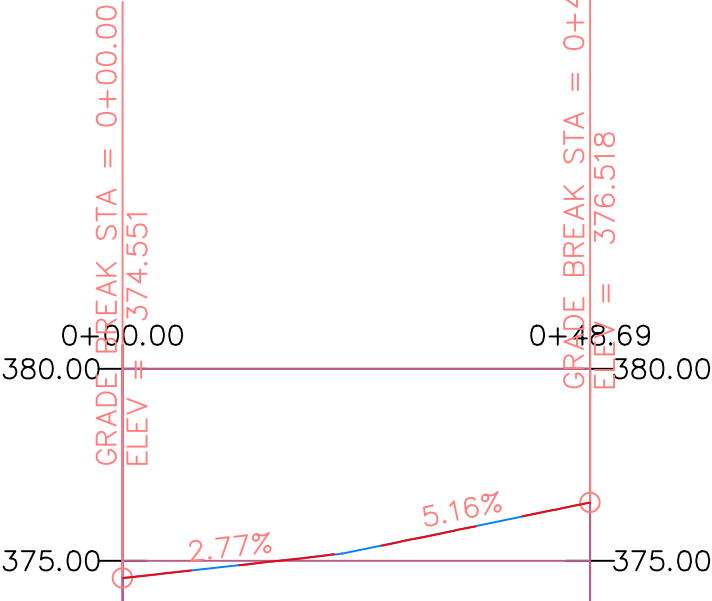
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LEFT CURB RETURN

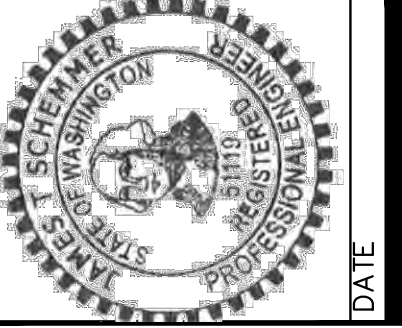


1"=20' HORIZONTAL, 1"=5' VERTICAL

RIGHT CURB RETURN



DESIGNED	05/07/2015	REV 1: ANSWER TO COMMENT
DRAWN	09/03/2015	REV 2: ANSWER TO COMMENT
CHECKED	10/28/2015	REV 3: ANSWER TO COMMENT
DATE		REVISIONS
THIS DRAWING IS BEING MADE AVAILABLE BY THE SCHRAMMER GROUP P.L.L.C. FOR USE ON THIS PROJECT IN ACCORDANCE WITH THE SCHRAMMER GROUP P.L.L.C.'S AGREEMENT FOR LIABILITY FOR ANY USE OF THE DRAWING OR ANY PART THEREOF EXCEPT IN ACCORDANCE WITH THE TERMS OF THE ABOVE CONTRACT.		

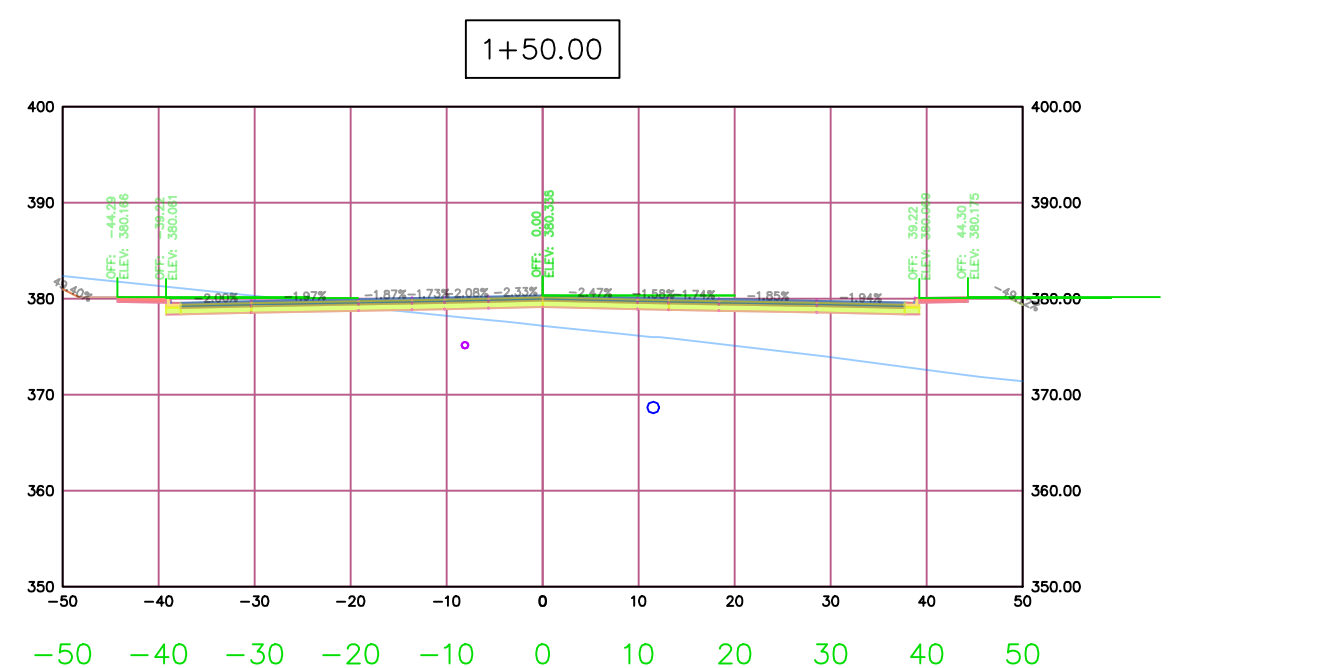
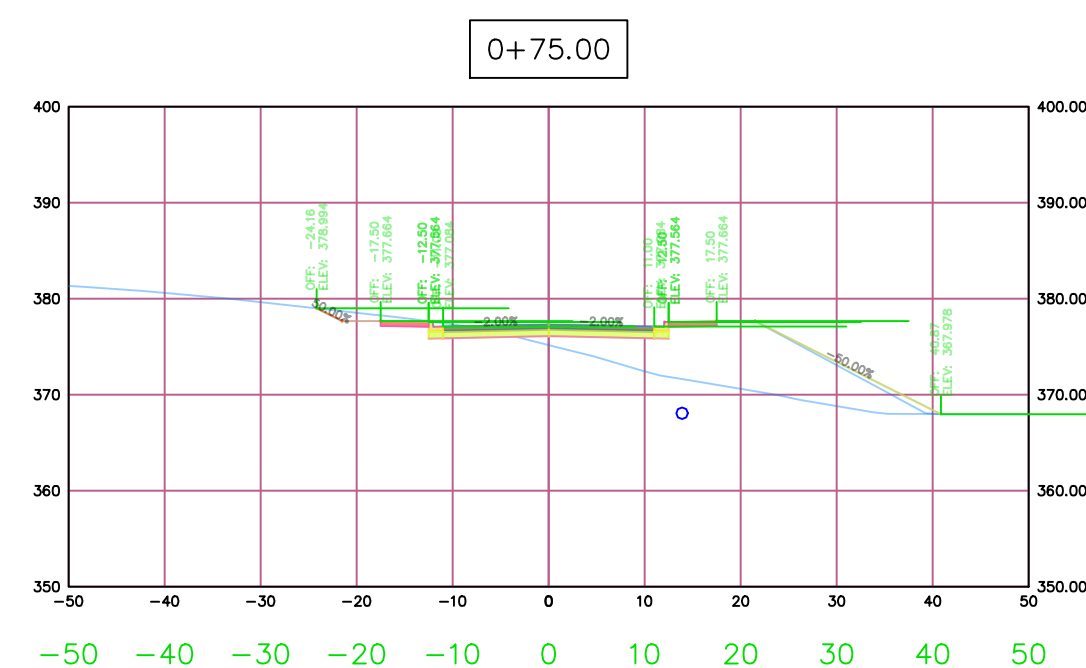
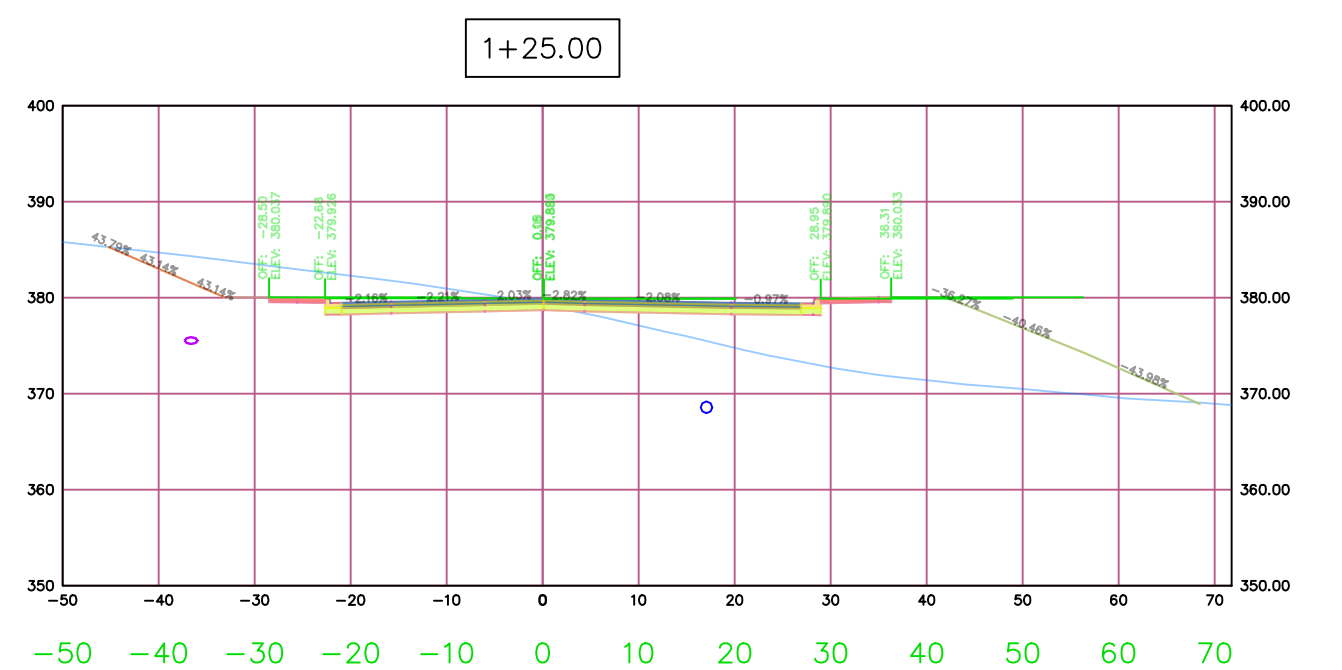
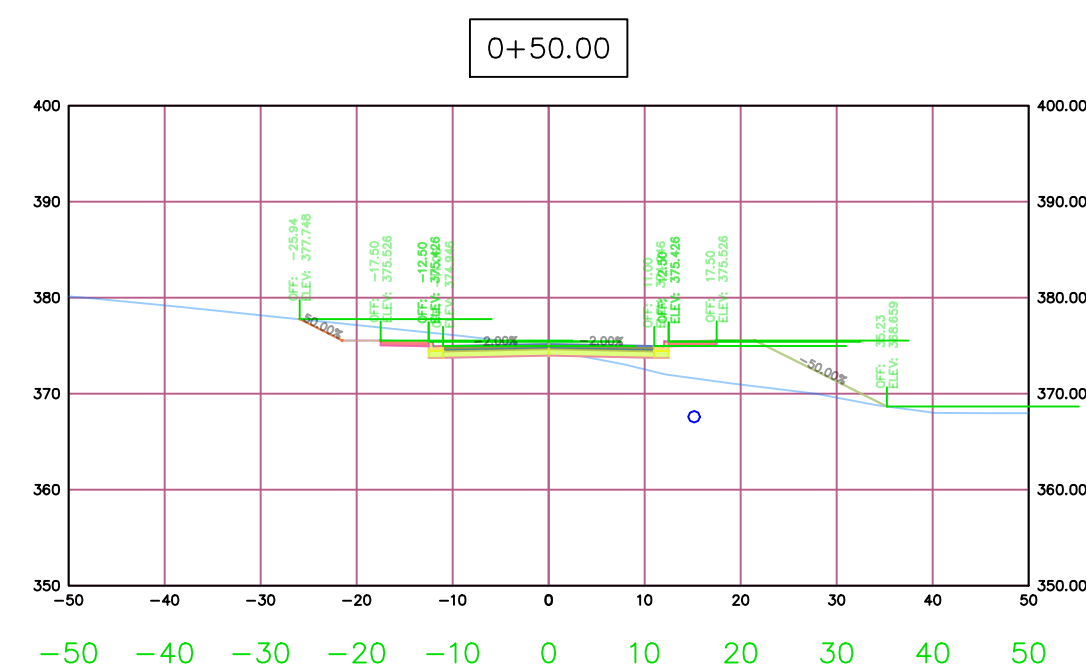
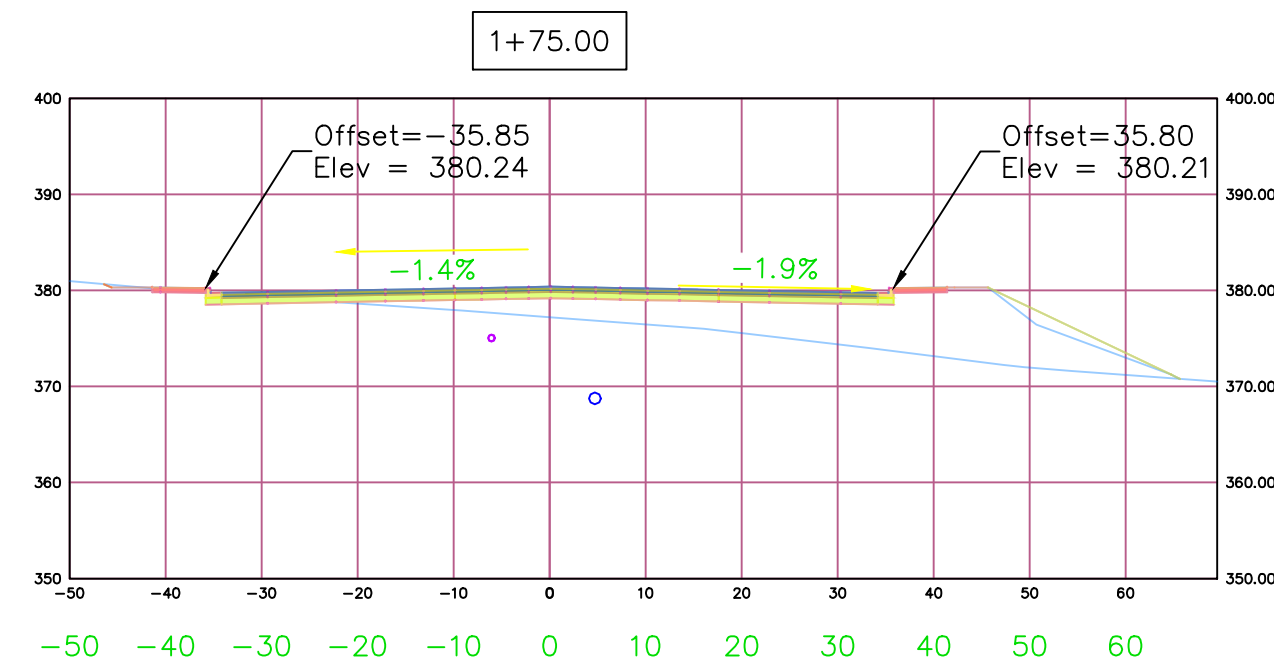
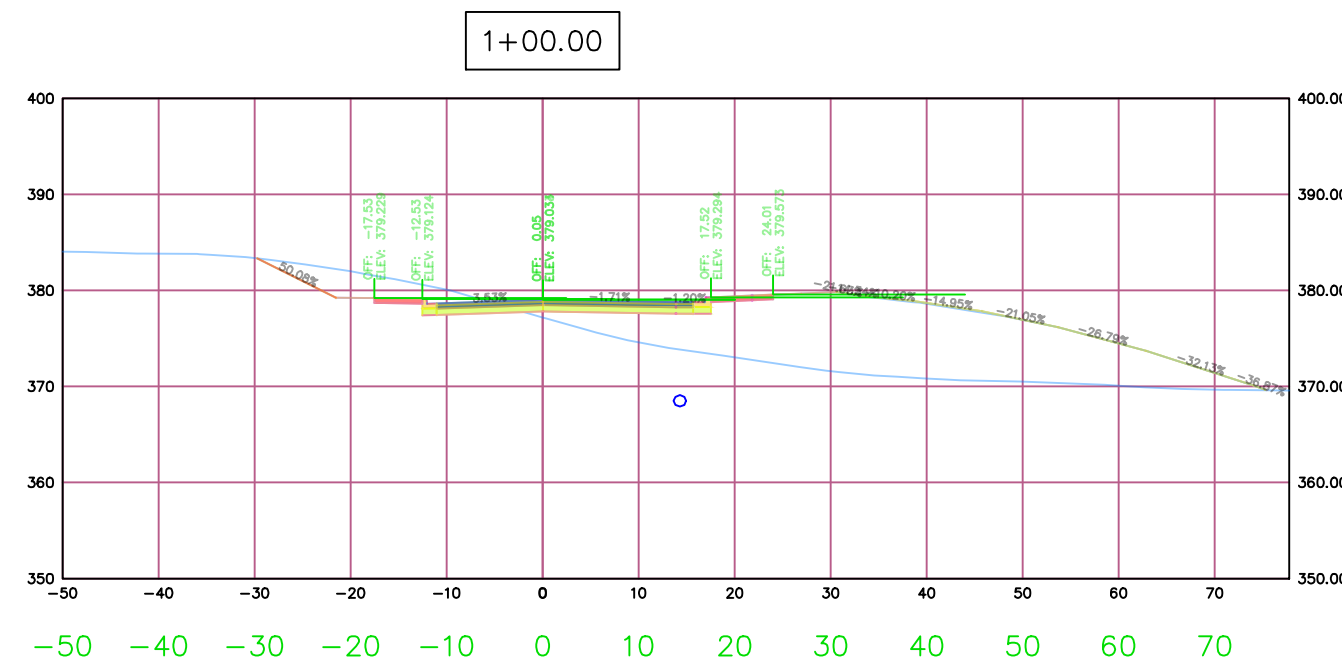
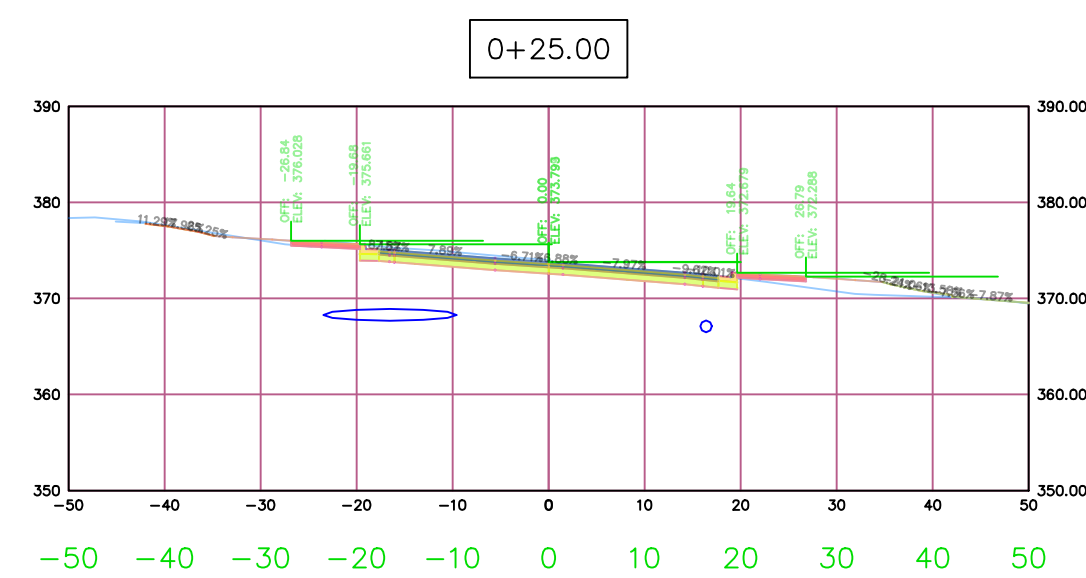


S. SCHIAMMER CONSULTING GROUP P.L.L.C.
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RESIDENTIAL HOME DESIGN
10100 1st Ave., Suite C, Anacortes, WA 98221
Office: 360-293-4008

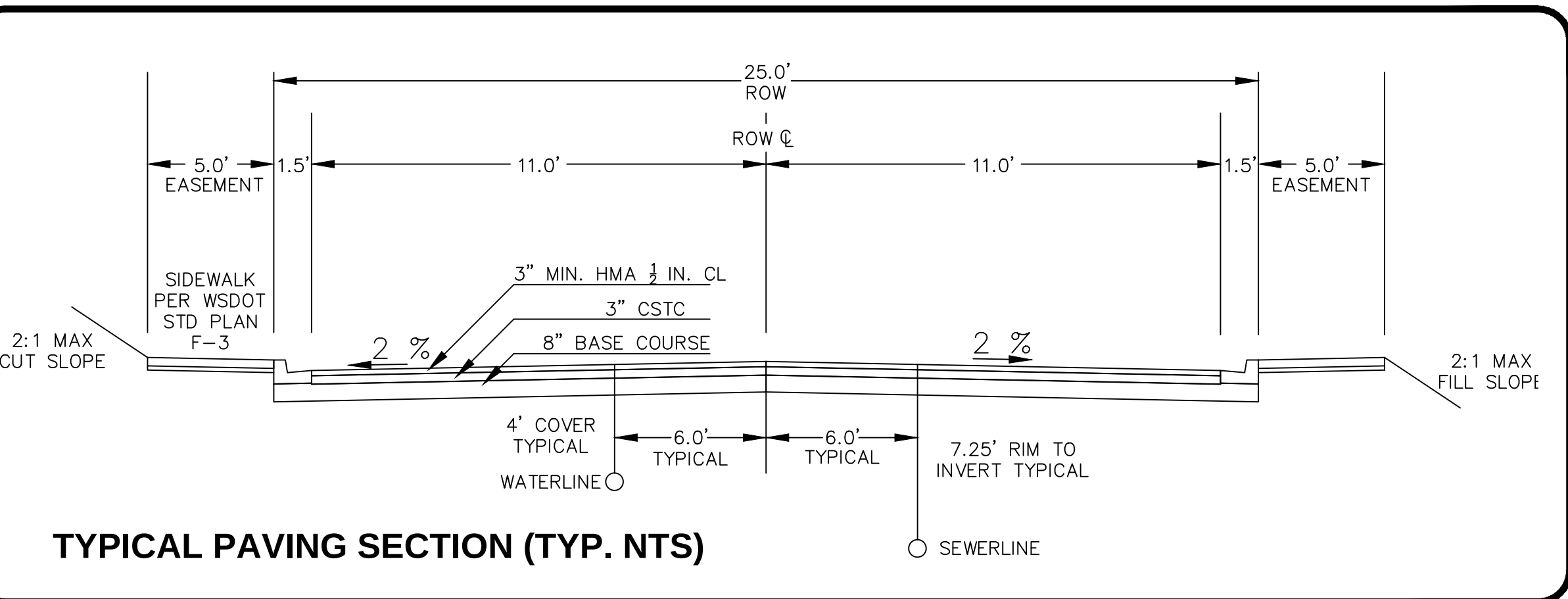
ROAD PROFILES
PUD-2015-0001
PW#15-043-DEV

Irving Construction Corp.
West Tenth St. Project
Anacortes, WA 98221

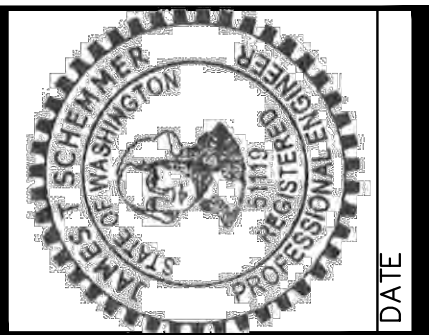
CUL DE SAC SECTIONS



1"=20' HORIZONTAL, 1"=20' VERTICAL



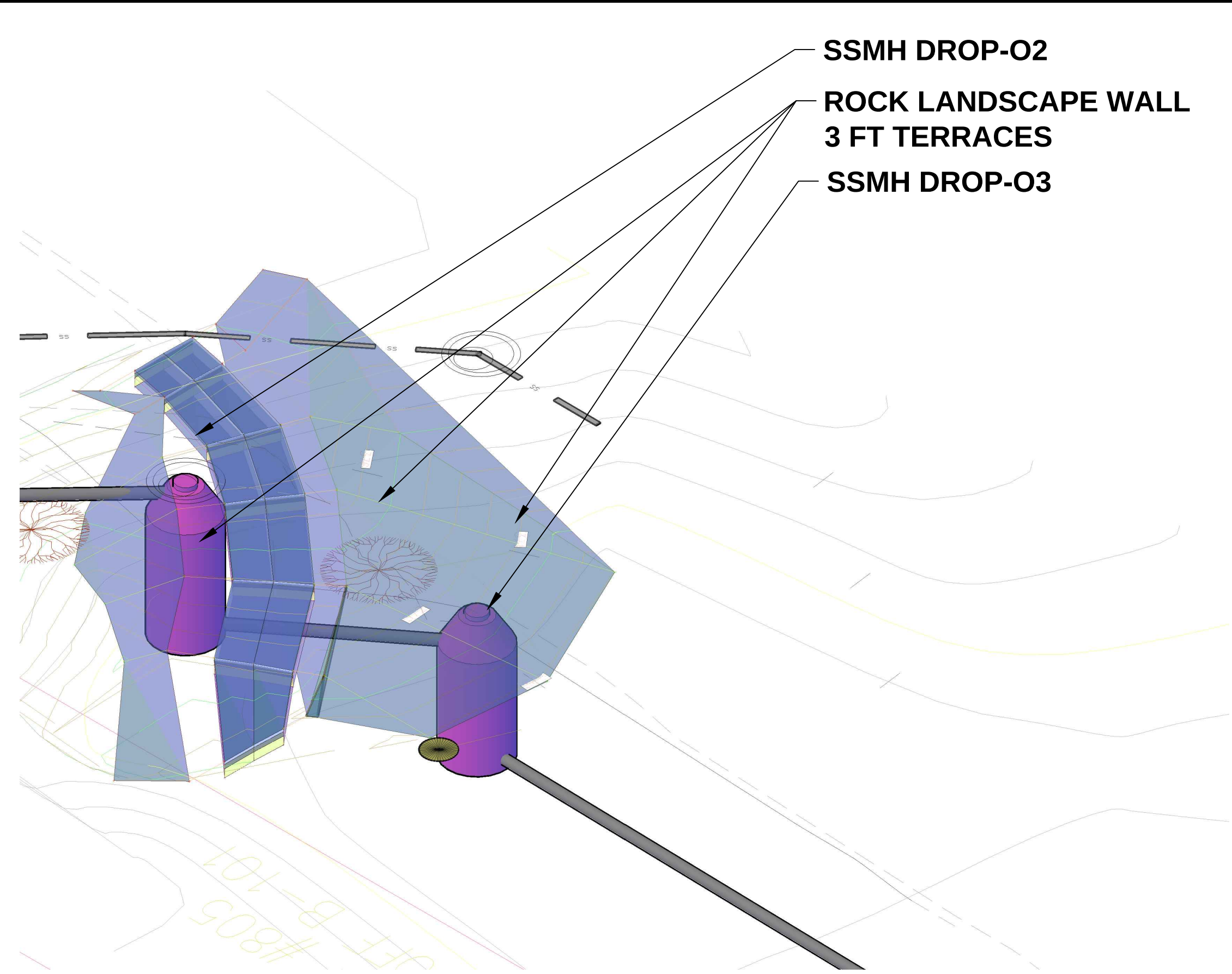
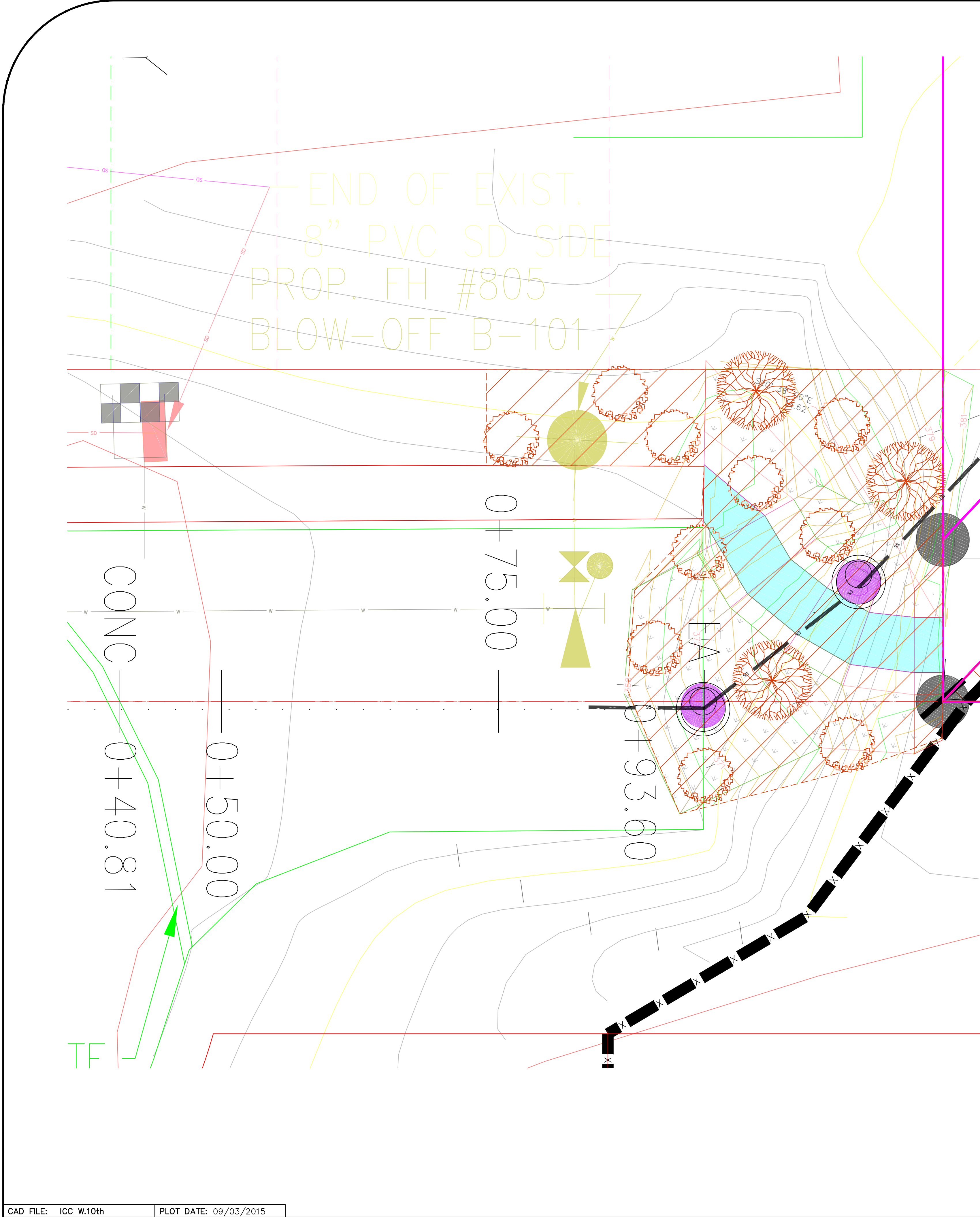
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DRAWN	09/03/2015	REV 2: ANSWER TO COMMENT
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DATE		REVISIONS
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ENGINEERING
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Office: 360-293-4008

SECTIONS
PUD-2015-0001
PW#15-043-DEV

Irving Construction Corp.
West Tenth St. Project
Anacortes, WA 98221



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	09/03/2015	
DRAWN JTS		
CHECKED		
DATE		
REVISIONS		
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S. SCHEMMER ENGINEERING SURVEYING RESIDENTIAL HOME DESIGN 1001 W. 10th St., Suite C, Anacortes, WA 98221 Office: 360-293-9006	LANDSCAPE WALL AND DETAILS PUD-2015-0001 PW#15-043-DEV	Irving Construction Corp. West Tenth St. Project Anacortes, WA 98221

DESIGNED BY The Schemmer Group (360) 293-9006
JOB NO. 14-076
08 OF 12

SETBACK % PER NET LOT

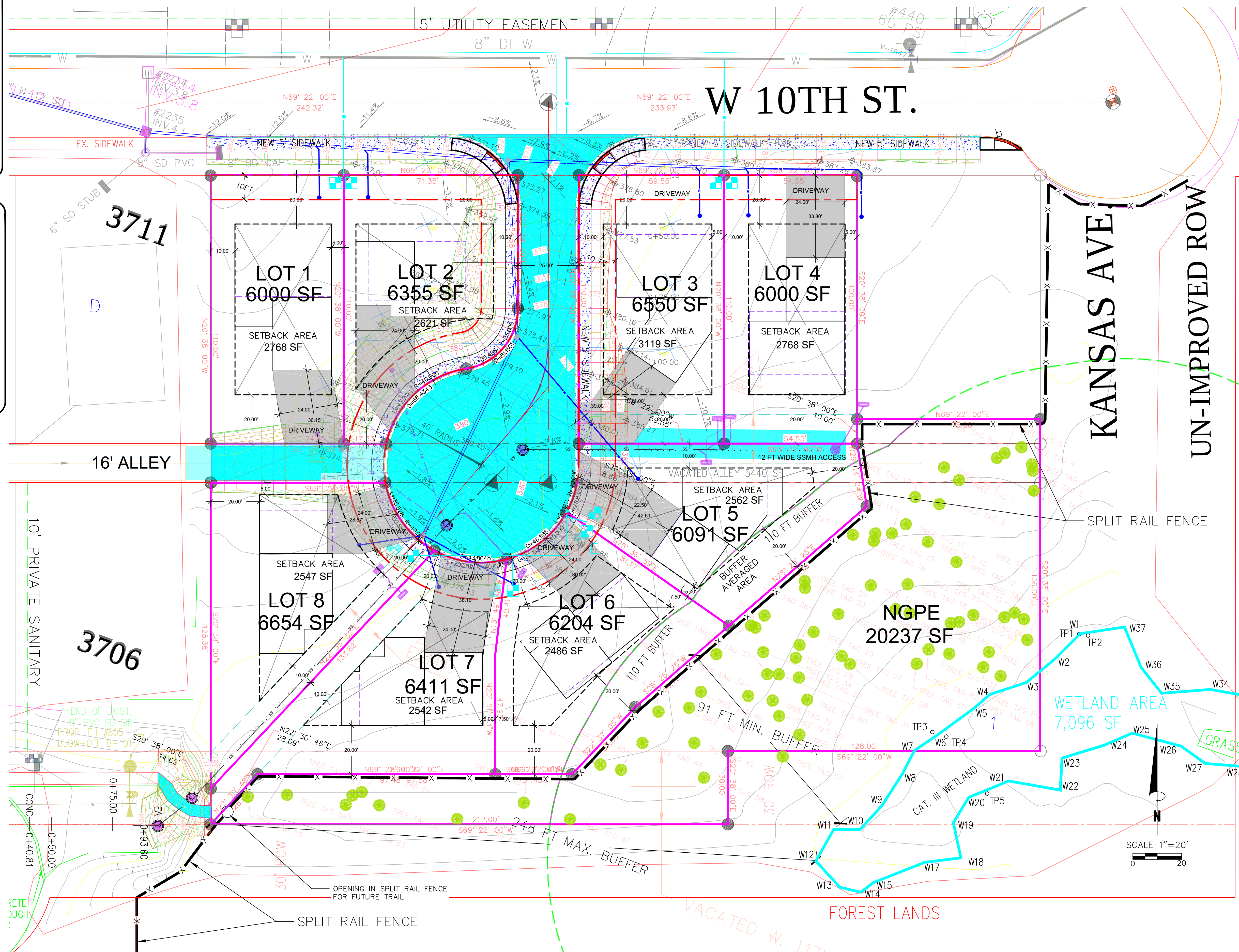
LOT 1 -	2768 SF / 6000 SF = 46%
LOT 2 -	2621 SF / 6355 SF = 41%
LOT 3 -	3119 SF / 6550 SF = 48%
LOT 4 -	2768 SF / 6000 SF = 46%
LOT 5 -	2562 SF / 6091 SF = 42%
LOT 6 -	2486 SF / 6204 SF = 40%
LOT 7 -	2542 SF / 6411 SF = 40%
LOT 8 -	2547 SF / 6654 SF = 38%

NATIVE GROWTH PROTECTION EASEMENT. A NATIVE GROWTH PROTECTION EASEMENT (NGPE) SHALL BE PROVIDED FOR THE AREA ABUTTING THE ANACORTES COMMUNITY FOREST LANDS. SPLIT RAIL FENCING SHALL BE INSTALLED ALONG THE BOUNDARY PRIOR TO CONSTRUCTION AND SHALL REMAIN UPON COMPLETION OF CONSTRUCTION. THE AREA SHALL REMAIN UNTOUCHED WITH THE FOLLOWING EXCEPTIONS:

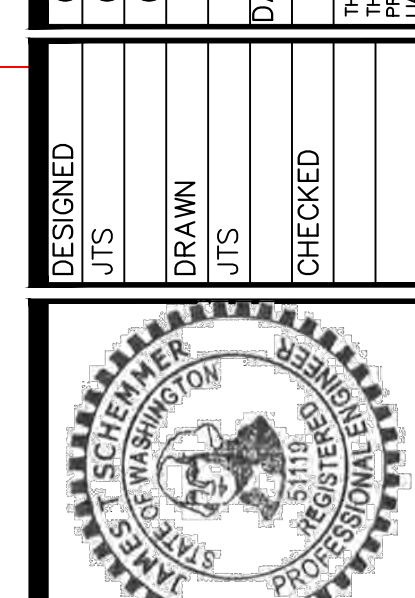
- HAND REMOVAL OF NON-NATIVE OR ADVENTITIOUS PLANTS AS APPROVED BY THE PARKS DEPARTMENT.
- HAZARD TREES WILL BE IDENTIFIED WITH THE CONCURRENCE OF THE PARKS DEPARTMENT. HAZARD TREES REMOVED OR BLOWN DOWN SHALL BE REPLANTED BY THE LANDOWNER, SUBJECT TO APPROVAL OF THE PARK DEPARTMENT, WITH A 3-FOOT MINIMUM APPROPRIATE NATIVE STOCK WHICH SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ABLE TO SURVIVE WITHOUT CARE.
- FALLEN TREES IN THE NGPE SHALL ONLY BE REMOVED FROM THE SITE WITH THE APPROVAL OF THE PARKS DEPARTMENT.
- IF THE BUFFER IS DISTURBED, A REPLANTING PLAN USING APPROPRIATE NATIVE STOCK SHALL BE SUBMITTED TO THE FOREST ADVISORY BOARD FOR APPROVAL AND ONCE APPROVED, SHALL BE IMPLEMENTED BY THE LANDOWNER.
- TRAILS THROUGH THE NGPE SHALL NOT BE PERMITTED WITHOUT THE APPROVAL OF THE PARKS DEPARTMENT.
- FENCING PLANS ALONG THE NGPE MUST BE APPROVED BY THE PARKS AND RECREATION DIRECTOR.

LINE TYPE LEGEND

PL-SETBACKS	---
PL-HOUSE-UL	---
PL-HOUSE-LL	---
PL-DRIVEWAY	---



DESIGNED	DATE	REVISIONS
JTS	04/20/2015	REV 1: ANSWER TO COMMENT
JTS	09/03/2015	REV 2: ANSWER TO COMMENT
JTS	09/23/2015	REV 3: ANSWER TO COMMENT
JTS	10/28/2015	DATE



S. SCHEMMER CONSULTING GROUP PLLC
SURVEYING & ENGINEERING
RESIDENTIAL HOME DESIGN
10000 1st Ave. S., Suite 100
Burien, WA 98148
Phone: (206) 293-9006 Fax: (206) 293-9007

EXHIBIT A
LOT SETBACKS & AREAS
PUD-2015-0001
PW#15-043-DEV

Irving Construction Corp.
West Tenth St. Project
Anacortes, WA 98221

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JOB NO.
14-076
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PERCENT IMPERVIOUS SURFACE PER LOT
(HOUSE + SIDEWALK + DRIVEWAY) / LOT AREA

LOT 1 - 2852 SF / 6000 SF = 47.5%
LOT 2 - 3260 SF / 6355 SF = 51.3%
LOT 3 - 3607 SF / 6550 SF = 55.1%
LOT 4 - 2659 SF / 6000 SF = 48.9%
LOT 5 - 3302 SF / 6091 SF = 54.2%
LOT 6 - 2269 SF / 6204 SF = 36.6%
LOT 7 - 2813 SF / 6411 SF = 43.9%
LOT 8 - 2676 SF / 6654 SF = 40.2%

PARKING AREA PER LOT

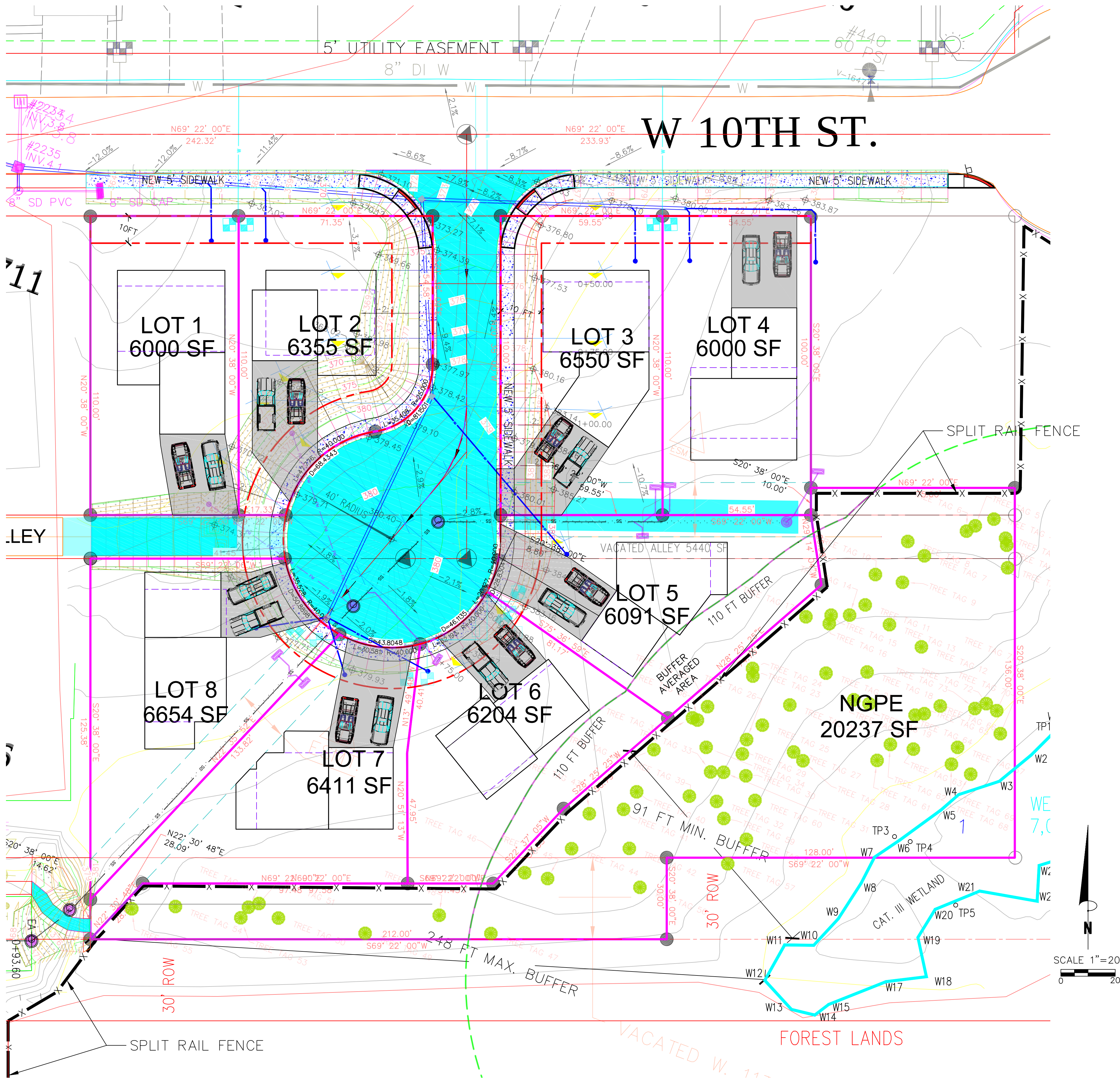
LOT 1 - 724 SF (2 SPACES)
LOT 2 - 1028 SF (2 SPACES)
LOT 3 - 937 SF (2 SPACES)
LOT 4 - 810 SF (2 SPACES)
LOT 5 - 974 SF (2 SPACES)
LOT 6 - 750 SF (2 SPACES)
LOT 7 - 917 SF (2 SPACES)
LOT 8 - 706 SF (2 SPACES)

PERCENT HOUSE COVERAGE
PER LOT AREA

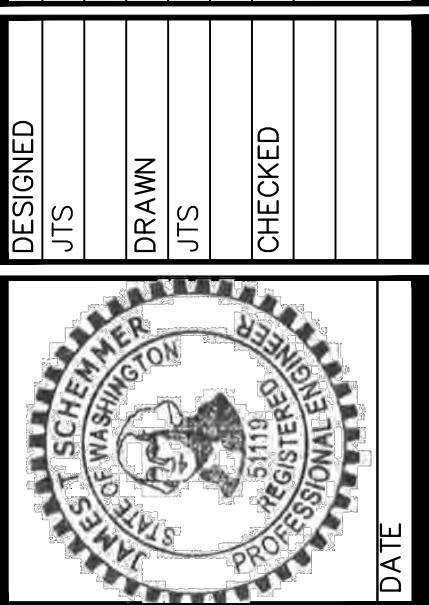
LOT 1 - 35%
LOT 2 - 25%
LOT 3 - 30%
LOT 4 - 30%
LOT 5 - 25%
LOT 6 - 22%
LOT 7 - 27%
LOT 8 - 27%

LINE TYPE LEGEND

PL-SETBACKS ---
PL-HOUSE-UL ---
PL-HOUSE-LL ---
PL-DRIVEWAY ---



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DATE	10/28/2015	REVISIONS

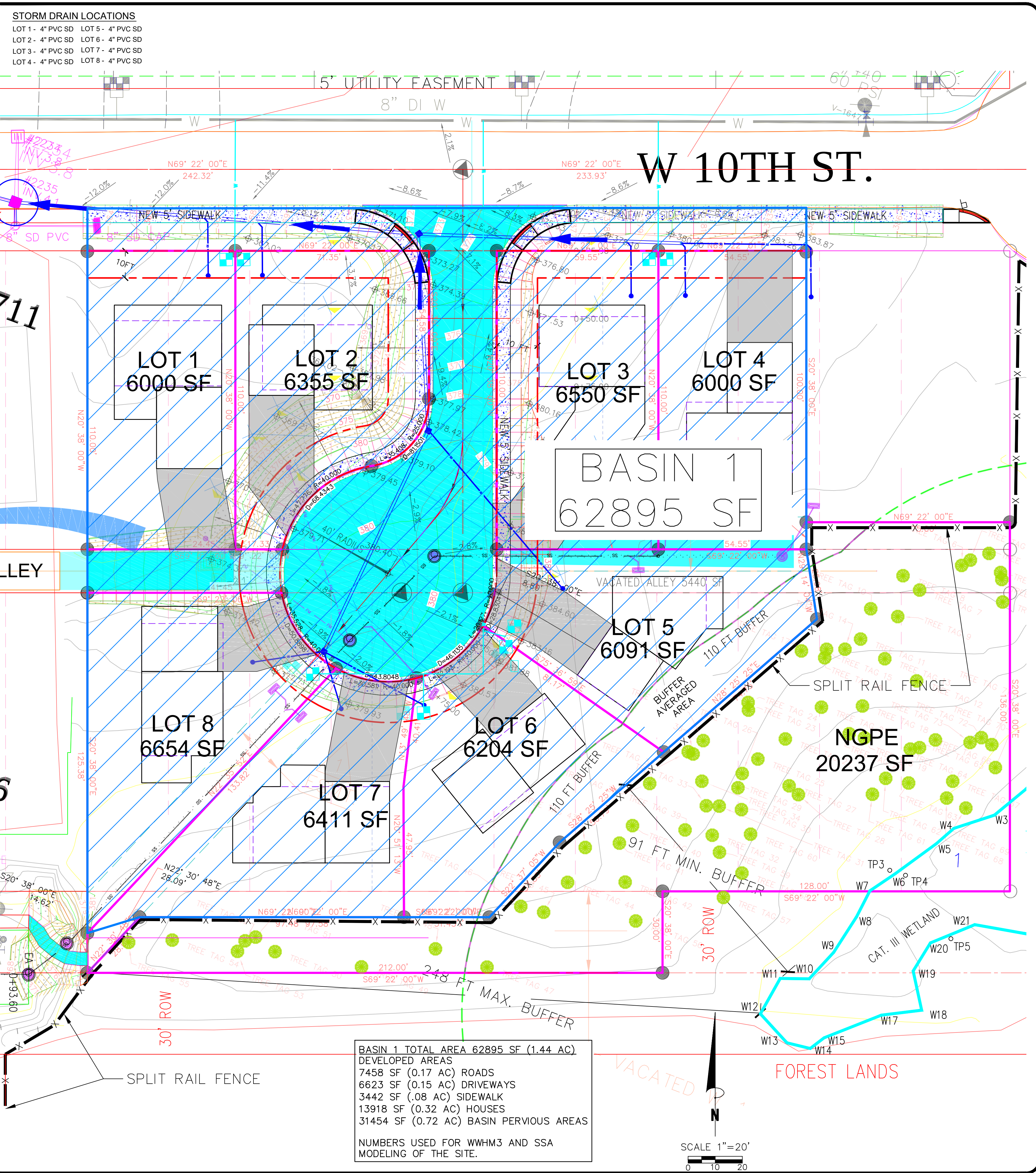
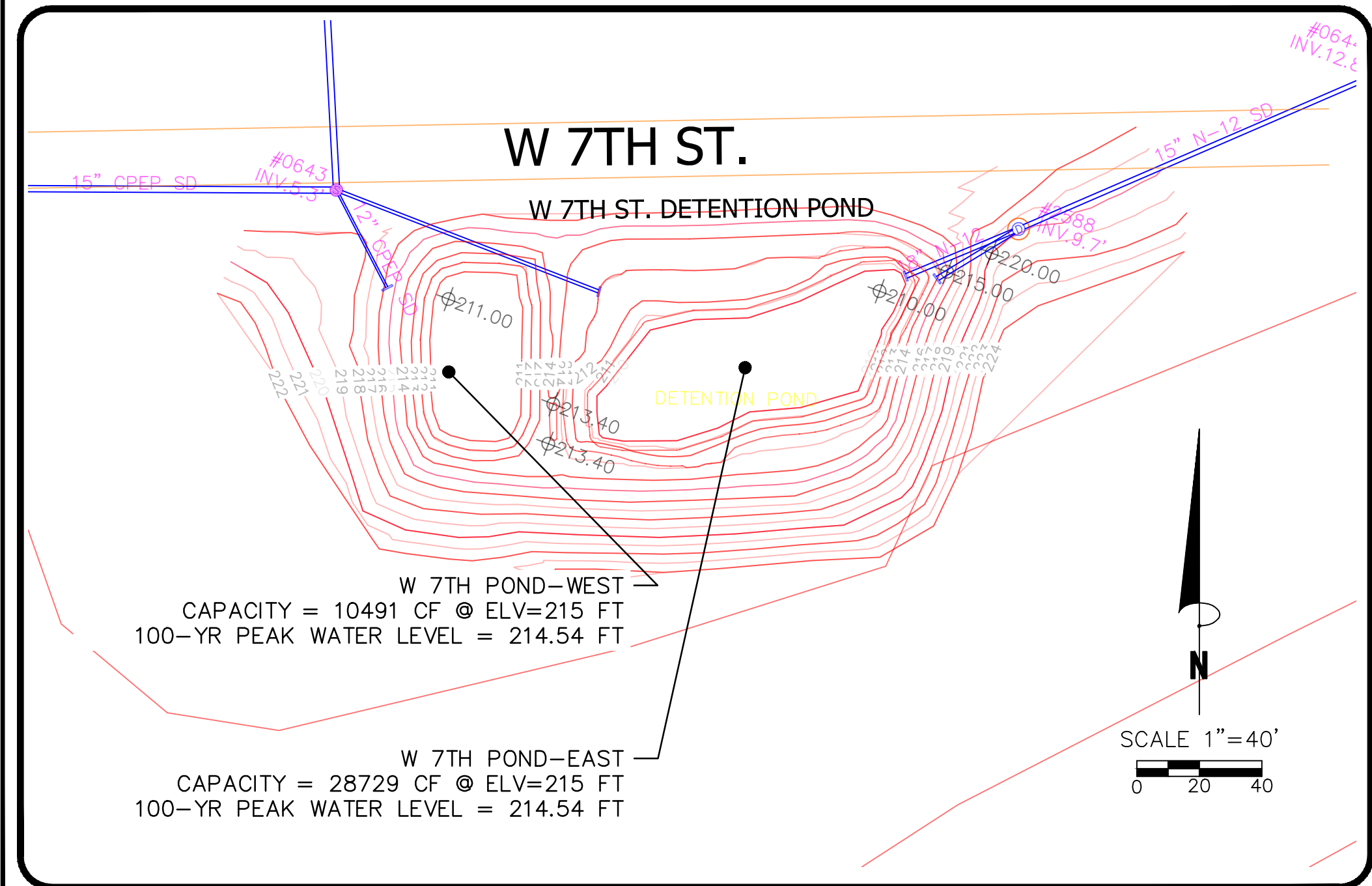
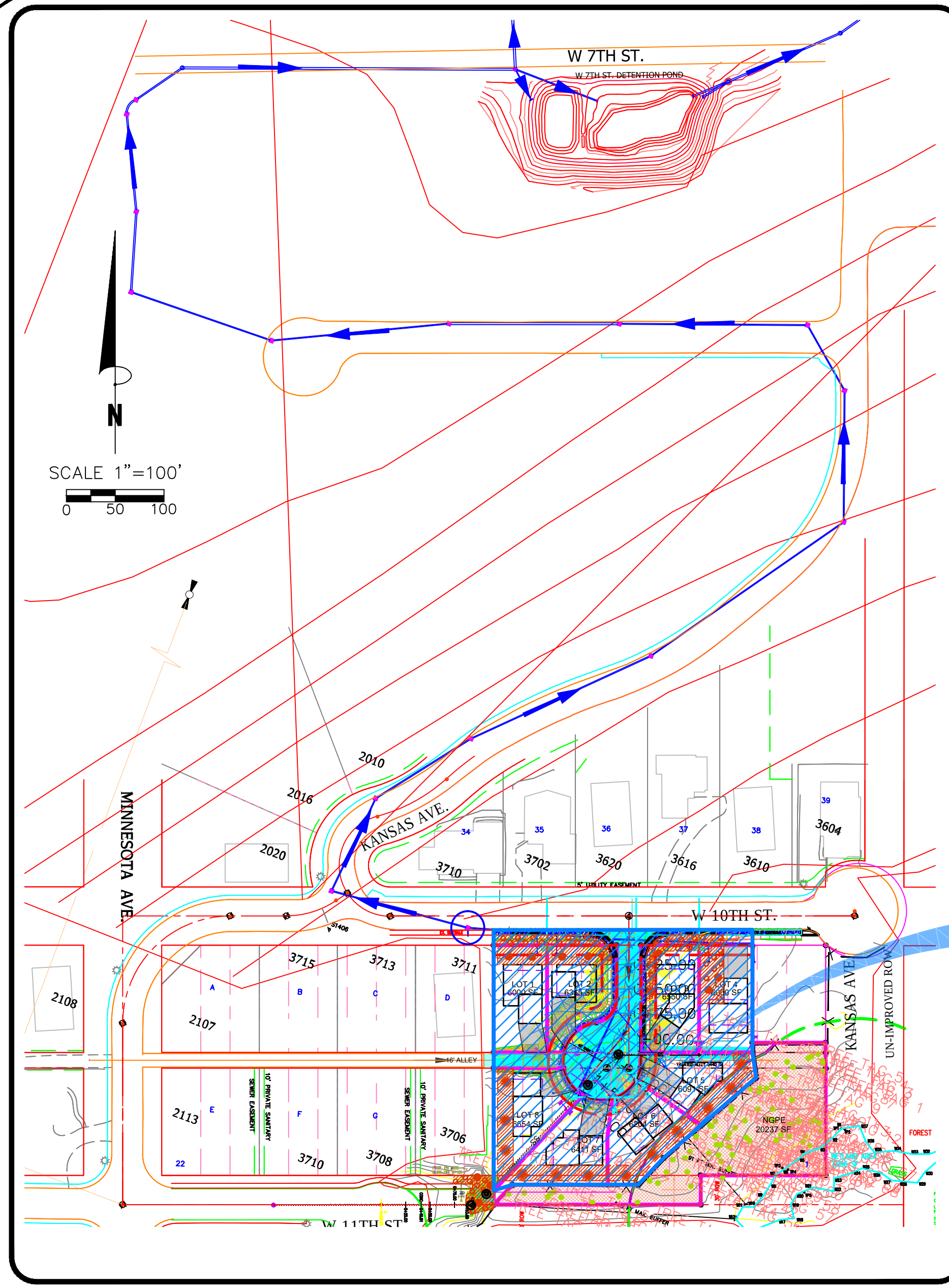


S. SCHEMMER CONSULTING GROUP PLLC
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11118 1st Ave. N.E.
Anacortes, WA 98221
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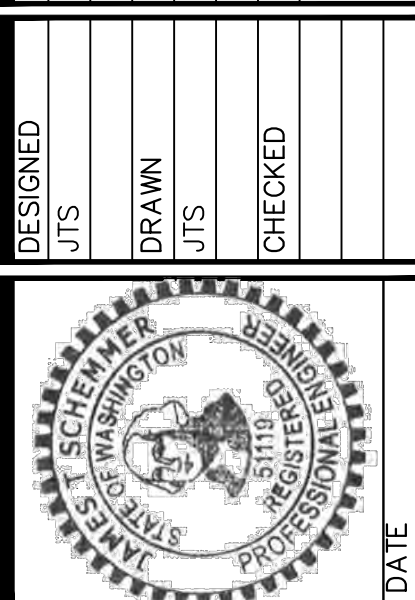
EXHIBIT B
PARKING & ACCESS
BUILDING LOT COVER
PUD-2015-0001
PW#15-043-DEV

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DATE	10/28/2015	REVISIONS



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RESIDENTIAL HOME DESIGN
OFFICE: 360-293-9006 FAX: 360-293-9007
10000 1st Ave. S. Anacortes, WA 98221

EXHIBIT C
STORM WATER SITE PLAN
PUD-2015-0001
PW#15-043-DEV

Irving Construction Corp.
West Tenth St. Project
Anacortes, WA 98221

DESIGNED BY
The Schemmer Group
(360) 293-9006
JOB NO.
14-076
11 OF 12

NOTE: INDIVIDUAL LOT OWNERS SHALL SUBMIT LANDSCAPE PLANS THAT MEET OR EXCEED CITY OF ANACORTES CODE AMC 17.41 AND SHALL HAVE PLANS APPROVED BY THE HOMEOWNERS ASSOCIATION PRIOR TO INSTALLATION. PLANTS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY AND ARE TO REPRESENT THE CONCEPT OF HOMES NESTLED IN THE NATURAL SURROUNDING LANDSCAPE. TREE RETENTION IN THE WETLAND BUFFER IS DOCUMENTED IN THE TREE PRESERVATION PLAN SUBMITTED WITH THIS PUD APPLICATION.

LANDSCAPE AREAS BY LOT

LOT 1 - 3150 SF = 52.5%
LOT 2 - 3095 SF = 48.7%
LOT 3 - 2941 SF = 44.9%
LOT 4 - 3066 SF = 51.1%
LOT 5 - 2790 SF = 45.8%
LOT 6 - 3933 SF = 63.4%
LOT 7 - 3597 SF = 56.1%
LOT 8 - 3979 SF = 59.8%

PROPOSED PLANT LEGEND

- MEDIUM SIZE NATIVE TREE OR LARGE SHRUB
- SMALL NATIVE TREE OR MEDIUM SHRUB
- GROUND COVER OR SMALL SHRUB
- LOT LANDSCAPE AREA
- NATIVE TREE PRESERVATION & RETENTION AREA

NOTE: TREES AND SHRUBS SHALL BE FROM THE WASHINGTON NATIVE PLANT SOCIETY PLANT LIST FOR SKAGIT COUNTY 2004 AND SHALL MEET CITY OF ANACORTES CODE CHAPTER AMC 17.41. INDIVIDUAL LOT OWNERS SHALL SUBMIT LANDSCAPE PLANS TO THE HOMEOWNERS ASSOCIATION FOR REVIEW AND APPROVAL. IRRIGATION ON LOT AND ADJACENT ROW WILL BE RESPONSIBILITY OF INDIVIDUAL LOT OWNERS. ADDITIONALLY THE COMMON AREA BUFFER SHALL BE VEGETATED WITH NATIVE PLANTS APPROVED BY THE HOMEOWNERS ASSOCIATION AND SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS.

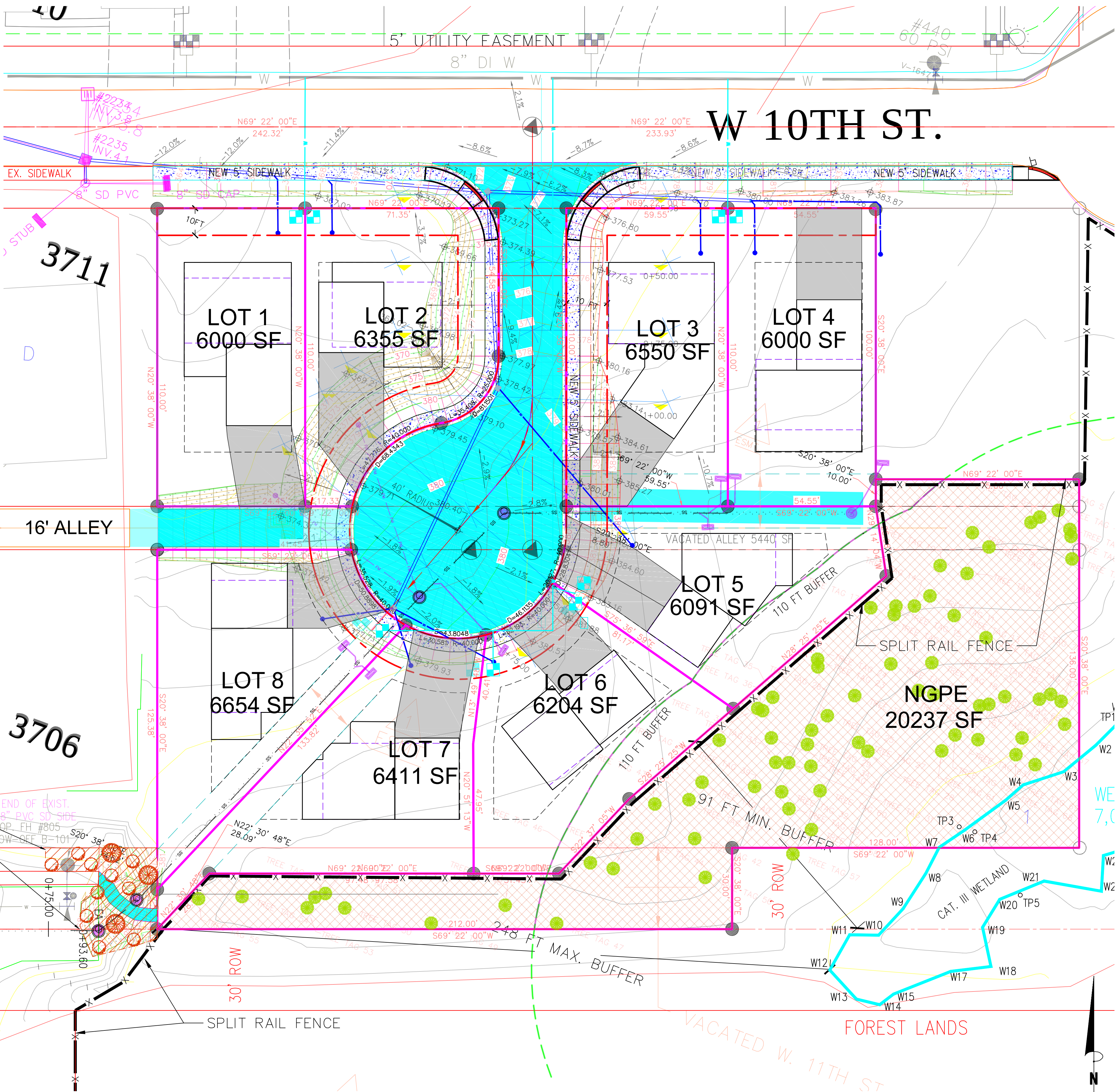
NOTE: LANDSCAPE AREA FOR EACH LOT WILL BE USED FOR OPEN SPACE AREA. PLANTING OF NATIVE PLANT SPECIES AS SPECIFIED BY HOMEOWNERS ASSOCIATION.

NATIVE GROWTH PROTECTION EASEMENT. A NATIVE GROWTH PROTECTION EASEMENT (NGPE) SHALL BE PROVIDED FOR THE AREA ADJUTING THE ANACORTES COMMUNITY FOREST LANDS. SPLIT RAIL FENCING SHALL BE INSTALLED ALONG THE BOUNDARY PRIOR TO CONSTRUCTION AND SHALL REMAIN UPON COMPLETION OF CONSTRUCTION. THE AREA SHALL REMAIN UNTOUCHED WITH THE FOLLOWING EXCEPTIONS:

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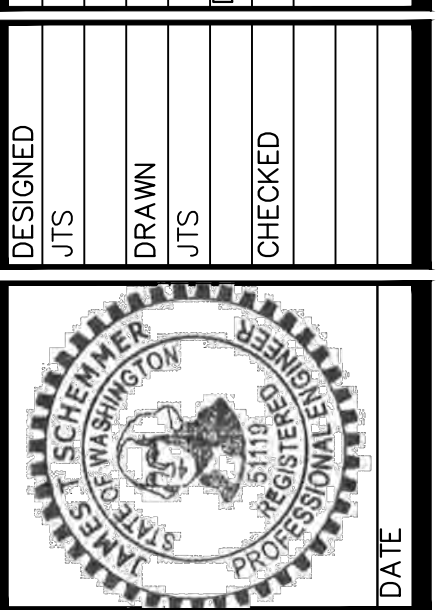
11TH ST.

EXIST. CONCRETE GUTTER THROUGH CUL-DE-SAC



SCALE 1"=20'
0 10 20

DESIGNED	04/20/2015	REV 1: ANSWER TO COMMENT
DRAWN	09/03/2015	REV 2: ANSWER TO COMMENT
CHECKED	10/28/2015	REV 3: ANSWER TO COMMENT
DATE	DATE	REVISIONS



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SURVEYING
RESIDENTIAL HOME DESIGN
10000 11TH ST. SE, SUITE 100
ANACORTES, WA 98021
OFFICE: 360-293-9006 FAX: 360-293-9007

EXHIBIT D
LANDSCAPE PLAN
PUD-2015-0001
PW#15-043-DEV

Irving Construction Corp.

West Tenth St. Project
Anacortes, WA 98221

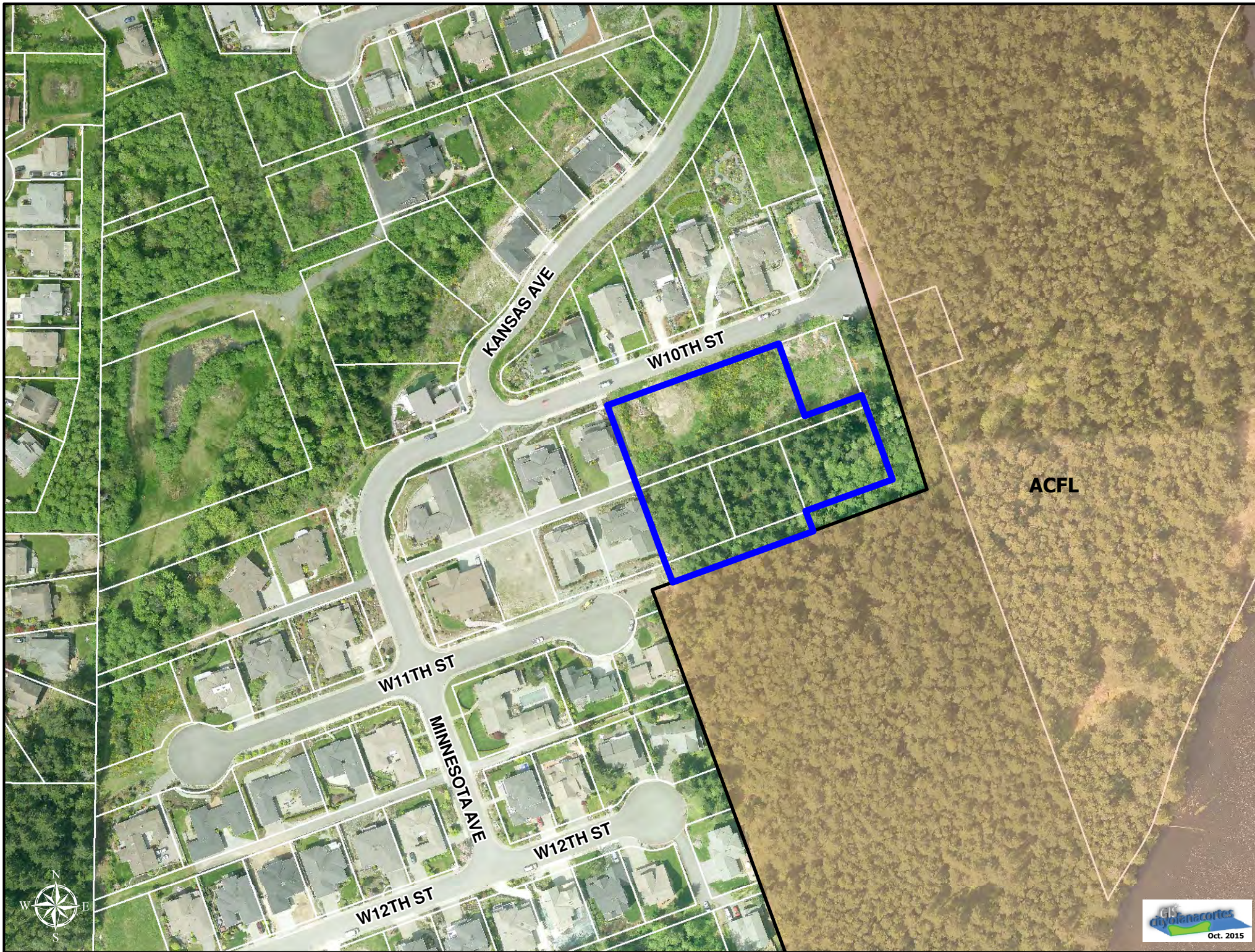
DESIGNED BY
The Schemmer Group
(360) 293-9006

JOB NO.
14-076

12 OF 12

EXHIBIT #14:

ANACORTES COMMUNITY FOREST LANDS (ACFL) MAP:



ACFL

KANSAS AVE

W10TH ST

W11TH ST

MINNESOTA AVE

W12TH ST

W12TH ST





Planning Commission Agenda Bill

Meeting Date: 1/6/2016 **Agenda Item:** #5a

Subject: Stormwater Management Program – Low Impact Development Element

Staff Contact: Libby Grage, Planning Manager

Approved for Submittal to Council by	
	Laurie Gere, Mayor
x	Fred Buckenmeyer, PW Director

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

Summary Statement: The Phase II Municipal Stormwater Permit issued to the City of Anacortes under the National Pollution Discharge Elimination System (NPDES) mandates that the City implement an ordinance or other enforceable document to address runoff from all new development, redevelopment or construction sites regarding the integration of what is commonly referred to as Low Impact Development (LID) techniques. The new ordinance must be adopted and effective no later than December 31, 2016 and shall apply to all applications submitted on or after January 1, 2017.

Background: The NPDES permit requires that all city documents be reviewed for language that does not support or otherwise imposes barriers to the implementation of LID Standards. Kulshan Services has been contracted to assist city staff with identifying changes to city documents including the Comprehensive Plan, Engineering Standards, municipal code and any operating standards or procedures. David Roberts and Karen Welch from Kulshan Services will be providing an introductory presentation to the Commission about the process that City Staff will embark on during 2016 to comply with the NPDES permit.

Previous Commission/Committee Action: N/A

Competing Viewpoints Considered: N/A

Recommended Motion: N/A

Alternative Actions: N/A

Attachments (listed in order presented):

PowerPoint presentation

City of Anacortes Stormwater Management Program



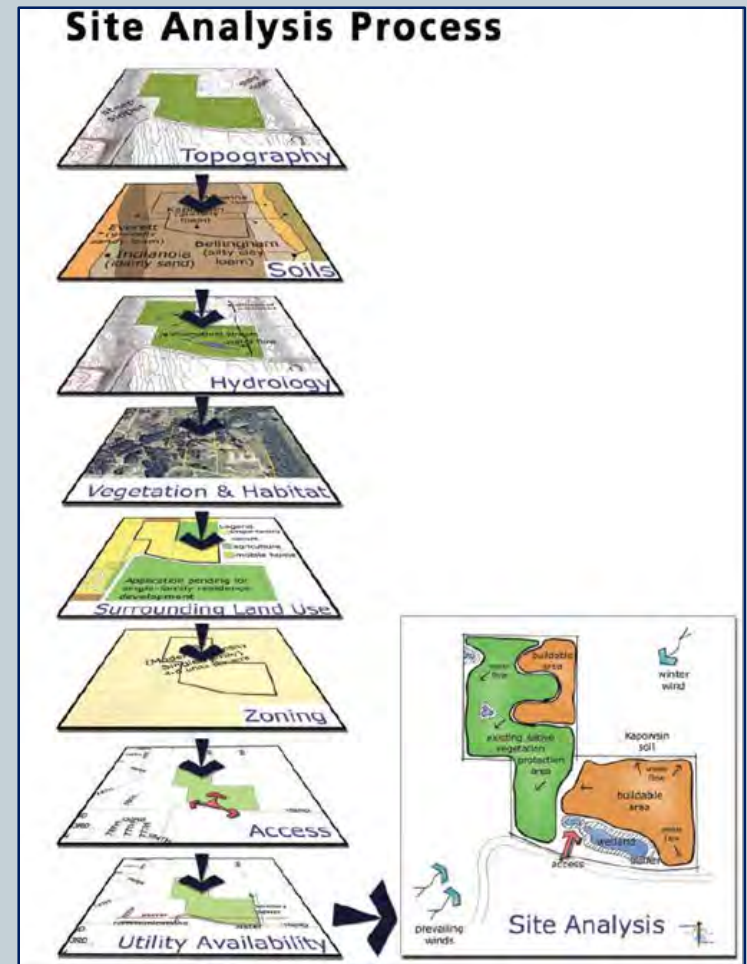
Low Impact Development Element

PLANNING COMMISSION MEETING
JANUARY 6, 2016



What is Low Impact Development (LID)?

- A land use development strategy that emphasizes protection and use of on-site natural features to manage stormwater
- Integrates engineered, small-scale stormwater controls into the site design
- Used at the parcel and subdivision scale



What is Low Impact Development (LID)



Primary goal:

No measureable impacts to receiving waters by maintaining pre-development surface flow volumes and durations

Approach:

- Minimize impervious surfaces,
- Minimize loss of native vegetation,
- Minimize stormwater runoff by increasing infiltration



NPDES* Phase II Permit Requirements



- Review, revise and make effective local codes and standards by **December 31, 2016**

Anacortes' NPDES stormwater permit requires revisions to the titles involving runoff control from new development, redevelopment and construction sites

- Make LID the **preferred option**.
- Standard stormwater designs allowed where **soils** are bad.



* National Pollution Discharge Elimination System

Steps to LID Integration



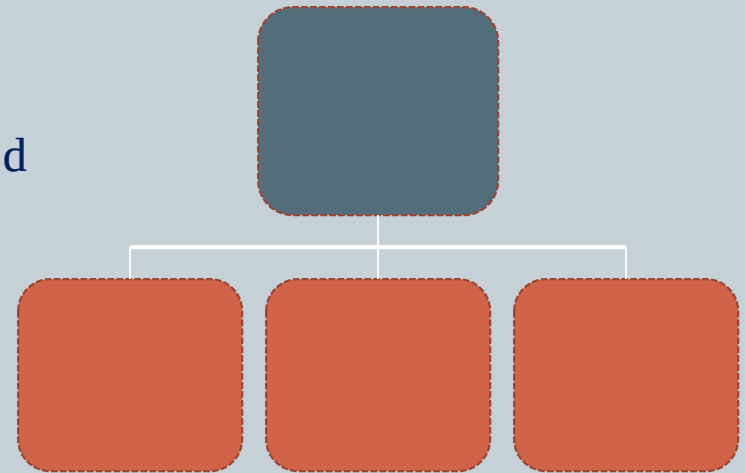
Internal Committee

Purpose

- Review codes and standards
- Identify gaps
- Draft code revisions
- Solicit comments from Public Works and Planning Commissions
- Lead public approval process

Suggested Members

- Public Works
- Planning
- Parks
- (Potentially include Legal and Fire)



Departments

Stakeholders Committee

Purpose

- Help scope the process
- Provide community input
- Review products

Possible Members

- Tribes
- County Health & Public Works
- Site Designers / Engineers
- Developers
- Neighborhood Groups
- Stewardship Groups
- Others?



Which Codes and Standards?



- Comprehensive or Planning Documents
 - Stormwater Comprehensive or Management Plans
 - City or County-wide Comprehensive Plan
- Standard Details
 - Standard Plans and Specifications
- Engineering and Street Standards
- Development Design Guidelines and Requirements
- Zoning, Development, and Subdivision Code
 - Street and Sidewalk Use
 - Stormwater Code
 - Land Use Code
 - Building Code
 - Mechanical Code
 - Plumbing Code
 - Housing Code
 - Subdivision Code
 - Grading Code
 - Fire Code
 - Tree and Vegetation Management Requirements
 - Landscaping Requirements
 - Right-of-Way Requirements



Rethinking Development



Site Solutions



Implementation



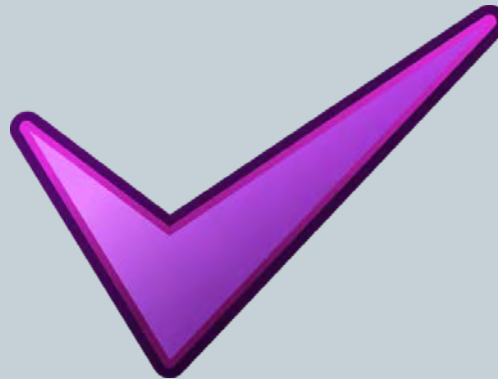
- Staff training
- New application materials, bulletins, web info
- Public LID workshop
- Report outcomes by March 31, 2017



Our Next Steps



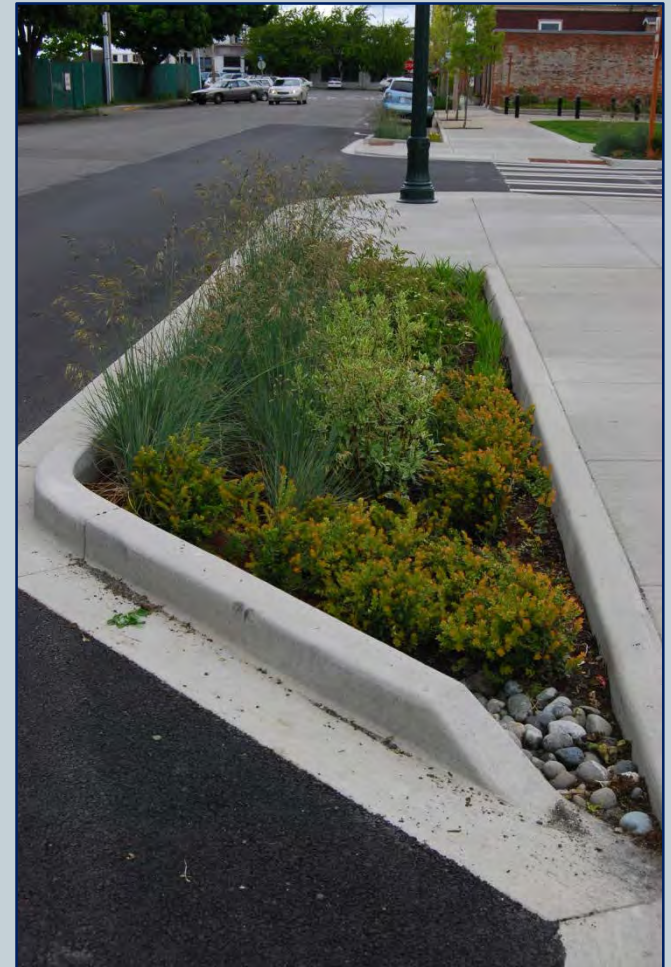
- Develop project plan and schedule
- Coordinate with departments
- Identify key staff and stakeholders
- Begin code review



Summary



- Permit requirement for LID
- Tight timeline, lots of work
- Requires internal and external input



Questions?

