



NOTICE OF APPLICATION

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

File Number: LPS-2020-0001

Applicant: Anacopper LLC

Date of Application: February 21, 2020

Date of Complete Application: March 20, 2020

Date of Notice of Application: March 24, 2020

Project Location: 1905 Anacopper Mine Rd. (Parcel #P31752)

Application Type / Description: Cottage housing site plan and unit lot subdivision/preliminary long subdivision application to divide 5.2 acres into 21 lots, with 18 cottage units and 3 standard single family homes in the R2 zone. The project includes installation of private access road and driveways, pedestrian paths, parking, open space, landscaping, stormwater infrastructure, extension of utilities, and construction of a portion of new public street between Oregon Avenue and Meadows Lane. Wetlands and buffers are present on the site; buffer width averaging is proposed. One existing home will be removed from the site.

Other Required Project Permits/Approvals: The following may be required in addition to the above: Construction stormwater general permit from WADOE, construction plan approval, right-of-way permit, final land division approval, building permits.

Existing Environmental Documents: The following environmental documents evaluate the proposed project: Critical areas report, Traffic report, Stormwater Site Plan, Geotechnical Report, SEPA checklist.

Application documents may be reviewed at <https://www.anacorteswa.gov/161/Planning-Community-Economic-Development> by clicking "Notices of Application" and then opening the appropriate project file number folder.

Public Comment Period: Written comments must be submitted to the contact below by **5:00 PM on April 22, 2020**. Any person may comment on the application, receive notice of and participate in any hearings, and request a copy of the decision, once made.

Public Hearing: A public hearing is required to be held before the Planning Commission; the hearing has not yet been scheduled.

Preliminary Determination of Consistency: At a minimum, this project will be subject to the following plans and regulations: Anacortes Municipal Code Title 16 Tree Preservation, Title 18 Environmental Protection, Ch. 17.70 Critical Areas, Title 19 Unified Development Code Municipal Code, and the Anacortes Engineering Design Standards.

Appeals: The SEPA threshold determination, once made, is appealable to the Hearing Examiner per AMC Table 19.20.030. The project permits are being processed using consolidated review under a Type 4 review process, which has no local appeal available. Please refer to AMC 19.20.030 and AMC 19.20.210 for appeal procedures.

For Project Information: Libby Grage, Planning Manager; Phone: (360) 299-1986

Email: libbyb@cityofanacortes.org; City of Anacortes, P.O. Box 547, Anacortes, WA 98221

ANACOPPER MINE ROAD

TRACT "A" 30' WIDE NATIVE GROWTH PROTECTION EASEMENT/BUFFER ZONE W/ STORM WATER CONVEYANCE
EXIST. SWALE

POND & SWALE
TRACT B
13,252 SF
0.30 ACRES

EXISTING GRAVEL ROAD TO BE
REMOVED AND RESTORED TO
NATIVE CONDITIONS

WETLAND
POND WATER
ELEVATION 245'

TRACT A
104,199 SF
2.39 ACRES

P31752

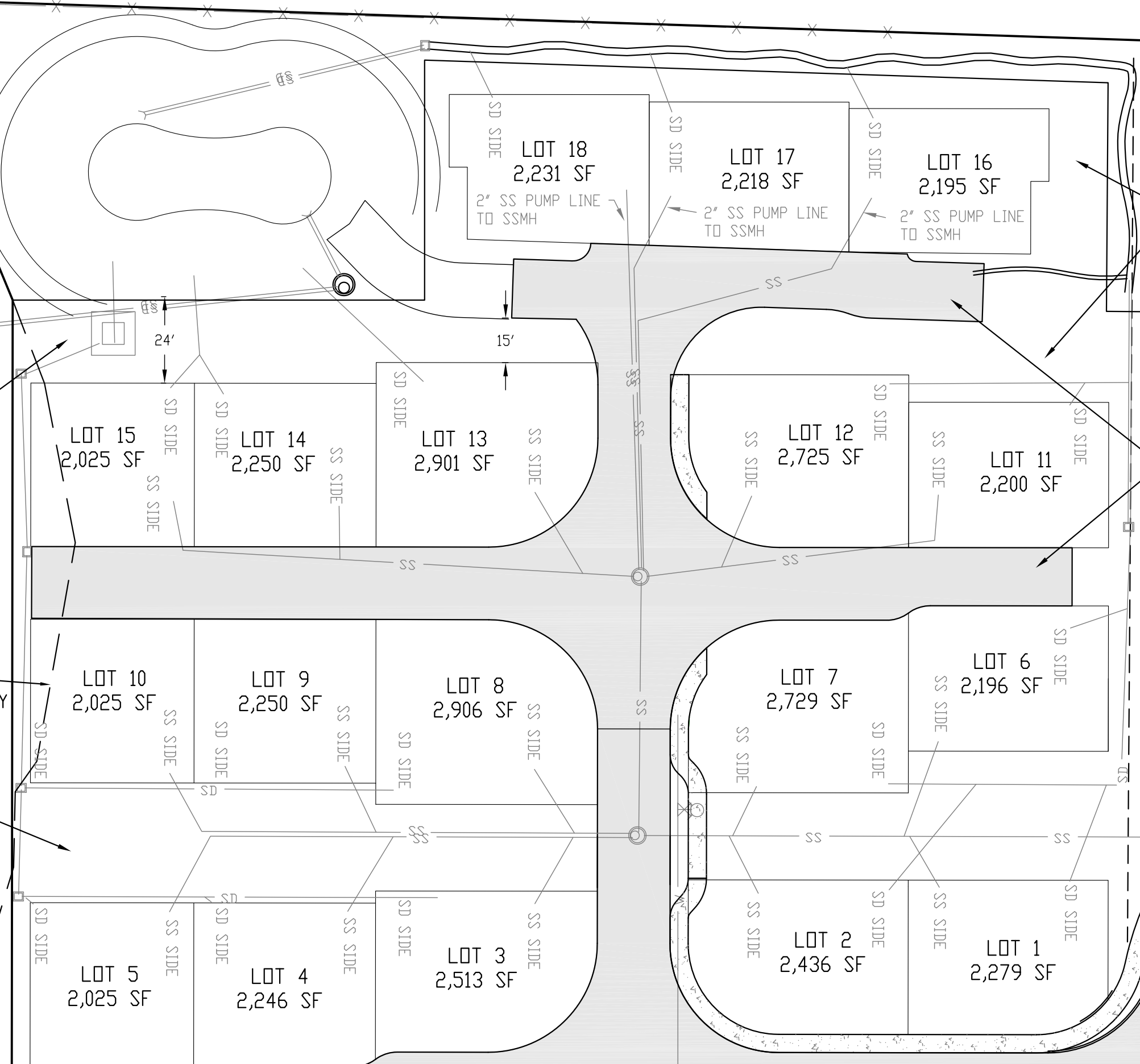
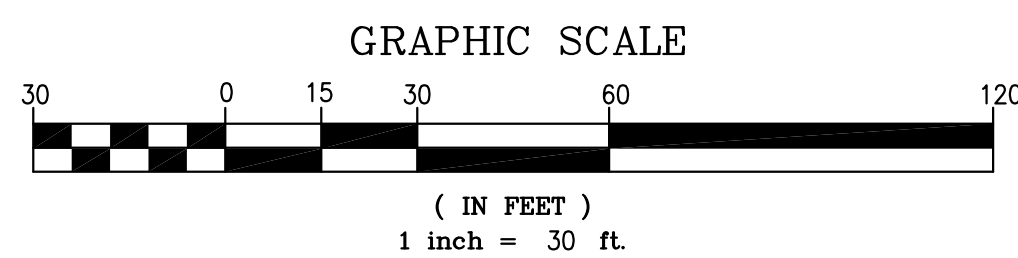
COMMON AREA
TRACT D
24,036 SF
0.55 ACRES

WETLAND BUFFER
AVERAGING BOUNDARY

COMMON AREA
TRACT D
24,036 SF
0.55 ACRES

PLAT OF EAGLE RIDGE
AF #200701110039

PENNSYLVANIA CT.



COMMON AREA
TRACT D
24,036 SF
0.55 ACRES

ROAD TRACT C
SHOWN SHADED
19,740 SF
0.45 ACRES

PLAT OF MEADOWS
DIV. NO. 1
AF #9812140068

MEADOWS LANE
N 81°43'37" W 205.76'

LEGEND

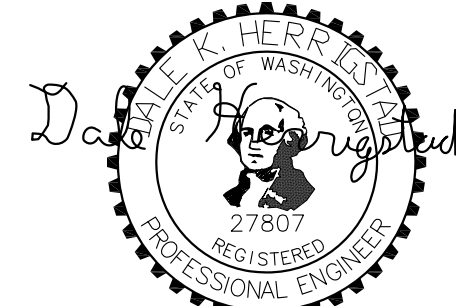
- FENCE — X — X — X — X —
- SANITARY SEWER — SS —
- STORM SEWER — SD —
- GAS — G —
- UNDERGROUND POWER WATER MAIN — UGP —
- W —
- Catch Basin □
- Power Vault [P]
- Sanitary Sewer Clean Out [C]
- Sanitary Sewer Man Hole [M]
- Cable Ped [C]
- Fire Hydrant [H]
- Water Gate Valve [V]
- Water Meter [M]

LOT 19
7,609 SF
10' UTILITY AND SIDEWALK ESMT

LOT 20
7,501 SF

LOT 21
7,647 SF

PROJECT DATUM
TOP OF MONUMENT IN
CASE AT NEW ROAD
ENTRY AS SHOWN ON
PLANS. NAVD88



PW#19-1XX-DEV

This plan sheet is accepted for construction in accordance with the City of Anacortes ordinances and policies. Actual conformance of the design with applicable laws is the sole responsibility of the professional engineer, whose name and stamp appear on this sheet. Acquiring, complying with, and providing mitigation for all Federal, State, County, and Local Laws, permits, and mandates, including but not limited to the Endangered Species Act, Federal Wetland Permit, State Department of Fisheries Hydraulics Permit, Federal Flood Plain Permits, National Pollutant Discharge Elimination System Permits is the responsibility of the Developer, Landowner, and their Engineer. The issuance of this permit shall not be construed as proof of compliance with applicable laws and permit requirements.

CITY ENGINEER DATE
The acceptance will expire one year from the date noted above.

Date January 31, 2020

REVISIONS	BY	DATE

HERRIGSTAD
ENGINEERING & SURVEYING
DALE K. HERRIGSTAD P.E., P.L.S.
4320 WHISTLE LAKE ROAD
ANACORTES, WA 98221 (360) 299-8804

The Crossings Cottage Dev.
Section 23, TWP 35 N, RGE 1 E, WM
Owner: Anacopper LLC
PO Box 319
Anacortes, WA 98221

Tracts and
Easements

SHEET NO.	C12
REV.:	-
JOB NO:	2017-150
DATE:	Jan, 2020
SCALE:	Noted
DRAWN:	D. HERRIGSTAD
CHECK:	D. HERRIGSTAD
SHEET	13 OF