



Planning, Community & Economic Development Department  
904 6<sup>th</sup> Street; P.O. Box 547 Anacortes, WA 98221  
360-299-1984 - [pced@cityofanacortes.org](mailto:pced@cityofanacortes.org)

September 8, 2020

Mike Bonewits

Sent via email: [mikebono2014@yahoo.com](mailto:mikebono2014@yahoo.com)

RE: PRE-2020-0022: Preapplication meeting – September 8, 2020 – 1:30 PM  
2 lot short plat – Kingsway / Skyline Way  
Updated comments

Dear Mr. Bonewits:


Thank you for your submitting a preapplication meeting request to the City of Anacortes. The comments below are provided after review by city staff of the materials provided in your submittal. Please note that these comments are preliminary in nature and are subject to change based on changed circumstances, changes in the proposal, changes in City policies and development regulations, and/or new information.

**City Department Comments** (received as of September 8, 2020):

Department	Comments
<b>Public Works – Engineering</b> Steven Lange, Engineering Tech IV	<ul style="list-style-type: none"><li>• Access for both lots should be off of Kingsway via an easement.</li><li>• No further frontage improvements are required</li><li>• 20-foot max driveway width for shared driveway.</li></ul>
<b>Fire</b> Jack Kennedy, Fire Marshall	<ol style="list-style-type: none"><li>1. Materials submitted for review do not contain required elements for a complete review.</li><li>2. Residential fire sprinklers may be required for some or all units based upon building construction type, fire area, available fire flow, and/or access around structures. The need for sprinklers will be determined at time of building permit submittal, or as additional information is provided.</li><li>3. These comments are preliminary in nature and subject to change as additional information becomes available.</li></ol>
<b>Water</b> Terry Nemeth	No water issues.
<b>Solid Waste</b> Matt Koegel, Solid Waste Supervisor	Residential Solid Waste/Recycling serviced on Kingsway- Fridays
<b>Building</b>	No comments received as of 9/8/20, 7:55 AM.

Rob Frisinger, Plans Examiner	
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**Planning, Community & Economic Development Department comments:**

Anacortes Municipal Code Reference	Subject Site/Proposal Comments
<b>Division 2 Procedures</b>	
<p>1. <a href="#">19.20 Application Procedures</a></p>	<p>It appears that the following land use permit applications and procedures will be required:</p> <ul style="list-style-type: none"> <li>• Preliminary short subdivision approval (<a href="#">Type 2</a>) (<a href="#">AMC 19.30</a> and <a href="#">19.32</a>).</li> <li>• Final short subdivision approval (<a href="#">AMC 19.32</a>)</li> <li>• Building permit</li> </ul> <p>Submittal checklists and application forms are available on the <a href="#">PCED website</a>. See <a href="#">AMC 19.20.040</a> regarding optional consolidated application processing.</p>
<p>2. <a href="#">19.22 Concurrency</a></p>	<p>Concurrency review is required for the following concurrency facilities:</p> <ul style="list-style-type: none"> <li>• Water</li> <li>• Sewer</li> <li>• Stormwater</li> <li>• Transportation</li> </ul>
<b>Division 4 Zoning and Land Use</b>	
<p>3. <a href="#">19.40 Zones</a></p>	<p>The site is zoned R2.</p> 
<p>4. <a href="#">19.41 Allowed Uses</a></p>	<p>Single family dwellings are permitted in the R2 zone.</p>

5. <a href="#">19.42 Form &amp; Intensity Standards</a>	See referenced section for specific standards, including setbacks. Key standards = <ul style="list-style-type: none"> <li>• Minimum lot size = 7,500 sf for SFR</li> <li>• Maximum density = 4 du/gr acre (see AMC 19.42.100 for calculation method)</li> <li>• Minimum lot width circle = 60'</li> <li>• Maximum lot coverage = 35%</li> <li>• Min. 20% landscaped area</li> <li>• Max. height – 35'</li> <li>• Setbacks – see table</li> </ul>
6. <a href="#">19.43 Residential Use Standards</a>	See <a href="#">AMC 19.43.010.B</a> for residential use standards applicable to development.
7. <a href="#">19.44 Commercial Use Standards</a>	N/A
8. <a href="#">19.45 Industrial Use Standards</a>	N/A
9. <a href="#">19.46 Public, Inst., &amp; Open Space Uses</a>	N/A
10. <a href="#">19.47 Accessory Uses and Structures</a>	None proposed.
11. <a href="#">19.48 Temporary Uses</a>	None proposed.
12. <a href="#">19.49 Nonconforming Uses and Structures</a>	None known.
<b>Division 5 Community Design</b>	
13. <a href="#">19.50 Introduction</a>	Applicable if public improvements are required as determined by Public Works Engineering Dept.
14. <a href="#">19.51 Public Street Improvements Required</a>	See specific comments Steve Lange, PW Engineering.
15. <a href="#">19.52 Public Street Design</a>	Applicable if street improvements are required. See comments from Steve Lange, PW Engineering.
16. <a href="#">19.53 Private Driveways &amp; Access</a>	See comments from Steve Lange, PW Engineering. See <a href="#">AMC 19.53.040</a> for residential shared driveway standards. The minimum width for a residential shared access driveway is a 20' wide easement and 16' of pavement, with 5' wide landscape buffer per Table 19.53.040.B.
17. <a href="#">19.54 Subdivision Design and Block Structure</a>	No dedication of open space required – proposal is less than 10 lots. See <a href="#">AMC 19.54.040</a> for lot design standards. See <a href="#">AMC 19.54.050</a> for access, service and utility standards.
<b>Division 6 Project Design</b>	
18. <a href="#">19.60 Introduction</a>	N/A
19. <a href="#">19.61 Block Frontage Standards</a>	N/A
20. <a href="#">19.62 Site Planning</a>	N/A

<b>21. <a href="#">19.63 Building Design</a></b>	N/A
<b>22. <a href="#">19.64 Parking</a></b>	See Table 19.64.040. Two off-street parking spaces are required per SFR.
<b>23. <a href="#">19.65 Landscaping</a></b>	Min. 20% of each lot.
<b>24. <a href="#">19.66 Fences, Walls &amp; Hedges</a></b>	See <a href="#">AMC 19.66.030</a> for residential fence standards. A fence permit is required.
<b>25. <a href="#">19.67 Signs</a></b>	None proposed.
<b>Other Applicable AMC Chapters</b>	
<b>26. <a href="#">19.76 Stormwater</a></b>	Please contact Steve Lange, PW Engineering, for stormwater management standards. The project must conform to AMC 19.76 Stormwater and the 2014 SWMMWW.
<b>27. <a href="#">17.70 Critical Areas</a></b>	<del>There are no known critical areas on site or in project vicinity.</del> <u>The site appears to be located within a Tsunami Hazard Area based on <a href="#">city mapping</a>. A report meeting the requirements of <a href="#">AMC 17.70.230</a> and <a href="#">17.70.240.E</a> and addressing <a href="#">17.70.250</a> must be submitted with the short subdivision application.</u>
<b>28. <a href="#">18.04 SEPA</a></b>	The proposal appears to be categorically exempt from SEPA review.
<b>29. <a href="#">15.32 Underground Utilities</a></b>	All utilities to be located underground.
<b>Fees</b>	
<b>30. Fees</b>	<p>Estimated Fees. Listed fees are current as of the date of this letter. All fees are subject to change and it is the applicant's responsibility to obtain the most current fees when budgeting for a project.</p> <p><b><a href="#">Land use permit application fees</a></b></p> <ul style="list-style-type: none"> <li>• Preliminary short subdivision</li> <li>• Final short subdivision</li> <li>• Stormwater review - \$.08 / sq. ft. new or replaced hard surface area</li> </ul> <p><b><a href="#">Utility connection fees</a></b></p> <ul style="list-style-type: none"> <li>• Water, sewer, stormwater</li> <li>• Paid at time of building permit</li> </ul> <p><b><a href="#">Impact fees</a></b></p> <ul style="list-style-type: none"> <li>• Transportation – based on the number of PM peak hour trips generated by the proposed development</li> <li>• Parks – based on units</li> <li>• Fire – based on number of units</li> <li>• Paid at time of building permit</li> </ul> <p><b><a href="#">Building Permit Fees</a></b></p> <ul style="list-style-type: none"> <li>• Based on project valuation – paid at time of building permit</li> </ul> <p><b><a href="#">Public Works/Engineering Dept. Fees</a></b></p> <ul style="list-style-type: none"> <li>• Civil plan review and inspections; right-of-way permit</li> </ul>
<b>Other Notes and Questions</b>	
<b>31. Other Notes, Applicant Questions</b>	No questions provided.

Please contact me at 360-661-3505 or [libbyb@cityofanacortes.org](mailto:libbyb@cityofanacortes.org) if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Libby Grage".

Libby Grage  
Planning Manager

cc: Don Measamer, Director  
Steve Lange, PW Engineering  
Jack Kennedy, Fire Marshall