

City of Anacortes
Engineering Department

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Date: March 17, 2004

To: Bob Hyde, Public Works Director

From: Steven Lange, Project Manager

RE: Evan's Agreement for 28th Street Extension

Below is a retype version of the agreement for your review. I have included additions, deletions and explanations as to where we are and what we are doing. Attached you will find the original agreement that was sent to Mr. Evans for review. Since then, I have met with Mr. Evans and went through the agreement. We have addressed all the issues. After your review of this, I would like to meet with you to discuss.

ROAD CONSTRUCTION AND STORM DRAINAGE IMPROVEMENTS

1. If and when **(Delete If and)** construction begins of the Pleasant Slope project, complete the Short plat process described in Item #4 below and all road paving, storm drainage, sanitary sewer construction, and utilities as described below in 28th Street from H to J Avenue within 12 months. **(Delete 12 months and add 60 calendar days from start of construction.)**
2. You will execute a Right of Entry agreement that allows construction of improvements to the south 20-feet of your parcels. You will execute a deed for the described property that will be recorded at the same time as the Short plat. The deed shall be held in escrow until improvements are complete and the Short plat is recorded. Title to the 20-foot easement will remain with you until the Short plat and road construction are complete as described herein.
3. City staff will assist you in completing the Short plat and record in concurrent with the property deed from you, showing 1718 split in two lots – one 70'x134, and one 98'x134'. We have completed much of the application and drawings. **(On Task. The Short plat has been reviewed and sent back to Leonard Boudinot and Skodje for Mylar preparation.)**

4. The City will prepare, consider, and, if approved, record a new property Short plat of 1718 28th Street to create a new 98'x134' lot on the western portion of the property. The City will stake all property corners in the field. **(On Task. See note on Item #3.)**
5. Vacate and deed in the Short plat, necessary land at H Avenue Right-of-Way to you in order to form a new lot split at 1718 28th Street (two parcels), measuring 98'x134' (13,132 Square Feet), and 70'x134' (existing residence on 9,380 Square Feet). **(On Task. The street vacation application has been submitted and going to the Board of Adjustment on March 18, 2004. Scheduled for the April 5th, 2004 City Council meeting to be approve by Ordinance.)**
6. The City will handle notices and fees to complete this Short plat. **(Being done.)**
7. The City will provide water and sewer service lines to the new lot as required for duplex construction. **(Noted on plans.)**
8. The City will provide empty 3-inch pipe chase(s) as required for future electric, cable and telephones as required for duplex service to the new lot. The City will ensure that the existing overhead electrical utilities are maintained. **(I am working with the PSE, Cascade Natural Gas, Verizon Northwest and Comcast Cable to get the proper conduits to the new lots. Also, coordinating a new design between 28th Street project and Pleasant Slope that will clean up the services in the area of the proposed Short plat. Currently working to supply underground to the existing home on 1718 28th Street. No need to have overhead electrical line. Homeowner will renew service on existing home.**
9. The City will pay water, sewer, and storm hook up costs, General Facilities Charge, and any other City fees required for construction on the new lot when a building permit is issued, provided that the building permit is applied for within 10-years except standard building, mechanical, electrical, and plumbing permit fees will be paid by the applicant of those permits. **(Add: If said lot transfers ownership within the 10-year time period, all rights as described in item #9 stay with the property.)**
10. During construction, the City will make best effort to **(Delete: make best effort to)** direct and supply construction traffic associated with the Pleasant Slope subdivision to roads that connect directly to arterial routes and not down or up 28th Street. **(Add: Access down 28th Street east of J Avenue will be blocked with barricades for the term of construction on Pleasant Slopes.)**

11. The City agrees to plant 5-gallon size (**Delete: 5-gallon size**) laurel bushes (evergreen) along the south run of 1718 28th Street, approximately 5-feet on center, 5-feet high on your property. (**Bart visited Wiggins Nursery. Recommended by me and has identified the Russian Laurel as the plant of choice.**)
12. The City will raise the berm approximately 36-inches by 6-inches across the entrance to cul-de-sac with broad yellow definition lines to slow traffic ingress and egress to cul-de-sac. City will also install stop signs for safety inside the cul-de-sac and at a three way stop at 28th Street and H Avenue. (**Signage is noted on the plans. The design in front of the cul-de-sac has a 24-foot wide driveway approach with a 5-foot sidewalk. This will raise the area by approximately 6-inches. There will be no need for any yellow definition lines. It will be treated like a driveway.**)
13. The City will install curb and gutter (**Add: and paving**), not rolled berm, on the construction project on 28th Street between J and H Avenues.
14. The City will install "No Parking" signs on both sides of 28th Street in front of what is commonly called 1710 and 1718, and also on the unused area of 28th Street Right-of-Way. (**Signage noted on plans. City forces will place the signs accordingly when construction is completed.**)
15. The City will install an 18-inch overflow line from the Pleasant Slope project to run down existing 28th Street Right-of-Way in front of Stampe Duplex. (**An 18-inch storm line will be installed on 28th Street from H Avenue to J Avenue. The storm system from the 28th Street project west will be designed and installed by the developer of Pleasant Slope.**)
16. The City will provide on 28th Street in front of 1710 and 1718, for the entire width, paving not to exceed 22-feet, or outside of the curb and gutter, 25-foot maximum. (**Noted on Plans. Current design is 24-foot curb face to curb face. 25-foot back of curb to back of curb.**)
17. The City will not disrupt the shrubs and trees in front of 1710 28th Street. Evans to prune as necessary for ease of construction. Any construction damage will be mitigated by the City of Anacortes.
18. The City will pay attorney's fees (**Add: as required**) incurred by you up to the amount of \$1500.00.

Thanks,

Steven Lange
Project Manager