

STAVIG 06-050-122V



LAND USE

TO Don Measamer, Fred Buckenmeyer
FROM Land Use Permits, Planning Department
RE Stavig Short Plat
DATE June 4, 2007

Please find enclosed:

- May 29, 2007 letter from Gabrielle Stavig re: sidewalk proposal – “K” Avenue short plat
- Your memo of August 14, 2006 – response to July 26th letter
- July 26, 2006 letter from the Brad & Gabrielle Stavig in response to recommended conditions
- March 22, 2006 memorandum from the DRG – recommended conditions

Thank you - Kathy

06.11.07
 Fred and I discussed. Let
 Don follow this short plat. We
 can be a resource.
 Steven Lange

Tuesday, May 29, 2007

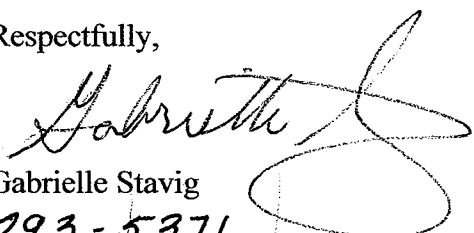
Dear Ms. Janke, Mr. Measamer and Mr. Buckenmeyer,

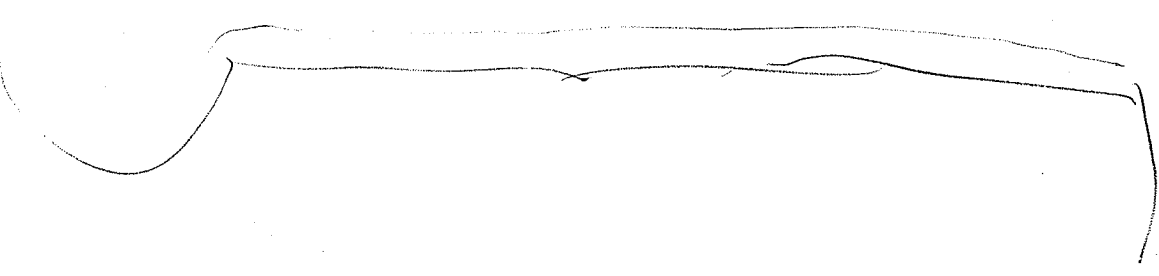
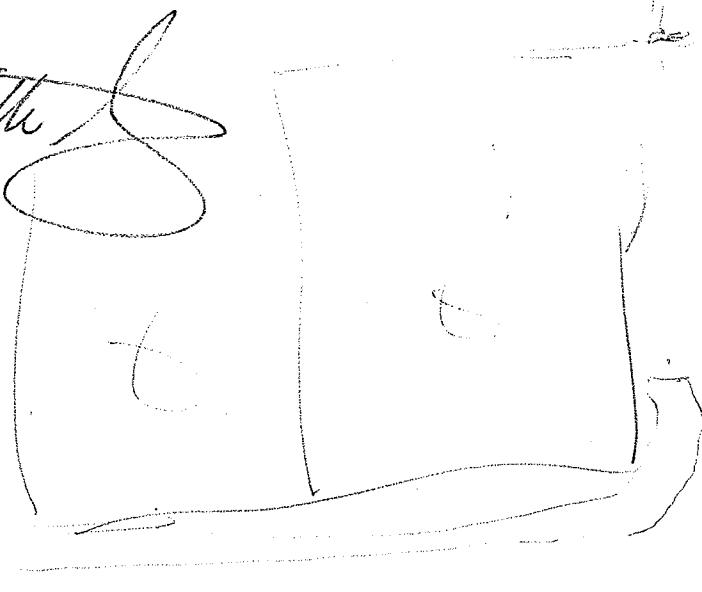
I recently had the opportunity to meet with Mr. Measamer and discuss with him the city's most recent proposal in regards to Sidewalks Anacortes Municipal code Section 16.08.060 and how it would affect our property. As we are eager to complete this short plat and sell this property, we would like to accept the solution proposed by the city as an alternative solution offered in the Memorandum dated 8/14/06. The DRG proposed that the sidewalk on 34th Street could be extended from "K" Avenue on 34th Street to connect to the existing sidewalk to the west. In addition, we would like to bond these improvements to the issuance of a building permit for the property (I hope I stated this properly). This was suggested by Mr. Measamer and fits our needs at this time.

Please contact me if there are any questions in regards to our acceptance of this proposal. We need to expedite the approval and completion of this short plat.

Thank you for all of your help and patience in this matter.

Respectfully,


Gabrielle Stavig
293-5371
420-2365



Memorandum

Received
8-31-06

To: Kathy Janke, Land Use Permit Manager

From: Don Measamer, and Fred Buckenmeyer, DRG

Date: 8/14/2006

Re: Stavig – 2 Lot Short Plat 35th & “K” Avenue – Response to conditions

The Development Review Group discussed the response received to the Stavig short plat recommended conditions at the August 8th meeting and offer the following comments. Each item corresponds with the DRG memo and Mr. and Mrs. Stavig's letter by number.

Recommendation No. 1 – Fire Hydrants: Fire hydrants appear to be located as required by the 2003 International Fire Code – Standard recommendation by Fire Department.

Recommendation No. 2 – Fire Flow: Fire flow is determined by building size and type of construction based on the 2003 International Fire Code – Section B105 Table B105.1. Required fire flow could not be determined until such time as a building permit application is received. Standard recommendation by the Fire Department.

Recommendation No. 3 – Storm Drainage: Storm drainage is typically addressed at the time of building permit review and may include storm drainage improvements.

Recommendation No. 4 – Sidewalks Anacortes Municipal code Section 16.08.060 states “Required improvements shall be constructed or installed according to applicable subdivision regulations, and, if required, a commitment of non-opposition to any Local Improvement District shall be submitted to the Short Plat Administrator prior to short plat approval. In addition, bonds or other security may be required by the Administrator securing to the City the successful operation of the improvements for up to one (1) year after short plat approval.

AMC Section 16.20.060 Subsection C-3 states “C. General Street and Road Standards: 3. Depending on density, topography, and location, sidewalks or walkways shall be provided on one or both sides, except in the R1 Zone where sidewalks are not required. Exception to sidewalk requirements shall require application to City Council.

The DRG recently discussed the possibility of an alternative solution. In lieu of the sidewalks on “K” Avenue abutting the project site the sidewalk on 34th Street could be extended from “K” Avenue on 34th Street to connect to the existing sidewalk to the west.

mailed 9-5-06

July 26, 2006



Ian Munce
City of Anacortes
904 6th Street
Anacortes, WA 98221

Regarding: Short Plat Requirements and Appeal
Property located at 3312 K Avenue

Dear Mr. Munce,

After speaking at length with Don Measamer, he suggested we contact you regarding our difficulty finalizing the short plat of property we purchased last October including a house and 2 (proposed) lots. Schemmer Engineering completed a professional survey, the proposed lot meets size requirements for the area and we have turned in a completed application for short plat to the city.

The proposal was approved and was moving forward until the Development Review Group (dated 3-22-2006) recommended some conditions that make the completion of this short plat nearly impossible for us. Below are the recommendations of the Review Group and our concerns:

Recommendation #1: Fire hydrants shall be provided as required by the Chief.

There are 2 fire hydrants within 200 feet on each side of the submitted short plat. This should not be of concern.

Recommendation #2: Fire flow shall be provided as required by the Chief.

We understand the hydrants are functioning.

Recommendation #3: Storm drainage shall be addressed in a manner acceptable to the Public Works Director

A storm drain exists on 34th Street directly in front of the property to be short platted. We understood, should upgrades be necessary for new construction, it would be the responsibility of the lot owner at that time.

Recommendation #4: City standard sidewalks shall be provided along 34th Street from "K" Ave. to the west property line and along the entire "K" Ave. frontage.

This is the issue of greatest concern. We understand that in recent years the City has required developers to put in sidewalks along new lots being developed. Please understand our concerns below:

- 1.) We are not developers but a teacher and police officer in the City of Anacortes who justified purchasing a new home with the understanding we could sell the adjoining lot to make the home affordable on our salaries.

- 2.) There are no sidewalks on K Avenue north or south of our property, no sidewalks east on 34th, and no sidewalks on our neighbors' properties west until the end of the cul-de-sac. These are not busy streets, there's a dead end south of us and a cul-de-sac west of us. The neighbors north and west of us are sympathetic to our cause and have offered to come forward on the issue.
- 3.) The proposed sidewalk goes along the new lot line on 34th (about 54 feet long), but also encompasses our existing house and lot line along the rest of 34th and along K Ave. At the time of purchase, there was no mention in the lot segregation pre-approval letter provided by the city that sidewalk installation was necessary.
- 4.) While the cost of putting in 200' of sidewalks and curbs, in addition to the cost of the survey and city fees, are within the expectations of a builder/developer, they are outside our wildest expectations and were not explained by the realtors before we purchased the property. A sidewalk at the new lot would be reasonable. A sidewalk around the entire already developed property is prohibitive. We are asking for some leeway in the interpretation of the city plan.
- 5.) While this is not your problem, please understand that we purchased the property with short term financing and the plan to sell the lot and acquire long term affordable financing within one year. Rates are increasing daily. We're scrambling to finalize this short plat so the two properties have their own parcel numbers in order to secure long term financing. Every day that goes by increases the risk that we will lose the home.

Please consider our request for a reasonable solution to our situation – something you, we and the city can live with. We want to be good stewards but we also want to retain our new family home in a secure financial manner.

We appreciate your time and concern on this matter.

Respectfully submitted,


Bradford and Gabrielle Stavig
3312 K Avenue
Anacortes, WA 98221
Phone: 360 293-5371

Memorandum

To: Kathy Janke
From: Don Measamer *DM*
Date: 3/22/2006
Re: 2-Lot Short Plat – Stavig-3312 “K” Avenue

The Development Review Group discussed the proposed Stavig Short Plat at the March 21, 2006 meeting and finding a complete application recommend the following conditions.

1. Fire hydrants shall be provided as required by the Chief.
2. Fire flow shall be provided as required by the Chief.
3. City standard sidewalks shall be provided along 34th Street from “K” Avenue to the west property line and along the entire “K” Avenue frontage.
4. Storm drainage shall be addressed in a manner acceptable to the Public Works Director.