



NOTICE OF APPLICATION & HEARING USING OPTIONAL SEPA DNS:

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

Request: The applicant has applied for a Conditional Use Permit & SEPA environmental review to permit an addition/ expansion to an existing and permitted opioid treatment facility/clinic located on the subject property. The expansion includes adding an approximate 21,019 square foot 3-story addition to the north side of the existing treatment facility, an approximate 260 square foot one-story open air bus shelter, and a new approximate 50-space parking area located east of the existing treatment facility. The project has been identified as an expansion to a permitted "Local" Essential Public Facility per AMC 17.75.060(A)(2). The property is located in the LM1 Zone.

Applicant & Landowner: Swinomish Indian Tribal Community, 11404 Moorage Way, La Conner, WA 98257

File Number: CUP-2019-0001

Parcel(s) Numbers Involved: P19877, P19842, & P19841

Project Location: The site is addressed as 8212 South March Point Road, Anacortes, WA and is located within a portion of Section 04; Township 34 North; Range 02 East; Willamette Meridian.

Date of Application: March 13, 2019 **Date of Completeness:** April 9, 2019

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 **May 08, 2019, 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: Civil Construction Plan approval, Building Permit Application Approval, Stormwater drainage analysis

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: the Comprehensive Plan; Anacortes 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 Environmental Checklist, Geotechnical Report

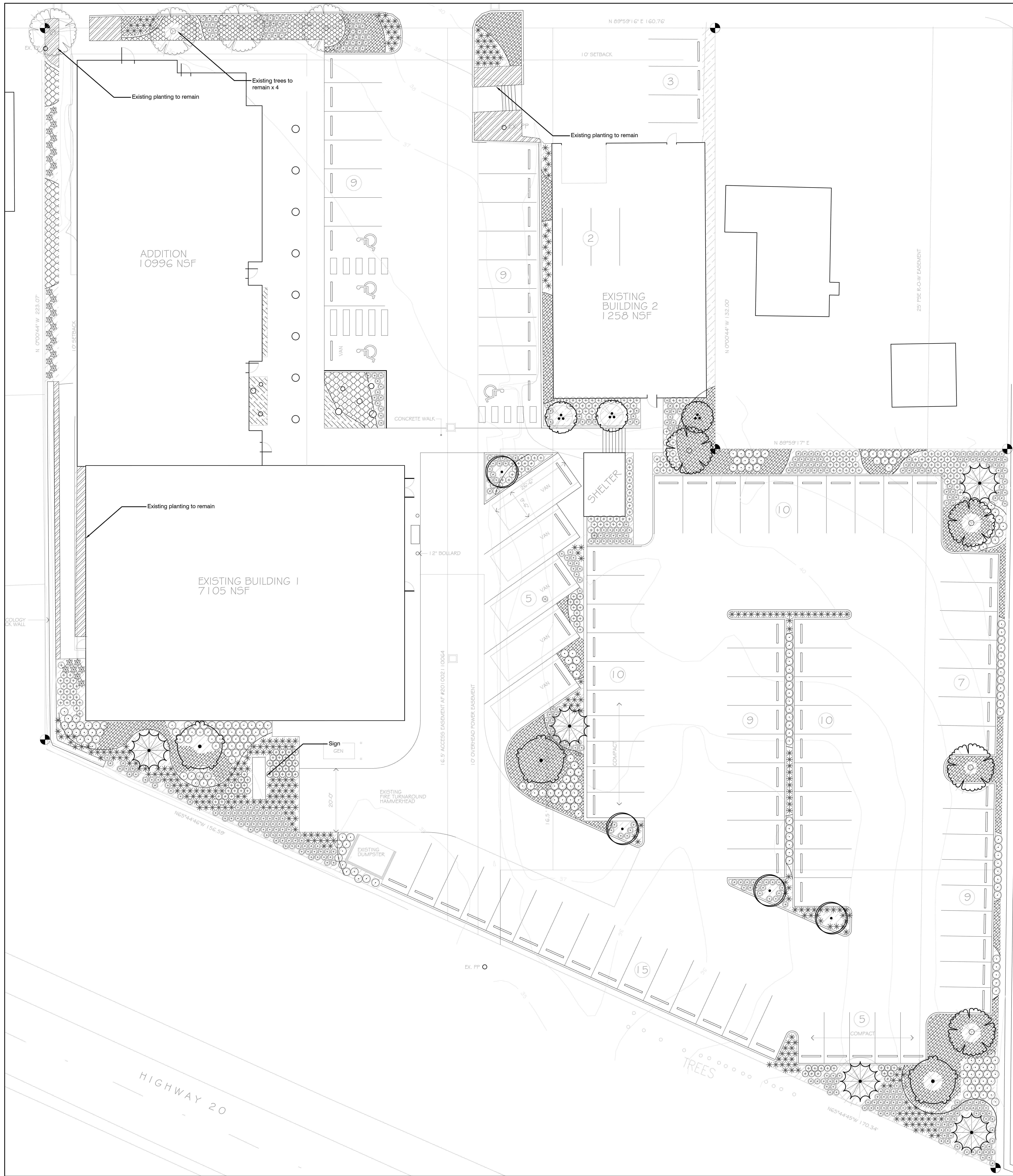
Pre-Decision Open-Record Public Hearing: A pre-decision open-record public hearing will be held by the **Planning Commission at 5:00 PM on Wednesday, May 22, 2019**. The Planning Commission will also conduct a **site visit onsite at 3:00 PM on Wednesday May 22, 2019**. **Closed-Record Decision Hearing:** A closed-record decision hearing to make a decision on the application will be held by the **City Council at 6:00 PM on Monday, June 10, 2019**. 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, ISA, WPIT, Senior Planner; Phone: (360) 293-1937; Email: kevinc@cityofanacortes.org; City of Anacortes, P.O. Box 547, Anacortes, WA 98221

Date Issued: April 17, 2019

Publish: April 17, 2019



- GENERAL NOTES:**
- Contractor to verify utility locations prior to beginning work. Protect all underground utilities.
 - See Civil for temporary erosion and stormwater controls.
 - Contractor responsible for daily clean-up of the site.
 - Contractor shall protect all existing improvements.
 - Notify the owner of discrepancies between drawings and site conditions. Contractor shall assume all responsibility if proceeding without owner resolution or directions.
 - All plantings to receive supplemental water for 2 growing seasons, minimum. Supplemental water can be delivered via permanent automatic irrigation, temporary automatic irrigation, or hand watering per maintenance contract.

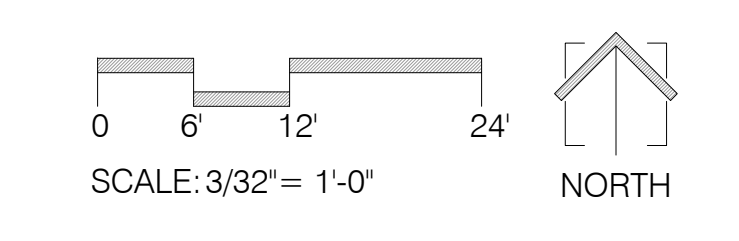
- PLANTING NOTES:**
- Planting areas to have positive drainage before and after topsoil and mulch placement. Notify Owner if poor draining conditions are discovered.
 - Compost: Cedar Grove Compost or equal.
 - Soil Conditioner: Hendrikus Complete 6-4-4 fertilizer. Apply per manufacturer's recommendations to all planting beds.
 - Topsoil: As needed to complete finish grades or provide positive growing conditions for plants. 3-way topsoil. No peat content allowed. Components to be free of noxious weeds, deleterious materials and rocks or debris which will not pass through a 3/4" screen. The components must be evenly distributed throughout the topsoil mix.
 - Mulch: Provide 2-3" depth mulch at all planted bed areas. Finish grade includes mulch depth. Arborist Chips, shredded wood material. No synthetic products or tree bark. Hold back mulch from base of plants at crown height.
 - Plant when weather conditions are consistent with good horticultural practice.

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS	
	ACE CIR	Acer circinatum	Vine Maple	5 gal	3		
	CAR FRA	Carpinus betulus 'Franz Fontaine'	Franz Fontaine Hornbeam	2" Cal.	4		
	GIN AIT	Ginkgo biloba 'Autumn Gold'™	Maidenhair Tree	2" Cal.	4		
	LIR FAS	Liriodendron tulipifera 'Fastigiata'	Tulip Tree	2" Cal.	3		
	PIN COS	Pinus contorta 'Cortorta'	Shore Pine	2" Cal.	5		
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS	
	CIS WH2	Cistus x hybridus	White Rockrose	2 gal	213		
	DES GO3	Deschampsia cespitosa 'Goldtau'	Gold Dew Tufted Hair Grass	2 gal	390		
	GAU SHA	Gaultheria shallon	Saial	2 gal	150		
	HEL SEM	Helictotrichon sempervirens	Blue Oat Grass	2 gal	337		
	PER LIT	Perovskia atriplicifolia 'Little Spire'™	Little Spire Russian Sage	2 gal	62		
	POL MUN	Polystichum munium	Western Sword Fern	2 gal	30		
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	REMARKS
	HAK AL2	Hakonechloa macro 'Albo-triata'	Japanese Forest Grass	1 gal	24" o.c.	188 sf	
	PRU M32	Prunus laurocerasus 'Mt Vernon'	Mt. Vernon Laurel	2 gal	18" o.c.	799 sf	
	GROUND COVER MIX FULL SUN			2,588 sf			
		Arctostaphylos uva-ursi 'Massachusetts' / Massachusetts Manzanita		1,196	2 gal		
		Fragaria chiloensis / Beach Strawberry		1,196	1 gal		
		Rubus calycinoideus / Green Carpet Raspberry		1,196	2 gal		

LANDSCAPE CODE CALCULATIONS

ITEM	QTY	UNIT
LOT AREA	75,315	SF
LANDSCAPE AREA REQUIRED (10% LM 1)	7,532	SF
LANDSCAPE AREA PROPOSED	10,573	SF
PARKING AREA	37,449	SF
PARKING LANDSCAPE AREA REQUIRED (FLAR) (5%)	1,873	SF
PARKING LANDSCAPE AREA PROPOSED	6,277	SF
PARKING LANDSCAPE TREE REQUIRED = FLAR / 150	17	
PARKING LANDSCAPE TREE PROPOSED	18	
* BASED ON PROPOSED FLAR (VS REQUIRED)		
LANDSCAPE		
PARKING NET SQUARE FOOTAGE		
BUILDING AREA		
EXISTING BUILDING 1, 1ST FLOOR:	5262	NSF
EXISTING BUILDING 1, 2ND FLOOR:	1833	NSF
EXISTING BUILDING 2:	1258	NSF
ADDITION, 1ST FLOOR:	3370	NSF
ADDITION, 2ND FLOOR:	3743	NSF
ADDITION, 3RD FLOOR:	3553	NSF
TOTAL	19349	NSF
PARKING SPACES REQUIRED (17.46:020)	76	
4 PER 1000 NSF		
19349 / 1000 = 19.35		
19.35 * 4 = 77.4		
PARKING SPACES PROPOSED	103	



Project Name:
Dudgwick Phase II

Architect's Project Number:
1011

Project Address:
8212 S March Point Road
Anacortes, WA 98221

Owner:
Swanisham Indian Tribal
Community

Owner's Address:
11404 Moorage Way
La Conner, WA 98257

Drawn:
28 February 2019

Revised:
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Sheet Contents:
Landscape Planting Plan

BROOKS MIDDLETON, ARCHITECT
360 293 0106
2415 T Avenue Suite 202 Anacortes, WA 98221