



NOTICE OF LAND USE PERMIT APPLICATION Guemes Channel Trail

This Project and Public Notice Involves:

1. Shoreline Substantial Development/Conditional Use/Variance/Special Use Permit
2. Notice of Public Hearings
3. Mitigated Determination of Non-Significance
4. Determination of Completeness

NOTICE IS HEREBY GIVEN that the Anacortes Planning Commission will hold Open Record Public Hearing on the evening of **Wednesday, September 10, 2008 at 7:30 p.m.** in the Municipal Building Council Chambers, 6th Street and "Q" Avenue.

The purpose of the Public Hearing will be to review and to make a decision on a Shoreline Substantial Development Permit application submitted by The City of Anacortes for the development of a segment of the Guemes Channel Trail; the project includes a pedestrian trail 2,600 lineal feet long and varying in width up to 12 feet wide, with planting areas as mitigation; and a 0.2 acre Overlook Park on the bluff above the trail which is associated with the Plat of San Juan Passage, together with a 300-lineal foot path from the Park to the shoreline trail. This segment of the Trail begins at the Edwards Way cul-de-sac and runs east 2,600 lineal feet; the Ocean View Park is located on a bluff above the trail approximately 500 feet east of the cul-de-sac. The 8-inch sanitary sewer will connect to the City of Anacortes pump station west of the cul-de-sac and run east to the Ocean View Park; in Section 22, Township 35 North, Range 1 East, Anacortes, Skagit County, Washington. The proposed development is within the Guemes Channel and/or its associated wetlands. The property is zoned CM.

The Planning Director has determined that this application is complete.

Further, the lead agency for this proposal, the City of Anacortes, has determined that it does not have a probable significant adverse impact on the environment provided that the conditions set out below are satisfied. Accordingly, an environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. This may be the only opportunity to comment on the environmental impacts of the proposal.

1. **All state, federal and local permits shall be secured prior to work taking place on site.**
2. **A Large Parcel Storm Water Plan and Water Quality Plan shall be developed by the applicant, approved by the Public Works Director and implemented.**
3. **Existing railroad ties shall be removed and disposed of in an appropriate manner.**
4. **Native shoreline vegetation pockets shall be constructed at approximately every 100 feet of trail length. The consulting project biologist shall determine planting area, type of vegetation, and amount of vegetation.**

5. Near shore enhancement shall include the removal of invasive plant species such as English Ivy and Himalayan Blackberry as determined by the project biologist.
6. The project biologist shall be present during construction to determine trees, shrubs and other vegetation that need not be impacted by the trail construction. This may include narrowing the trail in some areas to avoid impacts and determined by the project biologist and Parks Director.
7. A consulting archeologist shall be available and contacted in the event artifacts are discovered during construction. Appropriate state law and tribal guidelines shall be followed.

This MDNS is issued under 197-11-350(1); the lead agency will not act on this proposal for 15 days from the date of publication. *Comments on the MDNS* must be submitted by **Monday, August 18, 2008** to Mr. Don Measamer, Assistant Planning Director, P.O. Box 547, Anacortes, WA 98221, (360) 293-1901, don@cityofanacortes.org.

The issuance of this MDNS does not constitute project approval. The applicant must comply with all applicable requirements of the City of Anacortes Municipal Code prior to receiving any permits.

Additionally, anyone wishing to comment on this application may do so at the above referenced date, place and time. Written comments on the *Land Use Permit* application must be submitted by **Tuesday, September 2, 2008** to Mr. Don Measamer, Assistant Planning Director, P.O. Box 547, Anacortes, WA 98221, (360) 293-1901, don@cityofanacortes.org.



Steve Hoglund, City Clerk

 7/25/08

Ian S. Munce, Planning Director Date

Publish: July 30, 2008 and August 6, 2008