January 16, 2018

Jennifer Kropack
Regional Planner
Washington State Department of Health
20425 72nd Ave S, Suite 310
Kent WA 98032

Re: City of Anacortes Water System Plan – Request for Approval of a 4-Year Limited Update

Dear Ms. Kropack:

Enclosed please find the City of Anacortes 2012 Water System Plan 4-Year Limited Update report, as well a copy of City of Anacortes Ordinance 3019 adopting this update. As a part of the City's approval process, a customer meeting was held at the regular City Council meeting on December 18, 2017 where the update elements were summarized. Also enclosed are copies of the SEPA Determination of Non-Significance, and the Local Government Consistency Determination. With this documentation, the City is requesting approval of its water system plan for an additional four years.

The City continues to make significant investment in its water system. Since the adoption of the current plan, the new Anacortes water treatment plant was placed on-line in 2013, the replacement of the aging Blue Heron Circle reservoir has begun with completion anticipated in 2018, and annual projects to replace and upgrade infrastructure, including pump stations and transmission and distribution pipelines, continues.

As can be seen in the enclosed report, growth projections in the current plan were conservative and both the City and County comprehensive plans do not project large growth within the City. In addition, presumably due to conservation efforts, the per-customer demand has decreased.

Therefore, it is the City belief that the conclusions of the current water system plan remain valid and the water system is in an excellent position to continue to meet the needs of Anacortes and the region well into the future.

If you have questions, please contact me either at 360-299-1951 or at mattr@cityofanacortes.org

Sincerely,

G. Matt Reynolds, P.E., Assistant Public Works Director
REPORT

CITY OF ANACORTES

2012 WATER SYSTEM PLAN

4-YEAR LIMITED UPDATE

On March 8, 2017, City of Anacortes staff met with Department of Health (DOH) staff to discuss the options available for water system planning given recent legislation that now allows water system plans to be approved by the DOH for ten years rather than six years. The City’s current Water System Plan (WSP) was approved by the DOH on March 7, 2012. Options discussed were for the City to do a 2-year existing plan extension, a 4-year limited update, or a new 10-year plan. Through that discussion, the City decided to proceed with a request for a 4-year limited update and prepared this report to support the request. Guidance from the DOH was to build on the existing plan with updated information in the following areas:

- Update the historical water demand data, including the successful impact of conservation on demand. Update Figure 1-3.
- Explain how the lack of capacity identified in Table 1-4, Source and Storage Analysis, has been or will be addressed.
- Provide an update to the Peak Hour Demand Conditions/deficiencies noted on page 1-10.
- Discuss status of service area adjustments with the Skagit PUD.
- Check with wholesale customers to update demand projections/verify City’s capacity will be adequate for the extended planning period.
- Provide an Asset Management/critical infrastructure analysis update.
- Conduct a self-assessment for any gaps or catch-up for this limited plan update.
- Conduct a consumer meeting to summarize the WSP update elements.
- Document City Council plan approval prior to DOH final approval.
- Provide SEPA documentation.
- Provide Local Government Consistency from appropriate planning agencies.
- Provide a narrative cover letter with professional engineer seal discussing current plan validity.

SYSTEM CAPACITY

Demand Forecast Update

Figure 1-3 was updated using data from the attached updated Table 4-10, "Demand Forecast With Additional Conservation" (Attachment 1). For the City’s retail system, the update included replacing projected average day demands for residential and commercial accounts with actual data for the years 2008 through 2016. The methodology used for the original retail projections, which is discussed in WSP Section 4.3, was to multiply the projected number of residential and commercial accounts by the “water
use factors" for each. The water use factors were the average daily demand for each type of account for the years 2005 through 2007. The number of accounts was grown at 2% per year.

That methodology for projecting the retail demand was used with the new projection except the water use factors were updated, using the average for years 2014 through 2016. The number of accounts was increased from the 2016 numbers at 2% per year, as with in the original projection. In 2016, the City adopted a new Comprehensive Plan (2016 ACP) that included a (2016-2036) growth target for planning purposes of 5,895 new residents. Attachment 2 is a copy of page II-2 of the 2016 ACP discussing population. With a 2015 population of 16,398, the 2036 population of Anacortes would be 22,293. That growth rate is approximately 1.8%. Therefore, 2% growth is thought to be conservative in terms of projecting demand and assessing system readiness.

To update the wholesale portion of the demand projection, each wholesale customer was contacted, mostly by phone. The responses are as follows:

- Shell: no changes in the foreseeable future. The average of average day demand for years 2014 through 2016 (7.21 mgd) was held for years 2017 through 2029.
- Tesoro (now Andeavor): No foreseeable changes in flow other than a project in 2018 that will increase their flow by 45 gallons per minute (gpm) and another project in 2021 that will increase flow by another 100 gpm. Those two increases were included in the forecast and the projected flow was otherwise held constant.
- Oak Harbor: Recommended using the projection in their 2013 water system plan.
- Skagit PUD: Recommended not making any changes to the original projection.
- La Conner: Recommended using the projection from their 2009 water system plan.
- Swinomish: Recommended not making any changes to the original projection.
- Del Mar: Del Mar believes they are at or near build-out and recommended not increasing the projection beyond current use. They think the demand might go down as a result of a significant waterline replacement project anticipated in the next few years.

No changes were made in the "Future Industrial Block" or "Non-Revenue", and the same peaking factor of 1.5 was used in the update of the table.
As can be seen in Figure 1-3, the City’s annual water demand for the years 2008 through 2016 has been below that projected in the original demand forecast. Also, the adjusted projections for years 2017 through 2029 remain below the original projections. Therefore, except as discussed below, the conclusions of the plan are still valid.

Source and Storage Update

Subsection 6.2.2 of the WSP provides a discussion of the Source Capacity Evaluation that was performed. That effort identified the current capacity of 3-MG Pump Station as “insufficient to provide supply for those (High, Mid, A Avenue, Rock Ridge, Castilleja, and The Pointe) zones starting prior to 2015.” This was also reported in Table 1-4.

A manifestation of the problem was the difficulty in filling the Skyline Reservoir. While the 29th Street Reservoir and Skyline Reservoir were constructed at the same elevation, the Skyline Reservoir is located 4 miles further away from the source (the 3MG Reservoir/Pump Station) than the 29th Street Reservoir. Due to head loss, the 29th Street Reservoir would fill faster than the Skyline Reservoir and would routinely be full before the Skyline Reservoir. An interim solution that was employed was the installation of flow control valves, controlled by the WTP, at both reservoirs. This allows both reservoirs
to fill and has, at least in the near term, solved the problem with filling the reservoirs. However, modeling has demonstrated that under future maximum day demand (MDD) conditions, this solution will not be adequate.

The City contracted with MWH Americas Inc. to evaluate the situation and identify solutions. Their report was completed in 2012. The modeling consultant, HDR Engineering, performed extended period hydraulic model simulations of five alternative solutions to the problem of filling the Skyline Reservoir during future MDD conditions. Of the five alternative solutions that were modeled, only an increase to the capacity of the 3MG Reservoir Pump Station appeared to result in the desired filling and draining of the Skyline Reservoir during both current and future MDD conditions.

The MWH report recommends three new equally sized horizontal splitcase centrifugal pumps of similar type and physical dimensions to the existing large pumps at the pump station. The new pumps should be sized so two pumps operating 24 hours per day can meet the future MDD of 4.06 million gallons. One of the three pumps will remain out of service for redundancy. Variable frequency drives are recommended. This project is in the Capital Improvement Plan and the City anticipates doing this work in 2019/2020.

**Peak Hour Demand/Deficiencies Update**

Subsection 6.5.4 of the WSP discusses modeling results for peak hour analysis. The analysis identifies certain areas that had pressure less than 20 psi during current and 20-year conditions, and identifies possible solutions to problems. Also, subsection 6.5.6 discusses model results for Fire Flow Analysis. The analysis identifies areas with deficient fire flows and proposes possible solutions. These results are summarized in Subsection 1.5.

Proposed solutions are outlined in Table 10-1, CIP “Projects Identified by System Analysis”. Progress has been made on several of those projects. Referencing Table 10-1, work completed includes predesign on project P-3 with construction anticipated in 2019 and 2020, as discussed above. Completed projects include Projects D-3, D-4, D-8, D-9, and D-11. Other projects to increase pipe size/fire flow not specifically identified in Table 10-1 have also been completed. Work to increase pipe size in the Skyline area will begin in 2018 and will likely take several years to complete.

In 2017, the modeling consultant, HDR Engineering, updated the model with as-built information provided by the City for water projects completed since the model was created. The model continues to be a useful tool particularly to do “what-if” scenarios to verify the City’s waterline projects are accomplishing desired results.

**Water Use Efficiency Update**

In 2008, Anacortes adopted a goal of saving over 30 million gallons over a seven-year period ending in 2014. As shown in the updated Table 4-10, the difference between the projected residential average day demand (ADD) and the actual residential ADD in 2009 is approximately 0.09 MGD, or approximately 32 million gallons for the year. By that measure, the goal was reached in the first year. And that trend carried through the remaining years to 2014 and beyond. So the goal was well surpassed. As shown in the updated Figure 4-11, residential ADD for each year from 2008 through 2016, has been below the projected ADD. In fact, residential ADD has been below the 2007 actual amount in each of those years except 2016. It is noted that starting in 2014, there has been a sharp increase in commercial consumption.
going well beyond the increase in the number of commercial accounts. The reason for this is not well understood at this time but will be monitored by the City. It is interesting to note that there has been a reduction in consumption from the City’s wholesale customers that provide residential water.

In 2016, the City adopted a new water conservation goal and new water conservation measures to accomplish the goal. The new goal is to decrease residential water consumption by 917,500 gallons per year for the following 6 years. The City will continue to do many of the things it did before, including distributing leak detection tablets, providing education on websites and at local festivals and community events. In addition to those things, the City has adopted a program that includes an Appliance Energy Efficient Rebate Program for clothes washers, dishwashers, and toilets; Energy Savings Kit/WaterSense shower head giveaways; and shower timer giveaways.

RETAIL SERVICE AREA AND WHOLESALE CUSTOMERS

Service Area Update

Attachment 3 is a copy of WSP Figure 2.2, Service Areas, which remains unchanged. The City’s Comprehensive Plan has been updated since the WSP was prepared. Attachment 4 is a copy of 2016 ACP Figure LU-1 and Table LU-1, Land Use Maps and Land Use Designations. Attachment 5 is a copy of 2016 ACP Figure LU-2, Zoning Districts map.

The Skagit County Comprehensive Plan has also been updated since the WSP was prepared. Attachment 6 is a copy of the updated Skagit County Comprehensive Plan Goal 9A-8 regarding water utilities, and related policies.

Item 6 in Subsection 2.3 of the WSP mentions that an update of the Coordinated Water System Plan (CWS) is anticipated and that discussions would likely occur as a part of that process regarding adjustments to the City of Anacortes/Skagit PUD services area. WSP Figure 2-2 shows the areas of possible adjustments. One area is generally east of the Swinomish Channel along the City’s transmission lines. The other area is the PUD service area on Fidalgo Island. Work has not begun on updating the CWS. And discussions have not occurred on the area east of the Swinomish Channel. However, several discussions have occurred regarding the PUD’s service area on Fidalgo Island becoming the City’s service area. The PUD’s interest in such an adjustment relates to the logistics of maintenance activities so far removed from the PUD’s other areas of responsibilities. The City is open to continuing the discussion. Due to recent changes in the PUD management, particularly on the PUD Commission, further discussions will probably wait for a time for new commissioners to become more familiar with the situation.

OPERATION AND MAINTENANCE

Asset Management Update

As discussed in WSP Subsection 9.1, the operation and maintenance (O&M) of the City’s water system is divided within the Public Work Department between the Water Treatment Division and the Operations Division. The Treatment Division is responsible for the Water Treatment Plant (WTP), pump stations, and reservoirs. The Operations Division is responsible for the transmission pipelines and distribution
system including PRVs. Currently, the City uses two different asset management programs, one for the Treatment Division and another for the Operations Division. This came about because the two programs were developed at different times.

The Water Treatment Division uses a preventive maintenance and asset management program by Antero. The water treatment plant (WTP) project provided an opportunity to develop an asset management program and the current program was developed when the new WTP was coming on line in 2013, along with a complete electronic O&M manual system. The program allows staff to create, schedule, and plan work orders as well as manage corrective actions requests. In addition, the program helps staff analyze equipment costs to help determine equipment replacement schedules. Inventory management is another component of the program that staff use to track spare parts and consumables in order to complete scheduled maintenance tasks.

In 2015, the Engineering and Operations Divisions began implementing an asset management system by Cartegraph to track everyday maintenance of utilities with the City. This system is used for all of the Operation Divisions assets, not just water assets, and Cartegraph was determined to be the best fit for that purpose. For the water system, valves, hydrants, blowoffs, PRVs, ARVs, cathodic protection, water laterals, and all water lines are tracked. The system has the ability to track costs involved with completed maintenance and upgrades to the system. This tracking will help in planning future upgrades of our assets. The implementation of this program is continuing and more management tools may continue to be added in the future.

Time will tell if the City maintains two systems or merges to one system in the future. For now, each system is working well for each division.

**Critical Infrastructure Analysis Update**

The City of Anacortes participated in the 2014 update of the Skagit County Natural Hazard Mitigation Plan that provides information to assist governmental jurisdictions and agencies and others in understanding the hazard related issues facing citizens, businesses, government and the environment. The document serves as a guide to reduce vulnerability and minimize loss from future natural hazard events. The Hazard Mitigation Plan discusses natural hazard identification/rating and mitigation in general and then specifically for each jurisdiction in Skagit County, including the City of Anacortes. This is not a water system specific evaluation but certain water system components are identified as critical facilities, including the water treatment plant, reservoirs, and distribution system. The plan concludes Anacortes is most vulnerable to severe storms, flooding, and earthquakes and identifies natural hazard mitigation strategies and projects which include seismic analysis and upgrade of existing structures.

Other than the Skagit County plan, the City has not done a formal water system specific hazard mitigation analysis/plan that is relevant in the current planning period. The City will consider completing a formal analysis for both natural and human hazard in the future. However, an informal analysis is always performed in the development of the capital improvement plan (CIP) and in project execution. That is, a fundamental component of identifying projects for the CIP involves a recognition of threats and vulnerabilities to the water system. The projects themselves are seen as opportunities to upgrade the system for such hazards beyond what may be the original purpose for the project. The new water treatment plant, for example, was not constructed solely for the purpose of hazard mitigation, but that was certainly incorporated in its design. For example, seismic vulnerability was evaluated and
resulted in the installation of over 600 piling to mitigate for the liquefaction threat. Also, the new WTP was constructed to withstand at least a 100 year storm event by placing all openings above the 100-year flood elevation. And the WTP now has emergency generators that can supply the average day demand for seven days. Another example is the Blue Heron Circle 3 MG Reservoir project. One of the factors that led the City to replace, rather than rehabilitate, the existing reservoir was its seismic vulnerability. The old reservoir did not meet current seismic standards and there was no practical way to bring it into compliance. The new reservoirs that are being built to replace the old one meet current standards.

**GAP ANALYSIS**

There are two issues not discussed in the original WSP that will need to be resolved in the near future. Both have to do with the water treatment plant. One pertains to the re-rating of the filter capacity and the other pertains to disinfection using chlorine gas.

**Filter Rating**

The new City of Anacortes Water Treatment Plant (WTP) was designed and constructed to have a firm treatment production capacity of 42 million gallons per day (MGD), based on the WSP 20-year demand projection, and a hydraulic capacity of 54.9 MGD, based on the City’s overall water right. The new plant has eight rapid sand filters of equal size. With one filter offline, a rated capacity of 42 MGD relies on a permitted flow rate of 7.41 gallons per minute per square foot of filter surface area (gpm/sf). The DOH’s standard permitted capacity for rapid sand filtration is 6 gpm/sf. The intention was to perform a pilot study once the new plant came on line to demonstrate the higher flow rate was permissible. A pilot plan was prepared and a pilot study was completed which the City felt demonstrated filter effectiveness at the higher flow rate. However, the DOH was not satisfied with this initial study and is requiring further study. The City is preparing to perform this additional study.

While the updated demand projections are below that of the original WSP, the rated capacity of the new WTP necessary to meet future demand projections depends on DOH approval of the higher flow rate. This is an issue the City will need to resolve.

**Chlorine Gas Disinfection**

The new WTP was designed using chlorine gas disinfection. This was the disinfection process used in the old plant and it was the preference of the WTP staff for the new plant during design. Recently, the Department of Ecology (DOE) raised concern about the use of chlorine gas because of the possibility of gas leaving the WTP site in the case of a catastrophic failure of the system, and the potential adverse effect on the general public such an event might have. A recent DOE inspection of the chlorine gas disinfection system, which is housed in its own containment building equipped with a scrubber system and other safeguards, found the system to be a good design. However, a question the City is currently evaluating is whether the ongoing operation of the system with its rigorous procedural requirements, will be so onerous that it would be worthwhile to switch to a different form of chlorine disinfection.

The capital and operational costs associated with switching to a hypochlorite system, either one that uses a 12.5% solution or one that utilizes on-site generation, is currently being considered.
<table>
<thead>
<tr>
<th>Calendar Year</th>
<th>Reference Year</th>
<th>Demographica</th>
<th>Water Use Factors (cmm)</th>
<th>Demanda</th>
<th>Average Daily Demand (cmm)</th>
<th>Maximum Daily Demand (cmm)</th>
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</thead>
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<tr>
<td>2002</td>
<td>n/a</td>
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<td>n/a</td>
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<td>n/a</td>
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<td>0.10</td>
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<td>n/a</td>
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<td>2013</td>
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<td>n/a</td>
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<td>2016</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>1.22</td>
<td>0.18</td>
<td>13.76</td>
</tr>
</tbody>
</table>

1. From the demographics table. For Ancorae Utility Billing Department, "residential" is defined as single family residences, and churches and "commercial" is defined as multifamily residences and non-residential retail customers with the exception of churches and the residential, 2008-2016 from actual water use data 2017-2019 from the projected number of residential water accounts
2. For 2008-2014, the water use factors are estimated on the basis of the estimated savings from the 2008-2016 construction program. For 2015-2016, the water use factors were held constant since conservation savings beyond 2014 have not been identified. 2007-2010 from actual water use data 2011-2016 projected number of residential water accounts
3. For 2007-2010, this is actual consumption from Ancorae Utility Billing Department. For 2008-2016, this is the number of residential customers multiplied by the water use per residential account. 2007-2010 from actual water use data 2011-2016 from the projected number of residential water accounts
4. For 2007-2010, this is actual consumption from Ancorae Utility Billing Department. For 2008-2016, this is the number of commercial accounts multiplied by the water use per commercial account. 2007-2010 from actual water use data 2011-2016 from the projected number of commercial water accounts.
5. Data for 2000-2006 are actual consumption. For 2007-2010, the quantity stipulated in the 2000-2009 wholesale contract is used. The 2007-2010 from actual water use data. 2007-2010 from the projected number of residential water accounts.
6. Data for 2000-2006 are actual consumption. For 2007-2010, the quantity stipulated in the 2000-2009 wholesale contract is used. The 2007-2010 from actual water use data. 2007-2010 from the projected number of commercial water accounts.
7. For 2000-2007, this is actual consumption from Ancorae Utility Billing Department. The calculations are based on the City of Davis, February 2013 Water System Plan, which includes an assumed new demand for the year 2008. The years between 2000 and 2007 were interpolated on the basis of the growth rate between 2002 and 2007, which was approximately 3%. 2008-2016 from actual water use data. 2017-2019 from the Projected number of residential water accounts.
8. For 2000-2007, this is actual consumption from Ancorae Utility Billing Department. For 2008-2016, the quantity stipulated in the current wholesale contract is used, which is 46.5 GPM on 0.5 mgd. For 2017-2019, the quantity used 0.25 GPM on 0.5 mgd. The wholesaler is responsible for the demand reduction from Ancorae's due to changes in the water system.
9. For 2000-2007, this is actual consumption from Ancorae Utility Billing Department. For 2008-2016, the quantity stipulated in the current wholesale contract is used, which is 46.5 GPM on 0.5 mgd. For 2017-2019, the quantity used 0.25 GPM on 0.5 mgd. The wholesaler is responsible for the demand reduction from Ancorae's due to changes in the water system.
10. For 2000-2007, this is actual consumption from Ancorae Utility Billing Department. For 2008-2016, the quantity stipulated in the current wholesale contract is used, which is 46.5 GPM on 0.5 mgd. For 2017-2019, the quantity used 0.25 GPM on 0.5 mgd. The wholesaler is responsible for the demand reduction from Ancorae's due to changes in the water system.
11. Del Mar has historically used water from their own well and Ancorae's water. They are shifting to using 100% Ancorae water. For 2000-2007, this is actual consumption from Ancorae Utility Billing Department. For 2008-2016, the quantity stipulated in the current wholesale contract is used, which is 46.5 GPM on 0.5 mgd. For 2017-2019, the quantity used 0.25 GPM on 0.5 mgd. The wholesaler is responsible for the demand reduction from Ancorae's due to changes in the water system.
13. This is a placeholder for potential future agricultural water that might be provided by Anacortes. Since Stagg PUD provides agricultural water within the county, the volume of agricultural water provided by Stagg PUD was deemed an appropriate benchmark for additional agricultural water that might be provided by Anacortes. Therefore, the future agricultural load was developed using 100% of the 2007-2008 average agricultural water provided by Stagg PUD.

14. For 2001-2007, the actual non-revenue amount for each year was used. The wide range in non-revenue water between 2006-2007, including some negative numbers, is due to a meter problem. The problematic meters have recently been replaced. Anacortes’ historical non-revenue number were used for this projection. For 2008 forward, two components of non-revenue is estimated. The first component represents non-revenue water in Anacortes’ retail service area (washing, firefighting, distribution system leaks, etc). This component is calculated as the sum of the residential and commercial demands multiplied by 2%, which is typical for non-revenue water as a percent of billed consumption for water utilities. The second component represents transmission system leaks and is calculated as the sum of all other demands (retailers, wholesale customers, and future peaks) multiplied by 2%, which acknowledges some possible transmission system leakage, but does not plan for unrealistically high amount of non-revenue water.

15. The sum of the retail, wholesale, future blocks, and non-revenue water.

16. For 2001-2007, the actual peaking factor for each year is used. For 2008 forward, a peaking factor of 1.5 (the most common occurring peaking factor between 2008 and 2007) is applied to the average day demand.
Growth Targets and Capacity

The State Office of Financial Management develops growth targets for each county based on its forecast for statewide growth over the next 20 years. Based on this information, Skagit County and its cities work collaboratively to allocate the targets to the cities and the unincorporated county. Countywide, the overall growth targets through 2036 are for 35,751 new residents and 15,998 new jobs.

For Anacortes, the initial 20 year growth target (2016 – 2036) identified for planning purposes is 5,895 new residents and 2,620 new jobs. This translates to an average growth of 295 new residents and 104 new jobs each year. Following adoption of final growth allocations by the Growth Management Act Steering Committee (GMA SC) for all jurisdictions, reconciliation of targets based on individual jurisdiction review of land capacity and community vision, and adoption of the targets by the Skagit County Board of County Commissioners, the final targets will be documented in the Skagit County Countywide Planning Policies (CPPs).

In 2015, the City had approximately 7,830 housing units. The City’s population target for the 2016-2036 planning period of 5,895 new residents translates to 2,620 dwelling units based on the Anacortes household size of 2.25 persons per household reported in the 2010 US Census. In 2015 the City conducted an analysis to determine residential and employment capacity under then-existing land use designations and development regulations. The analysis used data on buildable lands in Anacortes including vacant, partially-used and re-developable land and estimated capacity for approximately 2,320 additional dwelling units. As part of the 2016 update, various changes in land use designations were proposed for various areas. The City analyzed potential land capacity based on implementation of those changes. Tables LU-4 & 5 show the findings for residential capacity and Table LU-6 shows the findings for employment capacity. For a description of the allowed uses and densities in the land use map designations, see Table LU-1 in the Land Use Element Volume 1. The estimated residential capacity within the land use designations adopted during the 2016 Comprehensive Plan update is approximately 3,347 additional dwelling units, which accommodates the 2036 growth target.

Table LU-4. Residential Capacity – Vacant and Partially-Vacant Land.

<table>
<thead>
<tr>
<th>Zone</th>
<th>Net Buildable Acres</th>
<th>Assumed Density</th>
<th>Estimated Additional Dwelling Units</th>
<th>Existing platted vacant lots</th>
<th>Estimated Capacity (DUs)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Low Density (R1)</td>
<td>52.73</td>
<td>2 units/acre</td>
<td>105</td>
<td>26</td>
<td>131</td>
</tr>
<tr>
<td>Residential Low Density (R2)</td>
<td>49.27</td>
<td>4 units/acre</td>
<td>197</td>
<td>293</td>
<td>490</td>
</tr>
<tr>
<td>West of Anacopper Mtn Rd.</td>
<td>85.73</td>
<td>5 units/acre</td>
<td>429</td>
<td>207</td>
<td>626</td>
</tr>
<tr>
<td>East of Anacopper Mine Rd.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential Medium Density (R3)</td>
<td>24.68</td>
<td>11 units/acre</td>
<td>271</td>
<td>26</td>
<td>297</td>
</tr>
<tr>
<td>Old Town Overlay</td>
<td>1.28</td>
<td>9 units/acre</td>
<td>11</td>
<td>0</td>
<td>11</td>
</tr>
<tr>
<td>Residential High Density (R4)</td>
<td>8.45</td>
<td>28 units/acre</td>
<td>237</td>
<td>19</td>
<td>256</td>
</tr>
<tr>
<td>Commercial (C)</td>
<td>0.41</td>
<td>28 units/acre</td>
<td>12</td>
<td>0</td>
<td>12</td>
</tr>
<tr>
<td>Central Business District (CBD)</td>
<td>0.17</td>
<td>50 units/acre</td>
<td>8</td>
<td>0</td>
<td>8</td>
</tr>
<tr>
<td>Marine Mixed Use</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MIB (17th – 22nd)</td>
<td>9.87</td>
<td>40 units/acre</td>
<td>395</td>
<td>0</td>
<td>395</td>
</tr>
<tr>
<td>Skyline</td>
<td>1.64</td>
<td>28 units/acre</td>
<td>46</td>
<td>19</td>
<td>65</td>
</tr>
<tr>
<td>Ferry Terminal Rd.</td>
<td>1.75</td>
<td>30 units/acre</td>
<td>53</td>
<td>0</td>
<td>53</td>
</tr>
<tr>
<td>Commercial Marine 1 (CM1)</td>
<td>0.53</td>
<td>28 units/acre</td>
<td>15</td>
<td>0</td>
<td>15</td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>2,369</strong></td>
</tr>
</tbody>
</table>
*Discussions are anticipated with the Skagit PUD to explore the possibility of transitioning these areas to the City of Anacortes service area.*

**Figure 2-2 - Service Areas**
Figure LU-1: Future Land Use Map (west).
Figure LU-1: Future Land Use Map (east).
Table LU-1. Land use designations.
The allowed uses and densities noted herein are intended as a summary of key provisions to guide implementing zoning codes, and not as a complete description of all possible uses. “Special topics to explore” are intended to document future potential considerations that may warrant additional review.

<table>
<thead>
<tr>
<th>Land Use Designation</th>
<th>Implementing Zoning Designation</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Residential Low Density 1</strong></td>
<td>R1</td>
</tr>
<tr>
<td><strong>Purpose:</strong> This designation provides for low density residential development in the southern end of the City that is inappropriate for more intensive urban development due to topography, the frequent presence of wetlands, the high cost and difficulty in extending public facilities, and the desire to create a lower intensity transitional area between the city and the surrounding unincorporated rural pasture, forest and agricultural land.</td>
<td></td>
</tr>
<tr>
<td><strong>Principal uses &amp; density:</strong> Single-family detached dwellings are the predominant dwelling type. Other dwelling types, such as accessory dwellings and cottage housing, may be allowed under certain circumstances. The permitted base density is up to 2 dwelling units per gross acre. Densities up to 4 units per gross acre may be permitted via a special review process.</td>
<td></td>
</tr>
<tr>
<td><strong>Residential Low Density 2</strong></td>
<td>R2, R2a</td>
</tr>
<tr>
<td><strong>Purpose:</strong> This designation provides for low density residential development in mostly established neighborhoods throughout the City. These areas are inappropriate for more intensive urban development due to the established character of the area and/or due to the area’s separation from transit uses and commercial services.</td>
<td></td>
</tr>
<tr>
<td><strong>Principal uses &amp; density:</strong> Single-family detached dwellings are the predominant dwelling type. Other dwelling types, such as duplexes, accessory dwellings and cottage housing may be allowed under certain circumstances. The permitted density is between 4 and 8 dwelling units per gross acre, depending upon the established development pattern and character of the area.</td>
<td></td>
</tr>
<tr>
<td><strong>Special topics to explore:</strong> Accommodate affordable housing and tiny houses (see Housing Element). Explore option for 6,000 sf lots where compatible with existing development (east of Anacapre Mine Rd.).</td>
<td></td>
</tr>
<tr>
<td><strong>Residential Medium Density</strong></td>
<td>R3, R3a</td>
</tr>
<tr>
<td><strong>Purpose:</strong> This designation provides for moderate density residential neighborhoods on lands that are suitable for urban development. These areas are conveniently located in relation to traffic routes, public utilities and community facilities.</td>
<td></td>
</tr>
<tr>
<td><strong>Principal uses &amp; density:</strong> Single-family detached dwellings are the predominant dwelling type. Other dwelling types, such as accessory dwellings, cottage housing, and low density multi-family may be allowed under certain circumstances. The permitted density is 7-14 dwelling units per gross acre, depending on the particular housing types used and established development pattern and character of the area.</td>
<td></td>
</tr>
<tr>
<td><strong>Special topics to explore:</strong> Accommodate tiny houses (see Housing Element), reduce minimum lot size to 4,500 sf, and explore option for 3,000 sf lots where consistent with historic plates. Consider uses that provide neighborhood gathering places.</td>
<td></td>
</tr>
<tr>
<td><strong>Old Town</strong></td>
<td>OT</td>
</tr>
<tr>
<td><strong>Purpose:</strong> This designation recognizes the unique heritage, scale, and character of the oldest residential area of the city by establishing standards to maintain the scale and character of the area.</td>
<td></td>
</tr>
</tbody>
</table>
Principal uses & density: Single-family detached dwellings are the predominant dwelling type. Other dwelling types such as accessory dwellings and duplexes, may be allowed under certain circumstances. The permitted density is 7-14 dwelling units per gross acre, depending on the particular housing types used and established development pattern and character of the area.

Residential High Density

Purpose: This designation provides for urbanized areas with a mixture of multifamily dwelling units that are within walking distance of public transit and commercial/employment areas and/or community facilities. This designation creates a transition from high intensity uses, such as commercial or industrial development, to lower intensity residential areas.

Principal uses & density: A mixture of single and multifamily dwelling units. Some commercial uses may be permitted. There is no prescribed density limit, except in designated areas away from downtown and South Commercial Avenue (up to 18 dwelling units per gross acre).

Special topics to explore: Consider adopting density minimums for new development; and consider uses that provide neighborhood gathering places.

Central Business District

Purpose: This designation has been applied to the existing downtown commercial district in Anacortes. The purpose of the district is to reinforce downtown as the center of commercial, civic, and cultural activities within the city. Downtown is expected to accommodate new development while reinforcing and enhancing its historic pedestrian-friendly character and scale.

Principal uses & density: A broad mix of commercial, retail, professional office, civic and cultural, and residential uses. Active uses are required on the ground floor along Commercial Avenue and key side streets. Multi-story buildings and a mixture of uses are encouraged. New residential uses must feature transit-supportive densities (at least 15 dwelling units per gross acre).

Special topics to explore: Consider concept of a transitional zone or related land use and development standards provisions along the east side of Q Avenue.

Commercial

Purpose: This designation provides for a wide variety of general service, retail, commercial, and mixed-use that serves local and regional residents and the traveling public.

Principal uses & density: A wide variety of general service, retail commercial, and professional office uses. Multifamily uses are encouraged on upper floors along South Commercial Avenue and are allowed on certain side streets. New residential uses must feature transit-supportive densities (at least 15 dwelling units per gross acre).

Marine Mixed-Use

Purpose: This designation provides for a special mix of commercial, cultural, recreational, and residential uses in a high amenity area along the waterfront or with special waterfront relationship. The design of uses is intended to emphasize the unique marine setting by providing marine access and views from public spaces and establishing/maintaining a pedestrian-friendly character.

Principal uses & density: The primary uses are commercial, hospitality, cultural, and recreational uses. Residential uses are encouraged in mixed-use structures and allowed in single purpose structures provided developments include a horizontal mix of uses. Multistory buildings are encouraged provided they are designed and oriented to provide public...
marine views and integrate human-scaled design details. New residential uses must feature transit-supportive densities (at least 15 units/acre).

### Commercial Marine
**Purpose:** This designation is established in recognition of the unique and irreplaceable nature of certain marine sites in Anacortes and provides for a marine-oriented uses and commercial and industrial enterprises where orientation to navigable waterways and the tourism trade is of primary importance.

**Principal uses & density:** Marine-oriented commercial, recreational, and industrial uses. Tourism uses building on marine access and views are encouraged. Retail uses are limited to small scale establishments in support of primary uses. Large and multi-story buildings are not allowed provided they are designed and oriented to provide public marine views.

### Light Manufacturing
**Purpose:** This designation provides for a mix of industrial structures and uses, service commercial uses and limited retail uses that minimize external visual or physical impacts on adjacent properties and generally do not compete with uses in the CBD and C zones.

**Principal uses & density:** General service and light industrial uses that can be operated in a relatively clean, quiet, and safe manner compatible with adjoining uses. Retail and office uses are limited in scale or type to avoid competition with uses in the CBD and C zones.

### Manufacturing & Shipping
**Purpose:** This designation provides for manufacturing and shipping uses that can utilize the deep waters of the Guemes Channel.

**Principal uses & density:** Marine oriented manufacturing and shipping uses plus complementary support uses.

**Special topics to explore:** Consider concept of a transitional zone or related land use and development standards provisions for the area between T and U Avenues north of 4th Street.

### Industrial
**Purpose:** This designation provides for manufacturing and closely related uses in areas with existing industrial uses or other areas with suitable land and transportation access that are buffered from residential and other uses that are likely to complain about industrial activities.

**Principal uses & density:** Industrial, research and development, repair, warehouse, shipping terminals that minimize external impacts to adjacent districts, and accessory uses.

**Special topics to explore:** Refine use, design, bulk and dimensional standards to promote desired development.

### Heavy Manufacturing
**Purpose:** This designation provides for heavy manufacturing and closely related uses in the March Point area.

**Principal uses & density:** Industrial, research and development, repair, warehouse, shipping terminals and related uses whose production process creates a potential hazard or nuisance to adjacent uses.

### Public Use
**Purpose:** This designation is to allow for common public uses where the need arises and uses will not create a nuisance or interfere with existing uses.
**Principal uses & density:** Public parks and recreation facilities, open space, single family residences under certain circumstances, schools, and other public facilities.

**Aeronautical Zone**

**Purpose:** This designation provides for the Anacortes Airport and associated uses.

**Principal uses & density:** Airport and aeronautical related uses.

### Table LU-2. Overlay designations

Some areas within the city have unique characteristics, special land uses and/or land use objectives that call for an overlay that would apply in addition to the base land use designation.

<table>
<thead>
<tr>
<th>Special Land Use Overlays</th>
<th>Implementing Zoning Designation</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Medical Overlay</strong></td>
<td><strong>MED-O</strong></td>
</tr>
<tr>
<td><strong>Purpose:</strong> This overlay designation provides for coordinated expansion of Island Hospital and growth of medical support uses in the immediate vicinity while minimizing the impacts on surrounding residential uses.</td>
<td></td>
</tr>
<tr>
<td><strong>Principal uses &amp; density:</strong> Hospitals and medical clinics in addition to permitted uses in the underlying zoning district. Uses are subject to height, density and other development standards in the underlying zone, unless modified by the overlay standards.</td>
<td></td>
</tr>
<tr>
<td><strong>Special topics to explore:</strong> Refine overlay boundary, use provisions, and height provisions.</td>
<td></td>
</tr>
<tr>
<td><strong>Live/Work Overlay</strong></td>
<td><strong>LW-O</strong></td>
</tr>
<tr>
<td><strong>Purpose:</strong> This overlay designation provides the opportunity to combine living and working spaces in individual units provided the scale and impact of such non-residential uses is limited. This designation is appropriate for select R-3 and R-4 zones that are adjacent to commercial or manufacturing zones.</td>
<td></td>
</tr>
<tr>
<td><strong>Principal uses &amp; density:</strong> Small scale retail, commercial, and manufacturing uses are allowed if combined with a permitted use in the base zoning district. Subject non-residential activities shall be conducted indoors and external impacts minimized. Limited outdoor storage and sales may be allowed on a case by case basis provided measures are taken to minimize external impacts.</td>
<td></td>
</tr>
<tr>
<td><strong>Mixed-Use Business Overlay</strong></td>
<td><strong>MUB-O</strong></td>
</tr>
<tr>
<td><strong>Purpose:</strong> This overlay designation provides the opportunity to integrate non-residential uses together with residential uses. Such uses shall be limited to those uses that minimize external or physical impacts on residential uses. This designation is appropriate for select R-3 and R-4 zones that are adjacent to commercial or manufacturing zones.</td>
<td></td>
</tr>
<tr>
<td><strong>Principal uses &amp; density:</strong> Professional office, institutional, educational, and small scale retail in addition to permitted uses in the underlying district. Non-residential activities shall be conducted indoors and external impacts minimized.</td>
<td></td>
</tr>
</tbody>
</table>
Proposed Land Use Designation Changes

The maps on the following pages document the land use designation proposals (changes from the 2012 designations) that were integrated into the 2016 Comprehensive Plan. Potential changes were initially identified based on community feedback, including three visioning workshops held in 2014, and based on Community Advisory Committee recommendations. A community workshop to evaluate the potential land use alternatives was conducted in February, 2015. The Planning Commission and City Council held multiple public comment meetings to take public input regarding the land use designation change proposals prior to identifying a preferred land use plan in late 2015. Public comment was again taken at public hearings before Planning Commission in January, 2016, prior to the Planning Commission recommendation to City Council on March 14, 2016.
Sanitary Sewer

Goal 9A-7  Encourage public sewer services in Urban Growth Areas and limit them in the rural area.

Policy 9A-7.1  Rural Community Systems – Community- and other innovative sewage treatment systems in Conservation and Reserve Development (CaRD) land developments and limited areas of more intensive rural developments (LAMIRDS) - or to address rural public health problems - should be considered on a case by case basis.

Water

Countywide Planning Policies Regarding Water

All growth outside the urban growth boundary shall be rural in nature as defined in the Rural Element, not requiring urban government services except in those limited circumstances shown to be necessary to the satisfaction of both the County and the affected city [where applicable] to protect basic public health, safety and the environment, and when such services are financially supportable at rural densities and do not permit urban development. (CPP 1.8)

Because of the 2001 Instream Flow Rule, Skagit County would support extension of piped water to certain areas to support rural-level development where access to groundwater via exempt wells is unavailable.

Comprehensive Plan Policies Regarding Water

This Comprehensive Plan recognizes that the need for the provision of piped water in rural areas may occur under limited circumstances such as: the transmission pipeline routing between Urban Growth Areas; where existing developments are providing rural public water service and fire protection in accordance with the CWSP; where groundwater does not meet Safe Drinking Water Act and State Health Department criteria for potable water use; where water quantity issues related to actual yield or where groundwater withdrawal will cause a conflict with the 2001 Rule
related to instream flows; and properties that are rural in nature and density and are adjacent to a piped water system.

The provision of piped water service in rural areas should support the combined objectives of the GMA, the CWSP, individual Water System Plans, and state law.

**Goal 9A-8** Influence the development and use of the water resources of Skagit County in a manner that is consistent with the Countywide Planning Policies and the Comprehensive Plan.

**Policy 9A.8.1** Cooperation with water districts and other water providers shall be extended to support them in their responsibility to provide a reliable service to assure an adequate quality and quantity of potable water and high-quality water supply within their service areas.

**Policy 9A.8.2** Water supply infrastructure expansion shall be designed to meet local needs and urban or rural levels of service standards, and comply with this Comprehensive Plan's land use densities.

(a) Urban Water Service shall mean service provided by a water system(s) that has been designed to provide service throughout the designated urban growth area. The water service shall be designed to meet the water supply needs of the residential, commercial, industrial, and other water needs as defined by the Skagit County or City Comprehensive Plan, the Coordinated Water System Plan, and the designated water utility’s Water System Plan.

(i) The Utility’s Water System Plan shall document a plan to meet urban water service using the design criteria outlined in Section 4 and on Table 4-1 of the Coordinated Water System Plan and in accordance with the schedule required by this Comprehensive Plan.

(b) Rural Water Service shall mean water service provided by an individual well, a stand-alone public water system, or extension of a water system from within an urban growth area that is designed to provide rural water service. The water service shall be designed to meet the rural water supply needs of the rural area users as defined by this Comprehensive Plan, the Coordinated
Water System Plan, any designated water purveyor’s Water System Plan (where applicable), and the criteria established for the water service in Section 4 and on Table 4-1 of the Coordinated Water System Plan and applicable state law.

(i) The design shall be guided by the projected rural area water supply and fire protection associated with the requirements of this Comprehensive Plan, and based on the physical or hydraulic capacity requirements as outlined in the Coordinated Water System Plan and the designated water utility’s water system plan.

(ii) Pursuant to RCW 19.27.097 and RCW 58.17.110, Skagit County cannot legally issue a permit for a building requiring potable water or approve subdivision applications unless the applicant has demonstrated a lawful and adequate water supply. See Rural Element policy 3A-2.2.

policy 9A-8.3 Interlocal agreements shall be developed with the cities, towns, and water suppliers in the coordination of water service to urban growth areas.

(a) The Skagit County Public Utility District #1, the cities, the Swinomish Tribal Community, and the County shall meet and enter into an interlocal agreement that provides for an increasing local and/or tribal government role in the provision of public water within their designated jurisdictional urban growth areas.

policy 9A-8.4 Water supply development and service shall be consistent with all related plans, including but not limited to, the Coordinated Water Systems Plan, the Anacortes-Fidalgo Island Coordinated Water System Plan, this Comprehensive Plan, and related purveyor plans as they are developed.

policy 9A-8.5 New capital facilities for water-system compliance with state and federal safe-drinking-water rules, and water treatment standards shall be based on rural area densities and a level of service that is consistent with the existing character of the environment.
policy 9A.8.6 Skagit County shall enforce all county, state and federal laws regarding potable water, well head protection and the installation of water systems.

policy 9A.8.7 Connection to a public water system should be encouraged in those areas affected by the Skagit River Basin Instream Resources Protection Program Rule (WAC 173-503) or other low flow areas.

policy 9A.8.8 Limitations on uses and densities should be maintained within areas affected by the Skagit River Basin Instream Resources Protection Program Rule (WAC 173-503) and any other designated low flow stream corridors where necessary to limit individual wells and protect base flows.

policy 9A.8.9 The Coordinated Water Systems Plan should be reviewed to ensure consistency with the adopted Comprehensive Plan.

policy 9A.8.10 Water conservation measures shall be incorporated into water supply development and service plans as a method of addressing future water needs.

Stormwater

Goal 9B Protect and enhance natural hydrologic features and functions by: maintaining water quality and fish and wildlife habitat; incorporating natural drainage patterns into measures to protect the public from health and safety hazards and property damage; maintaining a sustainable groundwater discharge/recharge budget; and by promoting beneficial uses as well as water resource education and planning efforts.

Risk Avoidance

Goal 93-1 Reduce risks to public health and safety and the loss of, or damage to public and private property.

policy 9B.1.1 Solutions: Nonstructural storm water measures should be preferred over structural measures.
ORDINANCE NO. 3019

AN ORDINANCE OF THE CITY OF ANACORTES, WASHINGTON, RELATING TO THE CITY WATER UTILITY; ADOPTING THE 4-YEAR LIMITED UPDATE TO THE CITY'S WATER SYSTEM PLAN; INCORPORATING THE 4-YEAR LIMITED UPDATE INTO THE CITY COMPREHENSIVE PLAN; AND RATIFYING AND CONFIRMING PRIOR ACTS.

THE CITY COUNCIL OF THE CITY OF ANACORTES, WASHINGTON, does hereby ordain as follows:

SECTION 1.  RECITALS AND FINDINGS

1.1 The City of Anacortes ("City") owns and operates a regional water supply system which supplies approximately 22 million gallons per day to approximately 56,000 residential, commercial and industrial customers ("Water Utility"). The Water Utility effectively came into existence in 1919 when the City purchased the water system from Washington Water and Power Company.

1.2 The Water Utility is now part of the combined utility system of City utilities ("System"). The System includes the Water Utility; the City system of storm and surface water management; the City system of garbage and refuse collection and disposal; and the City Sewer Utility.

1.3 The Water Utility provides the entire domestic service for all residential and commercial customers in the City and residential and commercial retail customers in parts of unincorporated Skagit County. And, consistent with the Skagit County Coordinated Water System Plan and the City's original 2011 water system plan, the City has entered into long-term supply contracts with seven wholesale and industrial customers for water service to other municipal and tribal areas and a military base. Those contracts, and contract terms, include: City of Oak Harbor – December 31, 2036; Town of La Conner – December 31, 2036; Skagit PUD –
December 31, 2036; Swinomish Utility Authority – December 31, 2036; Tesoro Refinery and Marketing Company (now Andeavor) – December 31, 2036; Shell Oil Products US (Shell Puget Sound Refinery) – December 31, 2036.

Under Department of Health regulations at the time the City’s Water System Plan was adopted, water system plans were to be updated every six years. WAC 246.290.100. Under current Department of Health regulations, water system plans are to be updated every ten years. This 4-year Limited Update effectively converts the City’s original 2011 Water System Plan to a ten year plan.

1.5 The City’s Determination of Non-Significance on the 4-Year Limited Update pursuant to the State Environmental Policy Act was issued in December 2017.

1.6 Following published notice, the City conducted a public informational meeting on the 4-Year Limited Update to the City’s 2011 Water System Plan for Water Utility customers and others on December 18, 2017.

1.7 The 4-Year Limited Update to the 2011 Water System Plan is consistent with the City’s rights and responsibilities under the 1996 Memorandum of Agreement Regarding Utilization of Skagit River Basin Water Resources for Instream and Out of Stream Purposes, commonly referred to as the 1996 Memorandum of Agreement. The parties to the Memorandum of Agreement are the Skagit PUD, Skagit County, Washington State Department of Ecology, Washington State Department of Fish and Wildlife, the Swinomish Indian Tribal Community, the Upper Skagit Indian Tribe, and the Sauk-Suiattle Indian Tribes. The Water System Plan is also consistent with the Coordinated Water System Plan for Skagit County.
1.8 The City Council, having considered the 4-Year Limited Update to the 2011 Water System Plan and any comment thereon, determines it appropriate to adopt the Plan for the 2010 - 2029 planning period.

1.9 The 4-Year Limited Update to the 2011 Water System Plan is also adopted as part of the City Comprehensive Plan, consistent with the Growth Management Act (RCW 36.70A.070) and City planning authority (RCW 35A.63.062).

SECTION 2. WATER SYSTEM PLAN APPROVED

The Updated City of Anacortes Water System Plan is hereby approved and adopted as the City's Water System Plan and the City's system and plan for Water Utility improvements.

SECTION 3. COMPREHENSIVE PLAN AMENDED

The Updated Water System Plan approved and adopted by this Ordinance supersedes and replaces amends the City's original 2011 Water System Plan and by this Ordinance is hereby incorporated into the City Comprehensive Plan.

SECTION 4 RATIFICATION AND CONFIRMATION

All acts prior to and consistent with this ordinance are hereby ratified and confirmed.

SECTION 5 EFFECTIVE DATE

This Ordinance is both subject to State regulatory oversight and an exercise of a power delegated to the City legislative body; and, therefore, not subject to referendum. This ordinance shall take effect and be in force five (5) days from and after its passage, approval and publication in the manner required by law.

SECTION 6 ADOPTION

PASSED by the City Council and APPROVED by the Mayor of the City of Anacortes, Washington, this 18th day of December, 2017 at a regular open public meeting thereof.
ATTEST:  

Steve D. Hoglund, City Clerk/Treasurer

APPROVED AS TO FORM:

Darcy James Swetnam, WSBA 40530, City Attorney
State Environmental Policy Act (SEPA)  
Determination of Non-Significance (DNS):  

Proposal: Action: The City of Anacortes’ Public Works Department is proposing a 4-year limited update to the existing 2012 water systems plan (WSP). The Anacortes water system is owned and operated by the City of Anacortes and provides potable water to the City of Anacortes and its water service area. With this update to the WSP, a new WSP will be due in 2022. This is a non-project action.

File Number: PLN-2017-0007

Applicant /Proponent: City of Anacortes’ Public Works Department

Location of Proposal: City of Anacortes city limits and water service area

Lead Agency: City of Anacortes, Planning, Community, & Economic Development Department

Threshold Determination: Determination of Nonsignificance (DNS). The lead agency has determined that this project action proposal does not have a probable significant adverse impact on the environment. 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 upon request.

X This DNS is issued under WAC 197.11.355. There is no additional comment period for this DNS as the optional DNS process was used per WAC 197.11.355. A comment period was already provided associated with the Notice of Application with Optional DNS Process.

Pursuant to the procedures adopted under AMC Table 19.20.030-1, appeal of the SEPA threshold determination may be made to the City’s Hearing Examiner. The issuance of this DNS does not constitute approval of the proposal.

If you have any questions, please contact Kevin Cricchio, AICP, WPIT, Associate Planner; Planning, Community, & Economic Development Department; P.O. Box 547, Anacortes, WA 98221; (360) 293-1937; or via email at kevinc@cityofanacortes.org.

SEPA Responsible Official: Don Measamer, Director, Planning, Community & Economic Development Department

Signature:  

Don Measamer, Director  

January 3, 2018  

Date of Issuance:
Local Government Consistency Determination Form

Water System Name: City of Anacortes  PWS ID: 02200 C
Planning/Engineering Document Title: WSP 4-Year Limited Update  Plan Date: WSP 2012/Update 2018

Local Government with Jurisdiction Conducting Review: City of Anacortes

Before the Department of Health (DOH) approves a planning or engineering submittal under Section 100 or Section 110, the local government must review the documentation the municipal water supplier provides to prove the submittal is consistent with local comprehensive plans, land use plans and development regulations (WAC 246-290-108). Submittals under Section 105 require a local consistency determination if the municipal water supplier requests a water right place-of-use expansion. The review must address the elements identified below as they relate to water service.

By signing this form, the local government reviewer confirms the document under review is consistent with applicable local plans and regulations. If the local government reviewer identifies an inconsistency, he or she should include the citation from the applicable comprehensive plan or development regulation and explain how to resolve the inconsistency, or confirm that the inconsistency is not applicable by marking N/A. See more instructions on reverse.

<table>
<thead>
<tr>
<th>Local Government Consistency Statement</th>
<th>For use by water system</th>
<th>For use by local government</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) The water system service area is consistent with the adopted land use and zoning within the service area.</td>
<td>Update pg 5</td>
<td>Yes</td>
</tr>
<tr>
<td>b) The growth projections used to forecast water demand is consistent with the adopted city or county's population growth projections. If a different growth projection is used, provide an explanation of the alternative growth projection and methodology.</td>
<td>WSP pg 4-16, Update pg 2</td>
<td>Yes</td>
</tr>
<tr>
<td>c) For cities and towns that provide water service: All water service area policies of the city or town described in the plan conform to all relevant utility service extension ordinances.</td>
<td>WSP Section 3.5 pg 3-14</td>
<td>Yes</td>
</tr>
<tr>
<td>d) Service area policies for new service connections conform to the adopted local plans and adopted development regulations of all cities and counties with jurisdiction over the service area.</td>
<td>WSP Section 3.5 pg 3-14</td>
<td>Yes</td>
</tr>
<tr>
<td>e) Other relevant elements related to water supply are addressed in the water system plan, if applicable. This may include Coordinated Water System Plans, Regional Wastewater Plans, Reclaimed Water Plans, Groundwater Management Area Plans, and the Capital Facilities Element of local comprehensive plans.</td>
<td>NA</td>
<td>Not Applicable</td>
</tr>
</tbody>
</table>

I certify that the above statements are true to the best of my knowledge and that these specific elements are consistent with adopted local plans and development regulations.

Signature: [Signature]
Date: [Date]
Consistency Review Guidance

For Use by Local Governments and Municipal Water Suppliers

This checklist may be used to meet the requirements of WAC 246-290-108. When using an alternative format, it must describe all of the elements; 1a), b), c), d), and e), when they apply.

For **water system plans (WSP)**, a consistency review is required for the service area and any additional areas where a **municipal water supplier** wants to expand its water right’s place of use.

For **small water system management programs**, a consistency review is only required for areas where a **municipal water supplier** wants to expand its water right’s place-of-use. If no water right place-of-use expansion is requested, a consistency review is not required.

For **engineering documents**, a consistency review is required for areas where a **municipal water supplier** wants to expand its water right’s place-of-use (water system plan amendment is required). For noncommunity water systems, a consistency review is required when requesting a place-of-use expansion. All engineering documents must be submitted with a service area map (WAC 246-290-110(4)(b)(ii)).

A) Documenting Consistency: The planning or engineering document must include the following when applicable.

a) A copy of the adopted **land use/zoning** map corresponding to the service area. The uses provided in the WSP should be consistent with the adopted land use/zoning map. Include any other portions of comprehensive plans or development regulations that relate to water supply planning.

b) A copy of the **growth projections** that correspond to the service area. If the local population growth projections are not used, explain in detail why the chosen projections more accurately describe the expected growth rate. Explain how it is consistent with the adopted land use.

c) Include water service area policies and show that they are consistent with the utility service extension ordinances within the city or town boundaries. *This applies to cities and towns only.*

d) All **service area policies** for how new water service will be provided to new customers.

e) **Other relevant elements** the Department of Health determines are related to water supply planning. See Local Government Consistency – Other Relevant Elements, Policy B.07, September 2009

B) Documenting an Inconsistency: Please document the inconsistency, include the citation from the comprehensive plan or development regulation, and explain how to resolve the inconsistency.

C) Documenting a Lack of Local Review for Consistency: Where the local government with jurisdiction did not provide a consistency review, document efforts made and the amount of time provided to the local government for review. Please include: name of contact, date, and efforts made (letters, phone calls, and emails). To self-certify, please contact the DOH Planner.

The Department of Health is an equal opportunity agency. For persons with disabilities, this document is available on request in other formats. To submit a request, please call 1-800-525-0127 (TTY 1-800-833-6388).

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