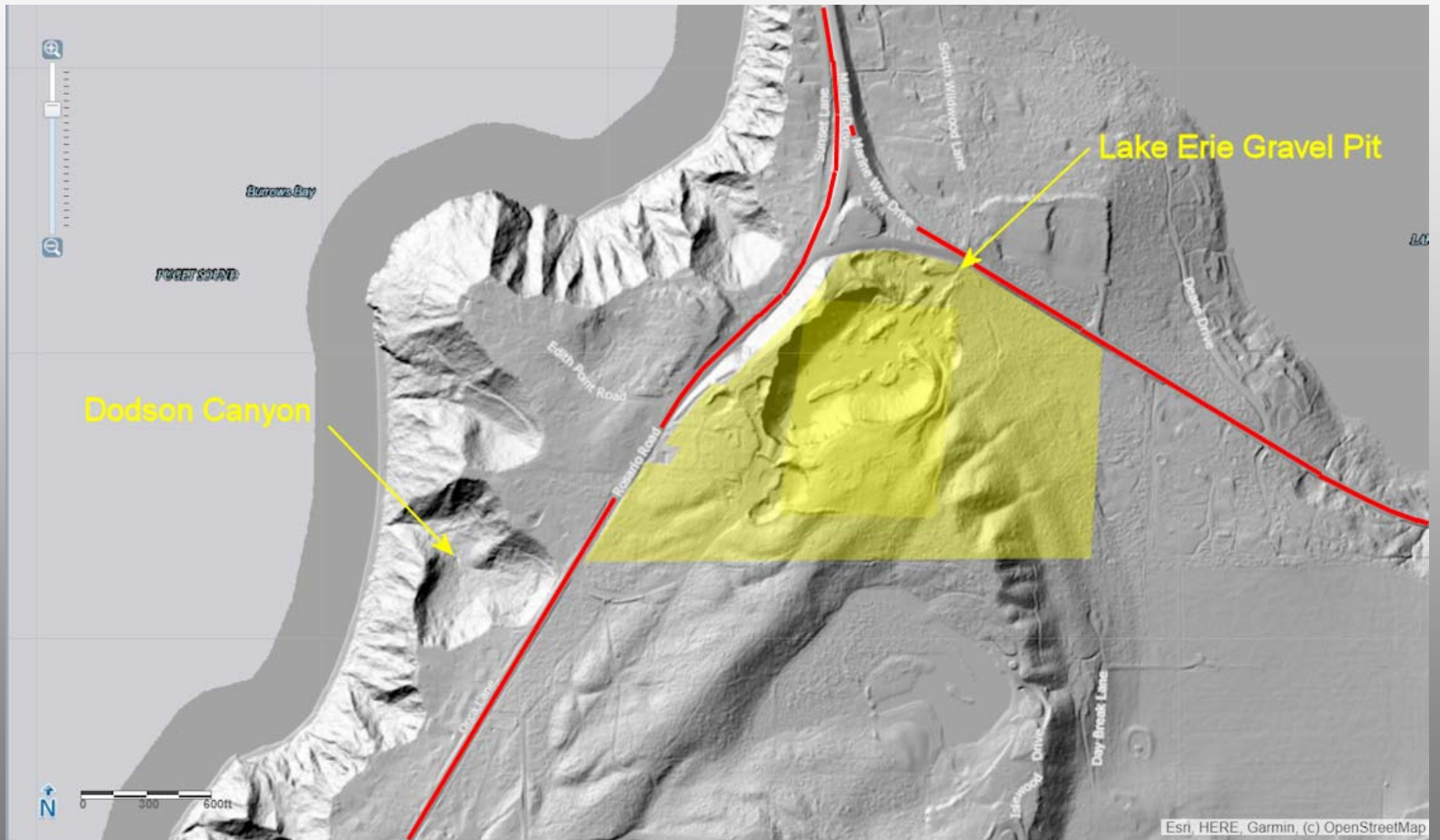




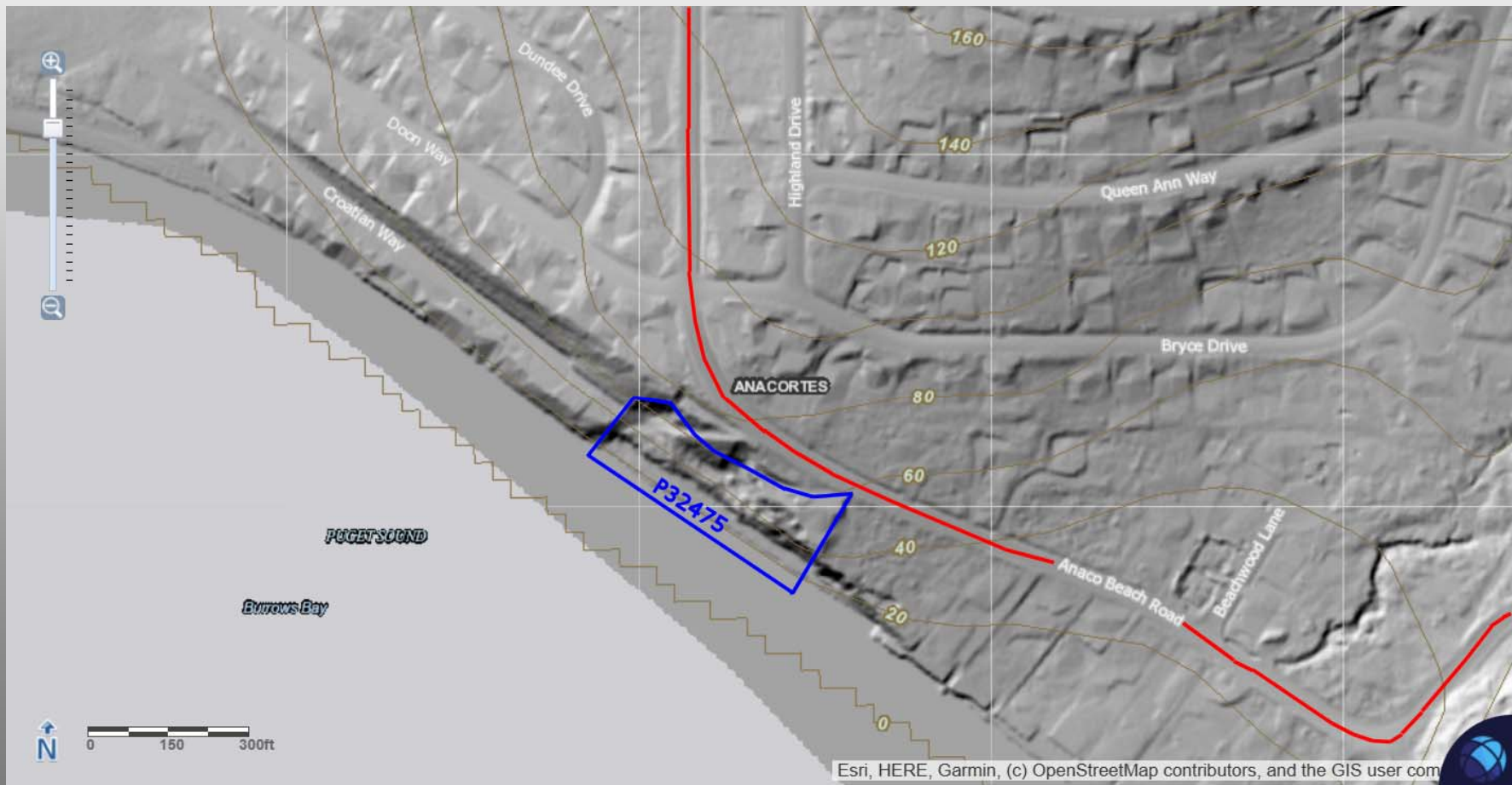
# LAKE ERIE PIT PROPERTY





Special Use Permit Application PL16-0556  
Submitted By Lake Erie Pit 1, LLC

# MORAND PROPERTY ANALOGY





## Lake Erie Pit 1 Special Use Permit Application PL16-0556

### **Morand Short Plat Appeal, November 17, 2007**

Mr. Ian Munce, Planning Director, by way of background, explained that the City has administrative approval for the subdivision of property up to 9 lots. The matter now before Council involves **a 4-lot short plat generally located at 4801 Anaco Beach Road**; the applicant is Mr. Bob Morand. Mr. Munce said this project has been extensively reviewed by City staff; the existing home on the east side of the property was constructed over 10 years ago. **A geotechnical report prepared for the project forecast that a home could be built there without long-term issues; however, subsequent major storm activity caused substantial erosion on the bluff.** The record of the Morand shoreline permit hearings makes clear that **potential expansion of the Morand shoreline landslide in the upslope direction could involve or jeopardize Anaco Beach Drive.**

Thus, **both Anaco Beach Drive and Oakes Ave, the two main routes in and out of west Anacortes, have stability issues related to shoreline landslides.**

Ross Barnes Letter to the Anacortes City Council, "MORAND SHORT PLAT #ANA 06-005: PART 2 -- ALTERNATE ROAD ACCESS SOUTH FROM SKYLINE", September 6, 2007.



The "Morand Property" is ~3-1/2 miles north of the Lake Erie property. Robert Morand purchased Parcel P32475 on June 24, 2004 for \$520,000, and after 12 years, Mr. Morand sold the property the Bank Of New York Mellon for \$295,000 February 8, 2016

In an August 27, 2008 Letter to the Editor, neighboring property owner, Janis Sonnenberger stated, "Both (Anacortes American) articles came up with a total of \$540,000 that Moran spent on a storm wall, failed water filtration system and engineering. Even a casual observer can see that the \$140,000 spent on engineering was wasted "



## Lake Erie Pit 1 Special Use Permit Application PL16-0556

### Materials Testing & Consulting Conclusions and Recommendations

Morand Property, April 8 2005

Based on the subsurface conditions encountered and the planned construction, **we conclude that the site is suitable for the planned development provided the steep slopes, beach erosion and slide zone are stabilized.**

### GeoENGINEER

Morand Property, March 21, 2006

**We conclude that the likelihood of a landslide involving the house foundation in the immediate future is not high enough to warrant concerns regarding life safety for the inhabitants.** However, we also conclude that the house foundation soils have been compromised and that the present situation poses an imminent threat that could put the house at far greater risk and could be much more difficult to repair.

### W. D. Purnell & Associates Consulting Engineering Geologists And Geotechnical Engineers, June 26, 1985

**This +2.044-acre site, in our opinion, is suitable from a geotechnical viewpoint for one single-family residence on the basis of information obtained and evaluated during this reconnaissance, providing our recommendations are followed.** The recommendations herein will not remove that risk completely but will increase the stability of the lot.

### Skagit County Emergency Resolution, April 11, 2006

WHEREAS, the Skagit County Department of Emergency Management conducted an inspection of a portion of the shoreline of Burrows Bay on Friday, March 31, 2006 and has determined that **the home located at 4801 Anaco Beach Road is in imminent danger due to the potential of a slide at this location.**

NOW, THEREFORE, BE IT RESOLVED that the Skagit County Board of Commissioners hereby declare that an emergency exists effective April 3, 2006. This resolution is in accordance with RCW 77.55.021.



**Skagit County Emergency Resolution, April 11, 2006**

WHEREAS, a severe winter storm occurred on February 4, 2006 that caused tidal flooding and shoreline erosion in various areas of Skagit County **including portions of bank along the shoreline of Burrows Bay**; and,

WHEREAS, the Skagit County Department of Emergency Management conducted an inspection of a portion of the shoreline of Burrows Bay on Friday, March 31, 2006 and has determined that the home located at 4801 Anaco Beach Road is in imminent danger due to the potential of a slide at this location.



**Lake Erie Pit 1 Special Use Permit Application PL16-0556**

The record of the Morand shoreline permit hearings made clear that potential expansion of the Morand shoreline landslide in the upslope direction could involve or jeopardize Anaco Beach Drive.

**Thus, both Anaco Beach Drive and Oakes Ave, the two main routes in and out of west Anacortes, have stability issues related to shoreline landslides.**

Ross Barnes Letter to the Anacortes City Council, "MORAND SHORT PLAT #ANA 06-005: PART 2 -- ALTERNATE ROAD ACCESS SOUTH FROM SKYLINE", September 6,2007.



## **CONCLUSION**

As illustrated by the Moran episode, sometimes consultants and planning department, despite their best intentions, make mistakes that result in catastrophic outcomes.

Evergreen Islands asks Skagit County to either deny or delay approval of the Lake Erie Pit 1 Special Use Permit Application PL16-0556 until all of the potential adverse impacts that are associated with expansion of the Gravel Pit, that is in close proximity of Fidalgo Island's coastal bluffs are thoroughly evaluated.