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2 **BEFORE THE GROWTH MANAGEMENT HEARINGS BOARD**
3 **WESTERN REGION**
4 **STATE OF WASHINGTON**
5

6 WILLIAM TURNER AND IAN MUNCE, ET AL.

CASE No. 26-2-0001c

7 Petitioners,

8 Vs

**THIRD ORDER OF CONSOLIDATION
AND SECOND PRE-HEARING ORDER**

9 CITY OF ANACORTES.

10 Respondent

MUNCE DECLARATION

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14 IAN MUNCE declares as follows:

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16 1. I am over the age of eighteen and am competent to testify to the facts stated herein, which are within my personal
17 knowledge.

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19 2. The City's adopted Public Participation Plan mandated that the SEPA review of the City's Draft 2026
20 Comprehensive Plan/Development Regulations Periodic Update occur in the "**Spring of 2025**". Attachment A, p.6.

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22 3. This did not occur. Rather, the City divided its SEPA Review into five distinct and separate actions

- 23
- A SEPA Checklist/DNS issued on November 13, 2024. This Checklist/DNS was reviewed by the Planning
24 Commission at their meeting of December 11, 2025 and based on this Checklist the Planning Commission
25 decided not to further consider a conditional use type process for the siting of 'Middle Housing' and
26 Accessory Dwelling Units in established, low density residential neighborhoods. Petitioner Munce
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DEFENDANT'S NAME - 1

1 appealed this SEPA Checklist/DNS to the City Hearing Examiner, a hearing was held on January 30, 2026,
2 and the Hearing Examiner denied this appeal on February 28, 2026

- 3 • A SEPA Checklist/DNS for the Draft 2026 Comprehensive Plan/Development Regulations documents
4 issued on **September 10, 2026**. Petitioner Munce timely appealed this decision to the Hearing Examiner.
5 However, this appeal transferred to the City Council and then denied by the City Council on December 17,
6 2025.
- 7 • A SEPA Checklist/DNS was issued on October 8, 2025 on the Draft Stormwater Plan, a foundational
8 document. Petitioner Munce filed a timely appeal, but this appeal has yet to be heard and decided.
- 9 • A Revised SEPA Checklist was issued on November 20 , 2025 to add consideration of the Draft Sewer
10 Plan, a foundational document. However, no new DNS was issued. Petitioner Munce filed a timely appeal
11 of this action/non-action, but this appeal has yet to be heard and decided. The Draft Sewer Plan is still just
12 that, a draft.
- 13 • A SEPA Checklist/DNS was issued on February 10, 2026 on the Draft Forest Land Plan, a foundational
14 document. The City Council is scheduled to take and consider public comment and action at a future date.
15 The Draft Forest Land Plan is still just that, a draft.

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18 I declare under penalty of perjury under the laws of the state of Washington that the foregoing is true and correct.

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20 EXECUTED at Anacortes Washington this 5th day of March, 2025.

21
22 *s/ Ian S. Munce*

23 Ian S. Munce

24 WSBA No. 21527

25 _____
26 Ian S. Munce, J.D., AICP

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28 DEFENDANT'S NAME - 2

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DEFENDANT'S NAME - 3

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DEFENDANT'S NAME - 4