



16-137

RECEIVED
CITY OF MOUNT VERNON

JAN 13 2016

C.E.D. DEPARTMENT
BY _____

MASTER LAND USE APPLICATION FORM

FILE NUMBER:

PL2016-137

PROPERTY OWNER(S): <small>(If there is more than one legal owner, please attach an additional notarized Master Application for each owner)</small>	
NAME:	3M Finance & Leasing, LLC
ADDRESS:	1100 Freeway Drive
CITY/STATE:	ZIP:
Mount Vernon, WA 98273	
TELEPHONE NUMBER and EMAIL ADDRESS:	
APPLICANT (if other than owner):	
NAME:	same as owner
COMPANY: <small>(If applicable)</small>	
ADDRESS:	
CITY/STATE:	ZIP:
TELEPHONE NUMBER and EMAIL ADDRESS:	
CONTACT (if this section is completed, correspondence will only be sent to this individual, if left blank, materials will only be sent to the property owner):	
NAME:	Jeremy McNett, Assoc. AIA
ADDRESS:	1005 4th Street
CITY/STATE:	ZIP:
Anacortes, WA 98221	
TELEPHONE NUMBER and EMAIL ADDRESS:	
360-588-0471 jeremy@underwoodarchitecture.com	

PROJECT INFORMATION
Project or development name: Blade RV
Property/project address(es)/location: see attachment 305 Freeway Drive Mount Vernon, WA 98273 <small>A copy of the site legal description from either: 1) a recent title report; or 2)a description written and/or reviewed by a P.L.S., must be attached.</small>
Skagit County Assessor's parcel number(s): P# 26644
Existing land use(s): Retail, Service Shops
Proposed land uses: Same, continuation of retail and service shops
Existing Comprehensive Plan designation: Commercial/Industrial (M-1 or M-2)(C-2)
Proposed Comprehensive Plan designation (if applicable): No Change
Existing Zoning designation: M-1 Zone, Light Manufacturing & Commercial District
Proposed Zoning designation (if applicable): No Change
Site Area (sq. ft. or acreage): 2.32 acres or 101,059.2 sf
Project value: \$225,000
Is the site located in any type of environmentally sensitive area? No.

PROJECT CONTACTS

It is imperative that the members of the City Council, Planning Commission and that the Hearing Examiner know all of the people involved with your application so that they can act without any conflict of interest charges or violations of the appearance of fairness doctrine. Therefore, the following information **MUST** be complete and **MUST** be updated when new companies or individuals become involved with your project. **The following persons are associated with this project. Attach additional pages as necessary to ensure complete disclosure:**

Developers:	Address:	Phone and Email Address:
Architect:	Address:	Phone and Email Address:
Underwood & Associates, LLC Mike Underwood, AIA	1005 4th Street Anacortes, WA 98221	360-588-0471 mike@underwoodarchitecture.com
Engineer:	Address:	Phone and Email Address:
Sturdy Engineering Gary Sturdy, PE	Anacortes, WA 98221	360-299-2511 sturdy@sturdyengineering.com
Surveyor:	Address:	Phone and Email Address:
Title Company:	Address:	Phone and Email Address:
Lender/Loan Officer:	Address:	Phone and Email Address:
Attorney:	Address:	Phone and Email Address:
Contractors:	Address:	Phone and Email Address:
Quantum Construction, INC	12761 Quantum Lane Anacortes, WA 98221	360-293-0656 mikeb@quantumci.com
Real Estate Agents:	Address:	Phone and Email Address:
Investors:	Address:	Phone and Email Address:
Other parties providing similar, significant services:	Address:	Phone and Email Address:

ACKNOWLEDGEMENTS

The following statements MUST be read and initialed by the property owner. Land Use applications involve many steps and processes; and most applications are conditioned through the process. The following disclosure statements involve items that the Community & Economic Development Department wishes to bring to your attention at the beginning of a project. The following statements in no way contain all of the conditions that could be applied to your project, but rather, are conditions that could seem out of the ordinary to an applicant who does not regularly work with land use codes.

OWNER'S INITIALS:	LAND USE PERMITTING DISCLOSURE STATEMENTS:
MB	I understand that land use permits do not authorize earth disturbing activities, the removal of vegetation, or the construction of buildings. I understand that additional permits will be required after my land use permitting process is completed. I understand that no earth disturbing activities (including the removal vegetation) may take place until after my land use process is complete, and only after I have received additional permits such as Fill & Grade, Utility, or Right-of-Way permit(s). Additionally, I understand that structures can not be constructed until after my land use permitting processes are complete and I receive a Building Permit(s).
MB	I understand that if critical areas (wetlands, streams, steep slopes, et cetera) are found on or near my property I will be required to leave an undisturbed buffer area around the critical area. I also understand that depending upon the size and scope of my project that I may be required to enhance a critical area buffer.
MB	I understand that depending upon the size and scope of my project, I may be required to provide maintenance and/or performance bonds for items such as landscaping, public roads and/or public utilities that I construct or install.
MB	I understand that depending on the type of critical areas on or near my property I may be required to provide both monitoring and maintenance bonds for work within a critical area buffer. I also understand that if I choose to utilize the ecosystem alternative within the City's Critical Areas Ordinance I will be required to "buy down" the buffer and to enhance the buffer areas left on my property.
MB	I understand that I am solely responsible for providing complete and accurate information to the City. I understand that if my application is missing information or if inaccurate materials are submitted, my land use process will be delayed. I understand that depending on how inaccurate and how incomplete my application is or becomes, the Community & Economic Development Department could require an entirely new application to be submitted. I understand that when and if conditions change from that which my application originally represented, I am responsible for letting the planner assigned to my project know.
MB	I understand that I am applying for permits from the City of Mount Vernon only; and that additional permits from other Federal and State agencies will likely be required. I understand that the City of Mount Vernon can not advise me of permits that are required from other agencies, and that I must contact these agencies to make sure I comply with their requirements. These agencies include (but are in no way limited to): Corps of Engineers, Department of Natural Resources, Department of Ecology, and Northwest Clean Air Agency.
MB	I understand that I may be required to properly and timely post a pink land use sign on my property during my land use permitting process. I understand that I am responsible for making sure that this sign continues to be posted on my property until my land use process is completed; and I understand that I am responsible for removing and disposing of this sign once my land use process is completed.
MB	I understand that I will be responsible for paying consultants that the City may deem necessary to review certain aspects of my application. I understand that these consultant reviews could include traffic concurrency, critical area, landscaping, et cetera.

Fee Calculations

Please note that CEDD staff uses this area to calculate the application fees for all submittals.

Annexation	\$ _____
Binding Site Plan	\$ _____
Boundary Line Adjustment	\$ _____
Comprehensive Plan Amendment	\$ _____
Conditional Use Permit, Administrative	\$ _____
Conditional Use Permit	\$ _____
Critical Area Permit	\$ _____
Design Review	\$ _____
Environmental Review (SEPA)	\$ _____
Environmental Review with critical areas	\$ _____
Fill and Grade Permit	\$ _____
Landscape Modifications	\$ _____
Major Modification	\$ _____
Master Plan	\$ _____
Non-Conforming	\$ _____
Other Permit Write in Below:	
\$ _____	

Plat, Preliminary	\$ _____
Planned Unit Development	\$ _____
Rezones	\$ _____
Shoreline Permits:	
Conditional Use	\$ _____
Substantial Development	\$ _____
Variance	\$ _____
Short Plat, Preliminary	\$ _____
Site Plan Approval	\$ _____
Special Use Permit	\$ _____
Special Use Permit for ADU	\$ _____
Temporary Use Permit	\$ _____
Transportation Concurrency	\$ _____
Variances, Administrative	\$ _____
Variances	\$ _____
Postage	
\$ _____	
Land Use Signs:	
\$ _____	

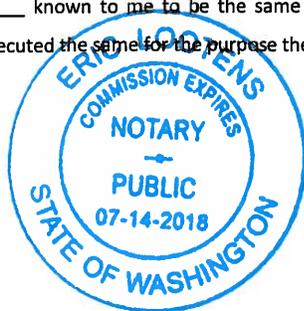
AFFIDAVIT OF OWNERSHIP

Only the property owner or an authorized representative may sign this form. If your title report lists a company, partnership or other owners you must submit evidence that you are authorized to sign on behalf of the entity or others that are listed. If you are an authorized representative you must provide a signed and notarized statement from the property owner(s) that you are authorized to sign on their behalf. Please attached additional signature sheets if there are more than one owner.

I, Mike Blade, declare that I am (please check one) _____ the owner of the property involved in this application, X the authorized representative to act for the property owner (proof of authorization must be attached), and that the statements and answers herein contained and the infoamtion herewith submitted are in all respects true and correct to the best of my knowledge and belief.

Applicant Signature: Mike Blade

On this, the 23 day of NOV, 2016 before me personally appeared Mike Blade known to me to be the same person whose name is subscribed to the within instrument and acknowledged that he/she voluntarily executed the same for the purpose therein contained.



IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Erin J. Owens
Notary Public in and for the State of Washington
Residing at Blade Church
My Appointment Expires 7-14-2018

Property Description from Assessor

THAT PORTION OF BLOCK 3, BALL & LEDGER'S FIRST ADDITION TO MOUNT VERNON, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 1, RECORDS OF SKAGIT COUNTY, WASHINGTON, OF VACATED FULTON STREET ADJOINING AND OF GOVERNMENT LOT 8 OF SECTION 19, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF BLOCK 3 OF SAID BALL & LEDGER'S FIRST ADDITION TO MOUNT VERNON, WHICH POINT IS 12 FEET WEST OF THE CENTERLINE OF THE MAIN RAILROAD TRACT OF PUGET SOUND AND CASCADE RAILROAD COMPANY AS NOW LOCATED; THENCE SOUTHEASTERLY AND PARALLEL TO AND 12 FEET DISTANT FROM THE CENTERLINE OF SAID MAIN TRACT TO THE WEST LINE OF FIRST STREET; THENCE SOUTHERLY ALONG SAID WEST LINE OF FIRST STREET TO THE SOUTH LINE OF FULTON STREET PRODUCED WESTERLY; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID FULTON STREET (VACATED) PRODUCED TO THE EAST BANK OF THE SKAGIT RIVER; THENCE NORTHERLY ALONG SAID EAST BANK OF THE SKAGIT RIVER TO INTERSECTION WITH THE NORTH LINE OF BLOCK 3 OF SAID BALL & LEDGER'S FIRST ADDITION TO MOUNT VERNON AND THE NORTH LINE OF SAID BLOCK 3 PRODUCED WESTERLY; THENCE EASTERLY ALONG THE NORTH PROJECTION LINE OF SAID BLOCK 3 TO THE POINT OF BEGINNING; EXCEPT DIKE RIGHTS OF WAY, IF ANY, AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DEED RECORDED UNDER AUDITOR'S FILE NO. 512658, RECORDS OF SKAGIT COUNTY, WASHINGTON.



Underwood & Associates, llc

1005 Fourth Street - Anacortes, Washington, 98221 360.588-0471

16-137

November 21, 2016

City of Mount Vernon
Community & Economic Development
P.O. Box 809 / 910
Cleveland Avenue Mount Vernon WA 98273

RECEIVED
CITY OF MOUNT VERNON

JAN 13 2016

C.E.D. DEPARTMENT
BY _____

RE: Legal Description, 305 Freeway Drive – Blade RV

To Whom It May Concern:

THAT PORTION OF BLOCK 3, BALL & LEDGER'S FIRST ADDITION TO MOUNT VERNON, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 1, RECORDS OF SKAGIT COUNTY, WASHINGTON, OF VACATED FULTON STREET ADJOINING AND OF GOVERNMENT LOT 8 OF SECTION 19, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF BLOCK 3 OF SAID BALL & LEDGER'S FIRST ADDITION TO MOUNT VERNON, WHICH POINT IS 12 FEET WEST OF THE CENTERLINE OF THE MAIN RAILROAD TRACT OF PUGET SOUND AND CASCADE RAILROAD COMPANY AS NOW LOCATED; THENCE SOUTHEASTERLY AND PARALLEL TO AND 12 FEET DISTANT FROM THE CENTERLINE OF SAID MAIN TRACT TO THE WEST LINE OF FIRST STREET; THENCE SOUTHERLY ALONG SAID WEST LINE OF FIRST STREET TO THE SOUTH LINE OF FULTON STREET PRODUCED WESTERLY; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID FULTON STREET (VACATED) PRODUCED TO THE EAST BANK OF THE SKAGIT RIVER; THENCE NORTHERLY ALONG SAID EAST BANK OF THE SKAGIT RIVER TO INTERSECTION WITH THE NORTH LINE OF BLOCK 3 OF SAID BALL & LEDGER'S FIRST ADDITION TO MOUNT VERNON AND THE NORTH LINE OF SAID BLOCK 3 PRODUCED WESTERLY; THENCE EASTERLY ALONG THE NORTH PROJECTION LINE OF SAID BLOCK 3 TO THE POINT OF BEGINNING; EXCEPT DIKE RIGHTS OF WAY, IF ANY, AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DEED RECORDED UNDER AUDITOR'S FILE NO. 512658, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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Underwood & Associates, llc

1005 Fourth Street - Anacortes, Washington, 98221
360.588-0471

RECEIVED
CITY OF MOUNT VERNON
JAN 13 2016
C.E.D. DEPARTMENT
BY _____

September 30th, 2016

City of Mount Vernon
Community & Economic Development
P.O. Box 809 / 910
Cleveland Avenue Mount Vernon WA 98273

RE: Blade RV, Construction Mitigation Description – Shoreline Permit

To Whom It May Concern:

The construction dates for the proposed project at 305 Freeway Drive to remove an existing pole building and replace it with a pre-fabricated metal building are to commence as soon as the permitting process is complete and all required permits are issued. The expected period of construction-start and construction-completion are spring of 2017 and summer of 2017.

Hours of operation of construction, per city standards are 7am to 10pm. Currently, generally contracting schedule is preferred to be 4/10's, however, sub-contractors may work within the City of Mount Vernon's hours of construction (7am – 10pm).

Transportation routes are currently planned along Freeway Drive, north to College Way, and then north or south along I-5. Soils, fill, etc. will come and go from the most local yard, Lakeside or equal.

Due to the existing nature of the site (asphalt paving) and the limited area of construction, there is a minimal impact of dust, noise, erosion, mud, or traffic impacts. The proposed project is considered a small project with minimal excavation and fill so trips by haul trucks will be few, causing no known impacts to traffic. The area of excavation is deep within the project site so there is little to no likelihood of mud entering public roadways. Crews will be responsible for maintain clean site conditions, broom cleaning the access, etc. Silt fences will be used as necessary to prevent run off to adjacent surfaces from the excavated area.

Currently, there is no indication that there will be a need for any special hours of operation for construction or hauling. Nor is there any indication that there will be any need for a traffic control plan as all work will be performed within the boundaries of the private property. The site is quite large and there is significant room for staging and maneuvering of large equipment, etc.

Thank you,

Mike Underwood, AIA



Underwood & Associates, llc

1005 Fourth Street - Anacortes, Washington, 98221 360.588-0471

16-137

November 15, 2016

City of Mount Vernon
Community & Economic Development
P.O. Box 809 / 910
Cleveland Avenue Mount Vernon WA 98273

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CITY OF MOUNT VERNON

JAN 13 2016

RE: Project Narrative, 305 Freeway Drive – Blade RV

C.E.D. DEPARTMENT
BY _____

Zoning Designation: M-1, Light Manufacturing and Commercial District
Comprehensive Designation: Commercial/Industrial (M-1 or M-2)(C-2)

Current Site Use: Accessory Retail Store and RV Service

Special Site Features: None.

Soil Type: The soils are sand/clay. The existing drainage is collected via down spout that tie into the existing storm sewer and catch basins throughout the site that collect surface water.

Proposed Use of the property: The use is not proposed to change.

Proposed Off-site improvements: There are none.

Estimated Construction Cost: \$225,000

Quantities: Excavation will consist of removing the existing slab and little dirt, less than 25 yards of underlying gravel so that a new gravel base can be installed for the new structural slab.

Trees to be removed: None.

Land Dedication: None.

Shoreline:

Adjacent Water Area: Skagit River

Nature of Existing Shoreline: The existing shoreline sits over 80' from the building site. It is built up with stone and vegetation armoring. The proposal does not impact the shoreline itself.

Type of Shoreline: River

Type of Beach: There is no beach.

Type of Material: Large stone riprap and vegetative armoring.

Type of Bulkhead: If considered a bulkhead, it is large stone riprap and vegetative armoring.

View Obstructions: The proposal does not obstruct views from residential or other structures. The proposed project is a replacement building of a wood pole building to a metal pre-fabricated building in the same location.

The proposed project consists of the demolition of a wood framed pole building and reconstructing, in the same place, of a pre-fabricated metal building. This new structure will include a widened footprint of 5 feet to the east, away from the shore. The existing footprint is 2,400 sf and the proposed finished footprint will be 2,700 sf. This building is within the shoreline setback, but the new building will not be positioned closer to the shore.

The existing pole building has been used as a hay storage building, but the new owners would like to re-purpose it into a building where RV repair and maintenance will be performed. The purpose of the 5 foot extension is to accommodate the size of typical RV units.

In conjunction with the above proposal, there is also a plan to erect a 'lean-to', covered service bay with open air sides (no walls). The structure will be supported on the south side via post and beam and will be attached via ledger to the existing structure (retail store) to the north. This structure does not lie within the shoreline setback, but is proposed to be constructed at the same time. The size of it is 1,760 sf. The purpose of this covered structure is an overflow bay for servicing RV's.

The overall site is 101,059 sf (2.32 acres). There are two other existing buildings that will remain. The existing retail building is approximately 5,000 sf. This building served as the retail component of the old farm and feed store and will serve as the retail division of Blade RV. The other existing building is a maintenance building that is approximately 5,800 sf. Its use will be for servicing RV's as well.

The proposed project is expected to be started as soon as permitting is issued, spring of 2017 with completion summer of 2017. There are currently no plans for phasing this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. McNett', with a long horizontal flourish extending to the right.

Jeremy McNett, Assoc. AIA