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15-124

MASTER LAND USE APPLICATION FORM

FILE NUMBER: PL15-124

PROPERTY OWNER(S):	
(If there is more than one legal owner, please attach an additional notarized Master Application for each owner)	
NAME: Summersun Greenhouse Co.	
ADDRESS: 4100 E. College Way	
CITY/STATE:	ZIP:
Mount Vernon, WA	98273
TELEPHONE NUMBER and EMAIL ADDRESS: 360-424-1663	
APPLICANT (if other than owner):	
NAME: Carl Loeb	
COMPANY: Summersun Greenhouse Co. (If applicable)	
ADDRESS: 4100 E. College Way	
CITY/STATE:	ZIP:
Mount Vernon, WA	98273
TELEPHONE NUMBER and EMAIL ADDRESS: 360-424-1663 <i>nathanloeb@windermere.com</i>	
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: Bruce G. Lisser c/o Lisser & Associates, PLLC	
ADDRESS: P.O. Box 1109	
CITY/STATE:	ZIP:
Mount Vernon, WA	98273
TELEPHONE NUMBER and EMAIL ADDRESS: 360-419-7442 <i>bruce@lisser.com</i>	

PROJECT INFORMATION
Project or development name: Summersun Greenhouse Co. Comp. Plan Amend.
Property/project address(es)/location: 4100 E. College Way Mount Vernon, WA <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-24832 and P-113507
Existing land use(s): Existing greenhouse and retail garden center
Proposed land uses: Multi family apartments
Existing Comprehensive Plan designation: Agriculture
Proposed Comprehensive Plan designation (if applicable): Medium-High Density Multifamily
Existing Zoning designation: R/A
Proposed Zoning designation (if applicable): R-4 with a fall back to R-3
Site Area (sq. ft. or acreage): P-113505=76,364 sq ft P-24832=131,838 sq. ft
Project value: Assessor office evaluation =\$504,100
Is the site located in any type of environmentally sensitive area? Yes, stream runs through property

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:
Not known at this time		
Architect:	Address:	Phone and Email Address:
Not known at this time		
Engineer:	Address:	Phone and Email Address:
Not known at this time		
Surveyor:	Address:	Phone and Email Address:
Lisser & Associates, PLLC	P.O. Box 1109 Mount Vernon	360-419-7442 bruce@lisser.com
Title Company:	Address:	Phone and Email Address:
Land Title Co.	111 E George Hopper Burl.	360-707-2158
Lender/Loan Officer:	Address:	Phone and Email Address:
Not known at this time		
Attorney:	Address:	Phone and Email Address:
Not known at this time		
Contractors:	Address:	Phone and Email Address:
Not known at this time		
Real Estate Agents:	Address:	Phone and Email Address:
Not known at this time		
Investors:	Address:	Phone and Email Address:
Not known at this time		
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:
OL	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).
OL	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.
OL	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.
OL	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.
OL	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.
OL	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.
OL	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.
OL	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	\$ 1000.00
Conditional Use Permit, Administrative	\$ _____
Conditional Use Permit	\$ _____
Critical Area Permit	\$ _____
Design Review	\$ _____
Environmental Review (SEPA)	\$ 200.00
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	\$ _____
Variations, Administrative	\$ _____
Variations	\$ _____
Postage	\$ 10.29
Land Use Signs:	\$ 13.50

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, Carl Loeb, declare that I am (please check one) the owner of the property involved in this application, _____ 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: Carl F. Loeb Pres.

On this, the 9TH day of December, 2015 before me personally appeared CARL F. LOEB 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.

BRUCE G. LISSER
STATE OF WASHINGTON
NOTARY --o-- PUBLIC
My Commission Expires 7-14-2016

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

[Signature]
Notary Public in and for the State of Washington
Residing at Mount Vernon
My Appointment Expires 7-14-16

**Summersun Greenhouse Co.
Re-zone Description R/A to R-4
Skagit County Assessor's Parcel Numbers P-24832 and P-113507**

The South 616 feet of the following described property:

The East 1/2 of the East 1/2 of the Southwest 1/4 of the Northwest 1/4 of
Section 15, Township 34 North, Range 4 East, W.M.,

EXCEPT that portion conveyed to the State of Washington for highway
purposes, by deed dated May 29, 1986, and recorded under Auditor's File
No. 8610010020, records of Skagit County, Washington.

AND ALSO EXCEPT road right-of-way.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants,
liens, leases, court causes and other instruments of record

Situate in the City of Mount Vernon, County of Skagit, State of Washington

Containing 208,202 sq ft, 4.78 acres



12-16-15

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Summersun Greenhouse Co.
Comprehensive Plan Amendment/Property Re-zone
Portion of the Southwest 1/4 of the Northwest 1/4 of Section 15, Township 34 North,
Range 4 East, W.M.
City of Mount Vernon WA

Project Narrative

A detailed statement describing the requested change to the Comprehensive plan and/or Zoning Map, and/or Text Amendments, and the reasons for the change:

The subject property is located north of East College Way, east of Martin Road and south of McLaughlin Road on the eastern edge of the city. The property is identified by Skagit County Assessor's Parcel Numbers P-24832 and P-113507. The current land owner is Summersun Greenhouse Co., 4100 E College Way, Mount Vernon WA 98273. The project area contains 208,202 sq ft, 4.8 acres.

The applicant is requesting a change to the Comprehensive Plan from the current designation of Agricultural (R-A) to Medium High Density Multi-Family (R-3 or R-4). The current comprehensive plan designation and zoning does not meet the current land use designations that are applicable to urban growth standards within the city limits. The surrounding land use designations are as follows: West – High Density Single Family (SF-HI) with a zoning of R-1, 5.0 PUD, which accommodates multi-family housing owned and operated by Skagit County Housing Authority; North – Single Family Medium (SF-Med) with a zoning of R-1, 4.0; Northeast – Church (CH) with a zoning designation of Public (P), this parcel is now owned by a bank due to foreclosure, it will probably be the subject of a future comprehensive plan amendment to a non-public use. East – is a single parcel with split land use designations, it has a comprehensive plan designation of Single Family Medium (SF-Med) with a zoning of R-1, 4.0 and the southern half of the ownership is zoned C-2 Commercial. South – East College Way and south of that the comprehensive plan is Single Family Medium (SF-Med) with a zoning of R-1, 4.0.

Based upon conversations with planning staff, it was agreed that this request would fill an underserved need with respect to both affordable housing as well as address the lack of multi-family housing units in the city. The site is well situated with respect to multi-family, the multi-family units to the west are a compatible use, the streams to the north and the one that runs through the southeast portion of the property provide a natural buffer, it has easy access to the city via East College Way and all utilities are available with respect to development.

City staff indicated that a request for an R-4 zoning would be appropriate for this site as it provides better development opportunities. A fall back zoning of R-3 would be acceptable, but would not be the preferred zoning.

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When comparing the R-3 zoning to that of R-4 there are not significant differences, you can achieve an additional 2 units per acre with R-4 over R-3, but with the critical area constraints it will be difficult to maximize the density, with the R-4 designation there will be a better opportunity to provide more affordable housing. The other important benefit of the R-4 over the R-3 is the ability to construct to three floors, again an added benefit with respect to site planning, useable density opportunities and affordability.

The request for the comprehensive plan change is to support a change in use of the property to a higher and better use and one that is more consistent with urban growth in the City of Mount Vernon. The owners of Summersun Greenhouse are looking to retire and see development as a better use for the property.

A) Current zoning and Comprehensive Plan Designation

R/A, Agriculture (See attached maps)

B) Current use of the site and any existing improvements

Property has several developed greenhouse buildings, a sales office and outdoor plant storage and display areas. The property is fenced on the north, west and east and there is a stream running through the property (see attached maps and aerial photography).

C) Specific site features (wetlands, etc)

As previously mentioned, there is a stream running through the property, which will need to be properly protected and buffered with any site development. There is also a stream to the north that has been recently improved for fish passage and spawning purposes. This rezone request will have no impact to critical areas. As can be seen on the attached maps, the property was part of a large greenhouse business that was scaled back to its current use, the buildings on site will all be removed with any future construction or development on the property.

D) Soils/Drainage

On-site soils are identified by the USDA Soil Survey of Skagit County as being Bellingham Silt Loam a very deep, poorly drained soil.

The property is relatively flat and slopes from southwest to northeast (see attached maps).

E) Proposed use of property after change from Public to Single-Family Residential

Multi-family affordable apartments. This development will include on-site improvements for roads, storm drainage, water extension as well as upgrade to the sewer line.

F) Proposed off-site improvements

Not known at this time, but may include some improvement for pedestrian access along the north side of East College Way.

G) Total estimated construction cost/market value of the proposed project

Total construction cost is not known at this time as any design will be based upon the approval of the comprehensive plan change and the associated zoning the city feels is most appropriate, R-3 or R-4.

H) Estimated quantities and type of materials involved if any fill or excavation is proposed.

Not known

I) Number, type and size of trees to be removed

Not known, all trees within the stream buffer area will likely remain, which will probably represent all of the trees on site.

J) Explanation of any land to be dedicated to the City

Not Applicable at this time

K) Shorelines:

Not Applicable

L) Subdivision Applications

Not Applicable

M) Flood Zone Hazard

A-7, elevation 43 FIRM Panel No. 530158/0001/B dated January 3, 1985

A statement of anticipated impacts that may be caused by the change, including geographic areas affected and issues presented:

The current site development (greenhouses, retail store, etc) will likely be razed and the property will be re-developed to accommodate apartment buildings. There will probably not be a major impact with respect to traffic as the current retail setting creates a lot of traffic, the access to East College Way may need to be modified.

The change from the greenhouse/retail store business to apartment units will cause increase need for social services including police, fire and ambulance as may be necessary to support the residents.

A demonstration of why an existing comprehensive plan policy, plan or recommendation should not continue to be in effect, or why an existing policy, plan or recommendation no longer applies; a statement of how the amendment complies with the comprehensive plan's community vision statements, goals, objectives and

policy directives:

The existing land use as Agriculture R/A is not consistent with appropriate land use in an urban setting.

The re-designation of the property to multi-family is appropriate for the area, there is a higher density development to the west and the City is in desperate need of affordable housing. The benefit of multi-family zoning is the ability to construct to a higher density at a lower cost, which is another reason the R-4 zoning is the preferred designation.

A statement of how the change affects land use regulations (i.e. zoning, subdivision, etc), and the necessary text changes to bring the land use regulations into compliance with the plan:

There will be a significant change to the type of buildings on the site, but not the overall building coverage on the property. Most of the developable area of the property is already used for greenhouses or sales offices. The height of the structures will change, but since the property is bordered to the north and southeast by streams, the required critical area buffers will soften the impact from the neighboring properties.

Specific responses to the following decision criteria:

- **The comprehensive plan amendment (and any associated rezone) bears a substantial relation to the public health, safety, or welfare;**
The City of Mount Vernon has a current high level of homelessness with its population as well as a high percentage of poverty. It is the hope that the approval of this request will provide land to provide affordable housing and thus help the under-served population.
- **The comprehensive plan amendment (and any associated rezone) addresses changing circumstances or the needs of the city as a whole;**
As previously stated, the City needs more affordable housing for its residents. Affordable housing also helps attract businesses who are looking for a healthy workforce. Affordable housing is a first step in this process.
- **The comprehensive plan amendment (and any associated rezone) is compatible with the provisions of the comprehensive plan or other goals or policies of the city;**
Goal 1 – Achieve a mix of housing styles that are appealing and affordable to a diversity of ages, incomes and cultural backgrounds.

This proposal is one of the first multi-family projects in the city in many years and will help to achieve Goal 1.

Goal 2 – Encourage affordable housing development that meets community needs and is integrated into the community

Goal 3 – Provide a variety of housing opportunities for those with special needs.

This request further meets the City's goals for affordable housing. Depending upon who the developer is on the property, not only could affordable housing be met, but there could be housing to accommodate the mental health needs in the community.

- **The comprehensive plan amendment (and any associated rezone) is compatible and not materially detrimental to adjacent land uses and surrounding neighborhoods;**
As previously mentioned, this request will fit very nicely into the area, the developable property is set back and buffered from East College Way, the property on the west is multi-family and is developed on the southerly side of the ownership, the stream to the north and southeast provides a nice natural vegetated buffer and the property to the east is set up for commercial use, which should benefit from a multi-family development.
- **The comprehensive plan amendment (and any associated rezone) will not result in development which will adversely impact community facilities, including but not limited to utilities, transportation, parks, or schools;**
This change should result in a benefit to the community. It has been shown that providing affordable housing for a population has had a beneficial impact to the health of the population being served as well as a positive savings due to reduction in social service costs.

Generally multi-family developments provide on-site recreation (playground areas), laundry facilities and meeting rooms, all of which can reduce the impact to neighboring parks.

- **The subject property is suitable for development in general conformance with zoning standards under the proposed zoning classification**
The site is well suited for multi-family apartment development

This request is appropriate for the area and will provide a much needed opportunity for the construction of affordable housing in the City.

SEPA CHECKLIST

A. BACKGROUND

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1. Name of proposed project, if applicable:
Summersun Greenhouse Co. Comprehensive Plan Amendment
2. Name of applicant:
Summersun Greenhouse Co.
3. Address and phone number of applicant and contact person:
4100 E College Way, Mount Vernon WA 98273
Carl Loeb (360) 424-1663
Contact: **Bruce G. Lisser**
Lisser & Associates, PLLC
PO Box 1109 Mount Vernon WA 98273
Phone: (360) 419-7442 E-mail: Bruce@lisser.com
4. Date checklist prepared:
December 8, 2015
5. Agency requesting checklist:
City of Mount Vernon Department of Community & Economic Development
6. Proposed project timing or schedule (including phasing, if applicable):
2016
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
Yes, if comprehensive plan amendment is approved an apartment development plan will commence
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
None required for the land-use designation
9. Do you know of pending applications for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
None known
10. List any government approvals or permits that will be needed for your proposals, if known.
City of Mount Vernon Planning and Council approval for the comprehensive plan amendment and associated zoning change.
11. Give a complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist which ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.
The property is located at 4100 East College Way in Mount Vernon, Skagit County Assessor's Parcel Numbers P-24832 and P-113507 have been assigned to the property. The property is in the Southwest 1/4 of the Northwest 1/4 of Section 15, Township 34 North, Range 4 East, W.M. The assessor's office shows the property as being 4.58 acres in area.

The current use of the property is for a retail greenhouse and gardening center. There are currently three greenhouse areas, retail building, a shed and office, all of which would probably be removed prior to any site development.

Summersun Greenhouse Co is terminating its operation in 2016 and feels that the site is better served for multi-family housing.

If the land-use change is approved a future application for apartment buildings on the property will be submitted for approval. This SEPA is dealing with the change in land-use request only.

See attached maps and aerial photos for a better understanding of the site and its features.

12. Location of the proposal. Please give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any. If a proposal would occur over a range of area, please provide the range or boundaries of the site(s). Please provide a legal description, site plan, vicinity map, and topographic map if possible. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. (Indicate if maps or plans have been submitted as part of a permit application.)
The site is located at 4100 E College Way, Mount Vernon WA 98273. See attached maps for additional information.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (underline one):
flat rolling hilly steep slopes mountainous other _____
- b. What is the steepest slope on the site (approximate % slope)?
3%
- c. What general types of soils are found on the site (for example: clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, please specify and note any prime farmland.
Bellingham Silt Loam
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
None noticed.
- e. Describe the purposes, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
None with this application.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Yes, this application is limited to a change in land-use designation, no work will be performed in conjunction with the approval.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example: asphalt or buildings)?
Not know at this time, no development plans have been prepared for this site.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
None with this land-use application

2. **Air**

- a. What types of emissions to the air would result from the proposal (i.e.: dust, automobile, odors, industrial wood smoke) during construction, and when the project is completed? If any, generally describe and give approximate quantities if known.
None, this application is only for a change in land-use designation.
- b. Are there any off-site sources of emissions or odor which may affect your proposal? If so, generally describe.
None known
- c. What are the proposed measures to reduce or control emissions or other impacts, if any:
None proposed

3. **Water**

a. Surface:

i. Is there any surface water on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, associated wetlands)? If yes, describe type, provide names, and, if known, state what stream or river it flows into.

Yes, a stream runs in a southwest to northeast direction through the southeast quadrant of the property.

ii. Will the project require any work over or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Not with this land-use application.

iii. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None proposed with this land-use application.

iv. Will surface water withdrawals or diversions be required by the proposal? Give general description, purpose, and approximate quantities if known.

No

v. Does the proposal lie within a 100-year floodplain? Note location on the site plan, if any.

Yes, entire property is within Zone A-7, elevation 43 per FIRM Map 530158/0001/B dated January 3, 1985.

vi. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground:

i. Will ground water be withdrawn or recharged? Give general description, purpose, and approximate quantities if known.

No

ii. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the

following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None with this land-use application.

c. Water Runoff (including storm water):

i. Describe the source of runoff and storm water and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, please describe.

Currently rainwater is collected on site and runs through a storm drain system, which discharges into the creek or infiltrates.

ii. Could waste materials enter ground or surface waters? If so, generally describe.

Yes, the current use of the property is a greenhouse and garden store, which has chemicals, a spill could occur and it could enter the storm system.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:
Proper storage and handling of chemicals.

4. Plants

a. Check or circle types of vegetation found on the site:

<u> X </u>	deciduous tree: <u>alder</u> , <u>maple</u> , aspen, other
<u> X </u>	evergreen tree: <u>fir</u> cedar pine other
<u> X </u>	shrubs
<u> X </u>	grass
_____	pasture
_____	crop or grain
<u> X </u>	wet soil plants: cattail <u>buttercup</u> bullrush skunk cabbage other
_____	water plants: water lily eelgrass milfoil other
_____	other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

None with this land-use application

c. List threatened or endangered species known to be on or near the site.

None known

d. List proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None proposed

5. Animals

a. Underline any birds and animals which have been observed on or known to be on or near the site:

Birds: hawk heron eagle songbirds other

Mammals: deer bear elk beaver other
Fish: bass salmon trout shellfish other

b. List any threatened or endangered species known to be on or near the site.
Salmon

c. Is the site part of a migration route? If so, explain.
Entire property is within the Pacific Flyway, no migratory waterfowl have been observed on the site.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

None with this land-use application

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

c. What kinds of energy conservation features are included in the plans of this proposal?

None proposed

d. What are the proposed measures to reduce or control energy impacts, if any?

None proposed

7. Environmental Health

a. Are there any environmental health hazards, exposure to toxic chemicals, including risk of fire and explosion, spill, or hazardous waste, that occur as a result of this proposal? If so, describe.

No

i. Describe special emergency services that might be required.

None known

ii. Proposed measures to reduce or control environmental health hazards, if any:

None proposed, if land-use application is approved, any measures will be presented with a development plan.

b. Noise

iii. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Traffic from East College Way

iv. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

None, if the land-use application is approved, this will be addressed with a development application.

v. What are the proposed measures to reduce or control noise impacts, if any:

None

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?
Site: Greenhouse, Retail Garden Store
West: Multi-Family housing
North: Stream buffer and Single-Family
East: Single-Family, large lot
South: Roadway
- b. Has the site been used for agricultural purposes? If so, describe.
Yes, greenhouses
- c. Describe any structures on the site.
Greenhouse units, storage shed, office building, retail store.
- d. Will any structures be demolished? If so, what?
Not with the land-use application
- e. What is the current zoning classification of the site?
R/A
- f. What is the current comprehensive plan designation of the site?
Agriculture
- g. If applicable, what is the current shoreline master program environment designation of the site?
Not applicable
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.
Yes, a stream runs through the property
- i. What are proposed measures to ensure the proposal is compatible with existing and project land uses and plans, if any:
None with this land-use application, these will be addressed with future development applications
- j. Approximately how many people would reside or work in the completed project?
If the zoning was maximized with R-4 it could be 57 units
- k. Approximately how many people would the completed project displace?
None – there are no residences on site
- l. What are proposed measures to avoid or reduce displacement or other impacts, if any:
None with the land-use application.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
No units are being provided with this application, as mentioned above, with R-4 density 57 units could be built, at this time there is interest for low income housing.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
None

- c. What are proposed measures to reduce or control housing impacts, if any:
None with this application, if approved the ability to have affordable housing in the community will be beneficial.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building materials(s) proposed?
None proposed at this time.
- b. What views in the immediate vicinity would be altered or obstructed?
None.
- c. What are the proposed measures to reduce or control aesthetic impacts, if any?
None at this time.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
This application will not produce any light or glare.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
Not applicable.
- c. What existing off-site sources of light or glare may affect your proposal?
None observed.
- d. What are the proposed measures to reduce or control light and glare impacts, if any?
None.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Bakerview Park
- b. Would the proposed project displace any existing recreational uses? If so, describe.
Not applicable
- c. What are the proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any?
None

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
None known.
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on the site.
None observed.
- c. What are the proposed measures to reduce or control impacts, if any?
None proposed.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
Property is accessed via East College Way.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
Yes.
- c. How many parking spaces would the completed project have? How many would the project eliminate?
No project is proposed with this land-use application.
- d. Will the proposal require any new roads or streets, or improvements to any existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
No applicable.
- e. Will the project use or occur in the immediate vicinity of water, rail, or air transportation? If so, generally describe.
No.
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
Not pertinent to this application.
- g. What are proposed measures to reduce or control transportation impacts, if any:
None proposed, any project mitigations will take place with a development application.

15. Public Services

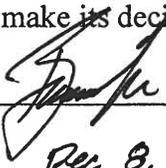
- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
Not at this time.
- b. What are proposed measures to reduce or control direct impacts on public services, if any.
None proposed, any project mitigations will take place with a development application.

16. Utilities

- a. Underline utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other: _____
- b. Describe the utilities which are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.
Not known at this time as no site development application can be submitted until the land-use change has been approved.

C. **SIGNATURE**

The above answers are true to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  _____

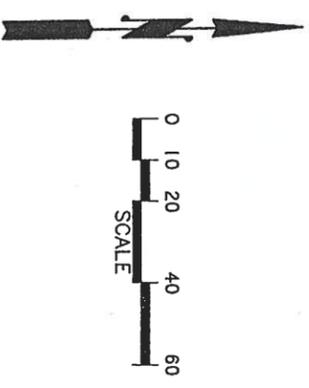
Date Submitted: Dec 8, 2015

D. SUPPLEMENT SHEET FOR NONPROJECT ACTIONS
(do not use this sheet for project actions)

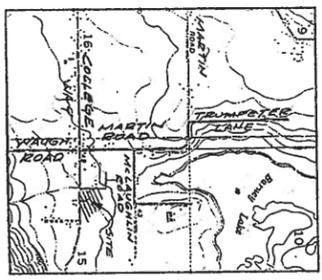
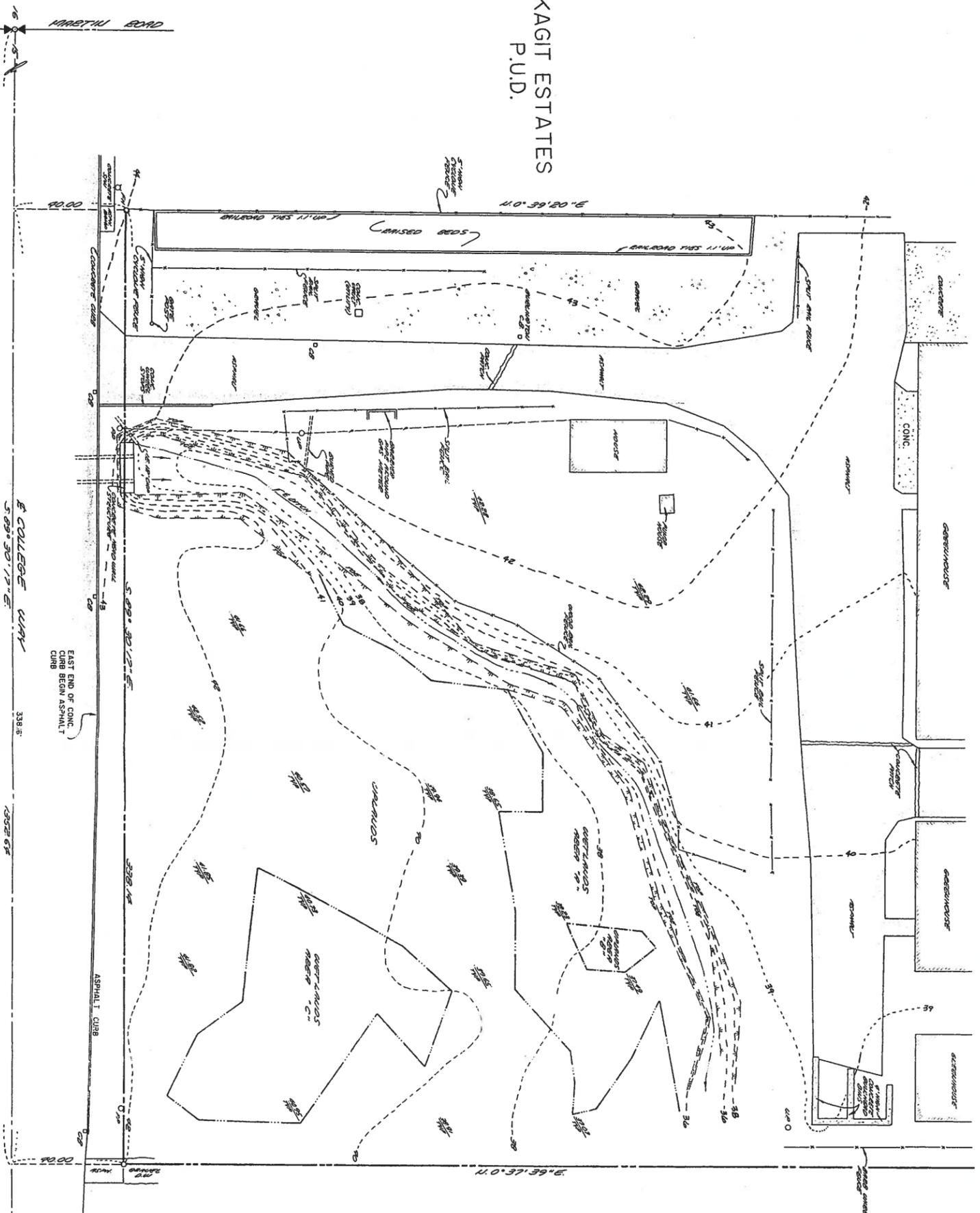
Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, that would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. *Respond briefly and in general terms.*

1. How would the proposal be likely to increase the discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?
Not applicable to the land-use application
 - a. Proposed measures to avoid or reduce such increases are:
None proposed
2. How would the proposal be likely to affect plants, animals, fish, or marine life?
Not applicable to the land-use application
 - a. Proposed measures to protect or conserve plants, animals, fish, or marine life are:
None proposed
3. How would the proposal be likely to deplete energy or natural resources?
Not applicable to the land-use application
 - a. Proposed measures to protect or conserve energy and natural resources are:
None proposed
4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural site, wetlands, floodplains, or prime farmlands?
Not applicable to the land-use application
 - a. Proposed measures to protect such resources or to avoid or reduce impacts are:
None proposed
5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?
Not applicable to the land-use application
 - a. Proposed measures to avoid or reduce shoreline and land use impacts are:
None proposed
6. How would the proposal be likely to increase demands on transportation or public services and utilities?
Not applicable to the land-use application
 - a. Proposed measures to reduce or respond to such demand(s) are:
None proposed
7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.
This application is for a change in land-use zoning, there will be no impacts until a development application is submitted.



SKAGIT ESTATES
P.U.D.



- NOTES:
 1. AIRTEL: APRIL 1989
 2. GRADING: APRIL 1989
 3. UTILITY: APRIL 1989
 4. CONCRETE: APRIL 1989
 5. ASPHALT: APRIL 1989

TOPOGRAPHIC SURVEY FOR
 SUMMERSUN GREENHOUSE CO.
 SECTION 15, T. 34 N., R. 4 E., W.M.
 MOUNT VERNON, WASHINGTON
 MAY 1992

SURVEY DESCRIPTION
 Parcel "A"
 That portion of the Southeast 1/4 of the Northwest 1/4 of Section 15, Township 34 North, Range 4 East of the W.M., described as follows:

Commencing at the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section; thence South along the West line thereof a distance of 20.00 feet to the Southern line of McLaughlin Road and the TRUE POINT OF BEGINNING; thence continuing South along said West line a distance of 666.63 feet to the Northwest corner of that certain parcel described in real estate contract in favor of Kenneth Moore and Phyllis Marie Moore and recorded under Auditor's File No. 830270004; records of Skagit County, Washington; thence East along the North line of said Moore parcel and said line extended a distance of 980.15 feet; thence North parallel with the West line of said Southeast 1/4 of the Northwest 1/4 a distance of 666.63 feet, more or less, to the South line of McLaughlin Road; thence West along the South line to the POINT OF BEGINNING.

Parcel "B"
 The East 1/2 of the East 1/2 of the Southwest 1/4 of Section 15, Township 34 North, Range 4 East of the W.M.,

EXCEPT roads along the North and South lines;

ALSO EXCEPT that portion conveyed to the State of Washington for highway purposes by deed dated May 29, 1986, and recorded under Auditor's File No. 8610010020; records of Skagit County, Washington;

AND ALSO EXCEPT the following described tract:

COMMENCING at the Southeast corner of the above described subdivision; thence North 00°37'39" East a distance of 40.00 feet along the East line of said subdivision to the Northern margin of that certain right-of-way conveyed to the State of Washington by deed recorded under Auditor's File No. 8610010020; records of Skagit County, Washington, East College Way, and being the TRUE POINT OF BEGINNING; thence continue North 00°37'39" East a distance of 271.00 feet along said East subdivision line; thence North 89°20'17" West a distance of 92.00 feet parallel with the South line of said subdivision; thence North 00°37'39" East a distance of 163.00 feet; thence North 89°15'47" West a distance of 245.93 feet to the West line of said subdivision; thence South 00°39'20" West a distance of 435.04 feet along said West line to the North margin of said East College Way at a point bearing North 89°20'17" West from the TRUE POINT OF BEGINNING; thence South 89°20'17" East a distance of 381.14 feet along said North margin of East College Way to the TRUE POINT OF BEGINNING.

Parcel "C"
 The West 1/2 of the East 1/2 of the Southwest 1/4 of Section 15, Township 34 North, Range 4 East of the W.M.;

EXCEPT State Road No. 149 running along the South line thereof as conveyed to the State of Washington by deed recorded September 6, 1978, in Volume 175 of Deeds, Page 303; records of Skagit County, Washington.

ALSO EXCEPT from the above described tract the South 626.00 feet thereof;

AND ALSO EXCEPT the North 30.00 feet thereof as decided to the City of Mount Vernon in deed dated October 24, 1984 and recorded under Auditor's File No. 841270016; records of Skagit County, Washington.

Parcel "D"
 An easement for ingress, egress and underground utilities over and across the West 30 feet of Tracts A and B of Mount Vernon Short Plat No. MV-5-82, approved August 23, 1982, and recorded August 24, 1982, in Volume 6 of Short Plats, Page 10, under Auditor's File No. 8208240024; records of Skagit County, Washington, as conveyed and set forth in that certain Easement and Development Agreement recorded November 30, 1982, under Auditor's File No. 8211300047; records of Skagit County, Washington.

Parcel "E"
 The West 1/2 of the Southwest 1/4 of Section 15, Township 34 North, Range 4 East of the W.M.,

EXCEPT the South 511.00 feet thereof.

ALSO EXCEPT that portion conveyed to the City of Mount Vernon by Quit Claim Deed recorded under Auditor's File Numbers 8312270017 and 3207280047; records of Skagit County, Washington.

AND ALSO EXCEPT county roads.

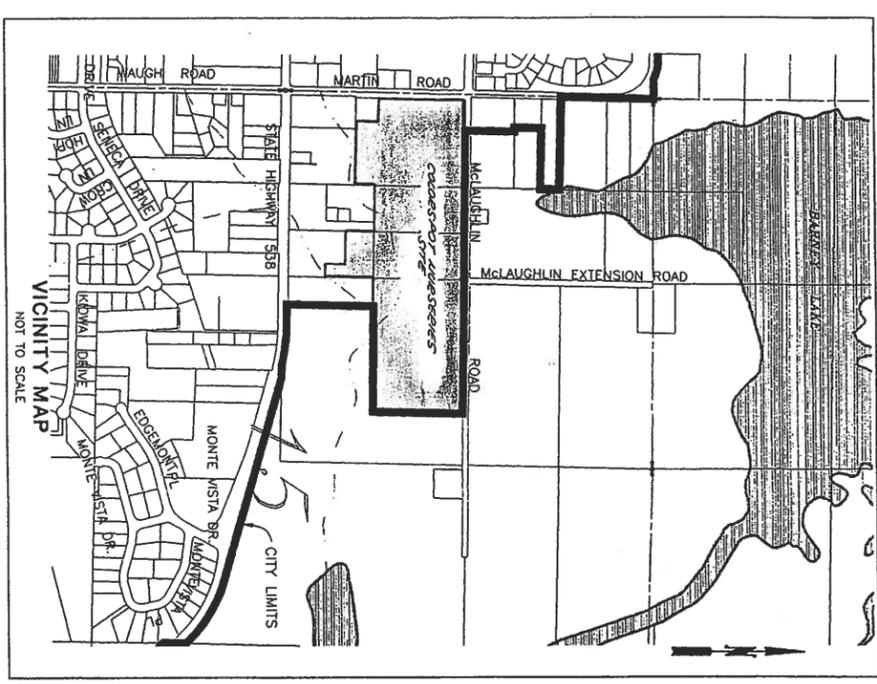
AND ALSO EXCEPT from the above described tract the West 177.00 feet (as measured from the East right-of-way margin of Martin Road as conveyed to the City of Mount Vernon by Quit Claim Deed recorded under Auditor's File No. 9207280047; records of Skagit County, Washington) of the South 185.00 feet thereof.

ALL OF THE ABOVE PARCELS BEING SUBJECT TO AND TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases and other instruments of record.

All being situate in the County of Skagit, State of Washington.

NOTES

- No corners were set as a part of this survey.
- Description, easement and exception information is from Island Title Company of Skagit County, commitment for the insurance, Order No. 381595 dated September 30, 1998.
- This property is SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record as shown on the plat of this survey and the following Auditor's File Numbers: 9108310129, 910101303, 9409060099, 921001093, 9403310130, 9211120006, 8707160071, 8301070019, 8412270018, 28616, 864159, 865370, 821300047, 8301070019, 545054, 8211300047, 8011300094, 8302570054, 8610010020, 800384, 9008030001, 9708200033, 9708260105, 9708280001, 9708200034, 9708200035, 9709080677, 9712340079, 9802270118, 9806400071, 8508020024, 8606250055, 841270016, 8288240024, 831270017, 9207280047, 9803200071, and Volume No. 34 of Deeds, Pages 384 and Volume No. 175 of Deeds Page 303.
- For additional meridian and survey information see Mount Vernon Short Plat Number MV-5-82 recorded in Volume 6 of Short Plats, Page 10 and Mount Vernon Short Plat Number MV-7-47 recorded in Volume 7 of Short Plats, Page 124 and Record of Survey recorded in Volume 7 of Surveys, Page 35, all in records of Skagit County, Washington.
- Meridian: Assumed
- Basis of Bearing: Monumented West line of the Northwest 1/4 of Section 15, Township 34 North, Range 4 East, W.M. Bearing = North 00°44'25" East
- Instrumentation: Litch Set 4A Theodolite Distance meter
- Survey Procedure: Standard Field Traverses
- Flood Zone Designation: A-7 per National Flood Insurance Map No. 320158-0001-B dated January 3, 1985 and No. 330151-0250-C dated January 3, 1985.
- Lease Area: 37.38 acres
- Zoning: R-4 (Residential Agriculture)
- Setback Requirements: Minimum setback requirements are as follows:
 A. Front yard: 35 feet on arterial streets and 30 feet on all other streets. Buildings on corner lots and through lots shall observe the minimum setback on both streets.
 B. Side yard: 10 feet.
 C. Rear yard: 20 feet.
- This survey was prepared at the request of Suzanne R. Kalitkiewicz, legal representative for Color Spot Nurseries, who are leasing the described property from the owner, Sunnystan Greenhouses Co., Inc.
- Approximate locations of existing utilities have been obtained from the land owner and/or available records and are shown for convenience. The utility companies do not locate their utilities outside of public rights-of-way. Underground on site utilities and the utility locations are not shown or were not available to us at this time except as shown. Underground utility information may be requested from the following sources:
 Gas Cascade Natural Gas Co. 1520 S. 2nd St., Mount Vernon WA 98273 (360) 336-4133
 Public Utility District No. 1 1413 Freeway Dr., Mount Vernon WA 98273 (360) 424-7184
 Water City of Mount Vernon Department 1024 Cleveland St., Mount Vernon, WA 98273 (360) 336-6204
 Storm Sewer City of Mount Vernon Engineering Department (360) 757-4220
 Telephone Paces Rd., Burlington WA 98223 (360) 757-4220
 Electrical Puget Sound Energy 720 W. Division St., Mount Vernon WA 98273 (360) 336-9004
 Television TCI Cablevision 201 Liba Ln., Burlington WA 98233 (360) 757-2877
- This survey has shown occupational indicators per W.A.C. Chapter 332.130. Lines of occupations may indicate areas for potential claims of unrecorded ownership. This survey has only shown the relationship of lines of occupation to the deeded lines of record. No resolution of ownership based on unrecorded rights has been made or implied by this survey.



SURVEYOR'S CERTIFICATE

The undersigned declares to First Capital Corporation, as agent, and Color Spot Nurseries, Inc., its successors, nominees and assigns, and Chicago Title Insurance Company: (a) that the survey represented herein is an accurate survey of the real property legally described herein (the "Property"); (b) that the within survey property and parcels hereby indicated do not have any improvements on the Property as of November 12, 1998; (c) that the actual surveying work of the survey was supervised and controlled by the undersigned from the time the surveying money first except under the direct supervision and control of the undersigned from the time the surveying money first except as shown; (d) that the surveying was done in accordance with the standards and practices of the surveying profession; (e) that the surveying was done in accordance with the standards and practices of the surveying profession; (f) that the surveying was done in accordance with the standards and practices of the surveying profession; (g) that the surveying was done in accordance with the standards and practices of the surveying profession; (h) that the surveying was done in accordance with the standards and practices of the surveying profession; (i) that the surveying was done in accordance with the standards and practices of the surveying profession; (j) that the surveying was done in accordance with the standards and practices of the surveying profession; (k) that the surveying was done in accordance with the standards and practices of the surveying profession; (l) that the surveying was done in accordance with the standards and practices of the surveying profession; (m) that the surveying was done in accordance with the standards and practices of the surveying profession; (n) that the surveying was done in accordance with the standards and practices of the surveying profession; (o) that the surveying was done in accordance with the standards and practices of the surveying profession; (p) that the surveying was done in accordance with the standards and practices of the surveying profession; (q) that the surveying was done in accordance with the standards and practices of the surveying profession; (r) that the surveying was done in accordance with the standards and practices of the surveying profession; (s) that the surveying was done in accordance with the standards and practices of the surveying profession; (t) that the surveying was done in accordance with the standards and practices of the surveying profession; (u) that the surveying was done in accordance with the standards and practices of the surveying profession; (v) that the surveying was done in accordance with the standards and practices of the surveying profession; (w) that the surveying was done in accordance with the standards and practices of the surveying profession; (x) that the surveying was done in accordance with the standards and practices of the surveying profession; (y) that the surveying was done in accordance with the standards and practices of the surveying profession; (z) that the surveying was done in accordance with the standards and practices of the surveying profession.

BRUCE G. LISSER, P.L.S., Certificate No. 22960 DATE _____
 SEMRAU & LISSER
 2118 Richmond Drive, Suite 104
 Mount Vernon, WA 98273
 Phone: (360) 424-9566

PREPARED BY:
 SEMRAU & LISSER
 SURVEYING - PLANNING - ENGINEERING
 MOUNT VERNON, WASHINGTON 98273
 (360) 424-9566

DATE REVISION

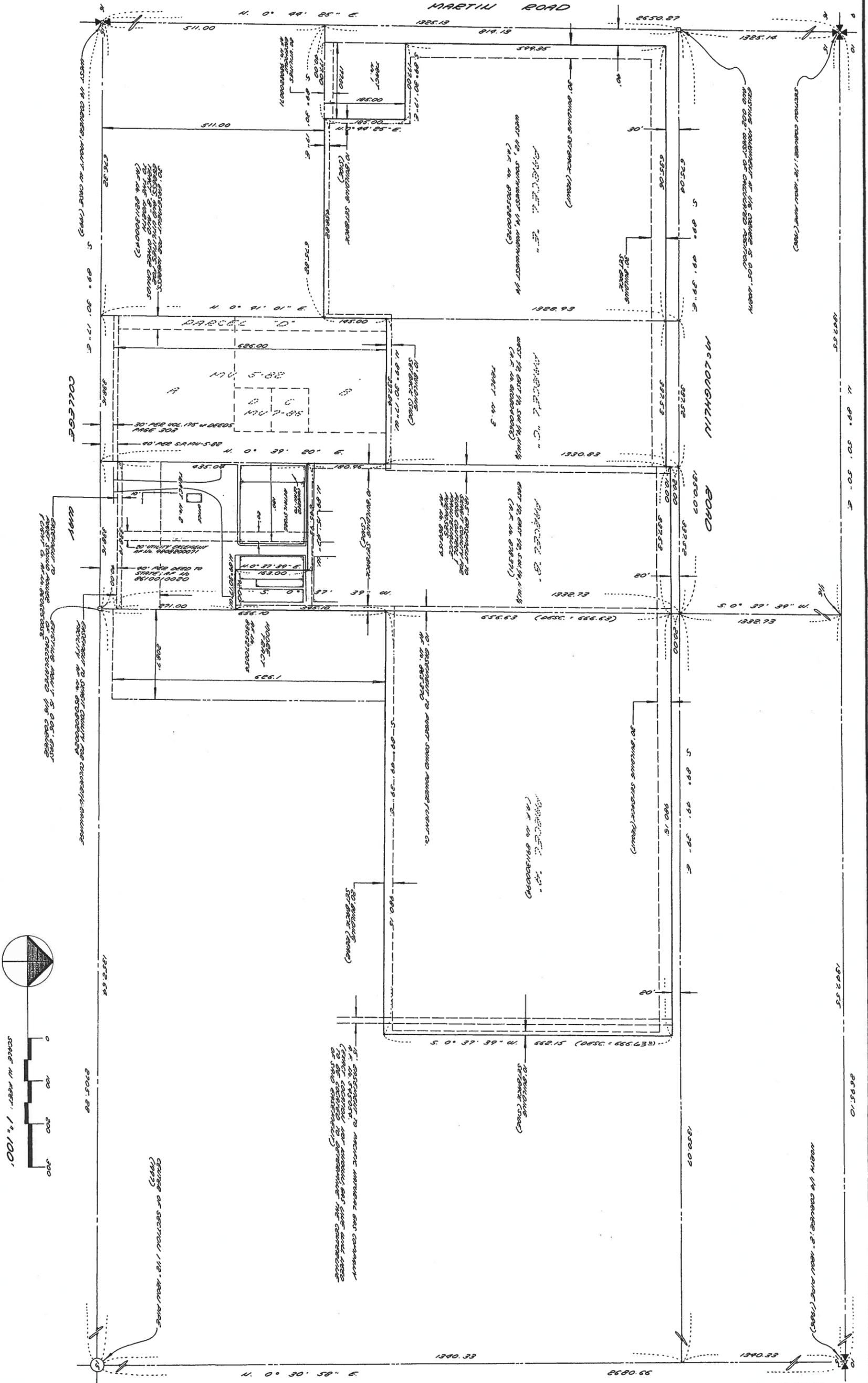
ALTA / ACSM SURVEY
 FOR: COLOR SPOT NURSERIES, INC
 NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
 CITY OF MOUNT VERNON, WASHINGTON
 NOVEMBER 1998

SCALE: 1" = 50'
 JOB No. 86-0678
 SHEET 1 OF 8

15-124

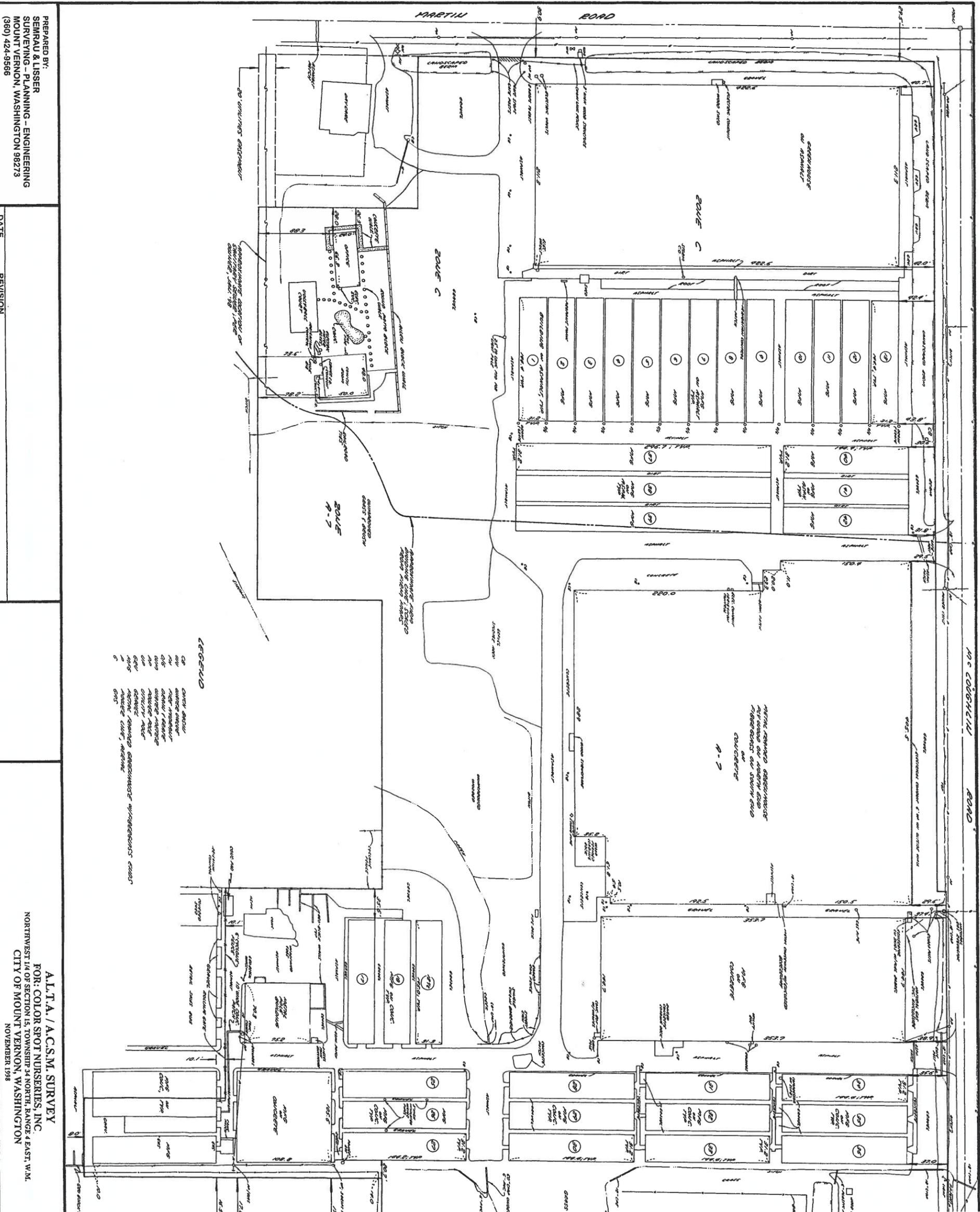
PREPARED BY:
SEMPAU & LISSER
SURVEYING - PLANNING - ENGINEERING
MOUNT VERNON, WASHINGTON 98273
(360) 424-9566

DATE REVISION



A.L.T.A. / A.C.S.M. SURVEY
FOR: COLOR SPOT NURSERIES, INC
NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
CITY OF MOUNT VERNON, WASHINGTON
NOVEMBER 1998

SCALE: 1" = 100'
JOB NO. 86-067-B
SHEET 2 OF 2



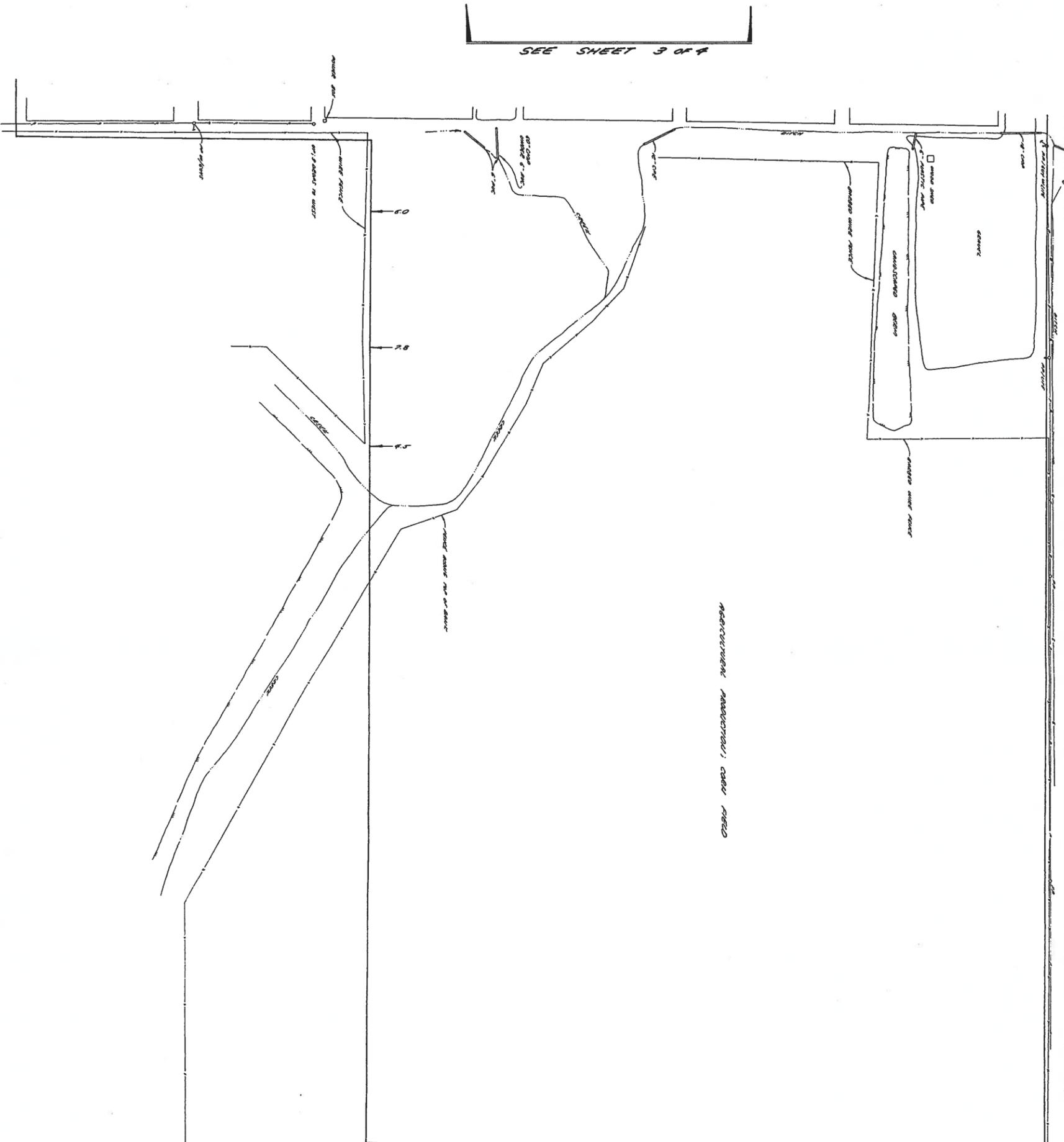
PREPARED BY:
 SEMRAU & LISSER
 SURVEYING - PLANNING - ENGINEERING
 MOUNT VERNON, WASHINGTON 98273
 (360) 424-9586

DATE: _____ REVISION: _____

A.T.A./A.C.S.M. SURVEY
 FOR: COLOR SPOT NURSERIES, INC.
 NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
 CITY OF MOUNT VERNON, WASHINGTON
 NOVEMBER 1998

Mc LOUGHLIN ROAD

SEE SHEET 3 OF 4



PREPARED BY:
 SEMRAU & LISSER
 SURVEYING - PLANNING - ENGINEERING
 MOUNT VERNON, WASHINGTON 98273
 (360) 424-9586

DATE	REVISION

A.L.T.A. / A.C.S.M. SURVEY
 FOR: COLOR SPOT NURSERIES, INC
 NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
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 NOVEMBER 1998

SCALE: 1" = 50'
 JOB No. 86-067-B
 SHEET 5 OF 8

