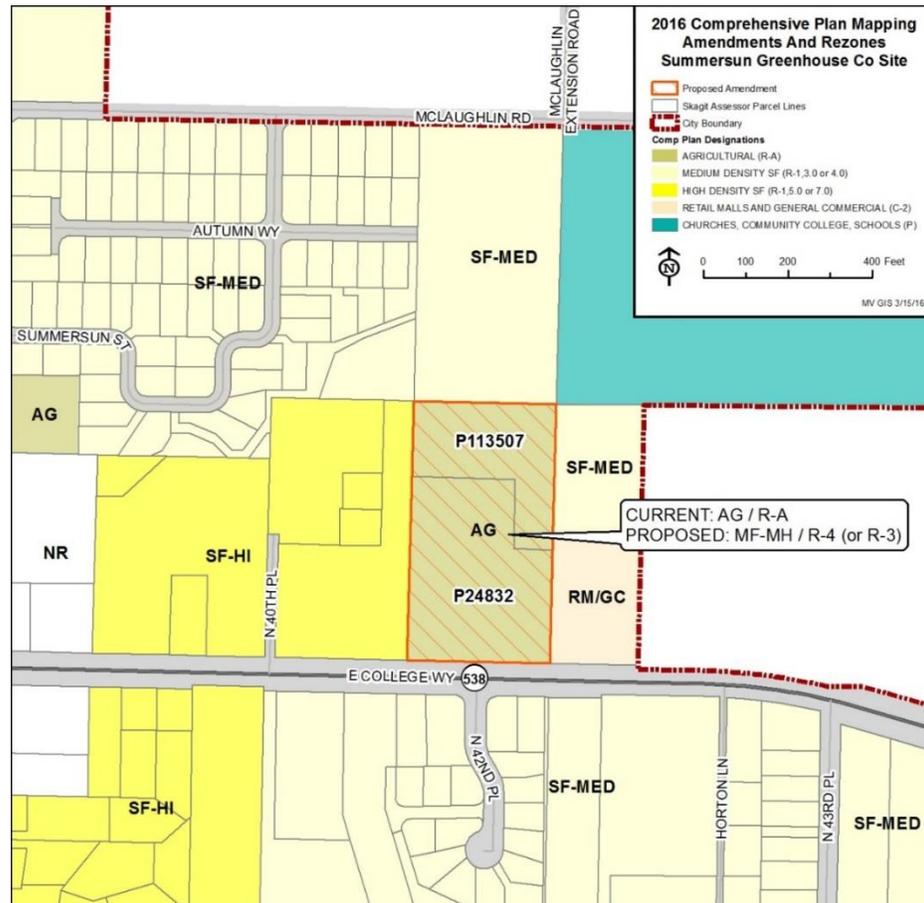


## NOTICE OF PUBLIC HEARINGS & DETERMINATION OF NON-SIGNIFICANCE (DNS)

<b>DATE:</b>	November 16, 2017
<b>APPLICATION NAME:</b>	Summersun Greenhouse Company; 2016-2017 Comprehensive Plan Amendment/Rezone Request, City File No: PL15-124
<b>PROJECT DESCRIPTION:</b>	Proposed is a non-project action to change the land use designation of property that is described below (hereinafter called the 'subject site'). The existing Comprehensive Plan designation of the subject site is Agricultural (AG) with associated zoning of Residential Agricultural (R-A). The applicant, Summersun Greenhouse Company, has requested these designations be changed to a Comprehensive Plan designation of Medium High Density Multi Family (MF-MH) with associated zoning of Multi Family Residential (R-4). The proposal is on the property that was previously operating as Summersun Nursery. That use is now closed and the applicant is requesting a land use designation change to be more consistent with the uses surrounding it.
<b>PROJECT LOCATION:</b>	The proposed is located at 4100 College Way. The proposal is identified by the Skagit County Assessor as parcel numbers P24832 and P113507 and is located within a portion of the Southwest ¼ of the Northeast ¼ of Section 15, Township 34 north, Range 4 East, W.M.



**APPLICANT/OWNER:** Summersun Greenhouse Company, Contact: Carl Loeb, 4100 College Way, Mount Vernon, WA 98273; 360-661-4947

**APPLICANT/CONTACT:** Lisser & Associates; Contact: Bruce Lisser; P.O. Box 1109; Mount Vernon, WA 98273; 360-419-7442

**LEAD AGENCY:** Mount Vernon Development Services Department

The lead agency for this proposal has determined that it does not have a probable 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 public on request.

**DNS INFORMATION:** This DNS is issued under WAC 197-11- 340(2). The lead agency will not act on the proposal for 14 days from issuance of this DNS. Comments must be received by 5 p.m. on **November 30, 2017**.

Consistent with MVMC Chapter 15.06 appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on **December 11, 2017**. Appeals must be filed in writing together with the required application fee to: City of Mount Vernon, P.O. Box 809, Mount Vernon, WA 98273. Additional information regarding the appeal process may be obtained from the City of Mount Vernon Development Services Department, (306) 336-6214.

**PUBLIC HEARINGS:** A public hearing is scheduled before the Mount Vernon Planning Commission on **TUESDAY, DECEMBER 5<sup>TH</sup>, 2017** at 6 p.m.

Another public hearing will be held before the Mount Vernon City Council on **WEDNESDAY, DECEMBER 13, 2017** at 7 p.m.

Both hearings will be held at the City's Police and Court Campus located at 1805 Continental Place, Mount Vernon.

**CONTACT PERSON:** Marianne Manville-Ailles; Planning Consultant for Development Services Department; City of Mount Vernon; 910 Cleveland Avenue; Mount Vernon, WA 98273; (360) 336-6214; mma@sseconsultants.com

The application and supporting documentation are available for review at the Development Services Department located at City Hall. Copies will be provided upon request at the cost of reproduction. If you wish to comment on the proposed amendments, you may provide verbal or written comment at the public hearings. You may also provide signed, written comments until 5 p.m. on the day before the hearing to the contact person listed above.

City staff has created a page on the City's website where additional information on this project can be viewed. This webpage can be viewed as follows: navigate to: [www.mountvernonwa.gov](http://www.mountvernonwa.gov); once here click on 'Departments' then 'Development Services' then 'News & Notices' once on this page find the project name/number and you will see hyperlinks to documents related to this project.

**RESPONSIBLE OFFICIAL:** | Rebecca Lowell, Senior Planner

11.16.2017  
DATE

SIGNATURE

**ISSUED:**  
**PUBLISHED:**

November 16, 2017  
November 20, 2017

**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.

**15-124**

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

15-124

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**

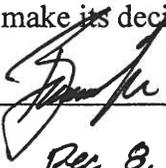
- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.  
**Not at this time.**
- b. What are proposed measures to reduce or control direct impacts on public services, if any.  
**None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

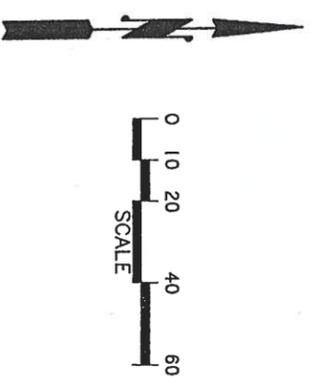
Date Submitted: Dec 8, 2015

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

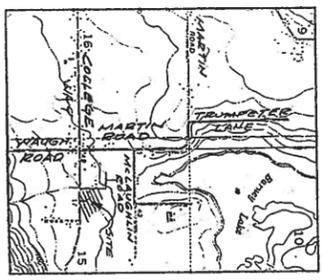
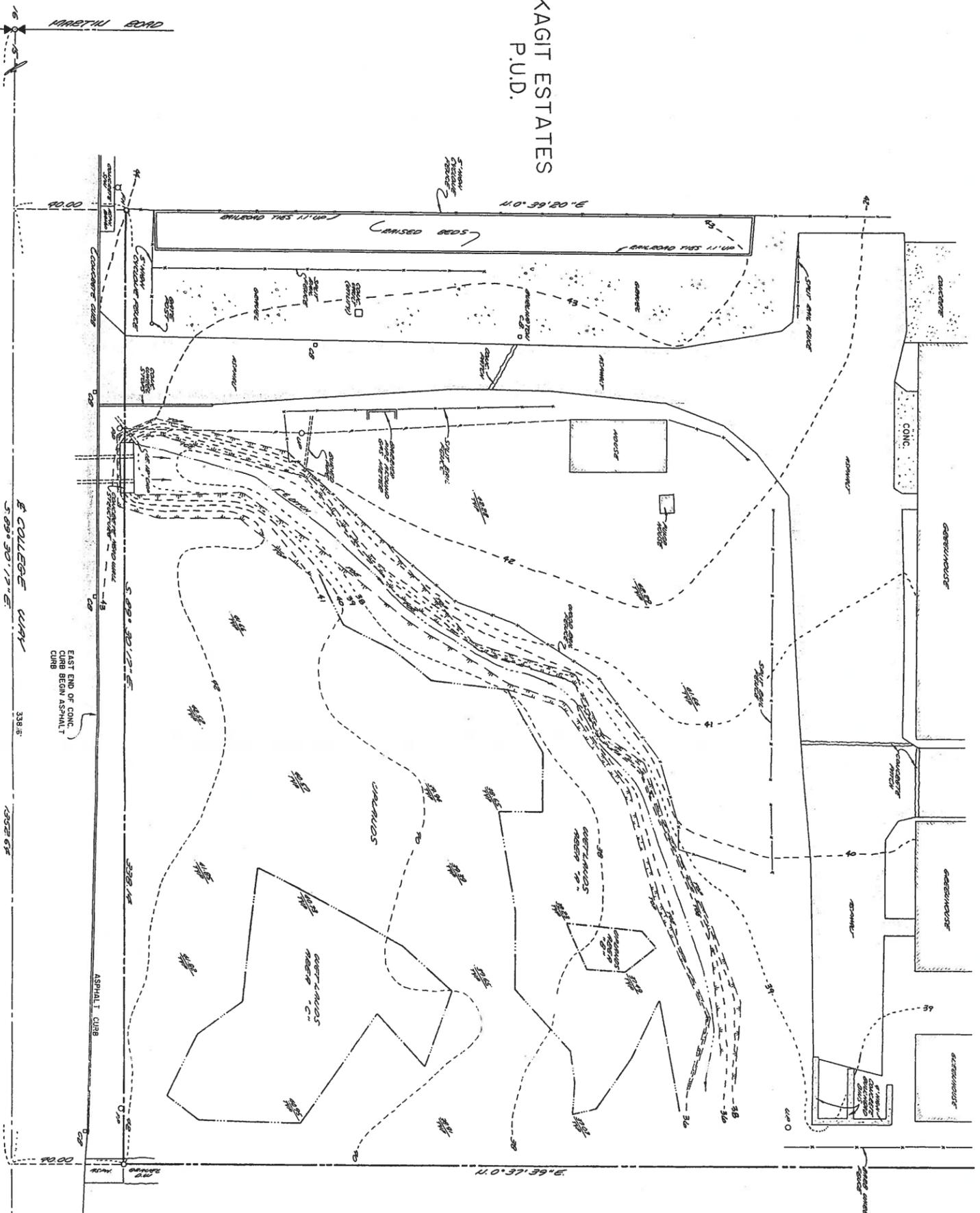
Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

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. LOT 15, MOUNT VERNON GREENHOUSE CO.  
 2. GRADELINE ABOVE 1,000'  
 3. CONTOUR INTERVAL 5'  
 4. DISTANCE 500' AND MEASURE

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 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.

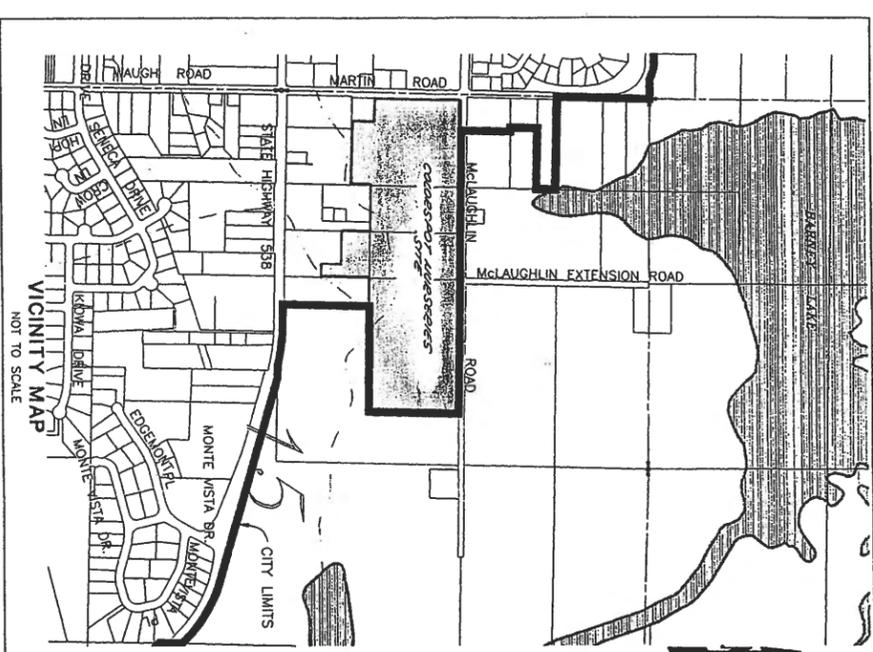
AND ALSO EXCEPT from the above described tract the West 177.00 feet (as measured from the East right-of-way margin of Martin Road as conveyed to the City of Mount Vernon by Quit Claim Deed recorded under Auditor's File No. 9207280047; records of Skagit County, Washington) of the South 185.00 feet thereof.

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 Title Insurance, Order Number 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 herewith and the plat hereto attached and recorded under Auditor's File Numbers: 9108310129, 911001303, 9409060099, 921001093, 9408310130, 9211120006, 8707160073, 8501070019, 8412270018, 28616, 864159, 865370, 821300047, 8301070019, 545054, 8211300047, 8011300094, 8302570054, 8610010020, 800284, 9008090001, 9708200033, 9708260105, 9708280001, 9708200034, 9708200035, 9709080677, 9712340079, 9802270118, 9806440071, 8508020024, 8606250055, 841270016, 8288240024, 8312270017, 9207280047, 9808200071, 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: Lites 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 Greenhouse 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) 336-6133  
 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 Puget Sound Energy 720 W. Division St., Mount Vernon, WA 98273 (360) 336-9004  
 Electrical TCI Cablevision 201 Lib. Ln., Burlington WA 98233 (360) 757-2877  
 Television
- This survey has shown occupational indicators per W.A.C. Chapter 232.130. 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 acreage indicated does not include any improvements on the Property as of November 12, 1998; (c) that the actual surveying work was performed under the direct supervision and control of the undersigned from whom the survey money here except as shown; (d) that the survey was conducted in accordance with the standards and practices of the surveying profession; (e) that the survey was conducted in accordance with the standards and practices of the surveying profession; (f) that the survey was conducted in accordance with the standards and practices of the surveying profession; (g) that the survey was conducted in accordance with the standards and practices of the surveying profession; (h) that the survey was conducted in accordance with the standards and practices of the surveying profession; (i) that the survey was conducted in accordance with the standards and practices of the surveying profession; (j) that the survey was conducted in accordance with the standards and practices of the surveying profession; (k) that the survey was conducted in accordance with the standards and practices of the surveying profession; (l) that the survey was conducted in accordance with the standards and practices of the surveying profession; (m) that the survey was conducted in accordance with the standards and practices of the surveying profession; (n) that the survey was conducted in accordance with the standards and practices of the surveying profession; (o) that the survey was conducted in accordance with the standards and practices of the surveying profession; (p) that the survey was conducted in accordance with the standards and practices of the surveying profession; (q) that the survey was conducted in accordance with the standards and practices of the surveying profession; (r) that the survey was conducted in accordance with the standards and practices of the surveying profession; (s) that the survey was conducted in accordance with the standards and practices of the surveying profession; (t) that the survey was conducted in accordance with the standards and practices of the surveying profession; (u) that the survey was conducted in accordance with the standards and practices of the surveying profession; (v) that the survey was conducted in accordance with the standards and practices of the surveying profession; (w) that the survey was conducted in accordance with the standards and practices of the surveying profession; (x) that the survey was conducted in accordance with the standards and practices of the surveying profession; (y) that the survey was conducted in accordance with the standards and practices of the surveying profession; (z) that the survey was conducted 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

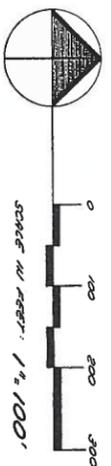
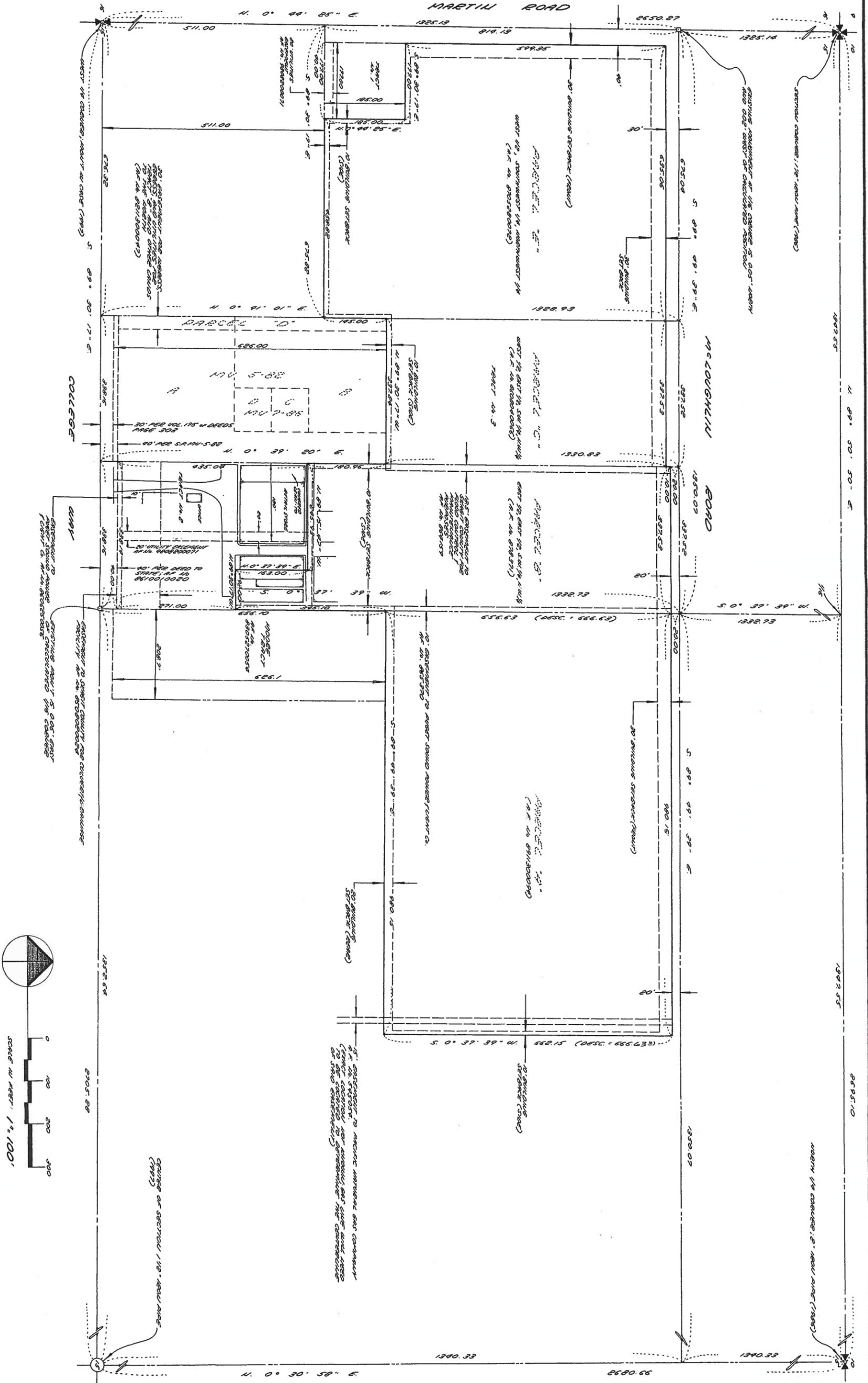
ALTA / ACSM SURVEY  
 FOR: COLOR SPOT NURSERIES, INC  
 NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.  
 CITY OF MOUNT VERNON, WASHINGTON  
 NOVEMBER 1998

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

15-124

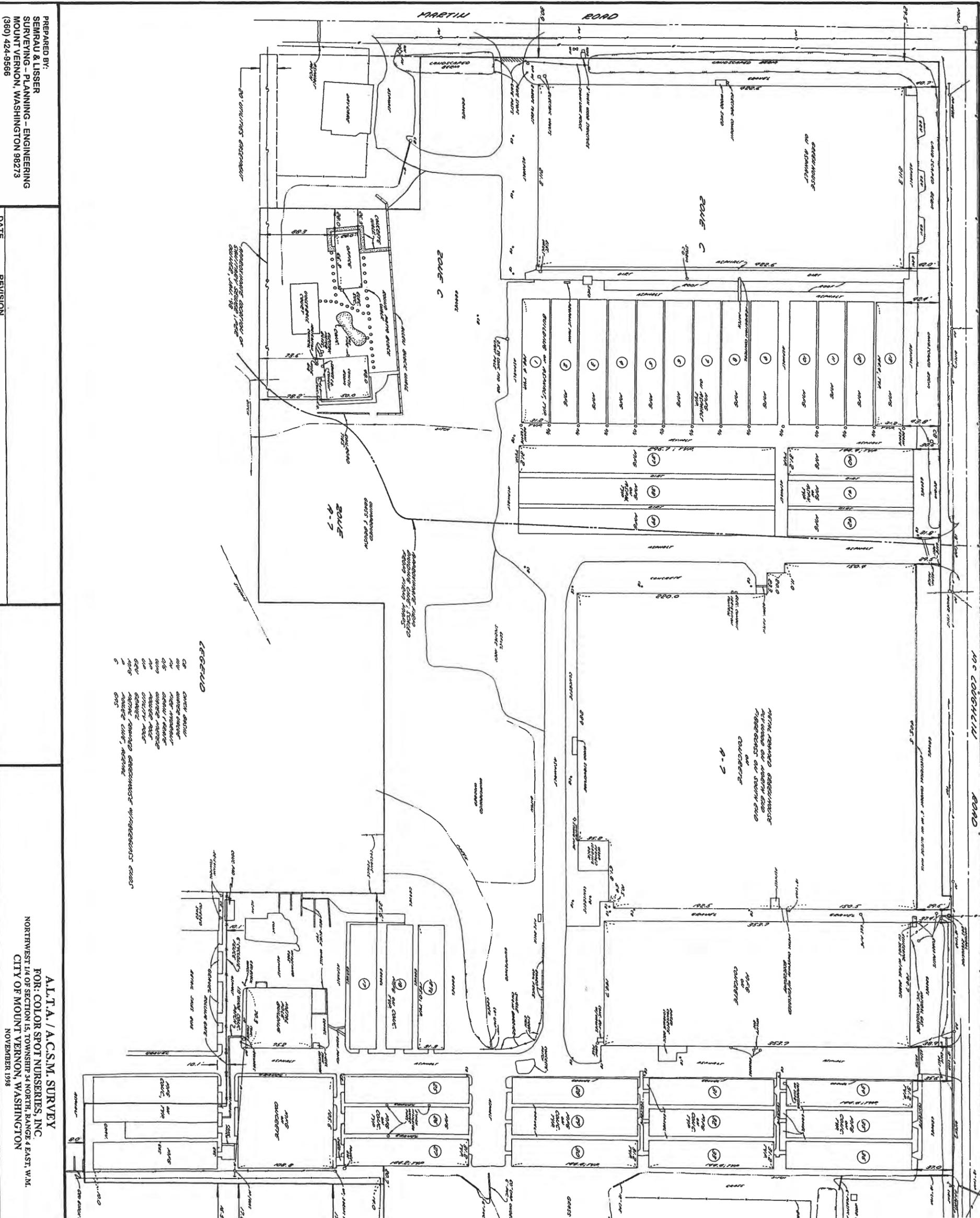
PREPARED BY:  
SEMPAU & LISSER  
SURVEYING - PLANNING - ENGINEERING  
MOUNT VERNON, WASHINGTON 98273  
(360) 424-9566

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

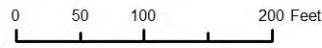
DATE: \_\_\_\_\_  
 REVISION: \_\_\_\_\_

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

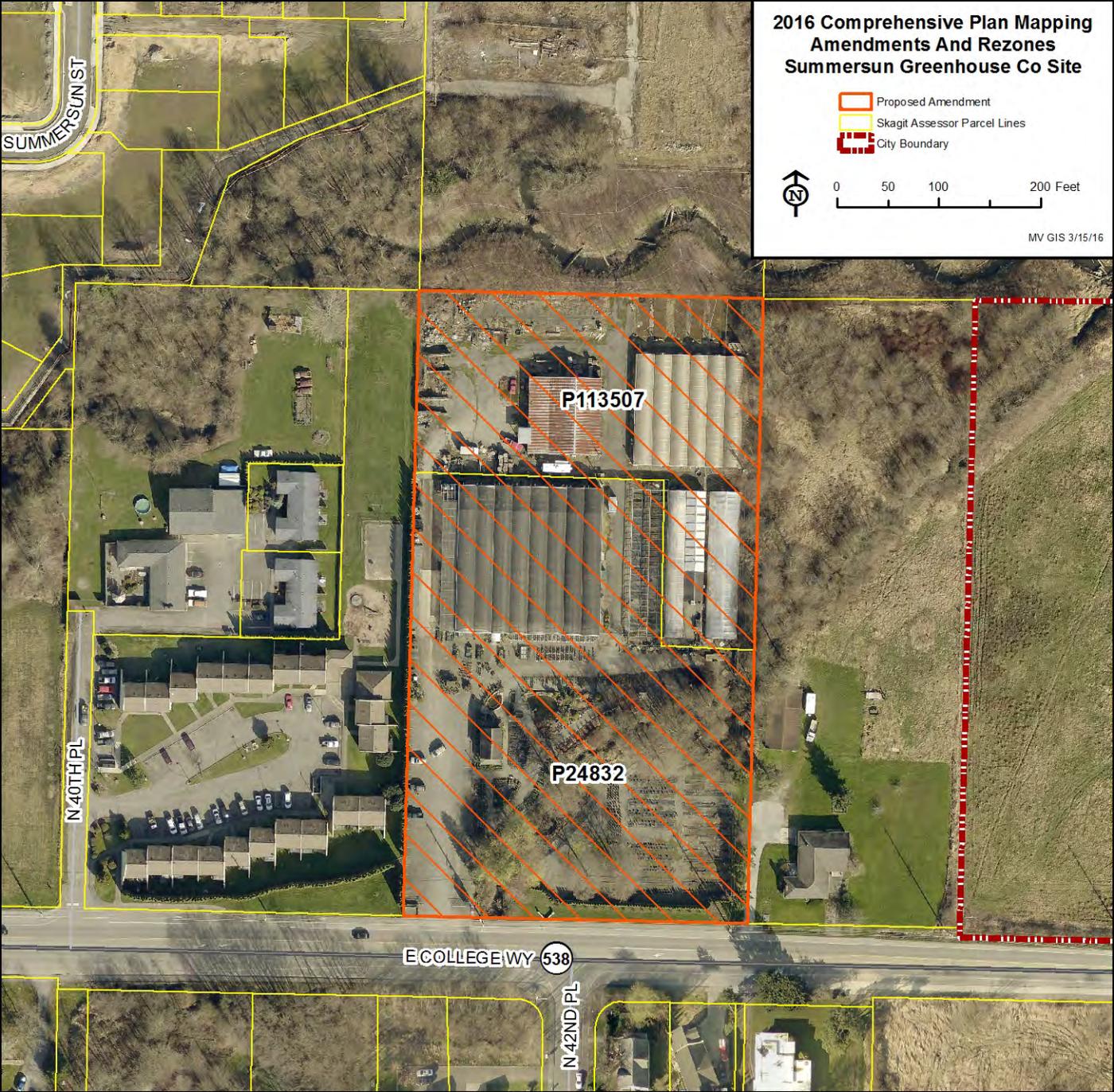


# 2016 Comprehensive Plan Mapping Amendments And Rezones Summersun Greenhouse Co Site

-  Proposed Amendment
-  Skagit Assessor Parcel Lines
-  City Boundary



MV GIS 3/15/16



P113507

P24832

N 40TH PL

N 42ND PL

E COLLEGE WY 538

SUMMERSUN ST

# 2016 Comprehensive Plan Mapping Amendments And Rezones Summersun Greenhouse Co Site

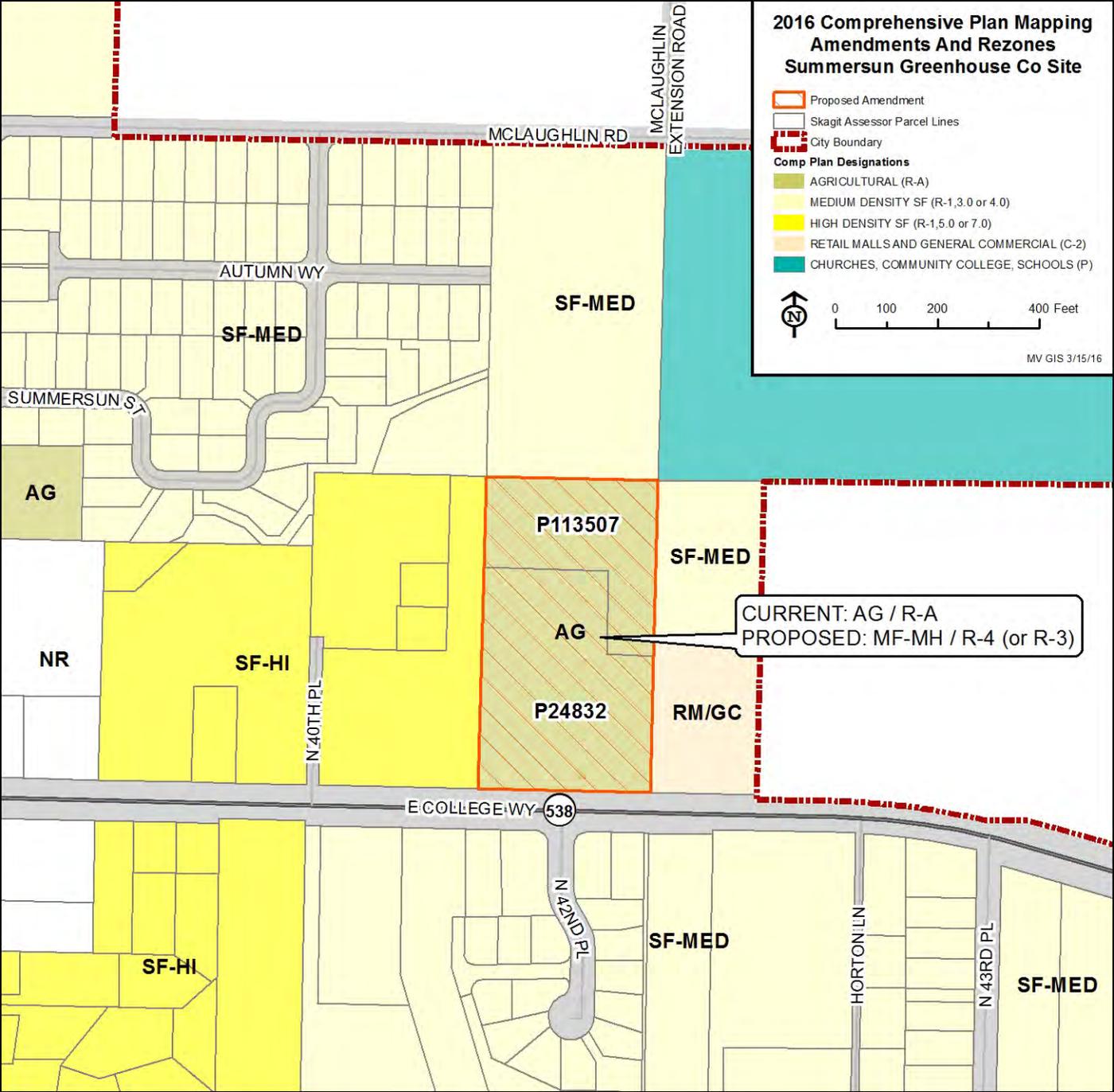
Proposed Amendment  
 Skagit Assessor Parcel Lines  
 City Boundary

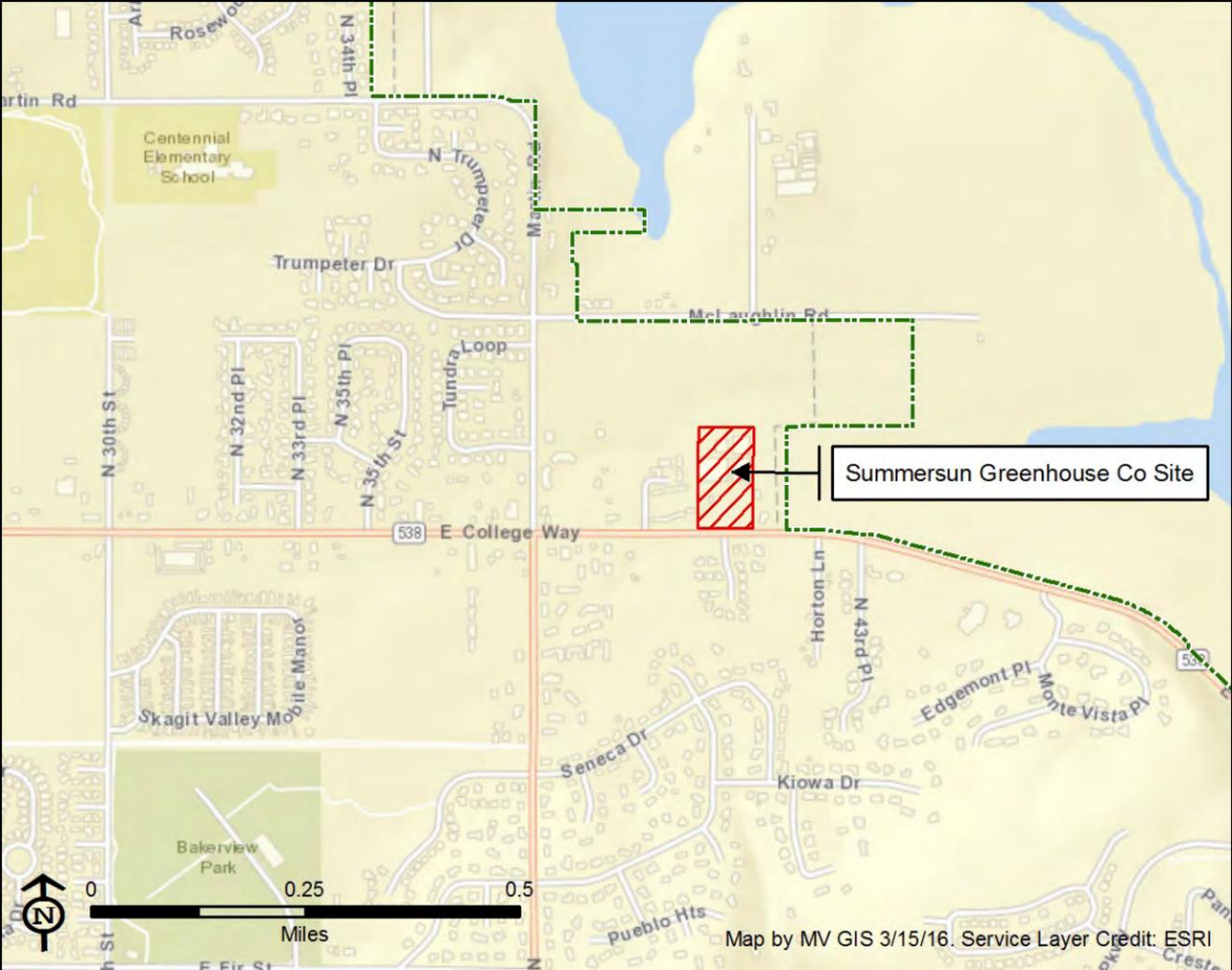
**Comp Plan Designations**

- AGRICULTURAL (R-A)
- MEDIUM DENSITY SF (R-1,3.0 or 4.0)
- HIGH DENSITY SF (R-1.5.0 or 7.0)
- RETAIL MALLS AND GENERAL COMMERCIAL (C-2)
- CHURCHES, COMMUNITY COLLEGE, SCHOOLS (P)

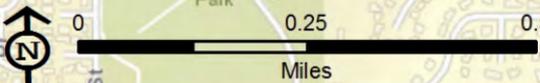
0 100 200 400 Feet

MV GIS 3/15/16





Summersun Greenhouse Co Site





8250 - 165th Avenue NE  
Suite 100  
Redmond, WA 98052-6628  
T 425-883-4134  
F 425-867-0898  
www.tsinw.com

## Technical Memorandum

October 18, 2017

Ms. Rebecca Lowell, Senior Planner  
City of Mount Vernon  
Development Services Department  
P.O. Box 809  
Mount Vernon, WA 98273

**SUBJECT: 2017 COMPREHENSIVE PLAN AMENDMENTS  
NON-PROJECT SEPA TRANSPORTATION CONCURRENCY REVIEW (2017-09) (REVISED 10-18-2017)**

Dear Mrs. Lowell:

The purpose of this technical memorandum is to review transportation concurrency requirements for the Mount Vernon 2017 Comprehensive Plan Amendments.

### **Project Description**

The review contained herein is a non-project concurrency analysis for five Comprehensive Plan amendment requests that require a cumulative analysis of traffic impacts per SEPA regulations. Likely development scenarios for each of the amendment requests were provided by the City and are summarized in **Table 1**. Vicinity maps for each of the amendment requests are attached.

Land use numbers PL15-124 and PL16-011 will consist of up to 91 units and 36 units of multi-family housing, respectively.

Land use PL16-009 involves a church expansion to include three modular buildings (3,388 SF), pole frame building (8,160 SF), and office (400 SF) and kitchen (512 SF) expansions to the existing St. Luke's Church building. In total the expansion will enclose an additional 12,460 square feet.

The area included in PL17-011 will be used for utility crossings and play fields associated with the Madison Elementary redevelopment, which is located on an adjacent parcel. No buildings are proposed.

Land use number PL17-012 will allow the development of a 100-space short-stay Recreational Vehicle resort.

**Table 1. Comprehensive Plan Amendment Request Summary**

Land Use Number	Address	Parcel	Comprehensive Plan		Zoning		Description
			Existing	Proposed	Existing	Proposed	
PL15-124	4100 College Way	P24832 P113507	Agricultural (AG)	Medium High Multi Family (MF-MH)	Residential Agricultural (R-A)	Multi-Family Residential (R-4)	Multi-family (91 DU)
PL16-009	1524 E Blackburn Rd	P113150 P113153	Medium Density Single-Family (SF-Med)	Churches (CH)	Single Family Residential (R-1 7.0)	Public (P)	Church expansion (12.46 KSF)
PL16-011	2210 N Laventure Rd	P25029 P25030	Low Density Multi Family (MF-LO)	Medium High Multi Family (MF-MH)	Two Family Residential (R-2)	Multi Family Residential (R-3)	Multi-family (36 DU)
PL17-011	1200 N 9 <sup>th</sup> St	P113446	Single Family High Density (SF-HI)	School (SCH)	Single Family Detached (R-1, 7.0)	Public (P)	Utility crossings and play fields
PL17-012	1717 Freeway Dr	P26279 P26054	General Commercial (GC)	Public (P)	General Commercial (C-2)	Public (P)	RV Resort (100-space)

**Trip Generation**

Trip generation for each of the proposed land uses was calculated for the PM peak hour of analysis using data published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 9<sup>th</sup> Edition*.

*PL15-124*: The project will support up to 91 units of multi-family housing consistent with ITE land use #220 “Apartment.” A total of 57 new PM peak hour trips will be generated.

*PL16-009*: The project will add 12,460 SF of gross floor area to the existing church site, consistent with ITE land use #560 “Church.” The expansion will generate 7 new PM peak hour trips.

*PL16-011*: The project will support up to 36 units of multi-family housing consistent with ITE land use #220 “Apartment.” A total of 23 new PM peak hour trips will be generated.

*PL17-011*: The area included in PL17-011 will be used for utility crossings and play fields for the Madison Elementary redevelopment, which is located on an adjacent parcel. No trips are generated and the land use will have no impacts on the public transportation network.

*PL17-012*: The proposed 100-space RV resort is consistent with ITE land use #416 “RV park” and will generate 27 new PM peak hour trips.

The amendments are forecasted to generate a total of 114 PM peak hour trips (73 in; 41 out) to the public street network. Trip generation calculations are summarized in **Table 2**.

**Table 2. Trip Generation**

Land Use Number	Description	ITE LUC	Quantity <sup>1</sup>	Trip Rate	% In	% Out	PM Peak Hr Trips		
							In	Out	Total
PL15-124	Apartment	220	91 DU	0.62	65%	35%	37	20	57
PL16-009	Church	560	12.46 KSF	0.55	48%	52%	3	4	7
PL16-011	Apartment	220	36 DU	0.62	65%	35%	15	8	23
PL17-012	RV Park	416	100 occ.spaces	0.27	65%	35%	18	9	27
<b>New PM Peak Hour Trips, Total</b>							<b>73</b>	<b>41</b>	<b>114</b>

<sup>1</sup>KSF = 1,000 square feet; DU = dwelling units; occ.spaces = occupied spaces



### **Trip Distribution and Assignment**

Project-generated trips were added to the Mount Vernon citywide concurrency travel demand model. Trips were distributed to origins and destinations in and around Mount Vernon based on a calibrated trip distribution gravity model, and trips were assigned to the public street network based on a travel time equilibrium procedure. The Mount Vernon concurrency model represents a PM peak hour analysis period and includes trips generated by all permitted ("pipeline") land use changes.

Forecasted traffic volumes were post-processed to remove differences between calibrated base year (2013) modeled volumes and observed base year 2013 PM peak hour traffic counts.

A plot showing growth-related pipeline PM peak hour trips is shown in **Figure 1**.

### **Concurrency Evaluation**

This transportation concurrency review is based on the following Level of Service (LOS) standards and concurrency requirements, per Mount Vernon Municipal Code (MVMC):

- Level of service standards stated in MVMC 14.10.080
- Level of service exemptions stated in MVMC 14.10.060
- Concurrency requirements stated in MVMC 14.10.090
- South Mount Vernon subarea requirements stated in MVMC 14.10.180 (*PL16-009*)

### Pedestrian Safety LOS

The following pedestrian safety LOS requirements apply for each of the proposed developments. All applicants will also ensure that all new or modified sidewalks, curb ramps, and driveway pads comply with current Americans with Disabilities Act (ADA) standards.

*PL15-124*: The project is located along a section of College Way with existing sidewalk along the project frontage and adjacent to the site. Pedestrian safety LOS is satisfied.

*PL16-009*: The project is located along a section of Blackburn Road with existing sidewalk along the project frontage and adjacent to the site. Pedestrian safety LOS is satisfied.

*PL16-011*: The applicant will construct sidewalk on the east side of N Laventure Road along the project frontage and connect with the existing sidewalk at 2120 N Laventure Road.

*PL17-012*: Minimum pedestrian safety LOS requirements apply to any streets fronted by the project, including River Bend Road and W College Way. The applicant should coordinate with the city engineer to determine the necessary scope of pedestrian safety LOS improvements along River Road, which is currently a two-lane facility with no shoulder or pedestrian facilities to its terminus at Freeway Drive. Per MVMC 14.10.090(B):

*Minimum pedestrian safety LOS improvements must be in place along the project frontage and the adjacent street system to the point where they connect to or intersect with an arterial street that meets the three-quarter street LOS on the same side of the street as the development.*

Minimum pedestrian safety LOS improvements will include one of the following, at the discretion of the city engineer:

- a. A six-foot wide paved path separated from the paved roadway surface by either an unpaved ditch or swale, three feet wide;
- b. An eight-foot wide paved path constructed integral with paved roadway surface and including adequate delineation for safety; or
- c. Other conditions may be considered equivalent to the minimum pedestrian safety facility at the sole discretion of the city engineer.

Traffic Capacity LOS

Intersection LOS and delay were evaluated using Synchro 9 software based on Highway Capacity Manual 2010 (HCM2010) methodologies, per MVMC 14.10.080(B). Street segment LOS was evaluated based on capacity policy defined in the 2016 Mount Vernon Comprehensive Plan

Pipeline intersection LOS deficiencies and recommended mitigation strategies are summarized in **Table 3**. Pipeline segment LOS deficiencies and recommended mitigation strategies are summarized in **Table 4**.

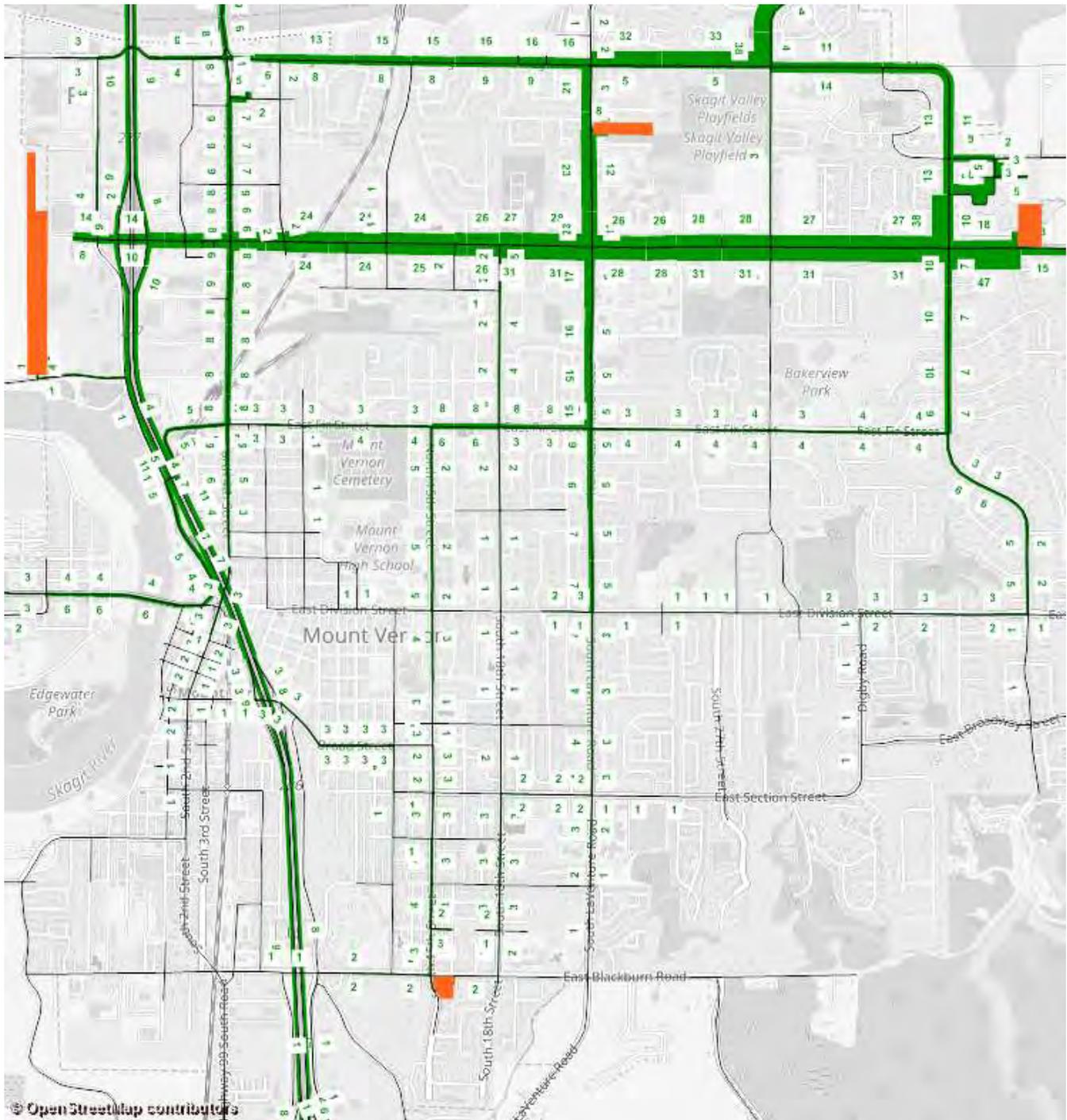
**Table 3. Pipeline (2023) Intersection LOS Deficiencies**

ID	Intersection	Before Mitigation			Pipeline Trips	Recommended Mitigation	After Mitigation		
		Control Type <sup>1</sup>	Delay <sup>2</sup> (s/veh)	LOS			Control Type <sup>1</sup>	Delay <sup>2</sup> (s/veh)	LOS
723	Hoag Rd & Continental Pl	TWSC	36.8	E	24	Add NB-to-WB LT receiving lane on west approach	TWSC	16.7	C
789	S 1 <sup>st</sup> St/Freeway Dr & W Division St	Signal	104	F	12	Modify left turn treatments (T-09-01)	Signal	48.4	D
828	Broad St & S 13 <sup>th</sup> St	TWSC	53.6	F	6	Tolerate due to low volume on NB approach	TWSC	53.6	F
1058	Broad St & Blodgett Rd	TWSC	59.8	F	6	Tolerate due to low volume on minor approaches	TWSC	59.8	F
1100	E College Way & N 30 <sup>th</sup> St	TWSC	414	F	61	New signal or roundabout (T-07-04)	Signal	9.1	A

<sup>1</sup>TWSC = Two-way stop control; AWSC = All-way stop control; RAB = Roundabout; Signal = Signalized

<sup>2</sup>Two-way stop controlled intersection delay is expressed as average worst (i.e. highest delay) movement delay

**Figure 1. PM Peak Hour Project Trip Assignment**





**Table 3. Pipeline (2023) Segment LOS Deficiencies**

ID	Segment	Limits	V/C	LOS	Pipeline Trips	Proposed Mitigation
2001	Division St	Freeway Dr to Ball St	1.00	E	10	Tolerate; LOS exempt per MVMC 14.10.060

Five intersections within city limits will operate below minimum LOS standards in the pipeline (2023) condition. The 2018-2023 Transportation Improvement Program identifies capacity improvement projects which will mitigate LOS deficiencies at the intersections of E College Way & N 30<sup>th</sup> Street and at Freeway Drive/S 1<sup>st</sup> Street & W Division Street.

Three stop-controlled intersections will operate below minimum LOS standards in the pipeline “without-Projects” condition. These deficiencies will continue in the “with Projects” condition. The following three intersections will not satisfy signalization warrants defined in the 2009 Edition of the Manual on Uniform Traffic Control Devices (MUTCD), but should be monitored and may be considered for improvement in the future as PM peak hour demand continues to grow:

- Hoag Road & Continental Place
- Broad Street & S 13<sup>th</sup> Street
- Broad Street & Blodgett Road

One arterial segment, Division Street from Freeway Drive to Ball Street, will operate at LOS E in the pipeline condition. This segment is exempt from minimum LOS standards per MVMC 14.10.060 and mitigation is not required.

Street Design Standard LOS

The following street design standard LOS requirements apply for each of the proposed developments:

*PL15-124:* The site is located along a section of College Way with three-quarter street design LOS standards already in place along the project frontage. Street design LOS is satisfied.

*PL16-009:* The site is located along a section of Blackburn Road with three-quarter street design LOS standards already in place along the project frontage. Street design LOS is satisfied.

*PL16-011:* Minimum street LOS improvements must be constructed at the project frontage on Laventure Road. Curb, gutter, and sidewalk are not required, however pedestrian safety facilities are required to satisfy pedestrian safety LOS requirements.

*PL17-012:* Minimum street LOS improvements are required on River Bend Road at the project frontage and continuing east to the Freeway Drive intersection. Minimum street LOS improvements include a minimum 30-foot wide paved street section centered on the ultimate design cross section. Curb, gutter, and sidewalk are not required, however pedestrian safety facilities are required to satisfy pedestrian safety LOS requirements.

On-Site LOS

Any internal circulating roadways or access roads are subject to City design standards for nonarterial streets per MVMC 16.16. On-site roadways and any nonmotorized transportation facilities are also subject to ADA requirements.



### Transit LOS

*PL15-124:* Skagit Transit Routes 305 and 717 stop at E College Way west of the N Waugh Road / Martin Road intersection, 0.25 miles from the project site. Skagit Transit Route 305 provides access to Skagit Valley College, Clear Lake Post Office, and Sedro-Woolley. Route 305 operates on 45-minute headways weekdays from 8:15 AM to 5:40 PM and weekends from 8:15 AM to 5:15 PM. Route 717 provides express service westbound only to Skagit Valley College and Skagit Station weekdays and operates weekdays only.

*PL16-009:* Skagit Transit Route 206 stops at Jefferson Elementary School approximately 900 feet to the east of the project. Route 206 serves Mount Baker Middle School, Skagit Station, and Skagit Regional Medical Clinic. It operates on 30 minute headways weekdays from 6:30 AM to 8:30 PM and weekends from 8:00 AM to 6:00 PM.

*PL16-011:* Skagit Transit Route 207 stops on the west side of Laventure Road across from the project frontage. Route 207 serves Skagit Valley College, Bakerview Park, Skagit Valley Hospital, Skagit Station, and Walmart. It operates on 45-minute headways weekdays from 6:30 AM to 8:30 PM and weekends from 8:00 AM to 5:30 PM.

*PL17-012:* Skagit Transit Route 207 stops on the east side of Freeway Drive north of W College Way, approximately 1,000 feet from the project. Route 207 serves Skagit Valley College, Bakerview Park, Skagit Valley Hospital, Skagit Station, and Walmart. It operates on 45-minute headways weekdays from 6:30 AM to 8:30 PM and weekends from 8:00 AM to 5:30 PM.

### Nonmotorized Transportation LOS

The following nonmotorized transportation LOS requirements apply for each of the proposed developments:

*PL15-124:* Sidewalk currently exists along College Way at the project frontage. Nonmotorized transportation LOS is satisfied.

*PL16-009:* Blackburn Road is designated a planned bicycle route in the 2016 Comprehensive Plan. Sidewalk currently exists along the project frontage. Pedestrian safety LOS is satisfied.

*PL16-011:* N Laventure Road is designated a planned bicycle route in the 2016 Comprehensive Plan. Minimum street design LOS standards will provide width for a future bicycle lane along the project frontage. Pedestrian facilities will be provided per pedestrian safety LOS requirements.

*PL17-012:* Freeway Drive is designated a planned bicycle route in the 2016 Comprehensive Plan. Nonmotorized transportation LOS will be satisfied, assuming minimum pedestrian safety improvements are constructed on W College Way and on River Bend Road.

### Pavement Condition LOS

Pavement condition will be evaluated by the City Engineer on a project-specific basis. Pavement overlay and/or reconstruction may be required to provide adequate pavement condition.



**Findings and Recommendations**

The land uses proposed in the Comprehensive Plan amendment requests will generate an estimated 114 new PM peak hour trips, which will not result in any new street or intersection capacity LOS deficiencies.

Roadway network improvements for land use number PL16-011 should include construction of sidewalk or pedestrian pathway on the east side of Laventure Road from the project frontage to 2210 N Laventure Road to the south of the project to satisfy minimum pedestrian LOS requirements.

Roadway network improvements for land use number PL17-012 may include widening of River Bend Road to satisfy minimum street design LOS standards and construction of sidewalk or pedestrian pathway to satisfy minimum pedestrian LOS standards. Approval of roadway network LOS and pedestrian safety LOS improvements will be the discretion of the city engineer.

All new and modified sidewalks, curb ramps, driveway pads, and on-site transportation facilities must comply with current Americans with Disabilities Act (ADA) standards.

Impact fees are generally adjusted by the City each year to account for inflation. The City’s latest adopted transportation impact fee rate (effective January 1, 2017) is listed below per PM peak hour vehicle trip. Accompanying this review is a summary of the 2017 impact fees that includes additional use details. The transportation impact fee for the proposed projects are calculated as shown in **Table 3**.

**Table 3. Preliminary Transportation Impact Fee Calculations**

Land Use Number	Description	Quantity	Units	PM Peak Hour Trips	Transportation Impact Fee Rate	Transportation Impact Fee
PL15-124	Apartment	91	Units	57	\$4,475 / unit	\$407,225
PL16-009	Church	12.46	KSF	7	\$2,052 / trip	\$14,364
PL16-011	Apartment	36	Units	23	\$7,291 / unit	\$262,476
PL17-012	RV Park	100	spaces	27	\$2,052 / trip	\$55,404
<b>Total Transportation Impact Fees</b>						<b>\$739,469</b>

Sincerely,

**Transportation Solutions, Inc.**

Andrew L. Bratlien, PE

Senior Transportation Engineer

Attachment 1: 2016-2017 Comprehensive Plan Amendments Summary

Attachment 2: Impact Fees and Sewer Connection Fees Summary 2017

# 2016-2017 Comprehensive Plan Amendments Summary

## 2016 Comprehensive Plan Amendment Requests and Associated Zoning

Land Use Number: PL15-124

Proponent: Summersun Greenhouse Co

Address: 4100 College Way, Mount Vernon WA 98273

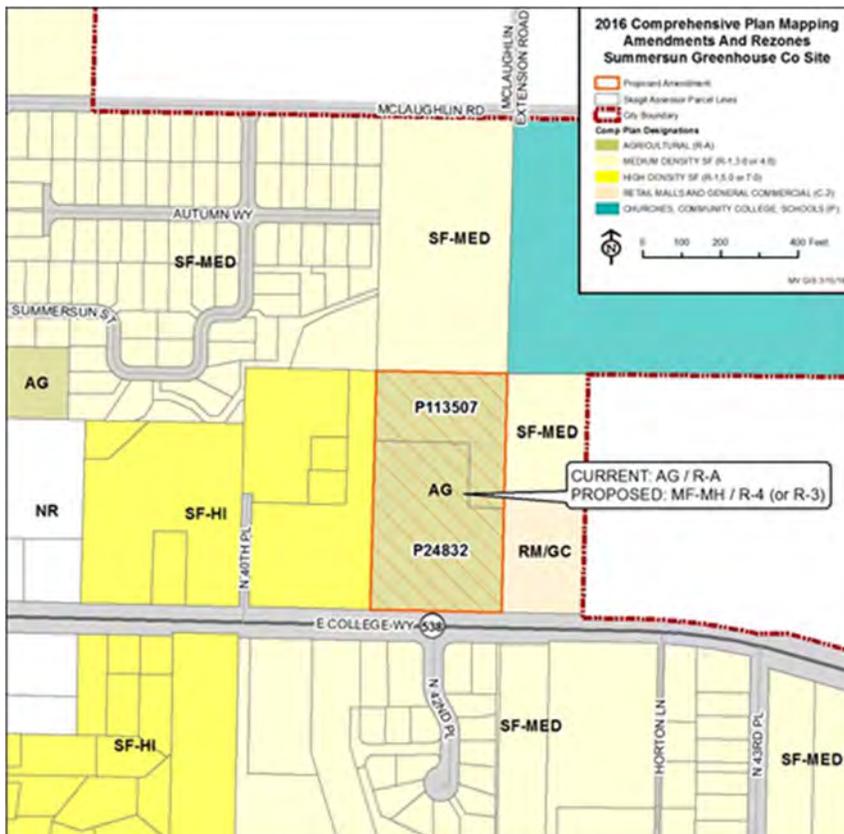
Parcels: P24832 & P113507

Area: 4.58 acres

Comprehensive Plan: **FROM** Agricultural (AG) **TO** Medium High Multi Family (MF-MH)

Zoning: FROM Residential Agricultural District (R-A) TO Multi Family Residential District (R-4) with a fall back to (R-3)—Council Docketed the proposal with the R-3 designation.

Existing/Proposed Uses: The use was the former Summersun Nursery under the R-A zoning. The proposal Under the R-4 the minimum density is 10 du/acre with 15 du/acre being standard and 20 du/acre if specific parking criteria are met. Under a most intense use possible the site could yield 91 multifamily units. The previous concurrency review that was complete for this site assumed that the nursery generated roughly 37 pm peak trips per day. Copies of the previous information are attached.



Land Use Number: PL16-009

Proponent: St. Luke's

Address:

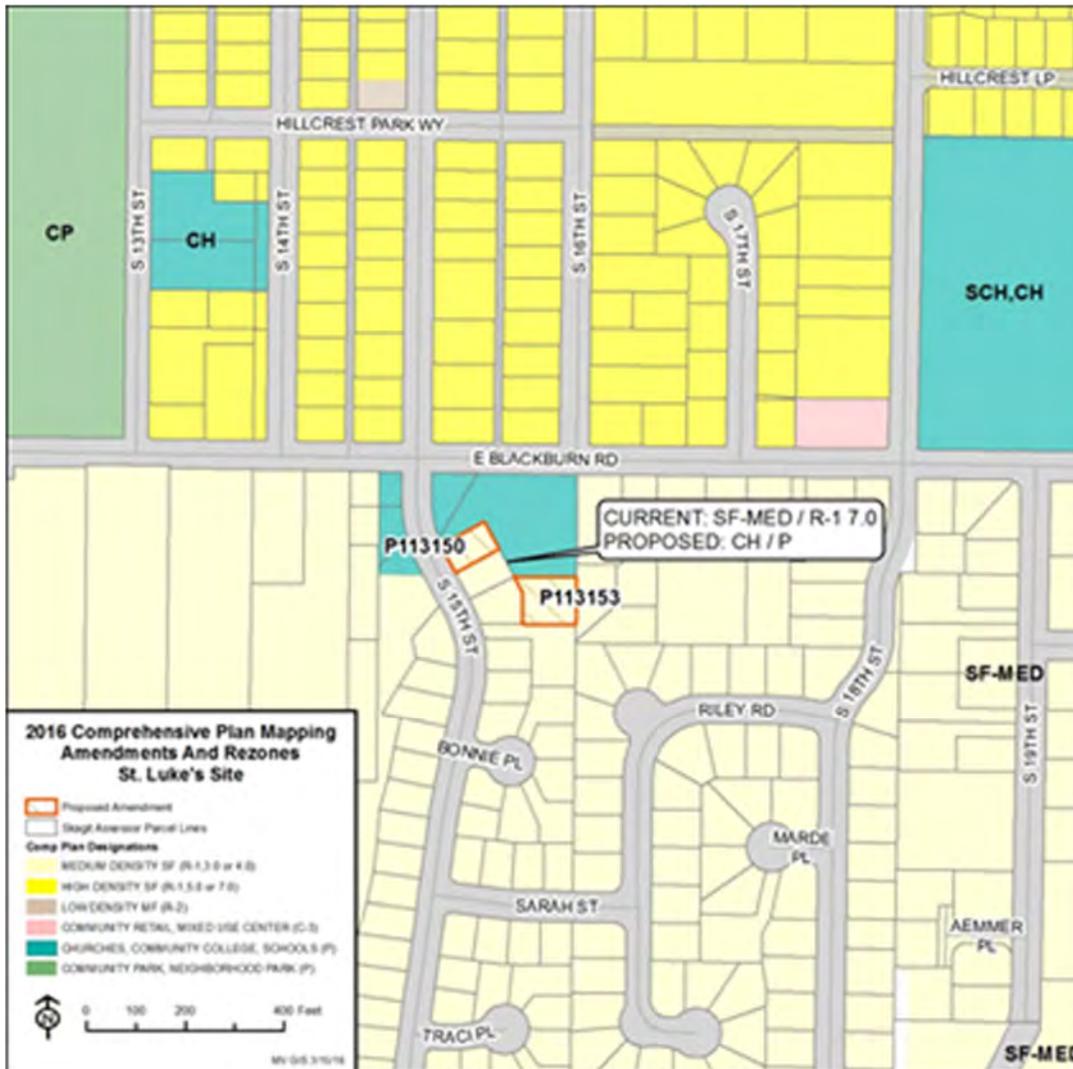
Parcels: P113150 & P113153

Area: 0.39 acres

Comprehensive Plan: **FROM** Medium Density Single Family (SF-Med) **TO** Churches (CH)

Zoning: **FROM** Single Family Residential (R-1 7.0) **TO** Public (P)

Existing/Proposed Uses: The proposal is for two single family platted lots that are adjacent to the existing St. Luke's Church to be redesignated to Churches for use as parking and classrooms for the existing church. One lot has an existing mobile home and the other is vacant. Under existing zoning the two lots could have one single family home on each lot. The proposal is to use the lots for parking for the church and for classrooms for the children's church to use for Sunday School.



**Land Use Number: PL16-011**

Proponent: Richard & Deborah Thurman

Address 2210 N Laventure Road

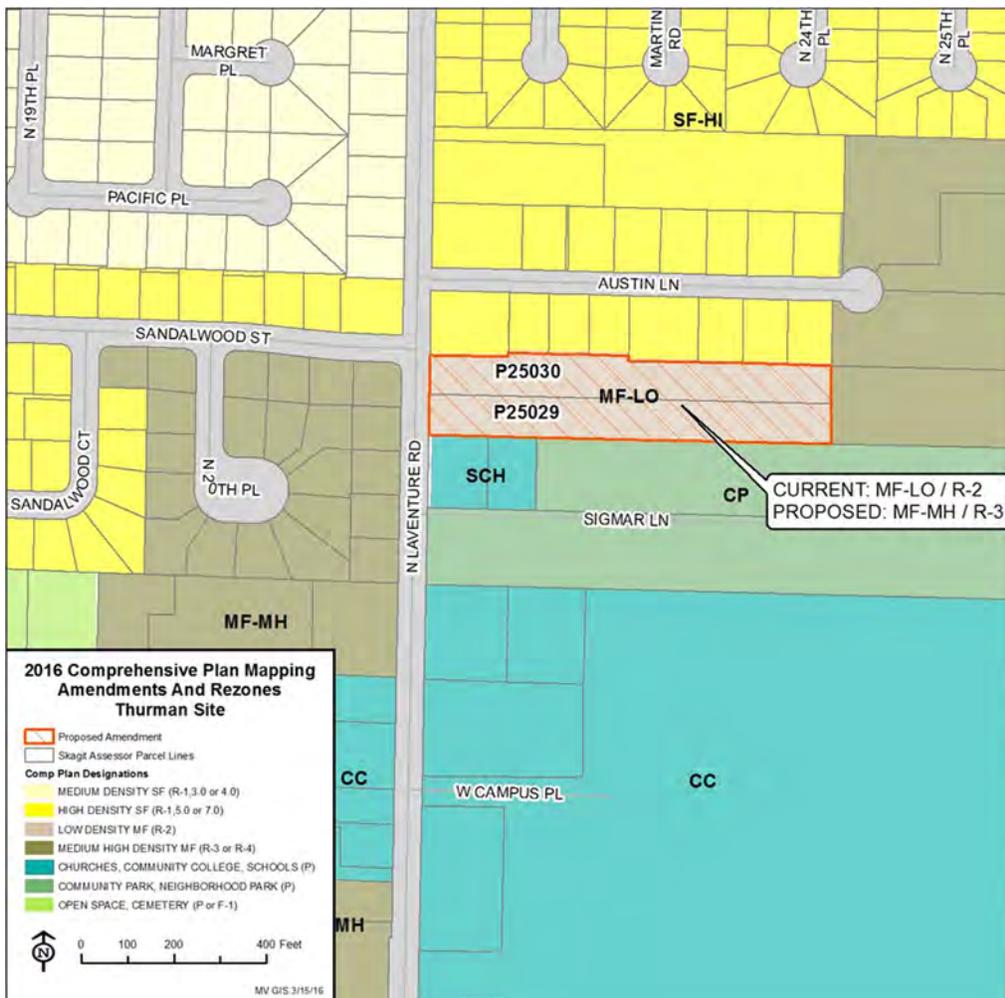
Parcels: P25029 & P25030

Area: 2.45 acres

Comprehensive Plan: From Low Density Multi Family (MF-LO) TO Medium High Density Multi Family MF-MH)

Zoning: **FROM** Two family Residential District (R-2) **TO** Multi Family Residential District (R-3)

Existing/Proposed Uses: The property is currently vacant. Under the Existing R-2 zoning the minimum density is 8.0 du/acre and the maximum density is 10 du/ acre. Under a most intense use possible using the Existing zoning the site could yield 19 single family units. Under the Proposed R-3 zoning the minimum density is 10 du/acre with 12 du/acre being standard and 15 du/acre if specific parking criteria are met. . Under a most intense use possible using the Proposed zoning the site could yield 36 multifamily units.



## 2017 Comprehensive Plan Amendment Requests and Associated Zoning

**Land Use Number: PL17-011**

Proponent: Mount Vernon School District Madison School

Address: 1200 N 9<sup>th</sup> St

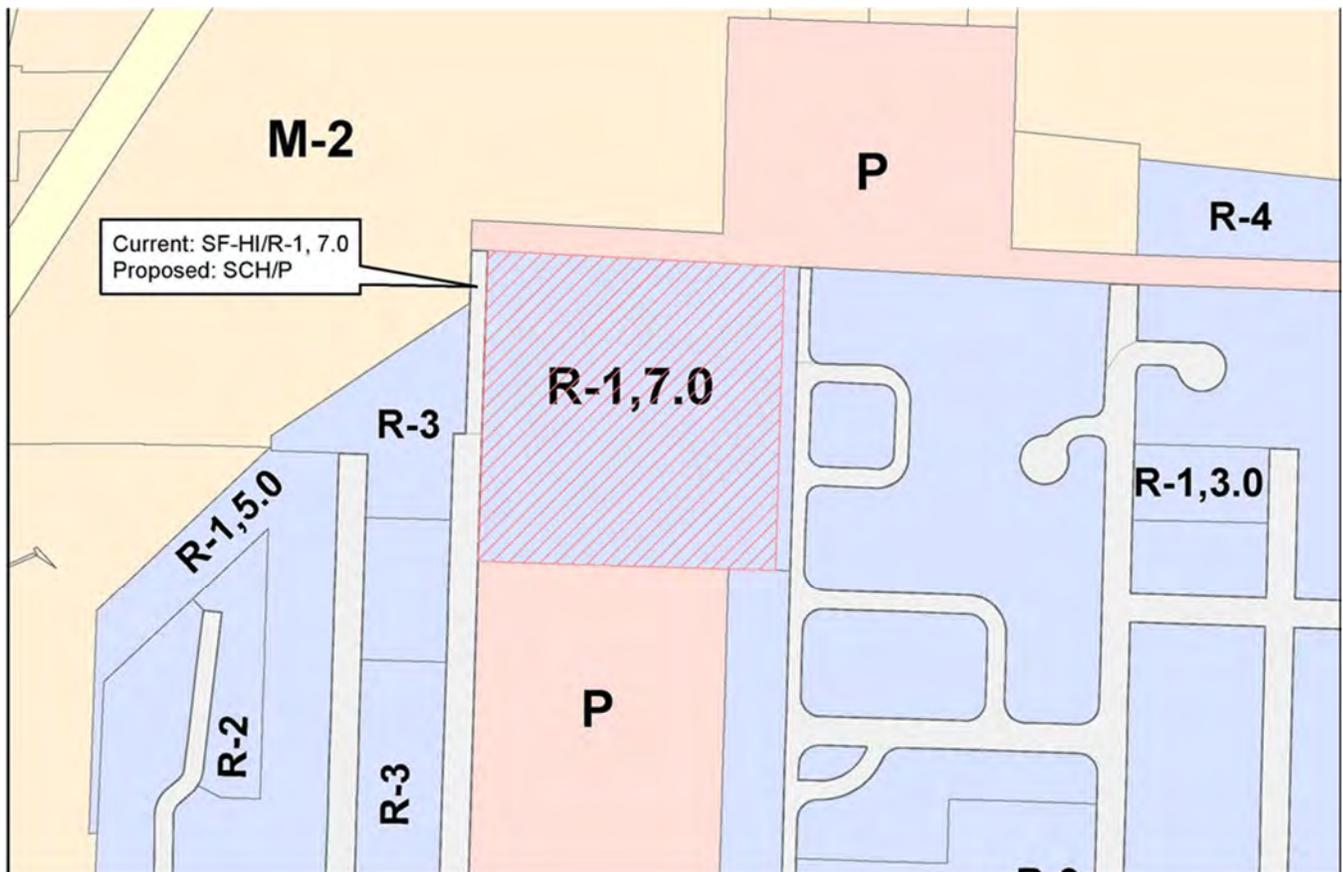
Parcels: P113446

Area: 8.42 acres

Comprehensive Plan: **FROM** Single Family High Density (SF-HI) **TO** School (SCH)

Zoning: **FROM** Single Family Detached Residential District (R-1, 7.0) **TO** Public (P)

Existing/Proposed Uses: Under the Existing R-1, 7.0 zoning docketed by Council, the minimum density is 4.0 du/acre and the maximum density is 7.26 du/ acre. Under a most intense use possible using the Existing zoning, the site could yield 61 single family units. Under the proposed zoning the school district is proposing to replace the existing Madison School with a new school. The area included in the proposed redesignation will be used for utility crossings and possibly play fields. The bulk of the property is critical area and cannot be developed. The new school would be built on adjacent property. The City has requested that the school district redesignate the subject property to Public since schools are not an allowed use on residentially designated property and the proposal would use the subject parcel for school related uses.



**Land Use Number: PL17-012**

Proponent: MV28 LLC

Address: 1717 Freeway Drive & Riverbend Road

Parcels: P26279 & P26054

Area: 20.30 acres

Comprehensive Plan: **FROM** General Commercial (GC) **TO** Public (P)

Zoning: **FROM** General Commercial (C-2) **TO** Public District (P)

Existing/Proposed Uses: Existing zoning is General Commercial that would allow for any number of Commercial uses ranging from retail stores to hotels to banks to skating rinks to adult entertainment establishments. The C-2 district requires 10 percent of the site to be landscaped and any commercial use would require area for parking and access. The site is challenging due to its shape. For purposes of this analysis we will assume that the area available for development into buildings is 181,000 square feet. This was calculated by eliminating the long panhandle that will only serve as access and assuming that only 30 percent of the remaining area would be used for commercial uses (the remaining area would be necessary to accommodate landscaping, access, parking, and utilities). We will assume that the uses are Retail Box Store (Department Store) 100,000 square feet, Fast Food Store 3,500 square feet, and Specialty Retail Store(s) (up to 8 tenant spaces) 12,000 square feet, grocery store 50,000 square feet. Given the shape of the site this is probably realistically more than could go there. The proposal would be to redesignate to public to allow for the development of a 100 hook up, high end, short stay, RV Resort.



	<b>SINGLE FAMILY &amp; DUPLEX (Per Unit)</b>	<b>MULTI-FAMILY (Per Unit)</b>	<b>NON-RESIDENTIAL**</b>
<b>PARKS</b>	\$855.00	\$789.00	N/A
<b>FIRE</b>	\$152.00	\$152.00	\$0.22/sq. ft.
<b>TRAFFIC</b>	See Page 2	See Page 2	See Page 2
<b>SCHOOL</b>	\$6658.00	\$ 875.00	N/A
<b>ADMINISTRATION*</b>	\$140.00	\$245.00	1% or \$35 min.

**Traffic Concurrency Review fee may be required. Contact Permit Tech's prior to application submittal, for calculation of fees based on the specific project .**

\*Administration fee is \$35.00, per fee, per single family residential unit, \$70.00 per multi-family building permit or 1% of the total impact fee for non-residential permits (\$35.00 minimum).

\*\*Transportation & Fire Impact Fees apply to all new non-residential buildings, and additions to existing buildings. Transportation impact fees will also be calculated for a change of use on an existing non-residential building. The number of average trips per peak P.M. hours are calculated by a traffic engineer which the city has contracted with to review all commercial projects for trip generation.

**SEWER FEES:**

<b>DWELLING SIZE</b>	<b>SINGLE FAMILY</b>	<b>DUPLEX</b>	<b>MULTI-FAMILY</b>	<b>COMMERCIAL INDUSTRIAL</b>
Permit fee per unit	\$50.00	\$75.00	\$50.00 & \$25.00 ea add	.01 per sf to 100,000 .005 per sf add'l \$50.00 min-\$1,500 max/ See 13.12.030 for mixed use
Sewer Connection	\$6,499.00	\$4,873.00	\$3,249.00 or \$185.00 per fixture unit *	\$308.00 per fixture unit*

## Traffic Impact Fees Updated February 2017

Land Use Group (Definitions for these land use groups are provided following this table)	Impact Fee
<b>Residential Groups:</b>	
Single Family Dwelling Units, Duplex, and Any Type of Multi-Family Structure with 50 Dwelling Units or Less	<b>\$7,291.00 per each dwelling unit</b>
Multi-Family Dwelling Units With 51 Units or More	\$4,475.00 per each dwelling unit
Single Family Dwelling Units, Duplex, and Any Type of Multi-Family Structure with 50 Dwelling Units or Less That are restricted to those individuals that are defined as senior citizens	\$1,878.00 per each dwelling unit
Multi-Family Dwelling Units With 51 Units or More that are restricted to those individuals that are defined as senior citizens	\$794.00 per each dwelling unit
Congregate Care Facility and Nursing Homes	\$1,226.00 per bed
Assisted Living Facilities	\$1,578.00 per bed
<b>Commercial and Industrial Groups:</b>	
All uses that are not identified within the Residential Groups above, but excluding private or public schools.	\$2,052.00 per PM peak hour trip

A Single-Family Dwelling Unit is a detached building containing but one kitchen, designed for and occupied exclusively by one family and the household employees of that family.

A Dwelling Unit is defined as a building or portion thereof providing complete housekeeping facilities for one family.

A Duplex is a building that contains two (2) one-family dwellings attached by a common wall and designed to be occupied by two families living independently of each other.

A Multi-Family Structure means a building designed to house three or more families living independently of each other attached by common walls.

Restricting a residential group to those individuals that are defined as senior citizens means that an applicant shall file with the Skagit County Auditor a covenant that will run with the land that restricts the age of the occupants within a dwelling unit. The age restriction shall be no younger than 62.

Congregate Care Facilities and Nursing Homes are licensed facilities that provide constant nursing care of elderly or disabled individuals who do not require hospitalization, but who cannot be cared for at home.

Assisted Living Facilities are used by individuals living separately from others, in a structure designed for the needs of elderly people. These establishments provide services such as the supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of an elderly person. This generally includes the provision of personal care, supervision of self-administered medication, limited health facilities, communal dining facilities and services such as housekeeping, organized social and recreational activities and transportation services.

Having any of the residential groups condominimized shall have no bearing on how the structure is defined. The number of dwelling units and whether or not they are attached by common walls shall be the bases in defining the residential groups.

Commercial and Industrial Groups include all uses not specifically listed within the Residential Group, excluding public and private schools. Commercial and Industrial Groups include, but are not limited to: all commercial, retail, office, industrial, church, governmental, healthcare facilities, hotels and bed and breakfasts, recreational facilities, banks, and eating and drinking establishments.

Impact fees shall be adjusted each January to provide for inflation. The Engineering News Record Construction Cost index for 20 cities shall be used.