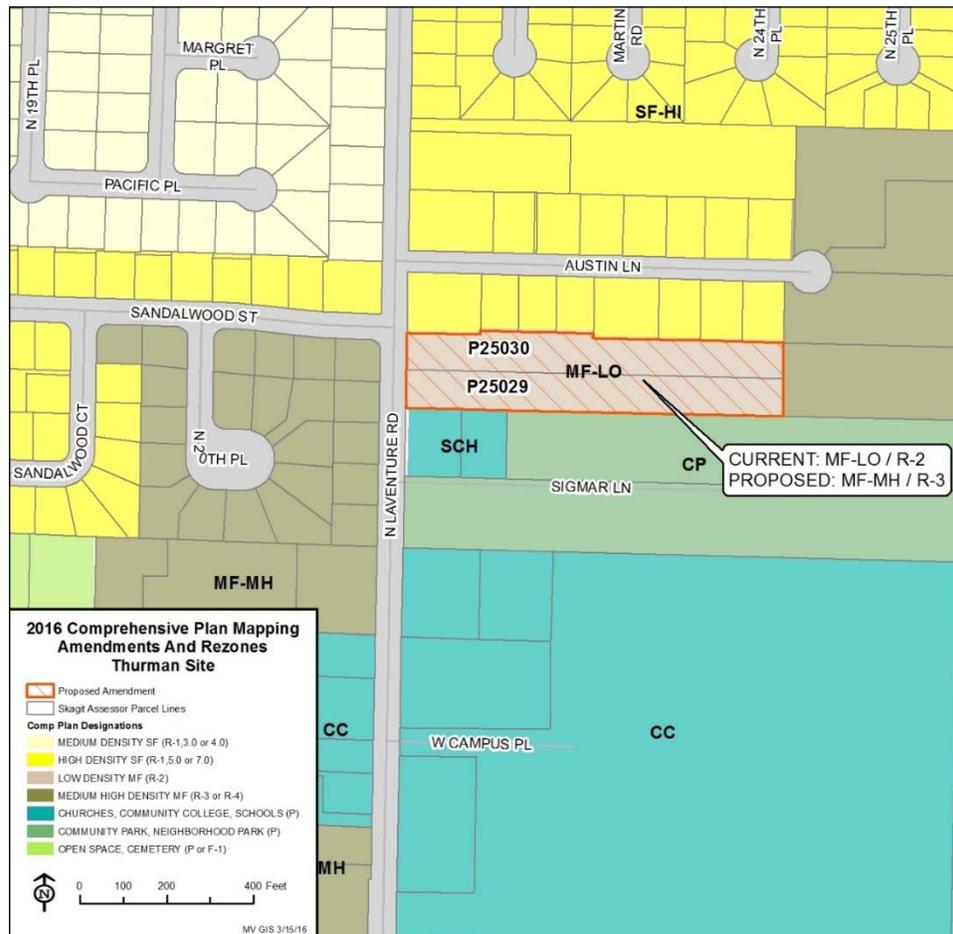


## NOTICE OF PUBLIC HEARINGS & DETERMINATION OF NON-SIGNIFICANCE (DNS)

<b>DATE:</b>	November 16, 2017
<b>APPLICATION NAME:</b>	Richard & Deborah Thurman; 2016-2017 Comprehensive Plan Amendment/Rezone Request, City File No: PL16-011
<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 Low Density Multi Family (MF-LO) with associated zoning of Two Family Residential (R-2). The applicant, Richard & Deborah Thurman, have requested these designations be changed to a Comprehensive Plan designation of High Density Multi Family (MF-MH) with associated zoning of Multi Family Residential District (R-3). The proposal is to redesignate property owned by the Thurman's to allow for better planning of structure and greenbelt placement and allow for the development of the property to be economically feasible.
<b>PROJECT LOCATION:</b>	The proposed property is located at 2210 N Laventure Road. It is identified by the Skagit County Assessor as parcel numbers P25029 and P25030 and is located within a portion of the Northwest ¼ of the Northwest ¼ of Section 16, Township 34 north, Range 4 East, W.M.



**APPLICANT/OWNER:** Richard & Deborah Thurman, 2288 Austin Lane, Mount Vernon, WA 98273; 360-424-5717

**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](mailto: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:**

November 16, 2017

**PUBLISHED:**

November 20, 2017

Richard and Deborah Thurman  
2288 Austin Lane  
Mount Vernon, WA 98273  
January 25, 2016

January 25, 2016

City of Mount Vernon  
PO Box 809  
910 Cleveland Ave  
Mount Vernon, WA 98273

RE: Thurman rezone

I am writing to request a rezone of property located at 2210 North LaVenture Rd., Mount Vernon, Washington (Parcels P25029 and P25030) from R-2 to R-3.

Several years ago, the City of Mount Vernon approached my wife and me regarding several zonings which existed on this property as a result of surrounding developments. The City proposed and approved R-2A zoning which allowed for better planning of structures and greenbelt areas. Since that time, the City eliminated the R-2A zoning designation and rezoned the property as R-2.

At this time, I am requesting a property rezone to R-3; this zoning is compatible with neighboring property zonings (R-4 to the east, Public to the south, R-1,4.0 to the north, and R-3 and Commercial to the west). Over the years, I have met with several contractors who reviewed the property. All have stated that development of the property would be cost-prohibitive given the current R-2 zoning. While I have no plans for property development at this time, a rezone to R-3 would allow for better planning of structure and greenbelt area placement and allow development of the property to become economically feasible.

Thank you for your consideration.

Sincerely,



Richard M. Thurman  
Mount Vernon, WA

16-011



16-011

## SEPA CHECKLIST

### PURPOSE OF THE CHECKLIST:

The State Environmental Policy Act (SEPA), Chapter 43.21 RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probability of significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts on the quality of the environment. The purpose of the checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposals, if it can be done) and to help the agency decide whether an EIS is required.

### INSTRUCTIONS FOR THE APPLICANTS:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. **Answer the questions briefly, with the most precise information known, or give the best description you can.**

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the question from your own observation or project plans without the need to hire experts. If you really do not know the answer, or a question does not apply to your proposal, write "do not know" or "does not apply." **Complete answers to the questions now may avoid unnecessary delays later.**

Some questions ask about governmental regulations, such as zoning, shoreline and landward designations. Answer these questions if you can. *If you have problems, the governmental agencies can assist you.*

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. **Attach any additional information that will help describe your proposal or its environmental effects.** The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### USE OF THE CHECKLIST FOR NONPROJECT PROPOSALS:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply". In addition, complete the Supplemental Sheet for Nonproject Actions (part D).

For nonproject actions, the references in the checklist to the words "project", "applicant", and "property or site" should be read as "proposal", "proposer", and "affected geographic area", respectively.

### FEE:

There is a \$200.00 fee required for each environmental checklist submitted. Environmental review, sensitive lands, or lands covered by water, except minor residential additions or modifications is \$400.00. All costs associated with the preparation of any required environmental impact statements shall be borne by the applicant.

## A. BACKGROUND

1. Name of proposed project (if applicable):

None

2. Name of applicant:

RICHARD and Deborah Thurman

3. Address and phone number of applicant and contact person:

2288 Austin Lane  
Mount Vernon WA 98273

360 424 5717

4. Date checklist prepared:

1-25-16

5. Agency requesting checklist:

None

6. Proposed project timing or schedule (including phasing, if applicable):

None

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No

8. List any environmental information you know about that has been prepared, or will be prepared, directly, related to the proposal.

None

9. Do you know of pending applications for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No

10. List any government approvals or permits that will be needed for your proposals, if known.

None

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 that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

rezone from R-2 to R-3 only

12. Location of the proposal. 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). 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.)

2210 N. L'Aventure Mount Vernon  
See map

## B. ENVIRONMENTAL ELEMENTS

### 1. Earth:

- a. General description of the site (underline one): flat, rolling, hilly steep, slope, mountainous, other. Flat, gentle slope
- b. What is the steepest slope on the site (approximate % of slope)?  
< 1%
- 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. mount vernon soils - clay
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.  
No

- e. Describe the purposes, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

None

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

None

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

None

**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 known.

None

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No

- c. What are the proposed measures to reduce or control emissions or other impacts, if any?  
None (Does not apply)

**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.  
No

- 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.  
Does Not Apply

- 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

- iv. Will surface water withdrawals or diversions be required by the proposal? Give general description, purpose, and approximate quantities if known.  
None

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

No

- 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 of 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

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.

No change

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

*No*

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

*None*

**4. Plants:**

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

- Deciduous tree: alder, maple, aspen, other \_\_\_\_\_.
- Evergreen tree: fir, cedar, pine, other \_\_\_\_\_.
- Shrubs
- Grass
- Pasture
- Crop or grain
- Wet soil plants: cattail, buttercup, bulrush, 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*

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

*None*

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

None

**5. Animals:**

- a. Underline any birds and animals that 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 coyotes.

Fish: bass, salmon, trout, shellfish, other \_\_\_\_\_.

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

None

- c. Is the site part of a migration route? If so, explain.

No

- d. List proposed measures to preserve or enhance wildlife, if any:

Does not apply

**6. Energy and Natural Resources**

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

None

- 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

## 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 service that might be required.

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

## b. Noise

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

None

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

**8. Land and Shoreline Use**

- a. What is the current use of the site and adjacent properties?

Single Family residential. Adjacent South is Public  
Adjacent East is R-4  
Adjacent North is R1,4.0  
Adjacent West is Road

- b. Has the site been used for agricultural purposes? If so, describe.

No

- c. Describe any structures on the site.

Single Family Dwelling

- d. Will any structures be demolished? If so, what?

No

- e. What is the current zoning classification of the site?

R-2

- f. What is the current comprehensive plan designation of the site?
- g. If applicable, what is the current shoreline master program environment designation of the site? N/A
- h. Has any part of the site been classified as an "environmentally sensitive area"? If so, specify.  
No
- i. What are proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:  
N/A
- j. Approximately how many people would reside or work in the completed project?  
N/A
- k. Approximately how many people would the completed project displace?  
None
- l. What are proposed measures to avoid or reduce displacement of other impacts, if any:  
N/A

**9. Housing**

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. *N/A*

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income. *N/A*

c. What are proposed measures to reduce or control housing impacts, if any? *N/A*

**10. Aesthetics**

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? *N/A*

b. What views in the immediate vicinity would be altered or obstructed? *N/A*

c. What are the proposed measures to reduce or control aesthetic impacts, if any? *N/A*

## 11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
N/A
- b. Could light or glare from the finished project be a safety hazard or interfere with views?  
N/A
- c. What existing off-site sources of light or glare may affect your proposal?  
N/A
- d. What are the proposed measures to reduce or control light and glare impacts, if any:  
N/A

## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
Skagit County Park
- b. Would the proposed project displace any existing recreational uses? If so, describe.  
No
- 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:  
N/A

### 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.

No

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on the site.

None

- c. What are the proposed measures to reduce or control impacts, if any?

N/A

### 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.

North L Avenue

- 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?

N/A

- 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

- 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.  
N/A

- g. What are proposed measures to reduce or control transportation impacts, if any:  
N/A

## 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.  
No

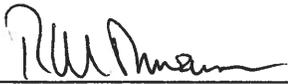
- b. What are proposed measures to reduce or control direct impacts on public services, if any.  
None

**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 that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity that might be needed. N/A

**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. Under penalty of perjury I swear that all information provided is true and correct.

Signature: 

Date Submitted: 1-25-16

**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 discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

*No changes*

- a. Proposed measures to avoid or reduce such increases are:

*N/A*

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

*No changes*

- a. Proposed measures to protect or conserve plants, animals, fish, or marine life are:

*No changes*

3. How would the proposal be likely to deplete energy or natural resources?

*No changes*

- a. Proposed measures to protect or conserve energy and natural resources are:

*No changes*

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?

*No changes*

- a. Proposed measures to protect such resources or to avoid or reduce impacts are:

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?

*No changes*

- a. Proposed measures to avoid or reduce shoreline and land use impacts are:

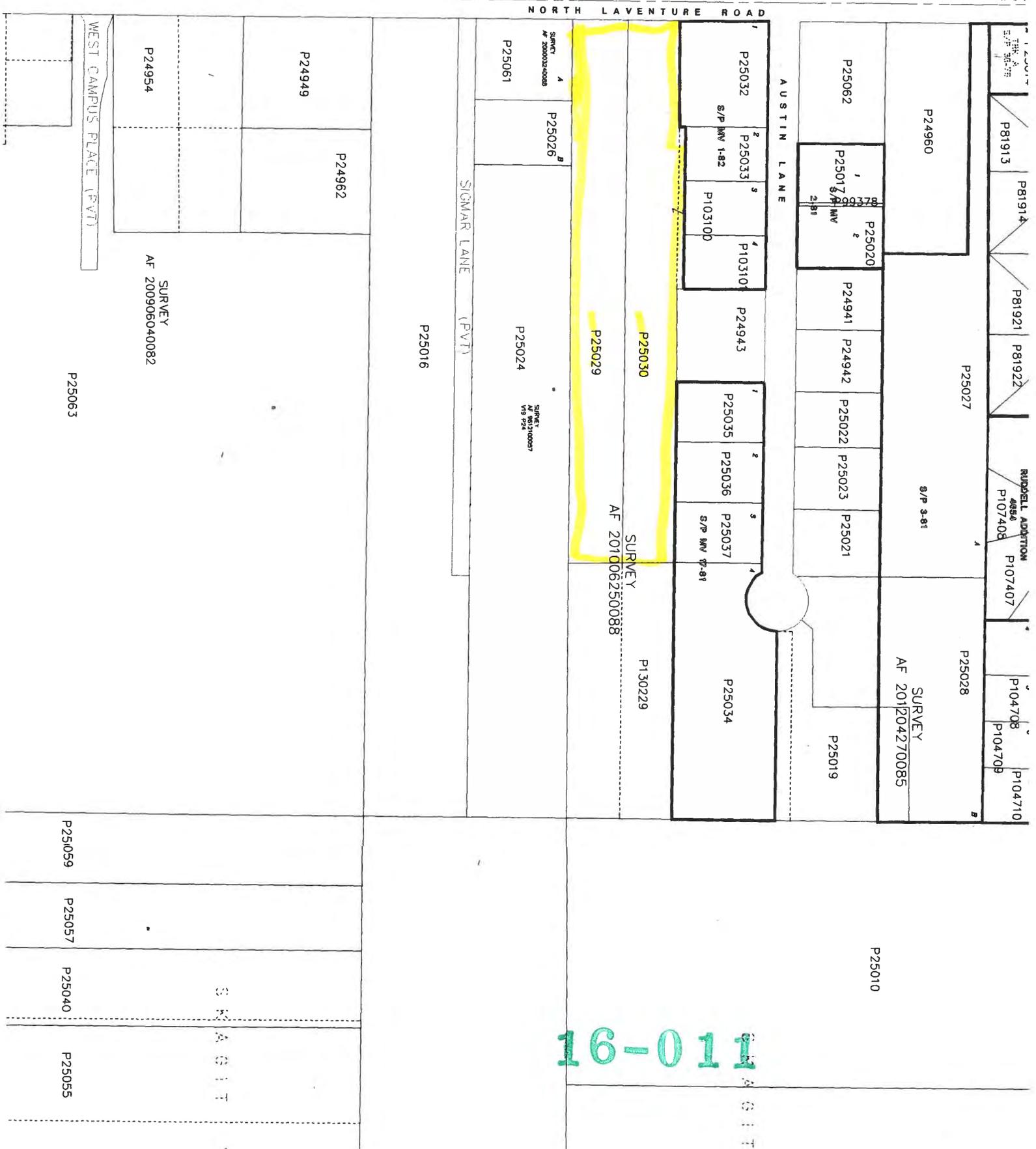
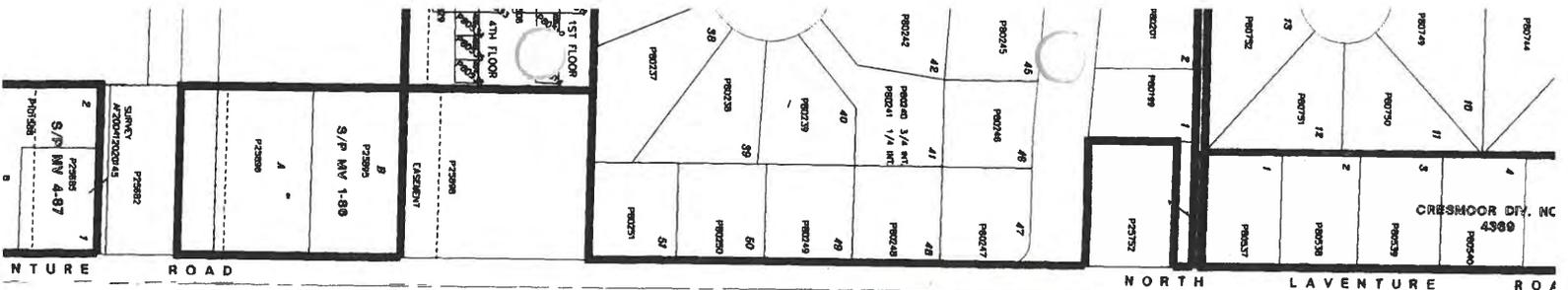
6. How would the proposal be likely to increase demands on transportation or public services and utilities?

*No changes*

- a. Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

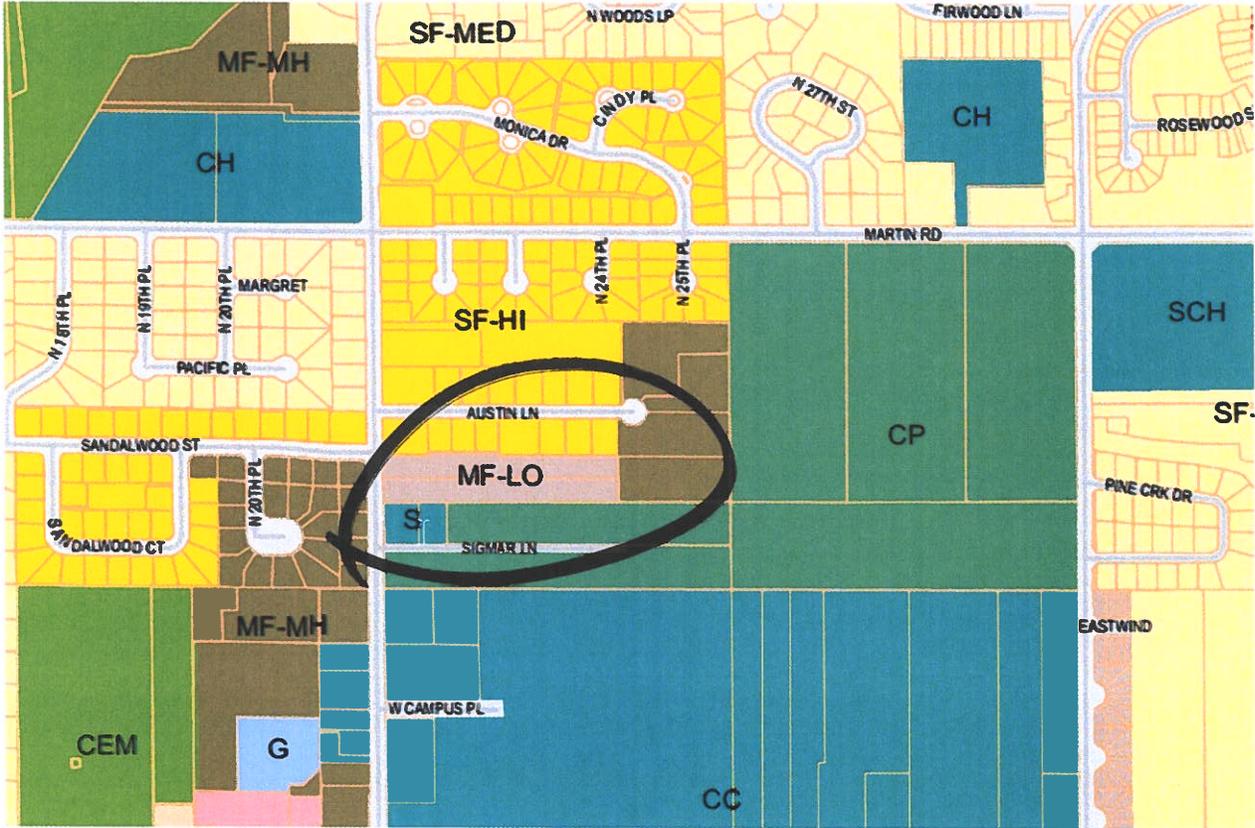
*None*



16191



Comprehensive Plan designation:



16-011



2' Contours Provided by City of Mt. Vernon  
Printed: 1/28/16  
0 50 100 200 Feet

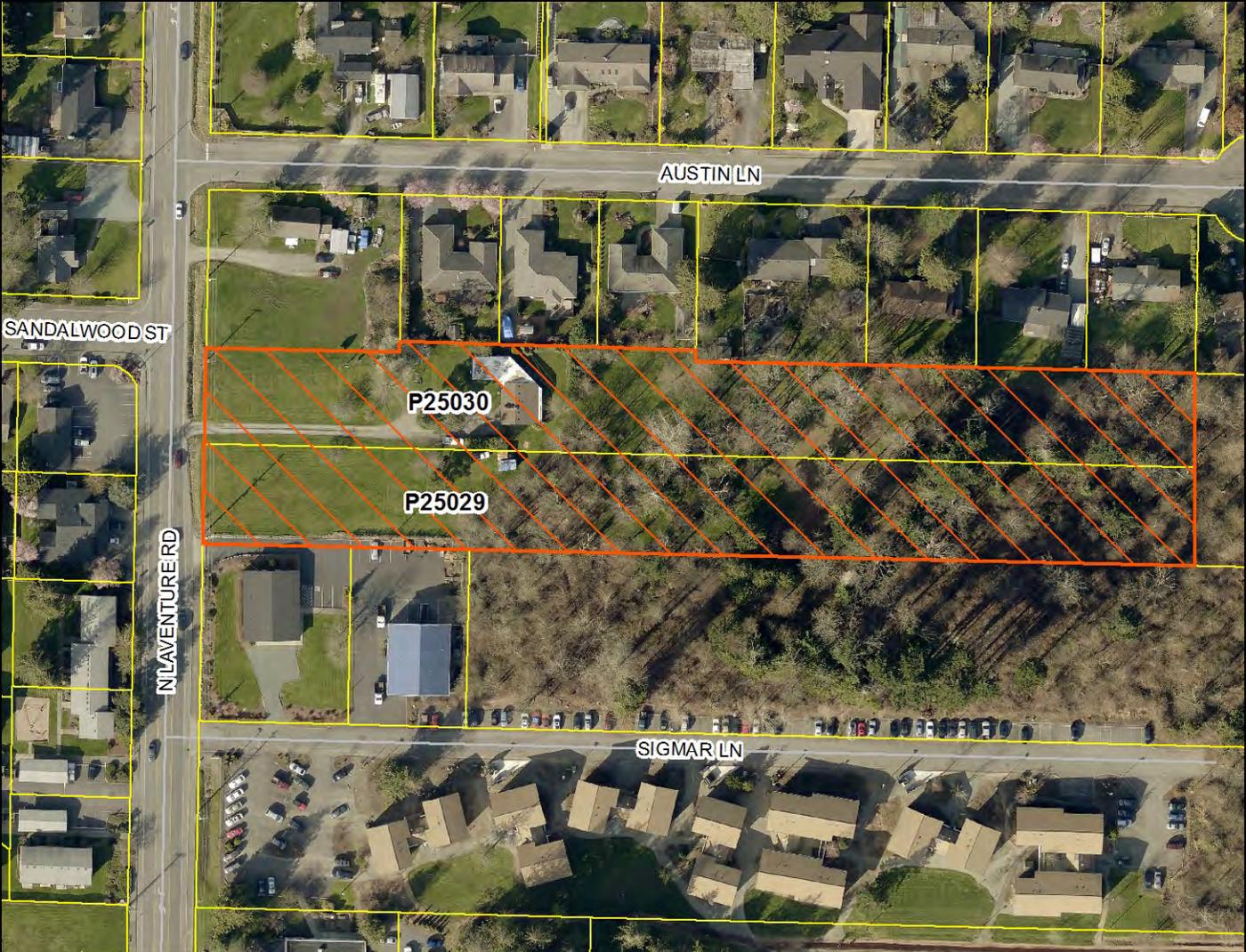
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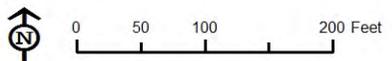
Imagery ©2016 Google, Map data ©2016 Google 200 ft

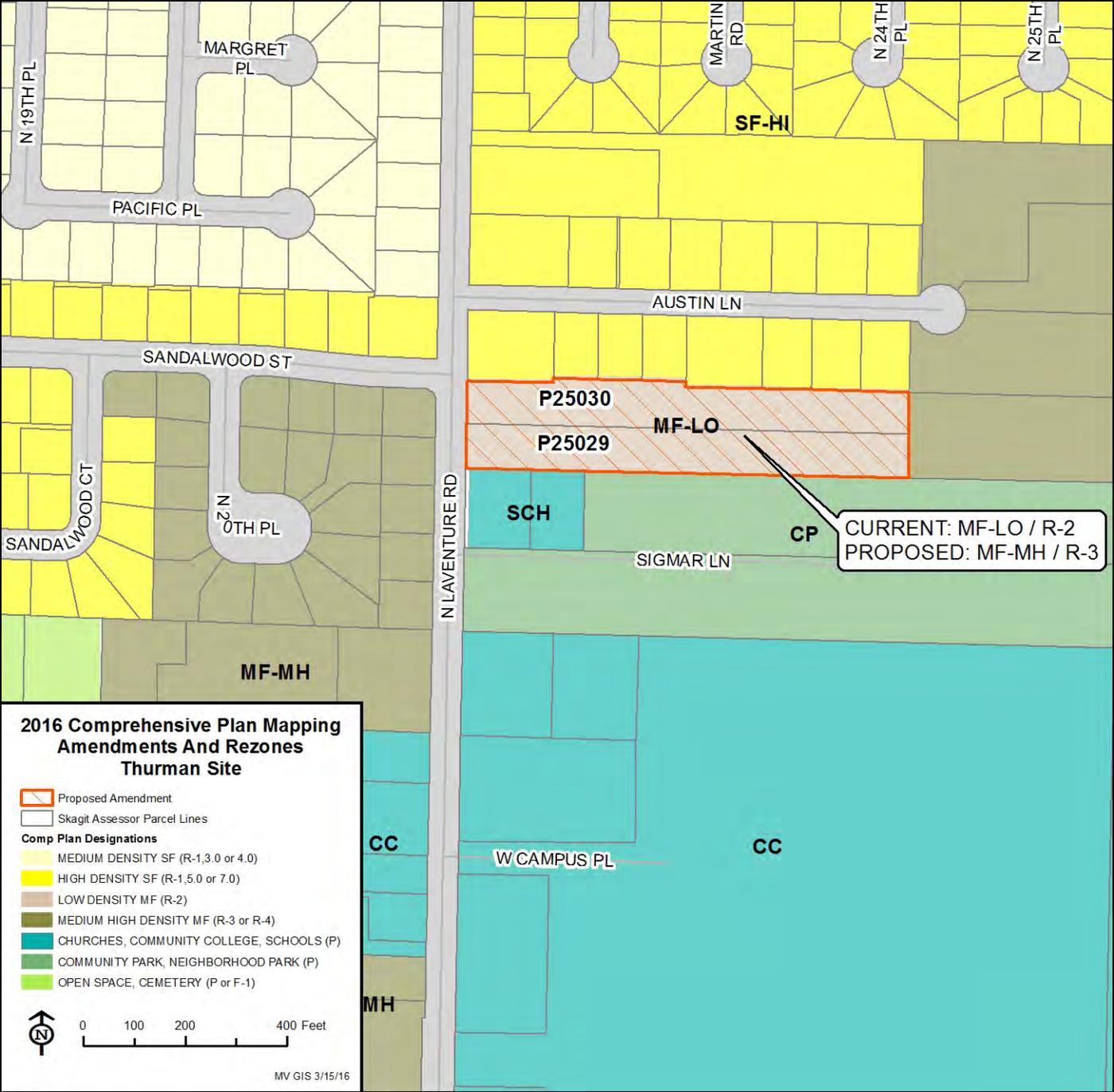
16-011



**2016 Comprehensive Plan Mapping  
Amendments And Rezones  
Thurman Site**

-  Proposed Amendment
-  Skagit Assessor Parcel Lines





N 19TH PL

MARGRET PL

PACIFIC PL

SF-HI

AUSTIN LN

SANDALWOOD ST

SANDALWOOD CT

N 20TH PL

N LAVENTURE RD

P25030

P25029

MF-LO

SCH

SIGMAR LN

CP

N 24TH PL

N 25TH PL

MF-MH

CC

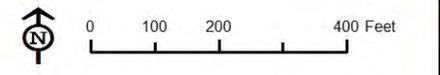
W CAMPUS PL

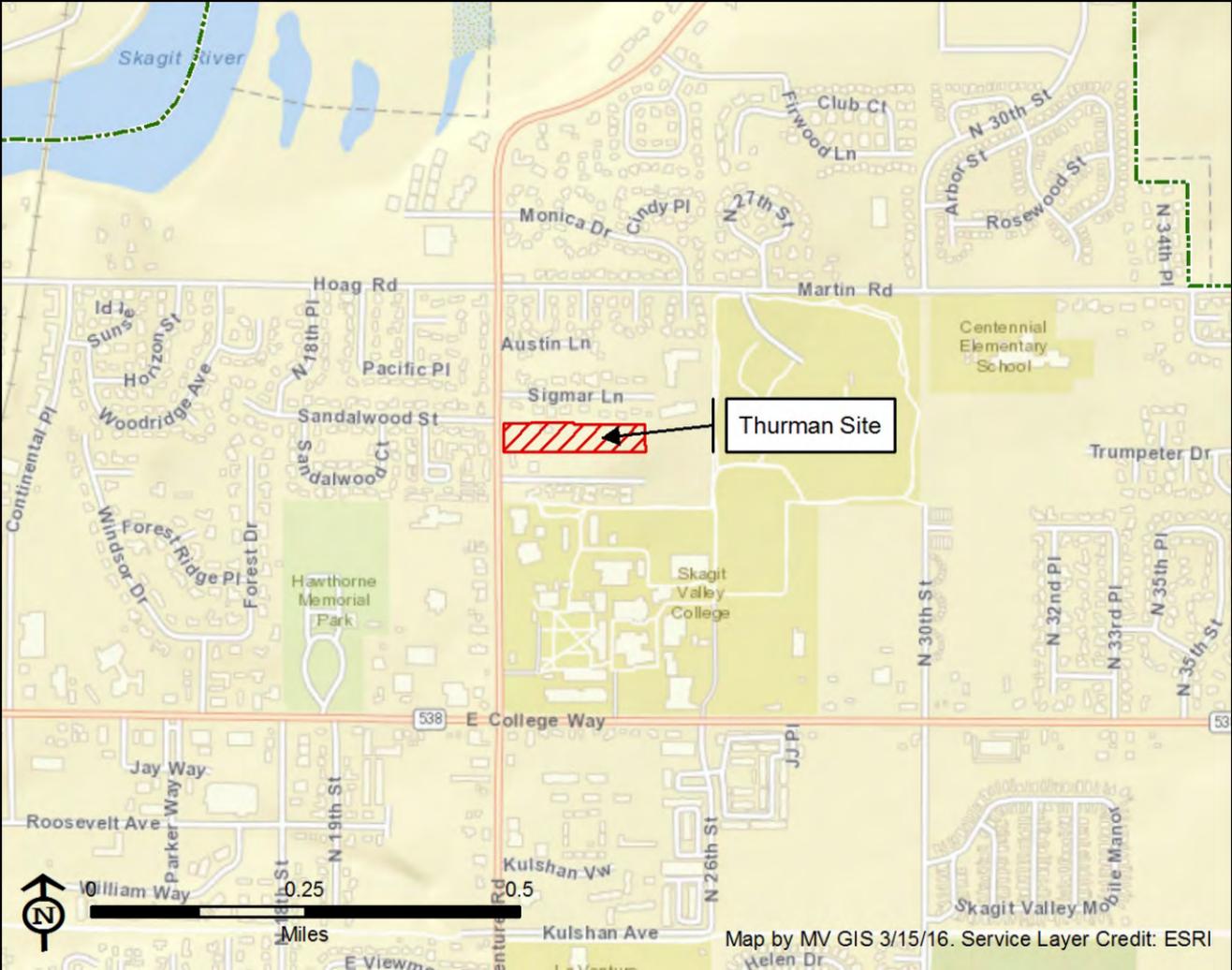
MH

CURRENT: MF-LO / R-2  
 PROPOSED: MF-MH / R-3

**2016 Comprehensive Plan Mapping Amendments And Rezones  
 Thurman Site**

-  Proposed Amendment
-  Skagit Assessor Parcel Lines
- Comp Plan Designations**
-  MEDIUM DENSITY SF (R-1,3.0 or 4.0)
-  HIGH DENSITY SF (R-1,5.0 or 7.0)
-  LOW DENSITY MF (R-2)
-  MEDIUM HIGH DENSITY MF (R-3 or R-4)
-  CHURCHES, COMMUNITY COLLEGE, SCHOOLS (P)
-  COMMUNITY PARK, NEIGHBORHOOD PARK (P)
-  OPEN SPACE, CEMETERY (P or F-1)





Skagit River

Club Ct

Firwood Ln

N 30th St

Albor St

Rosewood St

N 34th Pl

Monica Dr

Cindy Pl

N 21th St

Martin Rd

Hoag Rd

Centennial  
Elementary  
School

Idle  
Suns

Horizon St

N 18th Pl

Pacific Pl

Austin Ln

Sigmar Ln

Thurman Site

Trumpeter Dr

Woodridge Ave

Sandalwood St

Sandalwood Ct

Hawthorne  
Memorial  
Park

Skagit  
Valley  
College

N 30th St

N 32nd Pl

N 33rd Pl

N 34th Pl

N 35th St

538

E College Way

53

Jay Way

N 19th St

JU Pl

Roosevelt Ave

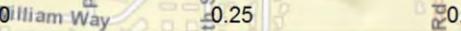
Parker Way

William Way

Kulshan Vw

N 26th St

Skagit Valley Mo  
bile Manor



Miles

Map by MV GIS 3/15/16. Service Layer Credit: ESRI



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**.

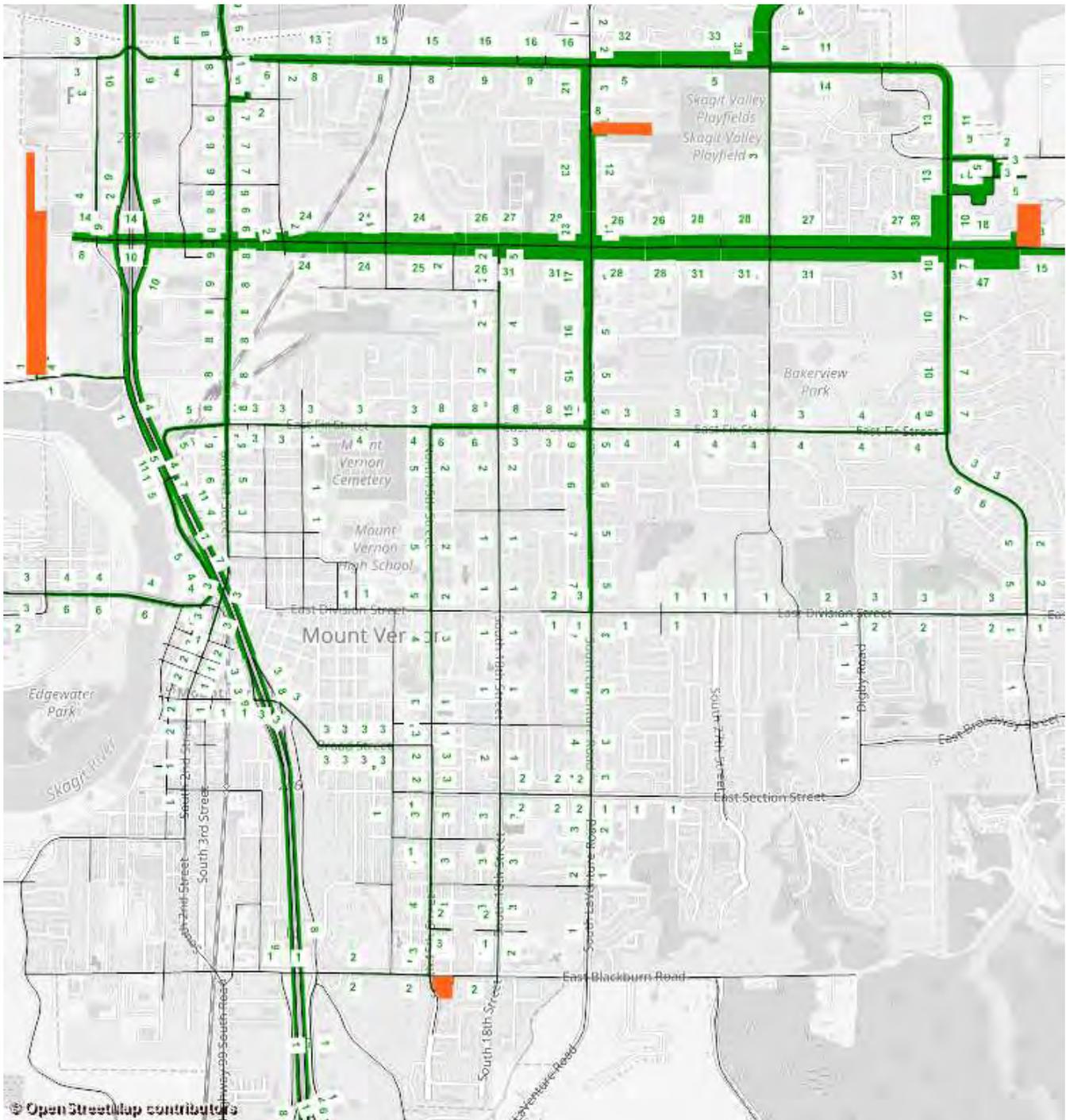
**Table 3. Pipeline (2023) Intersection LOS Deficiencies**

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

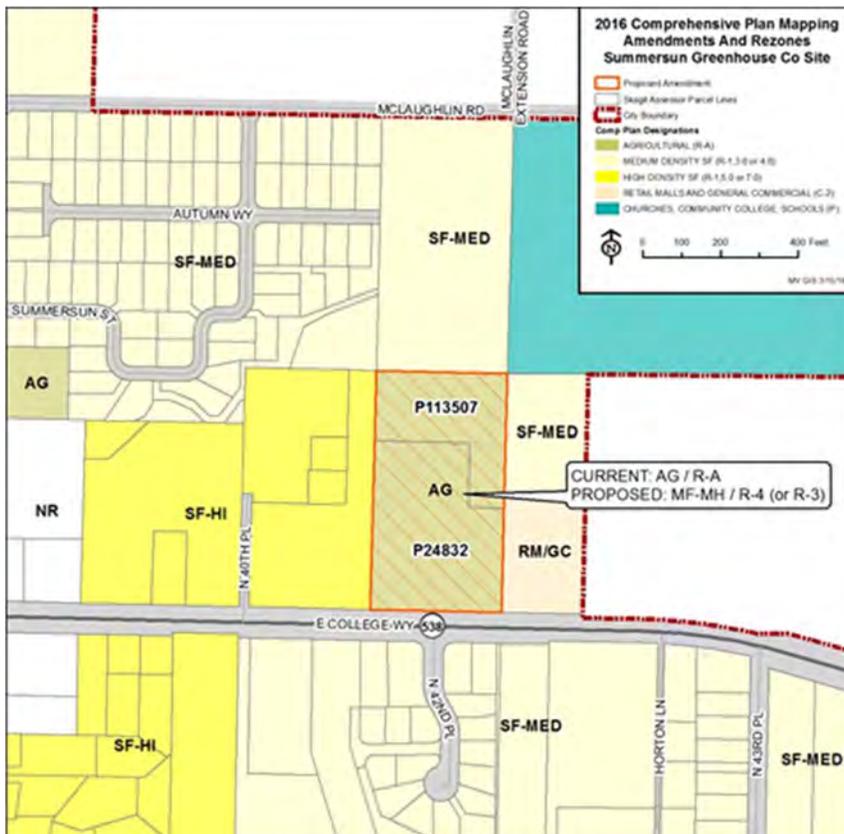
Parcels: P24832 & P113507

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:

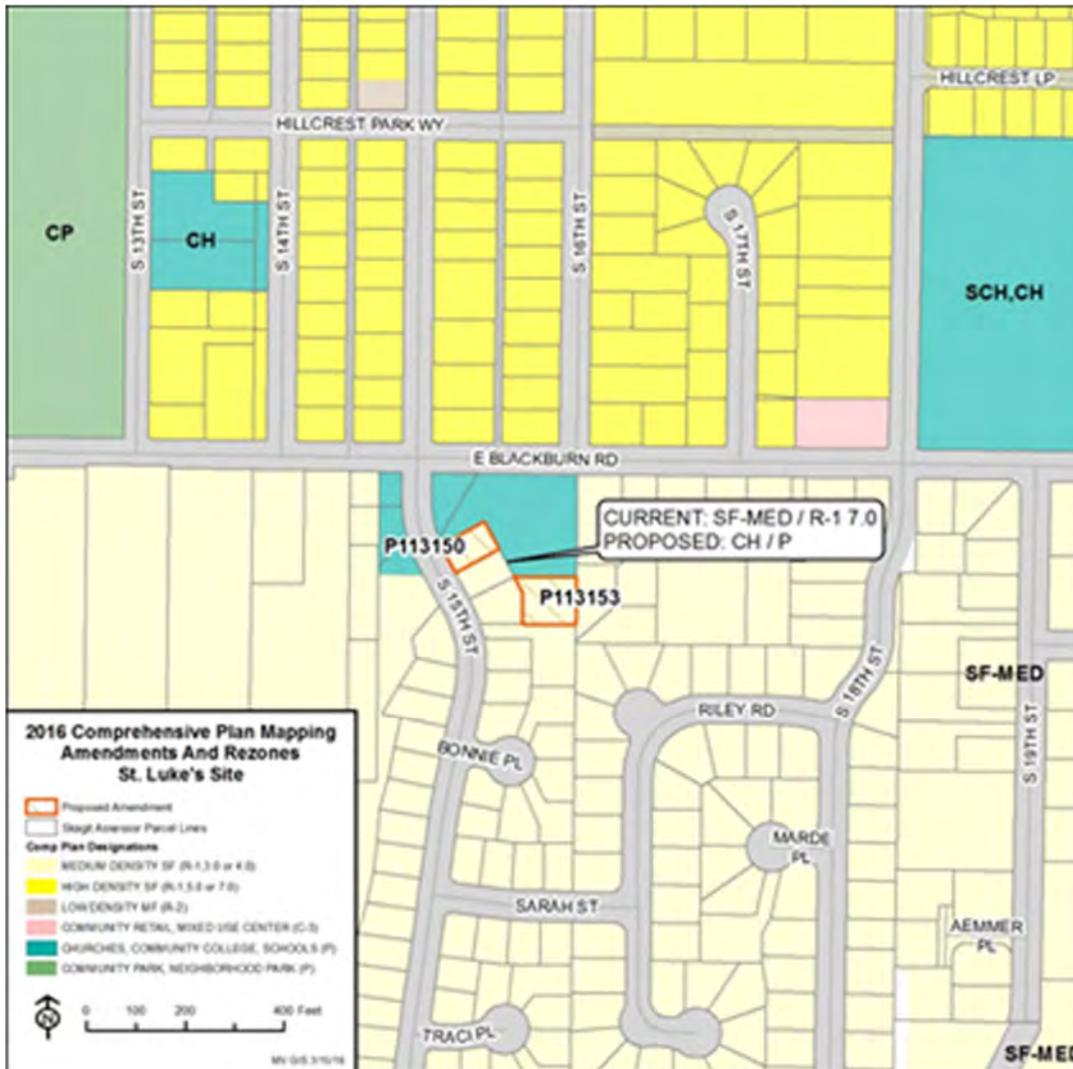
Parcels: P113150 & P113153

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

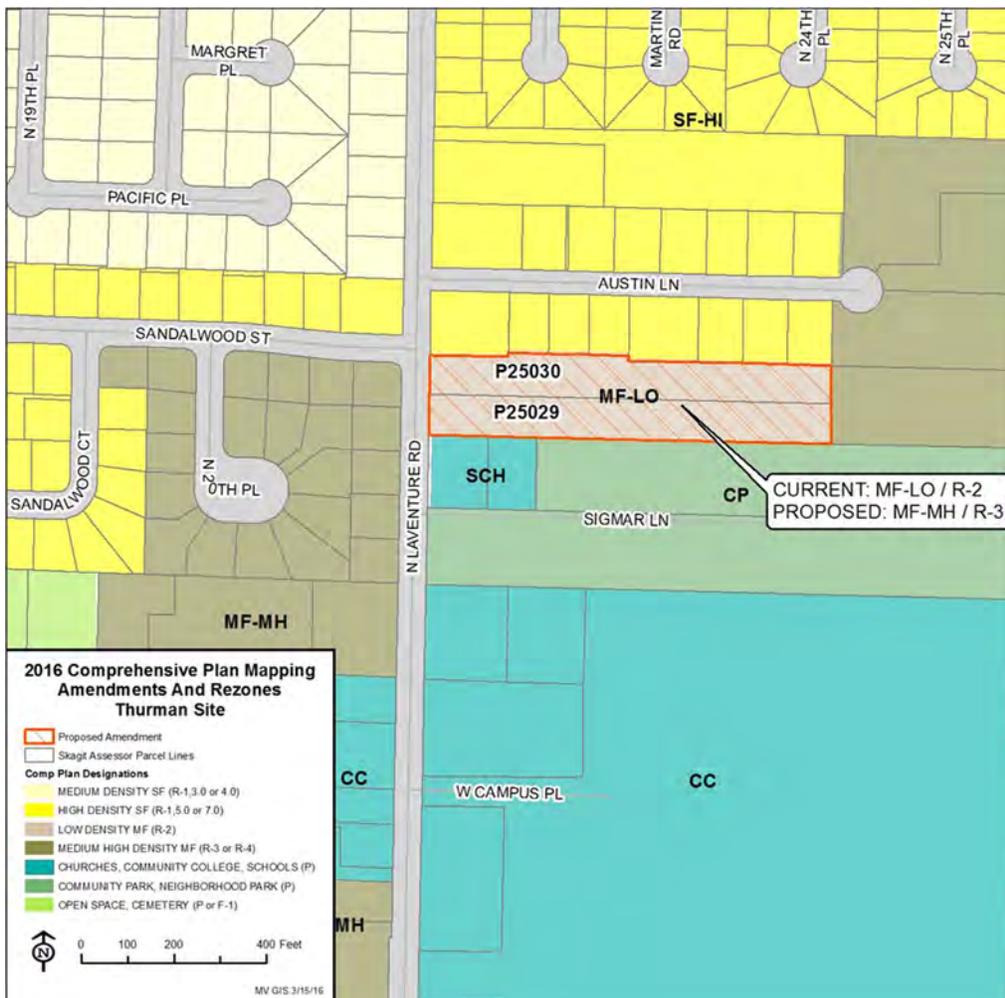
Parcels: P25029 & P25030

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

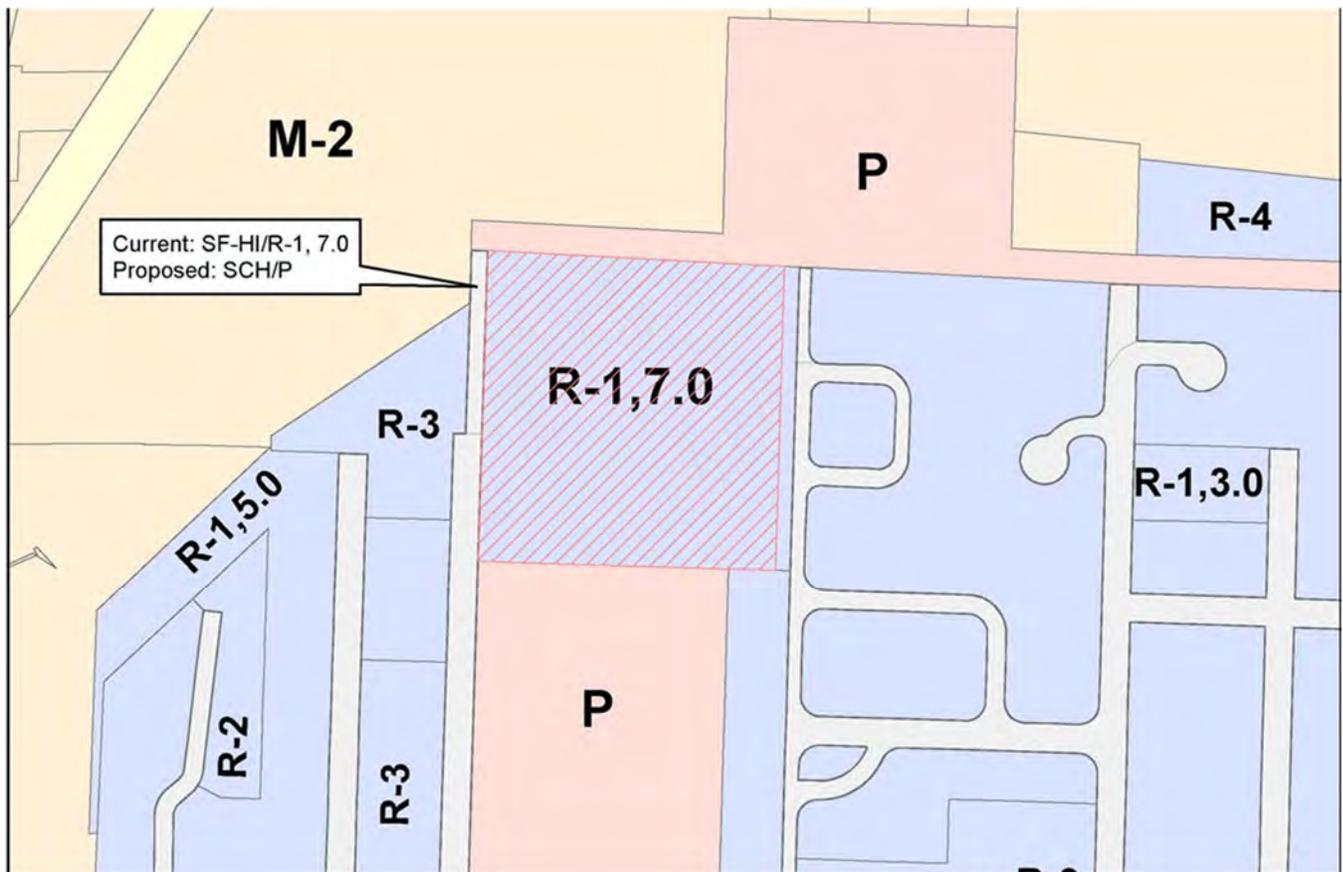
Parcels: P113446

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.