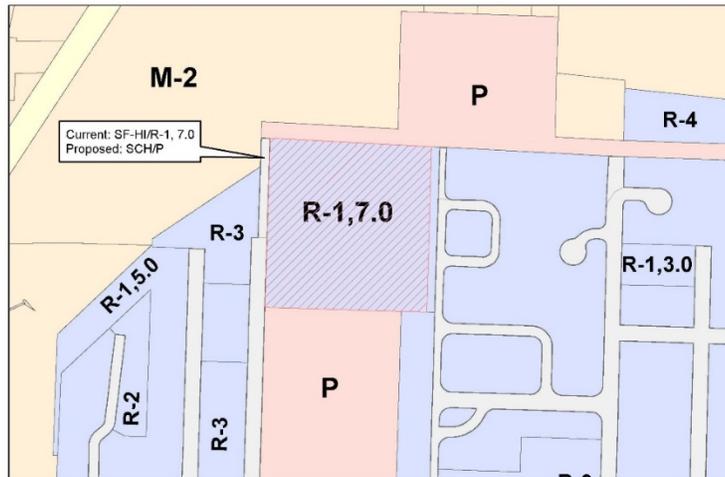


## NOTICE OF PUBLIC HEARINGS & DETERMINATION OF NON-SIGNIFICANCE (DNS)

<b>DATE:</b>	November 15, 2017
<b>APPLICATION NAME</b>	Mount Vernon School District No 320; 2016-2017 Comprehensive Plan Amendment/Rezone Request, City File No: PL17-011
<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 Single Family High Density (SF-HI) with associated zoning of Single Family Residential (R-1 7.0). The applicant, Mount Vernon School District, has requested these designations be changed to a Comprehensive Plan designation of School (SCH) with associated zoning of Public (P). The proposal is to redesignate property owned by the School District to be consistent with its school related uses.
<b>PROJECT LOCATION:</b>	The proposed property is located at 1200 9 <sup>th</sup> Street. It is identified by the Skagit County Assessor as parcel number P113446 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.



<b>APPLICANT/OWNER:</b>	Mount Vernon School District 320, Contact: Suzanne Gilbert; 124 E Lawrence Street, Mount Vernon, WA 98273; 360-428-6181
<b>APPLICANT/CONTACT:</b>	Shockey Planning Group, Contact: Camie Anderson; 2716 Colby Ave; Everett, WA; 98201
<b>LEAD AGENCY:</b>	Mount Vernon Development Services Department
<b>DNS INFORMATION:</b>	<p>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.</p> <p>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 <b>November 30, 2017</b>.</p> <p>Consistent with MVMC Chapter 15.06 appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on <b>December 11, 2017</b>. 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.</p>
<b>PUBLIC HEARINGS:</b>	<p>A public hearing is scheduled before the Mount Vernon Planning Commission on <b>TUESDAY, DECEMBER 5<sup>TH</sup>, 2017</b> at 6 p.m.</p> <p>Another public hearing will be held before the Mount Vernon City Council on <b>WEDNESDAY, DECEMBER 13, 2017</b> at 7 p.m.</p> <p>Both hearings will be held at the City's Police and Court Campus located at 1805 Continental Place, Mount Vernon.</p>
<b>CONTACT PERSON:</b>	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.

<b>ISSUED:</b>	November 16, 2017
<b>PUBLISHED:</b>	November 20, 2017

17-011

## **JUSTIFICATION FOR PROPOSAL/ PROJECT NARRATIVE**

### **REQUESTED ACTION**

Amendment to the Comprehensive Plan and Zoning Map as part of the City's annual plan review (Docket) process.

The Requested Action is to:

1. Amend the Comprehensive Land Use Map from Single Family High Density (SF-HI) to School/Public (SCH/P) for 8.42 acres owned by the Mount Vernon School District.
2. Rezone the site from R-1, 7.0 to Public (P). This is a non-project rezone request under SEPA.

### **PROPERTY DESCRIPTION**

The parcel affected by this request has an address listed of 1200 North 9<sup>th</sup> Street. It is located south of the Kulshan Trail, bounded on the east and west by North 9<sup>th</sup> Street and North 12<sup>th</sup> Street. Madison Elementary School is located to the south of the parcel. The parcel is located in the southwest quarter of Section 17, Township 34 North, Range 04 East, W.M. The County Assessor parcel number is: P113446.

The 8.42-acre site is currently undeveloped (vacant) land and some playfields. Topography of the site slopes from south to north down to the Kulshan Trail. There are four wetlands on the site. The site is covered by deciduous and evergreen trees with an understory of primarily salmonberry.

### **COMPREHENSIVE PLAN AND ZONING OVERVIEW**

The site is surrounded by Single Family High Density, Commercial/Industrial as well as Medium High Density Multi-Family Plan designations, in addition to Madison Elementary School's designation of School/Public. The surrounding zoning consists of R-1, R-3 as well as M-2 and Madison Elementary Schools' zoning of Public. This is summarized in the following table:

	Existing Zoning	Proposed Zoning	Existing Plan Designation	Proposed Plan Designation
Site	R-1, 7/0	P	SF-HI	SCH/P
North	P		CI G	
South	P* R-1, 5.0		SCH SF-HI	
East	R-1, 5.0		SF-HI	
West	R-3 R-1, 5.0 M-2		MF-MH SF-HI CI	

\* Existing Madison Elementary School

R-1, 7.0 – Residential, 4 – 7.26 du/ac

P – Public

R-1, 5.0 - Residential 4 – 5.73 du/ac

R-3 – Multifamily Residential District

M-2 – Industrial District

SF-HI – High Density Single Family

CI – Commercial/Industrial

G – Government Center

SCH – School/Public

MF-MH - Medium High Density Multi-Family

## PROJECT JUSTIFICATION

Comprehensive Plan objectives and policies are implemented by development standards associated with zoning districts. As Comprehensive Plan amendments are proposed, the corresponding reclassification of land must meet certain criteria (MMC 17.111.070) to be approved. The following must be demonstrated:

### 1. Is the request compatible with the City’s Comprehensive Plan and development goals?

The proposal is consistent with the following Goals and Policies of the *2016 City of Mount Vernon Comprehensive Plan*:

***Policy LU-2.1.4 Each year when the Comprehensive Plan is updated an inventory of new public uses such as Churches, Parks, Cemeteries, and Schools that have been allowed as conditional or special uses shall be completed and these areas shall be redesignated with the appropriate Comprehensive Plan designation and rezoned as Public (P).***

The Mount Vernon School District has owned this parcel since the original Madison Elementary School was built in the 1950s with major additions in the 1960s and 1980s. This parcel has, throughout the years, been primarily undeveloped with the exception of the multi-purpose field. However, as part of the proposed reconstruction of Madison Elementary School, portions of this “north parcel” may be needed for fields or stormwater features. The design is still under development, therefore the extent of development of this parcel is unknown.

***Goal LU-16 Retain and enhance the existing natural features and sensitive areas that area essential to a high quality of life in the community of Mount Vernon.***

This parcel is primarily wooded and undeveloped. It also contains wetland features that are of value to the basin. While re-designating and rezoning this does not provide a guarantee that these features would all remain, it assures that future uses would be limited to public uses (school).

**2. Are public utilities, public facilities and other services currently adequate to serve the proposed district?**

The parcel is located adjacent to existing development on the east, west and south sides; public utilities could be extended to serve this parcel if it was determined to be necessary. However, the site is largely undevelopable due to the presence of wetlands (and associated buffers). Uses for the site are anticipated to be auxiliary to the redevelopment of Madison Elementary School that will occur largely on the parcel to the south. Uses could include, but are not limited to fields, trails, stormwater facilities and other low impact uses.

**PROJECT NARRATIVE**

**A. Project Name, size and location of site.**

The name of the project is: Madison Elementary School North Parcel Proposed Comprehensive Plan and Associated Rezone. The parcel is approximately 8.42 acres and is located at 1200 North 9<sup>th</sup> Street. The County Assessor's Parcel number is P113446.

**B. Zoning and Comprehensive Plan designations of the site and adjacent properties.**

See discussion above under "Comprehensive Plan and Zoning Overview".

**C. Special site features (i.e., wetlands, water bodies, steep slopes, or other critical areas); and a description of the buffers that will be required for each feature.**

There are four wetlands on the parcel. Wetland A is a Category III wetland with a 75 foot buffer, Wetland B is a Category II wetland with a 100 foot buffer, Wetland C is a Category III wetland with a 75 foot buffer and Wetland D is a Category III wetland with a 75 foot buffer.

There are also some slopes that are approximately 43% occurring south of Wetland B and north of the multi-purpose field.

**D. Statement addressing soil type and drainage conditions.**

According to the Natural Resources Conservation Service (NRCS) maps, the northern two-thirds of the parcel consists of Bow-Urban land complex 0 to 8% slopes; and the southern third Hoogdal silt loam, 8 to 15% slopes. Hoogdal is considered a farmland soil of statewide significance. Bow-Urban land complex is not.

It is anticipated that stormwater from Madison Elementary School to the south will be discharged onto this parcel.

**E. Proposed use of the property and scope of the proposed development (i.e., height, square footage, lot coverage, parking, access, etc.)**

This is a non-project request; no use of the property is considered at this time. A formal proposal for a Master Site Plan for both parcels will be submitted later.

**F. Proposed off-site improvements (i.e., installation of sidewalks, fire hydrants, sewer main, etc.).**

This is a non-project request, no off-site improvements are considered at this time.

**G. Total estimated construction cost and estimated fair market value of the proposed project.**

This is a non-project request, there is no estimated construction cost or value of the project at this time.

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

This is a non-project request, there are no estimated grading impacts at this time.

**I. Number, type and size of trees to be removed.**

This is a non-project request, no tree removal is being considered at this time.

**J. Explanation of any land to be dedicated to the City.**

This is a non-project request, no land to be dedicated to the City is being considered at this time.

17-011

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**CITY OF MOUNT VERNON**  
**ENVIRONMENTAL CHECKLIST**  
**Proposed Comprehensive Plan Map Amendment and**  
**Associated Rezone**  
**Mount Vernon School District**  
**Madison Elementary School North Parcel**

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*January 2017*



**SHOCKEY**  
PLANNING GROUP, Inc.

*Project*

**Proposed Comprehensive Plan Amendment and  
Associated Rezone  
Mount Vernon School District  
Madison Elementary School North Parcel**

*Applicant*

**Mount Vernon School District No. 320**  
**Attn: Suzanne Gilbert**, Project Manager  
124 East Lawrence Street  
Mount Vernon, Washington 98273

*Environmental Consultant*

**SHOCKEY PLANNING GROUP**

**Attn: Camie Anderson**  
2716 Colby Avenue  
Everett, Washington 98201  
Phone: (425) 258-9308

**January 2017**

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## **Appendices**

- Appendix A – Legal Description
- Appendix B – Docket Request



## ENVIRONMENTAL CHECKLIST

### A. BACKGROUND

1. **Name of proposed project, if applicable:** Proposed Comprehensive Plan Map Change and Associated Rezone Mount Vernon School District – Madison Elementary School North Parcel
2. **Name of applicant:** Mount Vernon School District No. 320
3. **Address and phone number of applicant and contact person:**

**Applicant Contact:** Mount Vernon School District No. 320  
**Attn: Suzanne Gilbert, Project Manager**  
124 East Lawrence Street  
Mount Vernon, WA 98273  
Phone: (360) 428-6181  
Email: [sgilbert@mvsd320.org](mailto:sgilbert@mvsd320.org)

**Environmental/Permitting Consultant:** Shockey Planning Group, Inc.  
**Attn: Camie Anderson**  
2716 Colby Avenue  
Everett, WA 98201  
Phone: (425) 258-9308  
Email: [canderson@shockeyplanning.com](mailto:canderson@shockeyplanning.com)

4. **Date checklist prepared:** January 20, 2017
5. **Agency requesting checklist:** The City of Mount Vernon is the agency with decision authority and is the Lead Agency for SEPA compliance on the proposed Comprehensive Plan Map Amendment and associated rezone.
6. **Proposed timing or schedule (including phasing, if applicable):**

The proposals are expected to be considered as part of the Annual Comprehensive Plan Update. This process includes a Planning Commission and City Council review and typically takes six months to a year to complete.

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

A modernization to the existing school on the parcel to the south is proposed and permit requests will be submitted in 2017 for City approval. Due to the wetlands on-site, development of the subject parcel is limited, therefore, other than for school related facilities, no building activity is proposed. A separate SEPA Environmental Checklist for the project will be prepared and a Threshold Determination issued addressing any impacts related to the proposed school project.

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



No environmental information or special studies were prepared specifically for this comprehensive plan map change and rezone. For subsequent permits, a Geotechnical Report, Arborist Report, Traffic Report, Wetland Delineation Report and Noise Assessment may be prepared as needed.

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

None of the properties have pending governmental approvals as of the date of this document. Master Plan approval is anticipated to run concurrent with the request comprehensive plan amendment and rezone.

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

The following permits/approvals have been identified for this proposal:

SEPA Compliance/Threshold Determination.....	City of Mount Vernon
Comprehensive Plan Amendment and Rezone.....	City of Mount Vernon
Master Plan approval (future) .....	City of Mount Vernon
Site Plan Review (MVMC Chapter 17.90) (future) .....	City of Mount Vernon
Building and Construction permits (future) .....	City of Mount Vernon

**11. Give brief, 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. (Lead agencies may modify this form to include additional specific information on project description.).**

The requested amendments are proposed as part of the annual comprehensive plan update to reflect the future development potential of the identified parcel associated with the parcel to the south. The proposal contains the following elements:

1. Amend the Comprehensive Land Use Map from Single Family High Density (SF-HI) to Schools/Public (SCH/P) for 8.42 acres owed by the Mount Vernon School District.
2. Rezone the site from R-1, 7.0 to Public (P). This is a non-project rezone request.

The District owns the subject parcel, as well as the parcel to the south. The southern parcel currently is developed as Madison Elementary School. As stated above, it is being considered for demolition and rebuilding. Other than some multi-purpose fields, there is no development on the north parcel, the parcel that is the subject of this request. Both parcels would be reviewed for environmental impacts of the re-development of the site under a separate project-specific review.

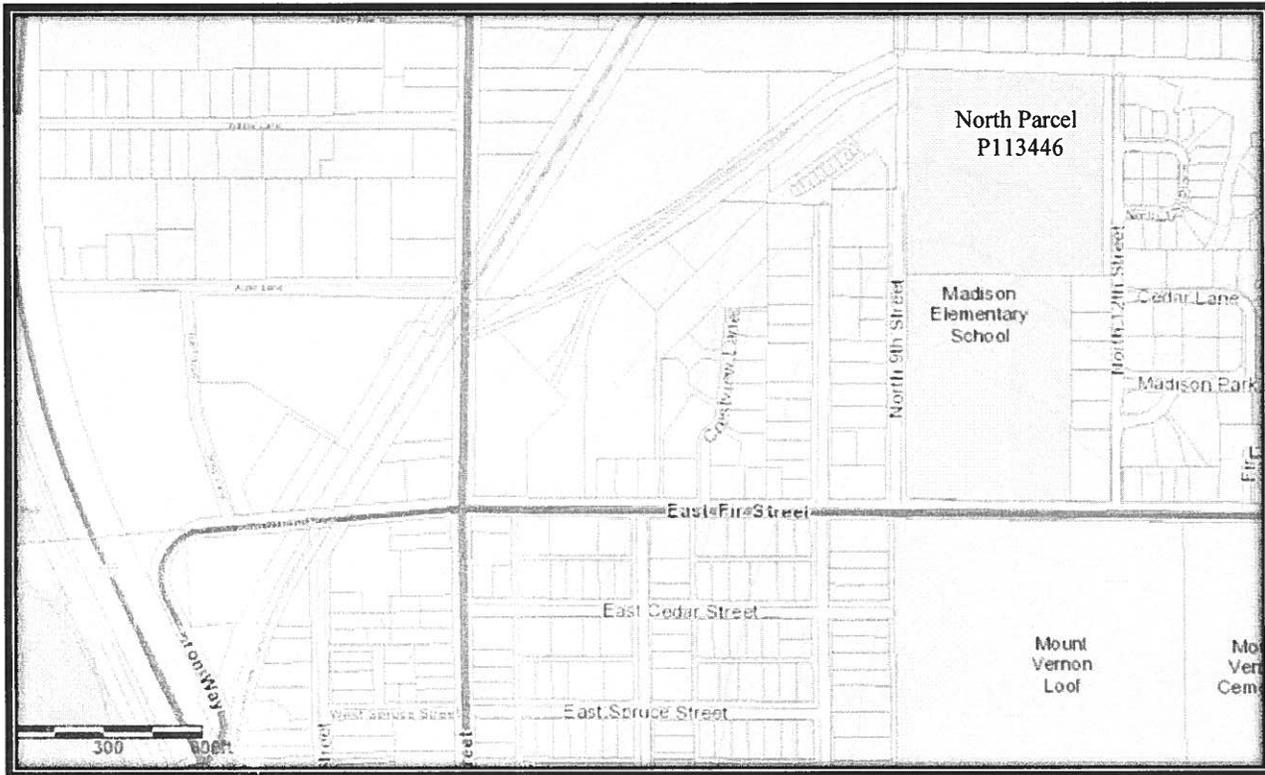
**12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. 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.**

The parcel affected by this request is located north of the existing Madison Elementary School. It is south of the Kulshan Trail, bounded on the east and west by North 9<sup>th</sup> Street and North 12<sup>th</sup> Street in Mount



Vernon, Washington. The parcel is located in the southwest quarter of Section 17, Township 34 North, Range 04 East, W.M. (see **Figure 1 – Vicinity/Parcel Map**). The County Assessor parcel number is: P113446 and has an address listed of 1200 North 9<sup>th</sup> Street.

**Figure 1 – Vicinity/Parcel Map**



Madison Elementary School, North Parcel, 1200 N. 9<sup>th</sup> Street, Mount Vernon, Washington

EVALUATION FOR  
AGENCY USE ONLY

## B. ENVIRONMENTAL ELEMENTS

### 1. EARTH

- a. **General description of the site (circle one):** Flat, rolling, hilly, steep slopes, mountainous, other.

The site generally slopes from south to north down to the Kulshan Trail. The elevation is approximately 100 feet on the south portion of the site and drops to about 40 feet according to the Skagit Valley iMap.

- b. **What is the steepest slope on the site (approximate percent slope)?**

The steepest slope occurs just to the south of Wetland B, where it is approximately 43%. Confirmation of the slopes would occur during any development proposal.



- 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, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.**

According to the Natural Resources Conservation Service (NRCS) maps, the northern two-thirds of the parcel consists of Bow-Urban land complex 0 to 8% slopes and the southern third Hoogdal silt loam, 8 to 15% slopes. Hoogdal is considered a farmland soil of statewide significance. Bow-Urban land complex is not.

- d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

There are no surface indications of unstable soils.

- e. **Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

No filling or grading is proposed as part of the comprehensive plan map amendment and rezone. Information will be provided as part of future SEPA review for the school project itself.

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

No clearing or construction is proposed as part of the comprehensive plan map amendment and rezone.

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

No construction is proposed as part of the comprehensive plan map amendment and rezone. Information will be provided as part of future SEPA review for the school project itself.

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

No impacts would occur as a result of the comprehensive plan map amendment and rezone; therefore, no measures to reduce or control erosion are proposed. Impacts related to any future development on all of the District owned parcels associated with Madison Elementary School would be addressed under separate project-specific environmental reviews. Any future development would address possible impacts to the earth and provide appropriate mitigation.



## 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, operation and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

There is no construction proposed; therefore, no additional emissions would be released as a result of the requested comprehensive plan map amendment and rezone.

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

The primary off-site source of emissions and odor is traffic on neighboring streets and I-5 to the west of the site. However, because no construction is proposed, there would be no impacts of off-site emissions due to the requested comprehensive plan map amendment and rezone.

- c. **Proposed measures to reduce or control emissions or other impacts to air, if any:**

No measures to control or reduce emissions are proposed with the comprehensive plan map amendment and rezone. Impacts related to the future development of the sites would be addressed under separate project-specific environmental reviews. Air impacts would be addressed with any future development proposals for the site.

## 3. WATER

- a. **Surface Water:**

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

The Skagit River is located approximately ½ mile to the southwest from the subject property. Four wetlands have been delineated on the site.

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

No site disturbance is proposed with the comprehensive plan map change and rezone. Specific plans for any work over, in or adjacent to the on-site wetlands will be identified with any future development proposals for the site.

- 3) **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.**



No site disturbance is proposed with the comprehensive plan map change and rezone. Specifics of fill placed in or removed from on-site wetlands would be identified with any future development proposal for the site.

**4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**

No surface water withdrawals or diversions are proposed with the comprehensive plan map change and rezone. Specifics of any surface water withdrawals or diversions of on-site wetlands will be identified with any future development proposals for the site.

**5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

The proposed project does not lie within a 100-year floodplain.

**6) 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 discharge of waste materials is proposed for the properties under the comprehensive plan map change and rezone.

**b. Ground Water:**

**1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.**

No groundwater withdrawals or discharges are proposed with the comprehensive plan map change and rezone.

**2) 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.**

No waste material would be discharged with the proposed comprehensive plan map change and rezone.

**c. Water Runoff (including stormwater):**



- 1) Describe the source of runoff (including 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, describe.

No additional runoff would result from the comprehensive plan map change and rezone. Specifics as to plans for stormwater and stormwater quality will be identified with any future development proposals for the site.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

No impacts to ground or surface waters would result from the comprehensive plan map change and rezone.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No alterations to ground or surface waters would result from the comprehensive plan map change and rezone. Any future development proposal would be required to provide drainage and stormwater facilities.

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

No impacts would result from this comprehensive plan map change and rezone. Water (ground, runoff water or drainage) impacts would be addressed with any future development under either the existing or proposed land use designation.

#### 4. PLANTS

- a. Check the types of vegetation found on the site:

✓ deciduous tree: alder, maple, aspen, other: vine maple, red alder, black cottonwood, Oregon ash

✓ evergreen tree: fir, cedar, pine, other: \_\_\_\_\_

✓ shrubs

✓ grass

\_\_\_ pasture

\_\_\_ crop or grain

\_\_\_ Orchards, vineyards or other permanent crops

✓ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other: dogwood, Juncus effuse, manna grass

\_\_\_ water plants: water lily, eelgrass, milfoil, other: \_\_\_\_\_

✓ other types of vegetation: horsetail, oak, lady ger, sword fern, moss, elderberry, tiarella, fringe cups. The site is heavily vegetated throughout the subject parcel.

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



No removal or alternation of vegetation is proposed with the comprehensive plan map change and rezone.

**c. List threatened and endangered species known to be on or near the site, if any:**

The Washington State Department of Natural Resources (DNR) National Heritage Program maintains an online database of rare plant species and habitats. The database, which is updated annually (most recently on August 1, 2016), was queried for the site's section, township and range. No rare species or habitats were identified in the area. Updated information on threatened or endangered plant species would be addressed at the time of any future development proposals for the sites.

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

No landscaping or other measures are proposed with the comprehensive plan map change and rezone. Landscaping and/or retention of existing vegetation would be addressed with any future development proposal under either the existing or the proposed land use designation.

**e. List all noxious weeds and invasive species known to be on or near the site.**

The following noxious weeds were observed on the site. There may be additional noxious weeds present that were not observed.

Class B

Japanese knotweed (*Polygonum cuspidatum*)

Class C

Canada thistle (*Cirsium arvense*)

English hawthorn (*Crataegus monogyna*)

English ivy (*Hedera helix*)

Himalayan blackberry (*Rubus armeniacus*)

**5. ANIMALS**

**a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:**

birds: hawk, heron, eagle, songbirds, other: hummingbird, snow geese, woodpecker

mammals: deer, bear, elk, beaver, other: coyote, rabbits, rodents, birds and other small mammals typically in residential areas

fish: bass, salmon, trout, herring, shellfish, other: frogs

Updated information on animal species would be addressed at the time of any future development proposals for the sites.

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



A query request of the Washington Department of Fisheries and Wildlife (WDFW) database for threatened, endangered, and priority species and habitats was received on September 13, 2016. There are no listed species known to be on the site. The WDFW maps wetlands identified as PHS habitat approximately 100 feet north of the subject site; they are identified with Kulshan Creek. Kulshan Creek, located approximately 280 feet north of the site provides habitat for PHS species, namely coho (*Oncorhynchus kisutch*), resident coastal cutthroat (*O. clarki*), and federally-listed, Threatened winter steelhead (*O. mykiss*). The WDFW maps documented population of coho, winter steelhead, and summer steelhead in Kulshan Creek. The WDFW also models populations of fall chum (*O. keta*), pink (*O. gorbuscha*), and federally-listed Threatened Chinook salmon (*O. tshawytscha*) in Kulshan Creek (*Data obtained from SalmonScape website on 9/28/16, <http://apps.wdfw.wa.gov/salmonscape/map.html>*).

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

The Puget Sound Region falls within the Pacific Flyway, a major migration route for waterfowl in the United States, Canada and Mexico. All native birds found commonly in the United States, with the exception of native resident game birds and introduced species, are protected under the Migratory Bird Treaty Act (MBTA) of 1918. Due to the residential development patterns surrounding the site, it would most likely not be utilized by any species other than those more tolerant of urban development and activities.

**d. Proposed measures to preserve or enhance wildlife, if any:**

No measures are proposed with the comprehensive plan map change and rezone. Wildlife impacts and protection of Endangered Species Act (ESA) habitats would be addressed with any future development proposal under either the existing or proposed land use designations.

**e. List any invasive animal species known to be on or near the site.**

The “50 Priority Species” were reviewed as listed on the Washington Invasive Species Council’s web page. Many of these are aquatic, which do not apply to this project. There is the possibility that some of the insects could inhabit the vicinity, however, no direct observations or evidence of were noted.

**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.**

No energy would be used with the proposed comprehensive plan map change and rezone.



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

No use of solar energy would be affected with the proposed comprehensive plan map change and rezone. Information will be provided as part of future SEPA review for the school project itself.

- c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:**

None are proposed with the comprehensive plan map change and rezone. Energy conservation would be addressed with any future development proposals under either the existing or proposed land use designations.

## 7. ENVIRONMENTAL HEALTH

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

There are no environmental health risks associated with the comprehensive plan map change and rezone. There is possible contamination due to a transient encampment situation that was found in November 2016. During a December 2016 site visit, materials were left behind such as drug paraphernalia and other debris. An extensive investigation of these items was not conducted.

In addition, construction debris, likely from a prior remodel, appears to have been pushed off into the undeveloped area. These materials included concrete debris, roofing materials as well as an old washing machine.

- 1) **Describe any known or possible contamination at the site from present or past uses.**

The site is currently undeveloped and no contamination is anticipated on the site but any possible contamination would be further identified during any future project specific environmental review.

- 2) **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

There are no major gas transmission lines within the project area, only residential lines. The surrounding area is primarily residential in nature. If any hazardous conditions are identified during any project specific environmental review, appropriate measures would be taken during demolition and construction.



- 3) **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

No toxic, hazardous chemicals will be stored, used or produced associated with the comprehensive plan map change and rezone. Any toxic or hazardous chemicals used during construction of any re-development of the site would be identified during future project specific environmental review.

- 4) **Describe special emergency services that might be required.**

No special emergency services would be required for the comprehensive plan map change and rezone.

- 5) **Proposed measures to reduce or control environmental health hazards, if any:**

None are proposed as this request is for a change in comprehensive plan land use designation and rezone only. Any measures to reduce or control environmental health hazards would be provided during future project specific environmental reviews.

**b. Noise**

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

Noise in the area is generated primarily by vehicle traffic on nearby roads. Interstate 5 is located to the west of the site. However, because no construction is proposed, there would be no noise impact due to the requested comprehensive plan map change and rezone.

- 2) **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.**

No noise impacts would result from the comprehensive plan map change and rezone.

- 3) **Proposed measures to reduce or control noise impacts, if any:**

No measures are proposed with this comprehensive plan map change and rezone. Noise impacts would be addressed with any future development proposal under either the existing or proposed land use designation.



## 8. LAND AND SHORELINE USE

- a. **What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

The site is currently vacant and forested with the exception of a small area in the southwest portion that is used as an open multi-purpose playfield. The parcel to the south is the existing Madison Elementary School. Properties to the east and west are residential (multi and single family). The area to the north is the Kulshan Trail. No construction is proposed, the requested comprehensive plan map change and rezone will not affect current land uses on nearby or adjacent properties.

- b. **Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

The site has not been used as a working farmland or forest land. While the site is forested, it has not been logged since before 1947 based on the review of aerial photography, nor does the property have a forest land tax status.

- 1) **Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:**

There are no surrounding working farms or forest land therefore the proposal will not affect any surrounding working farm or forest land.

- c. **Describe any structures on the site.**

There are no structures on the site.

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

No structures would be demolished.

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

The current zoning classification of the site is R-1, 7.0. However, because a portion of this site may be developed as part of the proposed renovation of Madison Elementary School and will be retained by the District, the District is proposing a rezone of the site to Public.

- f. **What is the current comprehensive plan designation of the site?**

The current comprehensive plan designation of the site is Single Family High Density (SF-HI). The request is for a re-designation to Schools/Public (SCH/P) to better represent the educational use of the site.



**g. If applicable, what is the current shoreline master program designation of the site?**

Not applicable. The site is not located within a shoreline jurisdiction.

**h. Has any part of the site been classified as a critical area by the city or county? If so, specify.**

A wetland delineation was conducted by Shockey Planning Group staff. The delineation resulted in four wetlands. Wetlands A, C & D are Category III wetlands with 75 foot buffers. Wetland B is a Category II wetland with a 100 foot buffer.

**i. Approximately how many people would reside or work in the completed project?**

No changes in the current uses are proposed with this comprehensive plan map change and rezone. Employment information will be provided as part of future SEPA review for the school project itself. No residences will be affected by any future project.

**j. Approximately how many people would the completed project displace?**

No site development or changes in the current uses are proposed with the request for the comprehensive plan map change and rezone. No displacement would occur as a result of planned development of the site as the site is currently vacant. A transient encampment was cleared from the site in December 2016, but was an illegal use of the parcel.

**k. Proposed measures to avoid or reduce displacement impacts, if any:**

No impacts are anticipated, therefore no measures are proposed.

**l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:**

No site development or changes in the current uses are proposed with the request for the comprehensive plan map change and rezone. A detailed description on how the proposal meets the required Evaluation Criteria for the requested comprehensive plan map change and consistency with the City of Mount Vernon's Comprehensive Plan can be found in *Appendix B Docket Request*.

**m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:**

No impacts are anticipated, therefore no measures are proposed.



## 9. HOUSING

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

None would be provided with this comprehensive plan map change and rezone; project details would be provided for development activities at the time of permit applications however no housing units are planned for this site.

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

No units would be eliminated as a result of this proposal. No housing units would be eliminated due to future development of this undeveloped site.

- c. **Proposed measures to reduce or control housing impacts, if any:**

No impacts are anticipated with this comprehensive plan map change and rezone therefore no measures are proposed. No housing impacts are anticipated with any future development proposal.

## 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?**

No new structures are proposed as part of this comprehensive plan map change and rezone. Current zoning allows structures up to 35 feet in height. Proposed zoning would allow structures up to 50 feet in height.

- b. **What views in the immediate vicinity would be altered or obstructed?**

Not applicable. No construction is proposed as part of this comprehensive plan map change and rezone.

- c. **Proposed measures to reduce or control aesthetic impacts, if any:**

None proposed. Aesthetic impacts would be addressed with any future development proposal under either the existing or the proposed land use designation.

## 11. LIGHT AND GLARE

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**



No light or glare would be produced with this proposed comprehensive plan map change and rezone. Information will be provided as part of future SEPA review for the school project itself.

**b. Could light or glare from the finished project be a safety hazard or interfere with views?**

There is no construction proposed with this comprehensive plan map change and rezone.

**c. What existing off-site sources of light or glare may affect your proposal?**

Lighting sources currently are from existing vehicle headlights on nearby roads.

**d. Proposed measures to reduce or control light and glare impacts, if any:**

None are currently proposed. Light and glare impacts would be addressed with any future development proposal under the existing or proposed land use designation and zoning.

## 12. RECREATION

**a. What designated and informal recreational opportunities are in the immediate vicinity?**

There is a multi-purpose field on the southern portion of the parcel. There are several parks in the vicinity including: Kulshan Trail, Hawthorne Memorial Park, Bakerview Park as well as LaVenture Middle School.

**b. Would the proposed project displace any existing recreational uses? If so, describe.**

No existing recreational uses would be displaced by this proposed comprehensive plan map change and rezone. No existing recreational uses would be displaced by future or planned development of the site.

**c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

No impacts are anticipated therefore no measures are proposed with this proposed comprehensive plan map change and rezone.

## 13. HISTORIC AND CULTURAL PRESERVATION

**a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.**



There are no structures on site.

No properties near the site were listed as Historic Register Property on the State of Washington Historic Register on WISAARD (Washington Information System for Architectural and Archaeological Records Data) website. There was one structure located at 1102 N. 8<sup>th</sup> Street that was listed on the inventory, but was determined to not be eligible.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

There are no known landmarks, feature or other evidence of Indian or historic use or occupation on the site. The Mount Vernon Cemetery is directly south of the site, on the south side of East Fir Street. The WISAARD site classifies the site in multiple ways using its predictive model for finding archaeological resources. The northern one third of the site is labeled as “Moderate Risk;” the middle portion of the site is labeled as “High Risk,” and the southern portion of the site on which the existing school building is located is labeled as “Very High Risk” for encountering subsurface cultural resources. No professional studies were conducted. *(Data obtained from WISAARD<sup>1</sup> website on 9/28/16, <http://dahp.wa.gov/learn-and-research/find-a-historic-place>).*

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

WISAARD (was researched September and December 2016).

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

No work would occur on the parcels as a result of the comprehensive plan map change and rezone. Future impacts would be reviewed under project specific environmental reviews.

## 14. TRANSPORTATION

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on-site plans, if any.**

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<sup>1</sup> Washington Information System for Architectural and Archaeological Records Data



The site is bordered by North 12<sup>th</sup> Street on the on the east and North 9<sup>th</sup> Street on the west. Please see *Figure 1 – Vicinity/Parcel Map*.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

There are no buses that run directly in front of the site. A stop for Skagit Transit bus route 204 is located at the corner of North 15<sup>th</sup> Street and East Fir Street, approximately four blocks east of the site.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?**

No site alterations are proposed with this comprehensive plan map change and rezone therefore no parking would be developed by this proposal. Information will be provided as part of future SEPA review for the school project itself.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

No new streets or improvements to existing streets are proposed with the comprehensive plan map change and rezone. Information will be provided as part of future SEPA review for the school project itself.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

The site is not located in the immediate vicinity of water, rail or air transportation.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

No new traffic would be generated by this comprehensive plan map change and rezone. A traffic study will be prepared as part of future SEPA review for the school project itself.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

The comprehensive plan map change and rezone would not interfere with, affect or be affected by the movement of agricultural and forest products on roads and streets



in the area since no construction is proposed and no agricultural or forest lands are located near the site.

**h. Proposed measures to reduce or control transportation impacts, if any:**

No mitigation is proposed. Traffic impacts would be addressed with any future development under the existing or the proposed land use designation.

**15. PUBLIC SERVICES**

**a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe:**

No increase in the demand for public services would result from the proposed comprehensive plan map change and rezone.

**b. Proposed measures to reduce or control direct impacts on public services, if any.**

None are proposed. Impacts on public services would be addressed with any future development proposed under the existing or proposed land use designation.

**16. UTILITIES**

**a. Circle 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 which might be needed.**

Electricity ..... Puget Power  
Natural Gas ..... Cascade Natural Gas  
Sewer.....City of Mount Vernon  
Telephone..... Frontier Communications  
Water.....Public Utility District No. 1 of Skagit County

**C. SIGNATURE**

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

Signature:   
Applicant Representative

Name of signee: Camie Anderson

Position and Agency/Organization: Senior Associate

Date submitted: January 20, 2017



**D. SUPPLEMENTAL 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 elements on the environment.

When answering these questions, be aware of the extent of the proposal, or the types of activities likely to result from the proposal, 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?**

The proposal would not have a significant impact on the discharge to water; emissions to air production, storage or release of toxic or hazardous substances; or production of noise. Development, if proposed, under the existing or proposed land use designations would meet current standards for storm water management, emissions and noise. There would likely be some emissions and production of noise during construction of the site if it was to be altered. Any associated impacts would be addressed during project-specific environmental reviews.

**Proposed measures to avoid or reduce such increases are:**

No specific measures are proposed.

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

Any new development on any of the site would be required to meet current regulations/standards for protection of vegetation and animal habitats.

**Proposed measures to protect or conserve plants, animals or fish or marine life:**

No specific measures are proposed.

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

The proposals would not deplete energy or natural resources. Any future development requires the use of energy efficient utilities and sustainable design.

**Proposed measures to protect or conserve energy and natural resources:**

Not applicable.

**4. How would the proposal be likely to 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 sites, wetlands, floodplains, or prime farmlands?**

The re-designation of the property would have no direct impact on environmentally sensitive areas or areas designated for governmental protection. Future development of the site would not affect parks, wilderness, wild or scenic rivers, historic sites, or floodplains. It is surrounded by urban development. Prior to any wetlands being filled, if proposed, approval from the U.S. Army Corps of Engineers and Washington State Department of Ecology, as well as the City of Mount Vernon, is required and would occur under a separate project-specific environmental review.

**Proposed measures to protect such resources or to avoid or reduce impacts are:**

Application of the City's Critical Areas Regulations would occur with future development under either the existing or proposed land use designations. If wetlands were to be filled, approval from the U.S. Army Corps of Engineers and Washington State Department of Ecology, as well as the City of Mount Vernon, is required.

**5. How would the proposal be likely to affect land and shoreline uses, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

No direct impacts to adjacent land uses are anticipated with the proposed comprehensive plan amendment and zoning code amendment. Any impacts of subsequent planned development would be addressed during project-specific environmental reviews. The properties do not lie within a shoreline; therefore, there would be no impacts to shoreline uses.

**Proposed measures to avoid or reduce shoreline and land use impacts are:**

None proposed. Impacts in these areas would be addressed with any specific future development proposals. The properties do not lie within a shoreline; therefore, there would be no impacts to shoreline uses.

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

The proposed comprehensive plan map amendment and rezone would have no direct impact in these areas. Impacts under the existing or proposed designations would be addressed during project-specific environmental reviews.

**Proposed measures to reduce or response to such demand(s) are:**

None proposed. Demand in these areas would be addressed with any specific future development proposals. Access to the exiting Elementary School is via Fir Street and North 9<sup>th</sup> Street. The District provides bus transportation for its students within the school boundaries.

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

The proposed comprehensive plan map amendment and rezone would not conflict with local, State or Federal laws or requirements for the protection of the environment. Endangered Species Act and Section 106 compliance would be conducted by the U.S. Army Corps of Engineers as part of the application for any wetland fill, if proposed.



**Appendix A**  
**Legal Description**

Parcel # **P113446**

Lot 2 of Short Plat No. MV-5-93, approved July 29, 1993, recorded on January 12, 1994, in Volume 11 of Short Plats, page 50, under Auditor's File No. 9401120063.



**Appendix B**  
**Docket Request**



# **JUSTIFICATION FOR PROPOSAL/ PROJECT NARRATIVE**

## **REQUESTED ACTION**

Amendment to the Comprehensive Plan and Zoning Map as part of the City's annual plan review (Docket) process.

The Requested Action is to:

1. Amend the Comprehensive Land Use Map from Single Family High Density (SF-HI) to School/Public (SCH/P) for 8.42 acres owned by the Mount Vernon School District.
2. Rezone the site from R-1, 7.0 to Public (P). This is a non-project rezone request under SEPA.

## **PROPERTY DESCRIPTION**

The parcel affected by this request has an address listed of 1200 North 9<sup>th</sup> Street. It is located south of the Kulshan Trail, bounded on the east and west by North 9<sup>th</sup> Street and North 12<sup>th</sup> Street. Madison Elementary School is located to the south of the parcel. The parcel is located in the southwest quarter of Section 17, Township 34 North, Range 04 East, W.M. The County Assessor parcel number is: P113446.

The 8.42-acre site is currently undeveloped (vacant) land and some playfields. Topography of the site slopes from south to north down to the Kulshan Trail. There are four wetlands on the site. The site is covered by deciduous and evergreen trees with an understory of primarily salmonberry.

## **COMPREHENSIVE PLAN AND ZONING OVERVIEW**

The site is surrounded by Single Family High Density, Commercial/Industrial as well as Medium High Density Multi-Family Plan designations, in addition to Madison Elementary School's designation of School/Public. The surrounding zoning consists of R-1, R-3 as well as M-2 and Madison Elementary Schools' zoning of Public. This is summarized in the following table:

	Existing Zoning	Proposed Zoning	Existing Plan Designation	Proposed Plan Designation
Site	R-1, 7/0	P	SF-HI	SCH/P
North	P		CI G	
South	P* R-1, 5.0		SCH SF-HI	
East	R-1, 5.0		SF-HI	
West	R-3 R-1, 5.0 M-2		MF-MH SF-HI CI	

\* Existing Madison Elementary School  
R-1, 7.0 – Residential, 4 – 7.26 du/ac  
P – Public  
R-1, 5.0 - Residential 4 – 5.73 du/ac  
R-3 – Multifamily Residential District  
M-2 – Industrial District

SF-HI – High Density Single Family  
CI – Commercial/Industrial  
G – Government Center  
SCH – School/Public  
MF-MH - Medium High Density Multi-Family

## PROJECT JUSTIFICATION

Comprehensive Plan objectives and policies are implemented by development standards associated with zoning districts. As Comprehensive Plan amendments are proposed, the corresponding reclassification of land must meet certain criteria (MMC 17.111.070) to be approved. The following must be demonstrated:

### 1. Is the request compatible with the City’s Comprehensive Plan and development goals?

The proposal is consistent with the following Goals and Policies of the *2016 City of Mount Vernon Comprehensive Plan*:

***Policy LU-2.1.4 Each year when the Comprehensive Plan is updated an inventory of new public uses such as Churches, Parks, Cemeteries, and Schools that have been allowed as conditional or special uses shall be completed and these areas shall be redesignated with the appropriate Comprehensive Plan designation and rezoned as Public (P).***

The Mount Vernon School District has owned this parcel since the original Madison Elementary School was built in the 1950s with major additions in the 1960s and 1980s. This parcel has, throughout the years, been primarily undeveloped with the exception of the multi-purpose field. However, as part of the proposed reconstruction of Madison Elementary School, portions of this “north parcel” may be needed for fields or stormwater features. The design is still under development, therefore the extent of development of this parcel is unknown.

***Goal LU-16 Retain and enhance the existing natural features and sensitive areas that area essential to a high quality of life in the community of Mount Vernon.***

This parcel is primarily wooded and undeveloped. It also contains wetland features that are of value to the basin. While re-designating and rezoning this does not provide a guarantee that these features would all remain, it assures that future uses would be limited to public uses (school).

**2. Are public utilities, public facilities and other services currently adequate to serve the proposed district?**

The parcel is located adjacent to existing development on the east, west and south sides; public utilities could be extended to serve this parcel if it was determined to be necessary. However, the site is largely undevelopable due to the presence of wetlands (and associated buffers). Uses for the site are anticipated to be auxiliary to the redevelopment of Madison Elementary School that will occur largely on the parcel to the south. Uses could include, but are not limited to fields, trails, stormwater facilities and other low impact uses.

**PROJECT NARRATIVE**

**A. Project Name, size and location of site.**

The name of the project is: Madison Elementary School North Parcel Proposed Comprehensive Plan and Associated Rezone. The parcel is approximately 8.42 acres and is located at 1200 North 9<sup>th</sup> Street. The County Assessor's Parcel number is P113446.

**B. Zoning and Comprehensive Plan designations of the site and adjacent properties.**

See discussion above under "Comprehensive Plan and Zoning Overview".

**C. Special site features (i.e., wetlands, water bodies, steep slopes, or other critical areas); and a description of the buffers that will be required for each feature.**

There are four wetlands on the parcel. Wetland A is a Category III wetland with a 75 foot buffer, Wetland B is a Category II wetland with a 100 foot buffer, Wetland C is a Category III wetland with a 75 foot buffer and Wetland D is a Category III wetland with a 75 foot buffer.

There are also some slopes that are approximately 43% occurring south of Wetland B and north of the multi-purpose field.

**D. Statement addressing soil type and drainage conditions.**

According to the Natural Resources Conservation Service (NRCS) maps, the northern two-thirds of the parcel consists of Bow-Urban land complex 0 to 8% slopes; and the southern third Hoogdal silt loam, 8 to 15% slopes. Hoogdal is considered a farmland soil of statewide significance. Bow-Urban land complex is not.

It is anticipated that stormwater from Madison Elementary School to the south will be discharged onto this parcel.

**E. Proposed use of the property and scope of the proposed development (i.e., height, square footage, lot coverage, parking, access, etc.)**

This is a non-project request; no use of the property is considered at this time. A formal proposal for a Master Site Plan for both parcels will be submitted later.

**F. Proposed off-site improvements (i.e., installation of sidewalks, fire hydrants, sewer main, etc.).**

This is a non-project request, no off-site improvements are considered at this time.

**G. Total estimated construction cost and estimated fair market value of the proposed project.**

This is a non-project request, there is no estimated construction cost or value of the project at this time.

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

This is a non-project request, there are no estimated grading impacts at this time.

**I. Number, type and size of trees to be removed.**

This is a non-project request, no tree removal is being considered at this time.

**J. Explanation of any land to be dedicated to the City.**

This is a non-project request, no land to be dedicated to the City is being considered at this time.



**Legend**

- P113446
- Skagit County Parcels



Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



17-011



**MTVSD-Madison**  
**Neighborhood Detail Map**  
**Skagit County Parcel P113446**

Map Date: 12/1/2016



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## 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**.

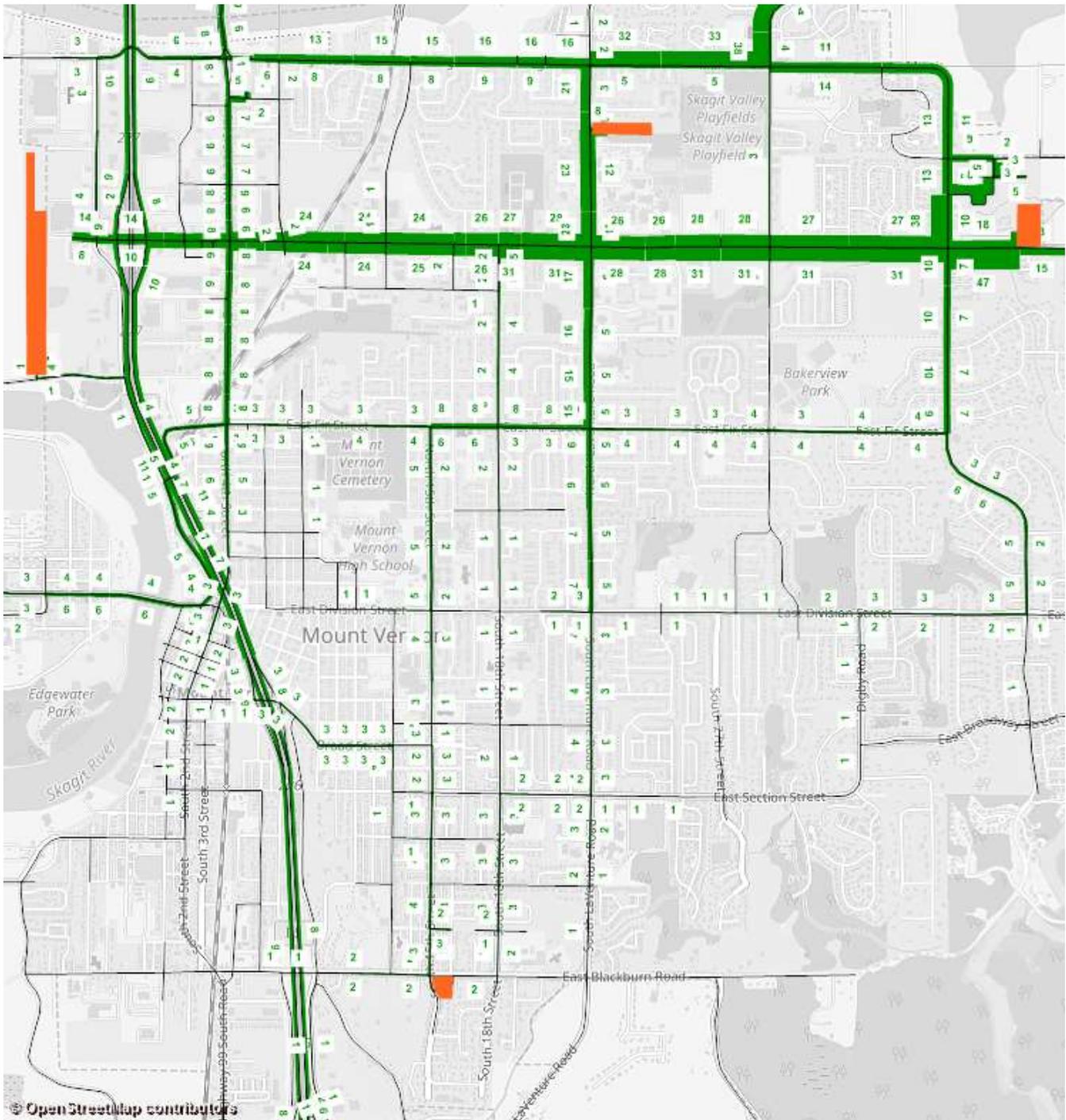
**Table 3. Pipeline (2023) Intersection LOS Deficiencies**

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

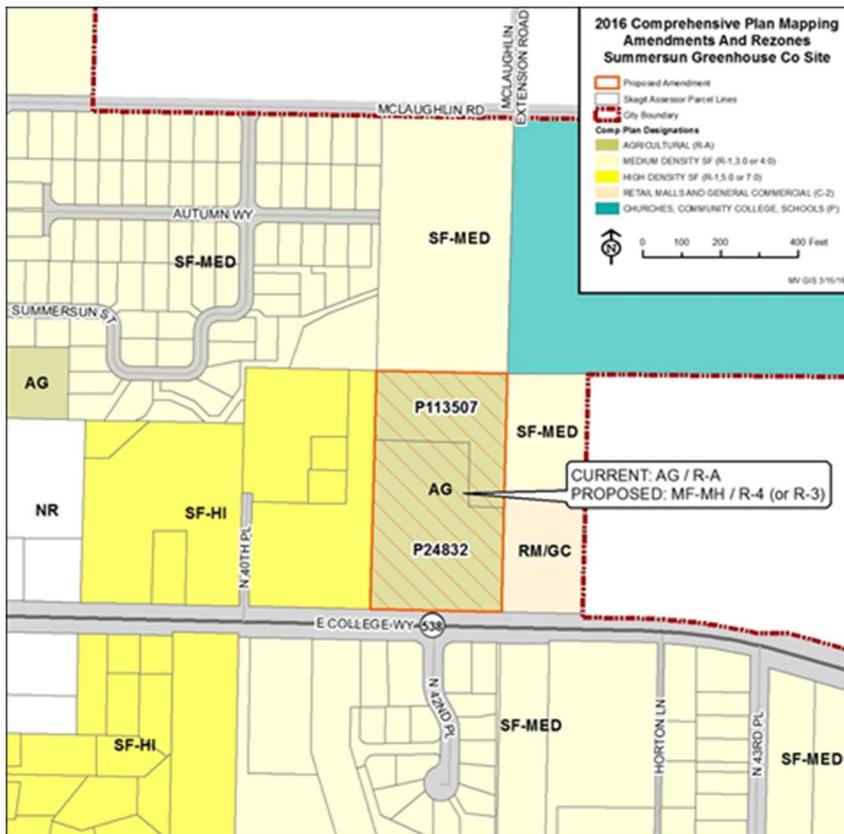
Parcels: P24832 & P113507

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:

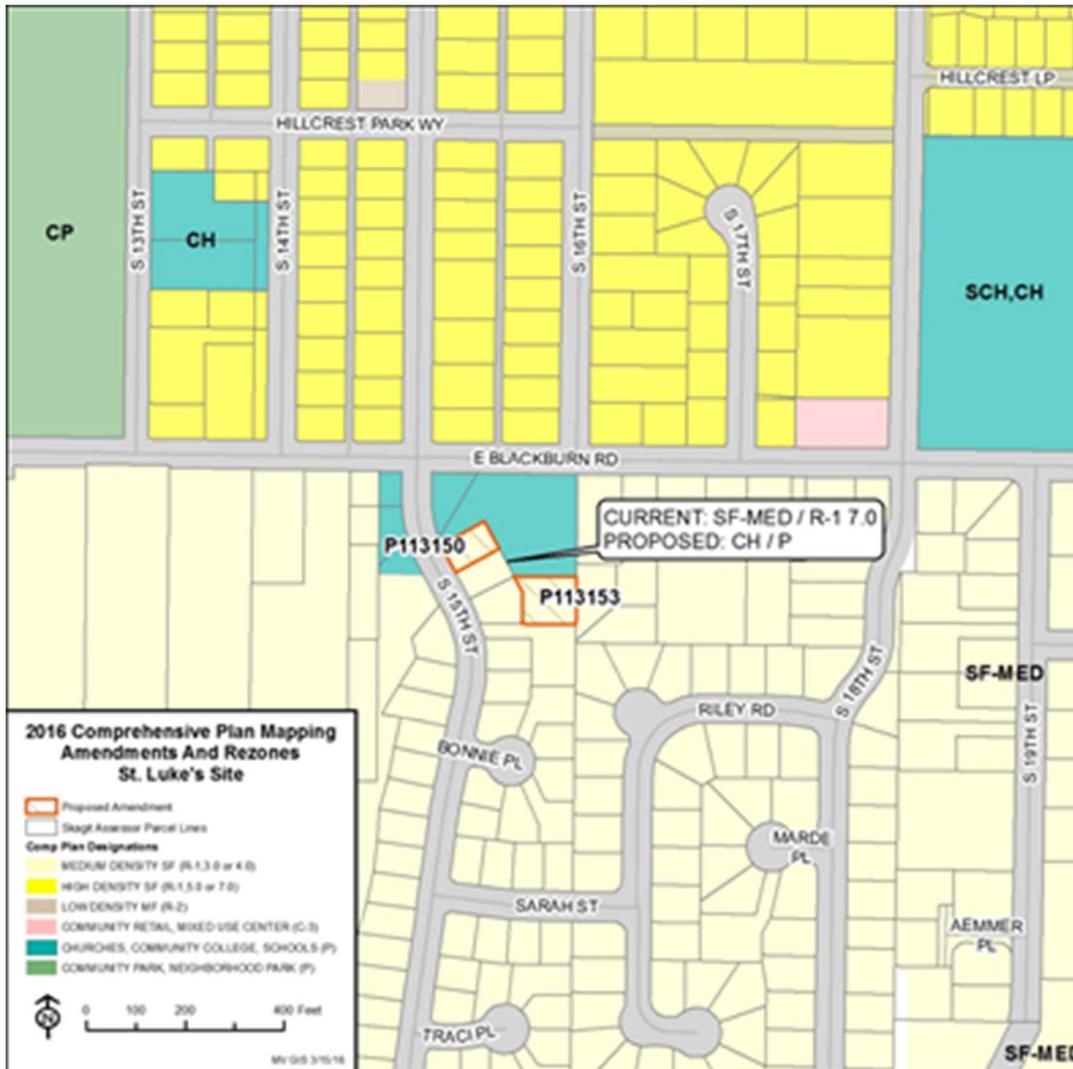
Parcels: P113150 & P113153

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

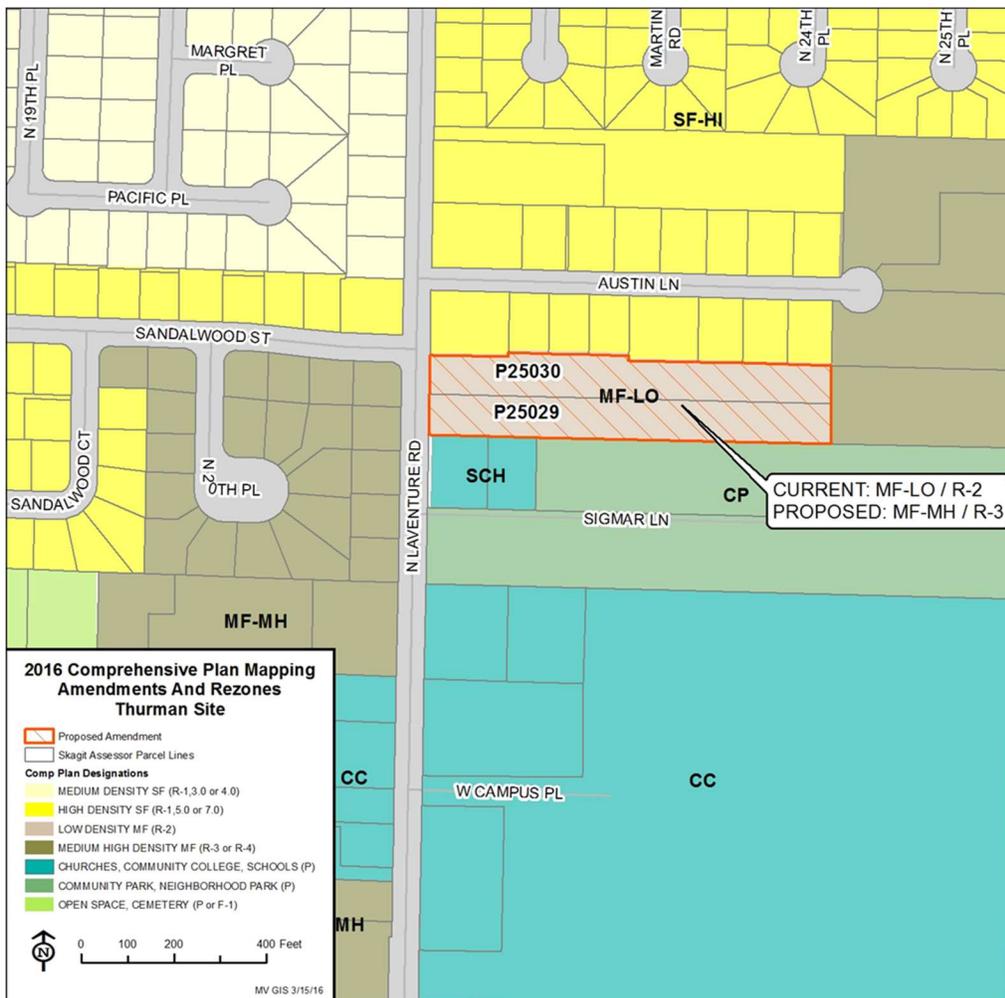
Parcels: P25029 & P25030

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

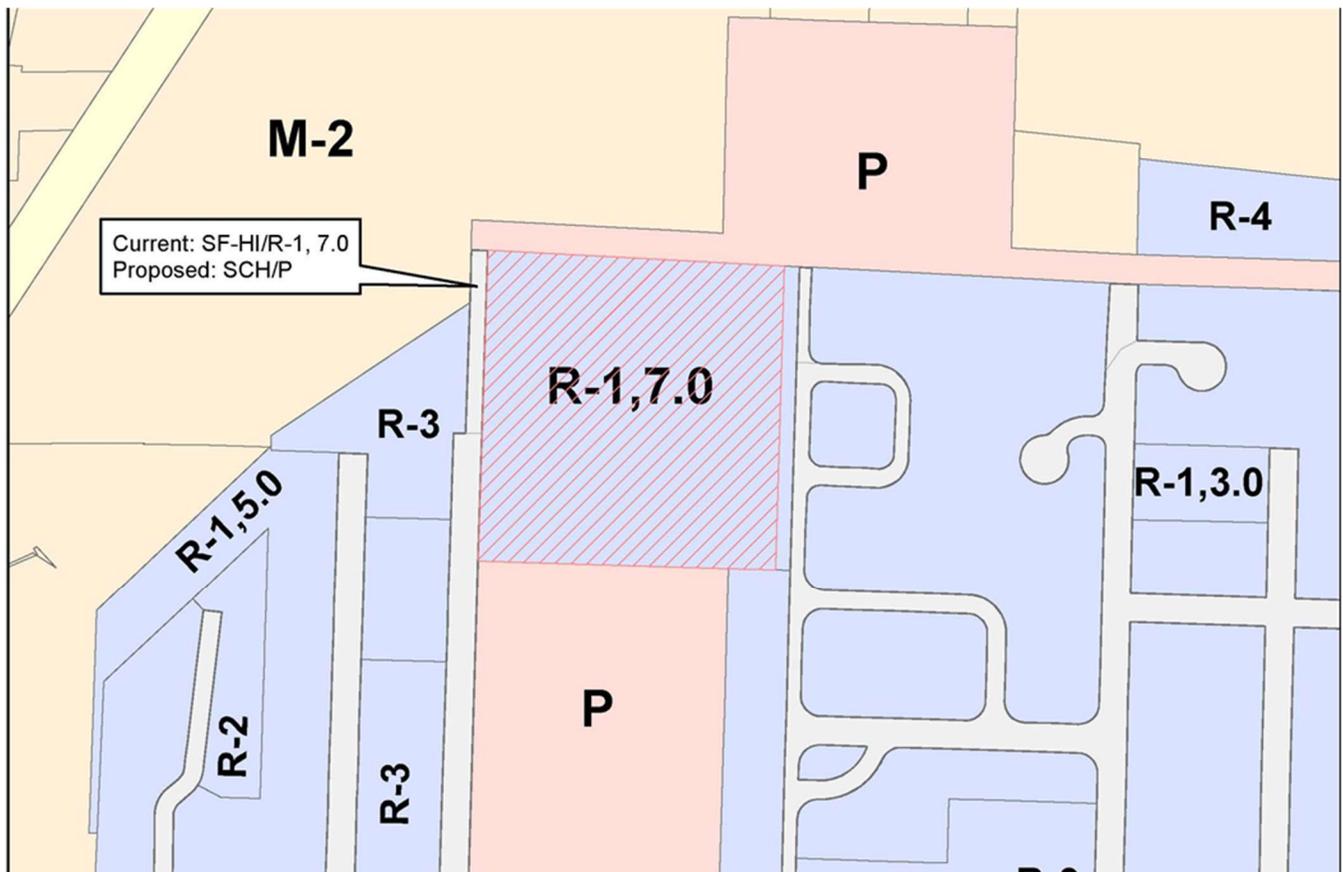
Parcels: P113446

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.





**IMPACT FEES AND SEWER CONNECTION FEE SUMMARY  
2017**

	<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.