City of MOUNT VERNON
DEVELOPMENT SERVICES

OPTIONAL MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

APPLICATION & APPLICATION NUMBER: New Hoag Road YMCA Development, PL17-050

PROJECT DESCRIPTION: Proposed is the construction of a new approximate 57,200± s.f. YMCA facility. This facility will include a four to six lane pool, a warm water recreation pool, a gymnasium with a running track, locker and changing rooms, exercise rooms, a community room, a kitchen, a teen center, administrative offices, and other auxiliary uses such as mechanical rooms, boiler room, electrical room and storage room(s). The YMCA has removed the Early Learning Center that they previously thought would be provided on this site. There will be a total of 180 parking stalls constructed on the YMCA property and the YMCA has been granted a parking and access easement for 118 parking stalls on the easterly abutting Salem Lutheran Church.

The project site contains two Category III wetlands (identified as wetlands A and B). The far western portion of the subject site is located within a Zone A1, the City's regulated floodway.

The applicant will be required to install/extend utilities, create parking areas and to install landscaping as part of their site development. Stormwater from the site will be collected and treated before being conveyed to Lindergren Creek (a fish bearing waterway) that flows approximately 1,200 liner feet before discharging into the Skagit River. There will be approximately 6,200 cubic yards of excavation and approximately 5,800 cubic yards of fill as part of the site development. Utility lines greater than 10-inches in diameter will be installed.

OWNER/CONTACT INFORMATION:

	PROPERTY OWNER/APPLICANT:	**CONTACT:**
NAME:	Skagit Valley Family YMCA Contact: Bob Schrumm	Underwood Architecture Contact: Jeremy McNett
ADDRESS:	215 East Fulton Street Mount Vernon, WA 98273	1005 4th Street Anacortes, WA 98221
TELEPHONE:	(360) 336-9632	(360) 588-0471
EMAIL:	b.schrumm@skagitymca.org	Jeremy@underwoodarchitecture.com

PROJECT LOCATION: The approximate 5.3± acre site is addressed as 1901 Hoag Road and is abuts the west boundary of the Salem Lutheran Church that has a site address of 2529 LaVenture Road. The Skagit County Assessor describes the subject site as parcel: P116052. The entire site is located within a portion of the SE ¼ of Section 18, Township 34 North, Range 04 East, W.M. The maps on page 2 show the general location of the site.

LEAD AGENCY: Mount Vernon Development Services Department. The lead agency for this proposal has determined that with appropriate mitigation this project 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, various environmental and property reports, and other information on file with the lead agency.

PROJECT SITE:
1901 Hoag Road
Monica Drive
North Laventure Road
Hoag Road
North 18th Place
North 19th Place
North 20th Street
St Margret Place
Pacific Place

SITE

The lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158.

The following conditions have been identified that will be used to mitigate the impacts of the proposal[1]:

1. Any person engaged in ground disturbing activity who encounters or discovers historical and/or archeological materials in or on the ground shall:
    a. Immediately cease any activity which may cause further disturbance;
    b. Make a reasonable effort to protect the area from further disturbance; and,
    c. Report the presence and location of the material to the proper authorities in the most expeditious manner possible.
2. An easement providing public access to and along the Ted Reep trail through the subject site shall be granted to the City of Mount Vernon prior to the issuance of a final certificate of occupancy for the YMCA building. The easement shall be reviewed and approved by the City Attorney and the Parks and Enrichment Services Director prior to being recorded.
3. The applicant shall submit a completed Biological Opinion Checklist to the satisfaction of the Development Services Department documenting that the project does not have an adverse effect on endangered species or their critical habitat prior to any permits authorizing land disturbing activities being issued.
4. A parking supply ratio of 5.03 stalls per 1,000 s.f. of the YMCA building (minus the square footage of medical office uses) shall be required. Should a medical office use be constructed as part of the subject proposal one parking space for each 250 square feet of net floor area shall also be provided. Prior to issuance of the first building permit the applicant shall submit to the City final square footage calculations for all proposed structures, and their respective uses, so that the final number of required parking spaces can be calculated. If additional parking spaces are required the YMCA will be required to submit site plans and/or a revised parking easement agreement that shows the applicant is providing the minimum number of off-street parking spaces and is complying with all other applicable portions of MVMC Chapter 17.84, Parking, before the first building permit can be issued.
5. All work completed within the 50-foot wetland buffer or near or below the ordinary high water mark (OHWM) of Lindegren Creek shall comply with all of the following conditions:
    a. The City's consultant biologist and/or engineering staff shall be on-site for the duration of this work and shall submit reports documenting the progress and completion of these activities to the City.
    b. If while monitoring construction activities within the buffer and/or channel of Lindegren Creek the City's Biologist and/or engineering staff deems it necessary to have the applicant install or implement additional mitigation measures to protect the structure and/or functions of the creek the applicant shall be responsible for completing these requests in a timely manner.
    c. The applicant shall be responsible for all costs associated with this work.

ADDITIONAL COMMENT PERIOD: The City is using its discretion under WAC 173-11-355(4) to issue a MDNS with a comment period that shall be limited to the below-listed new information received by the City after the Notice of Application/ Proposed Optional MDNS comment period ended on May 24, 2017. Comments will be accepted limited to the following documents:

- YMCA Parking Review letter dated July 12, 2017, from Transportation Solutions, Inc.,
- Critical Area Addendum dated June 22, 2017, from Graham-Bunting Associates
- All stormwater related reports, site plans, and associated materials
- All site plans

[1] These SEPA mitigation measures (conditions) are in addition to conditions and/or mitigation measures that will be applied through the City's existing development regulations.

Comments on the above-listed new information used to inform the issuance of this Mitigated Determination of Non-Significance (MDNS) must be submitted, in writing, no later than **5:00 p.m. on October 30, 2017.** Comments should be as specific as possible. Any person may comment on the application, receive notice of and request a copy of the decision once it is made.

ENVIRONMENTAL DETERMINATION APPEAL PROCESS: The City issued an optional DNS (per RCW 43.21C.110/WAC 197-11-355) with proposed mitigation measures on May 11, 2017 and provided notice that the comment periods for the project and the proposed MDNS were integrated into a single comment period. Once the comment period ended on May 24, 2017 the City reevaluated the intent to issue a MDNS under WAC 197-11-355(4) and requested and obtained additional information prior to making a threshold determination. An additional comment period has been established limited to the new information used to inform the issuance of the threshold determination.

Therefore, once the additional comment period tolls appeals of the environmental determination must be filed in writing on or before **5:00 p.m. on November 9, 2017.** Appeals must be filed in writing together with the required $100.00 application fee to: Hearing Examiner, City of Mount Vernon, PO Box 809, Mount Vernon, WA 98273. Appeals to the Examiner are governed by City of Mount Vernon Municipal Code Section 15.06.215. Additional information regarding the appeal process may be obtained from the staff 'Contact Person' listed below.

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.

CITY CONTACT PERSON:

Development Services Department
Contact: Rebecca Lowell
P.O. Box 809 / 910 Cleveland Ave.
Mount Vernon, WA 98273
(360) 336-6214 - rebeccab@mountvernonwa.gov

City staff has created a page on the City's website where the site plans, technical reports, and other pertinent information can be viewed. This webpage can be viewed as follows: navigate to: www.mountvernonwa.gov; once here click on 'Departments' then 'Development Services' then 'News Notices' then scroll down the page until you find the project name/number.

RESPONSIBLE PERSON: Rebecca Lowell, Senior Planner

DATE October 16, 2017 **SIGNATURE** R Lowell

ISSUED: October 17, 2017
PUBLISHED: October 18, 2017

SENT TO: APPLICANT, PARTIES OF RECORD, SEPA REGISTER, DOE, COE, COMMERCE, CNG, WDFW, DNR, DIKE AND DRAINAGE DISTRICTS (as applicable), DOT, FRONTIER, FRONTIER NW, DAHP, NW CLEAN AIR AGENCY, PORT OF SKAGIT COUNTY, PSE, SAMISH TRIBE, SCOG, SKAGIT COUNTY PDS, PUD #1, SKAGIT RIVER SYSTEM COOPERATIVE, SKAGIT RIVER SYSTEMS, SVC, SKAT, SWINOMISH TRIBE, AND UPPER SKAGIT TRIBE

SEPA ENVIRONMENTAL REVIEW STAFF REPORT

A. BACKGROUND

APPLICANT & APPLICATION NAME/NUMBER: East Village Short Plat, PL16-150

	PROPERTY OWNER/APPLICANT:	CITY STAFF CONTACT:
NAME:	Skagit Valley Family YMCA Contact: Bob Schrumm	Development Services Department Contact: Rebecca Lowell
ADDRESS:	215 East Fulton Street Mount Vernon, WA 98273	P.O. Box 809 / 910 Cleveland Ave Mount Vernon, WA 98273
TELEPHONE:	(360) 336-9632	(360) 336-6214
EMAIL:	b.schrumm@skagitymca.org	rebeccab@mountvernonwa.gov

PROJECT DESCRIPTION: Proposed is the construction of a new approximate 57,200± s.f. YMCA facility. This facility will include a four to six lane pool, a warm water recreation pool, a gymnasium with a running track, locker and changing rooms, exercise rooms, a community room, a kitchen, a teen center, administrative offices, and other auxiliary uses such as mechanical rooms, boiler room, electrical room and storage room(s). The YMCA has removed the Early Learning Center that they previously thought would be provided on this site. There will be a total of 180 parking stalls constructed on the YMCA property and the YMCA has been granted a parking and access easement for 118 parking stalls on the easterly abutting Salem Lutheran Church**. See the accompanying MDNS for the full project description.**

PROJECT LOCATION: The approximate 5.3± acre site is addressed as 1901 Hoag Road and is abuts the west boundary of the Salem Lutheran Church that has a site address of 2529 LaVenture Road. The Skagit County Assessor describes the subject site as parcel: P116052. The entire site is located within a portion of the SE ¼ of Section 18, Township 34 North, Range 04 East, W.M. **See the accompanying MDNS for vicinity maps.**

B. RECOMMENDATION

Based on analysis of probable impacts from the proposal, the Responsible Official has made the following Environmental Determination:

	DETERMINATION OF NON-SIGNIFICANCE
☐	Issue DNS with a 10 day Appeal Period.

	DETERMINATION OF NON - SIGNIFICANCE - MITIGATED.
☐	Issue DNS-M with a 10 day Appeal Period.
☒	Issue DNS-M with 14 day Comment Period followed by a 10 day Appeal Period.

C. SEPA PROCESS TIMELINE

Benchmark:	Date:	Authority:
Application Submitted & Deemed Counter Complete	4.28.2017	MVMC 14.05.110(C)(1) to (4)
Application Deemed Technically Complete	5.8.2017	MVMC 14.05.110(D) RCW 36.70B.070
NOA/Optional MDNS Issued	5.11.2017	MVMC 14.05.150(A) RCW 36.70B.110 WAC 197-11-355
NOA/Optional MDNS Comment Period Ended	5.24.17	MVMC 15.06.120 WAC 197-11-355 RCW 43.21C.110
Project on hold pending the submittal of revised and/or new materials to address the applicants plans to place items within the regulated floodway and to identify on-site parking to comply with the MVMC	5.10.17	MVMC 14.05.110(D)(3) & (4) WAC 197-11-335
Received revised site plans that removed improvements from the floodway	8.24.2017	NA
Project on hold pending the submittal of revised and/or new materials with regard to stormwater conveyance pipes, catchbasins, rip rap, and a new outfall into Lindergren Creek	7.22.2017	MVMC 14.05.110(D)(3) & (4) WAC 197-11-335
Received Revised Stormwater Plans that can be classified as maintenance and repair of the existing off-site stormwater facility per the MVMC	9.28.17	NA
Received Parking Sharing Agreement that complies with the MVMC	10.5.17	NA
MDNS Issued with Comment and Appeal Period – Accompanied by Environmental Report	10.16.17	MVMC 15.06.215 WAC 197-11-355(4)

D. MITIGATION MEASURES

The lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158.

The following conditions have been identified that will be used to mitigate the impacts of the proposal[1]:

1. Any person engaged in ground disturbing activity who encounters or discovers historical and/or archeological materials in or on the ground shall:
    a. Immediately cease any activity which may cause further disturbance;
    b. Make a reasonable effort to protect the area from further disturbance; and,
    c. Report the presence and location of the material to the proper authorities in the most expeditious manner possible.

[1] These SEPA mitigation measures (conditions) are in addition to conditions and/or mitigation measures that will be applied through the City's existing development regulations.

2. An easement providing public access to and along the Ted Reep trail through the subject site shall be granted to the City of Mount Vernon prior to the issuance of a final certificate of occupancy for the YMCA building. The easement shall be reviewed and approved by the City Attorney and the Parks and Enrichment Services Director prior to being recorded.
3. The applicant shall submit a completed Biological Opinion Checklist to the satisfaction of the Development Services Department documenting that the project does not have an adverse effect on endangered species or their critical habitat prior to any permits authorizing land disturbing activities being issued.
4. A parking supply ratio of 5.03 stalls per 1,000 s.f. of the YMCA building (minus the square footage of medical office uses) shall be required. Should a medical office use be constructed as part of the subject proposal one parking space for each 250 square feet of net floor area shall also be provided. Prior to issuance of the first building permit the applicant shall submit to the City final square footage calculations for all proposed structures, and their respective uses, so that the final number of required parking spaces can be calculated. If additional parking spaces are required the YMCA will be required to submit site plans and/or a revised parking easement agreement that shows the applicant is providing the minimum number of off-street parking spaces and is complying with all other applicable portions of MVMC Chapter 17.84, Parking before the first building permit can be issued.
5. All work completed within the 50-foot wetland buffer or near or below the ordinary high water mark (OHWM) of Lindergren Creek shall comply with all of the following conditions:
    a. The City's consultant biologist and/or engineering staff shall be on-site for the duration of this work and shall submit reports documenting the progress and completion of these activities to the City.
    b. If while monitoring construction activities within the buffer and/or channel of Lindergren Creek the City's Biologist and/or engineering staff deems it necessary to have the applicant install or implement additional mitigation measures to protect the structure and/or functions of the creek the applicant shall be responsible for completing these requests in a timely manner.
    c. The applicant shall be responsible for all costs associated with this work.

ADVISORY NOTES TO APPLICANT

The following notes are supplemental information provided in conjunction with the environmental determination. Because these notes are provided as information only, they are not subject to the appeal process for environmental determinations.

D. ENVIRONMENTAL IMPACTS AND MITIGATION

In compliance with RCW 43.21C. 240, project environmental review addresses only those project impacts that are not adequately addressed under existing development standards and environmental regulations.

1. EARTH

Impacts: Grading activities: site development will require approximately 6,200 cubic yards of cut and 5,800 cubic yards of fill.

Mitigation Measures: Listed within the applicant's environmental checklist as well as required compliance with the City's existing standards and regulations for land disturbing. Construction best management practices will be utilized to minimize potential impacts from earthwork grading and clearing on the site.

The applicant's contractor(s) will be required to comply with the City's code requirements related to stormwater runoff and site grading. The applicant will also be required to obtain and comply with the WA State Department of Ecology's NPDES permit and their associated requirements.

Nexus: MVMC Chapters 13.33 (Storm Water Drainage Utility), 15.04 (Building Code), 15.16 (Grading, Excavation and Fill), 15.18 (Land Clearing), and Mount Vernon Engineering Standards.

2. STORMWATER

Impacts: A series of stormwater conveyance pipes and catchbasins will be installed to collect site stormwater and route it to either the existing off-site biofiltration facility or to dispersion trenches that will be used to hydrate the existing on-site wetlands with stormwater from non-pollution generating surfaces. The applicant will be repairing the existing off-site biofiltration facility that empties into Lindergren Creek.

Mitigation Measures: Listed within the applicant's environmental checklist, detailed within their Stormwater Analysis prepared by a licensed Professional Engineer, shown on their construction plans, and the mitigation measures outlined with this MDNS. In addition, the applicant will comply with City, State and Federal regulations. Runoff during construction will be handled in conformance with the City's regulations and standards. A NPDES permit from the State of Washington Department of Ecology for construction activities will be required as part of this project.

Nexus: MVMC Chapters 13.33 (Storm Water Drainage Utility), 15.16 (Grading, Excavation and Fill), and Mount Vernon Engineering Standards.

3. TRAFFIC

Impacts: a total of 63 new PM peak hour traffic trips were expected from a 45,000 s.f. YMCA plus a 4,700 s.f. child care center. The applicant has changed these square footages and uses since the traffic concurrency review was completed. However, the changes are minor enough that a new report is not needed for the SEPA process.

There will also be construction related traffic that will occur as this site is being developed.

Mitigation Measures: Compliance with the City's MVMC provisions.

Nexus: MVMC Title 12, Chapter 14.10 (Concurrency Management), Chapter 3.40 (Impact Fees), 15.16 (Grading, Excavation and Fill), 16.16 (Design Standards for Non-arterial Streets) and Mount Vernon Engineering Standards.

4. CRITICAL AREAS

Impacts: two (2) Category III wetlands and a Type F (fish habitat) stream with their associated buffers all exist on or in close proximity to the site.

Mitigation Measures: standard buffers will be applied to the on-site wetlands to avoid project impacts. Critical areas and their associated buffers will be delineated with split rail fences and critical area signage and designated as Native Growth Protection Areas (NGPAs) through an easement the applicant will be required to execute prior to building occupancy.

The applicant will be required to comply with the City's Critical Areas Code, the WA State Department of Ecology's rules/requirements and (potentially) the Federal Corps of Engineers rules/requirements.

Nexus: MVMC Chapter 15.06 (Environmental Policies), Chapter 15.40 (Critical Areas Code), RCW 90.48, 33 U.S. Code Chapter 26 (Federal Water Pollution Control Act)

E. CITY & AGENCY COMMENTS

The proposal has been circulated internally to applicable City Departments and to all of the following agencies, districts, utility companies and tribes: WA State Department of Ecology, Federal Army Corps of Engineers, WA State Department of Commerce, Cascade Natural Gas, WA State Department of Fish and Wildlife, WA State Department of Natural Resources, WA State Department of Transportation, WA State Department of Archeology and Historic Preservation, NW Clean Air Agency, Skagit Council of Governments, Port of Skagit County, Skagit County Planning and Development Services, Samish Tribe, Skagit River System Cooperative, Skagit River Systems, Skagit Valley

College, Skagit Transit, Swinomish Tribe, Upper Skagit Tribe, Frontier, Frontier Northwest, Puget Sound Energy, Public Utility District #1, and the Dike and Drainage Districts the subject site is located within.

☒ Copies of all Comments are contained in the Official File

☒ Copies of Comments received from City Staff and Agencies are attached to this report

Following is a list of the comments received from City Staff and Agencies:

- Memo from Ana Chesterfield (Development Services Engineering Manager) dated May 23, 2017
- Letters from Gretchen Kaehler, Assistant State Archaeologist, Local Governments with the WA State Department of Archaeology & Historic Preservation, dated May 23, 2017 and July 13, 2017
- Email from Wendy Cole, Area Habitat Biologist with the WA State Department of Fish and Wildlife, dated May 12, 2017
- Email from Jackie Ferry, Cultural Director of the Samish Indian Nation, dated May 17, 2017

F. OTHER PUBLIC COMMENTS

The proposal has been circulated to property owners near the subject site. Comments received from neighbors and other concerned citizens are listed, and briefly summarized below. Comments from staff, if applicable, are incorporated below.

☒ Copies of all Comments are contained in the Official File

☒ Copies of received Comments are attached to this report

Due to the number of comments that are similar in nature staff has provided comments following this table.

NAME	ADDRESS	COMMENT(S) SUMMARY
Brian and Michelle Ross	2020 Hoag Road	Increased traffic on Hoag Road, where off-street parking will be located, light pollution, noise impacts, and property value/marketability impacts to their property due to the increase in traffic, parking issues, increased lighting and noise
32 different Residents near the project site (see attached letter for names/addresses)		Increased traffic congestion and side road entry capability, increased pedestrian safety (school children and local residents), and use of the main traffic lane by Skagit Transit's bus stop

Below is a brief explanation to aid in understanding the legal limitations staff has with regard to approving, denying, and/or conditioning the subject project related to the SEPA process.

BACKGROUND: Mount Vernon is a Growth Management Act (GMA) city (RCW 36.70A). As such, the primary role of the SEPA process is to focus on environmental impacts not addressed by the City's existing, adopted, development regulations, Comprehensive Plan, and other applicable local, state and federal laws and regulations (RCW 36.70B.030). This means that staff does not analyze previous legislative actions resulting in existing, zoning, adopted regulations or other similarly adopted land use decisions.

Please see the 'Notes to the Applicant' that staff has provided at the end of this document that addresses some of the comments received from the public that are not otherwise documented within this Report.

G. ENVIRONMENTAL DETERMINATION COMMENT & APPEAL PROCESS

The City is using its discretion under WAC 173-11-355(4) to issue a MDNS with a comment period that shall be limited to the below-listed new information received by the City after the Notice of Application/ Proposed MDNS comment period ended on May 24, 2017. Comments will be accepted limited to the following documents:

- YMCA Parking Review letter dated July 12, 2017, from Transportation Solutions, Inc.
- Critical Area Addendum dated June 22, 2017, from Graham-Bunting Associates
- All stormwater related reports, site plans, and associated materials
- All site plans

Comments on the above-listed new information used to inform the issuance of this Mitigated Determination of Non-Significance (MDNS) must be submitted, in writing, no later than **5:00 PM on OCTOBER 30, 2017.** Comments should be as specific as possible. Any person may comment on the application, receive notice of and request a copy of the decision once it is made.

Appeals of the environmental determination must be filed in writing on or before **5:00 PM on NOVEMBER 9, 2017.** Appeals must be filed in writing together with the required $100.00 application fee to: Hearing Examiner, City of Mount Vernon, P.O. Box 809, Mount Vernon, WA 98273. Appeals to the Examiner are governed by City of Mount Vernon Municipal Code Section 15.06.215. Additional information regarding the appeal process may be obtained from the City of Mount Vernon Development Services Department by calling (306)336-6214.

H. NOTES TO THE APPLICANT

1. Revised site plans to address each of the following needs to be submitted, reviewed, and approved before the indicated permits/approvals can be issued by the City:
    a. Revised stormwater design to incorporate energy dissipation at the stormwater outfall to be approved by the City's biologist and engineering staff prior the issuance of a Fill & Grade Permit.
    b. Landscaping plans that comply with MVMC Chapter 17.93 prior to the issuance of the first building permit.
    c. Revised site plans that include parking lot, building, and any other exterior lighting. These plans shall include the location, fixture type, and a photometric lighting plan so that staff can make sure lighting impacts comply with the MVMC thus mitigating negative impacts to neighbors.
    d. A noise study shall be submitted for all rooftop and/or outdoor mechanical equipment to ensure compliance with MVMC Chapter 9.28, Noise. Any mitigation required to comply with the City's noise ordinance shall be installed. This study shall be submitted prior to the issuance of the first building permit.
    e. As noted in the Preliminary Geotechnical Report from GeoEngineers, dated February 9, 2017, additional geotechnical exploration and design level conclusions and recommendations from a licensed engineer are required prior to final design. The applicant is urged to carefully coordinate with the City's engineering and building department staff to make sure that what is being designed complies with all applicable portions of the MVMC.
    f. All of the monitoring and inadvertent discovery protocols outlined with the report, Archaeological Monitoring Plan for the Skagit Valley Family YMCA Project, Mount Vernon, Skagit County, Washington, completed by Dave Iversen (ASM Affiliates, Inc) dated June 2017 shall be followed/complied with throughout all construction and/or land disturbance activities on the subject site.
    g. An updated Traffic Concurrency Report will need to be completed prior to the issuance of the first building permit. This is required because the square footage and proposed uses of the site have changed since the first report was completed.
    h. The applicant will be required to record a NGPA easement over the wetlands and their associated buffers on the project site. In addition, split rail fencing and critical area signage must be installed along the outer buffer edges prior to building occupancy.

City of MOUNT VERNON
COMMUNITY & ECONOMIC DEVELOPMENT

Date: May 23, 2017

To: Rebecca Lowell, Senior Planner

From: Ana Chesterfield, Development Services Engineering Manager AC

Subject: **PL17-050 YMCA SEPA and Site Plan Review – Engineering Comments**

A. The drainage report is very preliminary in nature:
   a. The project is required to meet stormwater quality and shall comply with City of Mount Vernon Municipal Code 13.33 and 2014 Department of Ecology Stormwater Manual.
   b. A basin map is required
   c. Compliance with DOE Minimum Requirement #8 Wetlands - is required and should be addressed in the stormwater analysis report
   d. The development requires a stormwater downstream analysis prepared by a licensed civil engineer per the 2014 Department of Ecology Stormwater Manual and MVMC 13.33 to determine and address any downstream issues.
   e. The applicant should also note the use of flow charts for new development and redevelopment shall be per DOE 2014
B. A Construction General Stormwater permit from Department of Ecology is required for the project. A SWPPP is required.
C. The geotechnical report seems preliminary in nature. The City expects that a more robust report will be submitted for the Fill and Grade Permit. This report should also address the existing fill on the site as well as it suitability to remain and support the proposed structures and infrastructure.
D. The report provided shall address infiltration potential from soils on site.
E. The stromwater report does not address Low Impact Development feasibility criteria as required by 2014 Department of Ecology.
F. An operation and maintenance manual is required before final project closure. The O&M shall lay out scheduled maintenance of Low Impact Development Facilities as well as any other stormwater facilities.
G. An access easement for required maintenance inspections of the on-site stormwater system shall be granted to the City of Mount Vernon.
H. The City requires a plan outlining the frequency, quantity and duration for draining the pool(s). Draining large quantities of water for an extended period will have an impact on the function and capacity of the Hoag Road pump station.

Post Office Box 809 | 910 Cleveland Avenue, Mount Vernon, Washington 98273 | www.mountvernonwa.gov | mvced@mountvernonwa.gov | P: (360) 336-6214 F: (360) 336-6283

Traffic Analysis Report/Access and Circulation:

I. Compliance with the recommendations of the traffic report by Transportation Solutions, Inc. dated Jaunary18th 2017 is required. Civil design shall reflect accordingly - see sheet 6 of 6 for conditions and recommendations. Any deviations from these conditions shall be approved by the City of Mount Vernon City Engineer. In some instances additional engineering analysis might be required as determined during plan review.

J. Existing and proposed access driveways and sidewalks are required to meet ADA standards.

K. Illumination might be required depending on the location of proposed driveways in relation to exiting street lighting

L. Ensure the following internal circulation requirements for emergency vehicles and service truck are met - <u>Minimum turning radii to be as follows:</u>
   a. Solid Waste vehicles turning radii:
      i. Inside 44.6
      ii. Outside 69.6
   b. Fire Truck turning radii:
      i. 28' Inside
      ii. 45' Outside
   c. 25' Overhead Clearance

M. Fire access roads shall be capable of supporting the imposed loads of fire equipment and apparatus of at least 75,000 pounds GVW and 45,000 pound point load.

General Comments:

N. Compliance with City of Mount Vernon Engineering Standard is a requirement.

O. Provide a haul route for review and approval.

P. Show existing utility easement on the civil plans

Q. New Driveways and sidewalks shall comply with ADA as well as with City of Mount Vernon Engineering Standards

R. Please ensure the project is using the most current WSDOT Standard Plans for driveways and ramps detail

S. Minimum 26-feet width access to fire hydrants is required unless otherwise approved by the Fire Department.

T. City Fiber Conduit Installation is required for the project. See City of Mount Vernon Engineering Standards for guidance.

Note that these comments do not constitute a formal or detailed review of the engineering data and supplemental information provided. Further and more detailed engineering reviews will be performed once civil plans and reports are submitted review.

Allyson Brooks Ph.D., Director
State Historic Preservation Officer

May 23, 2017

Ms. Rebecca Lowell
Senior Planner
City of Mount Vernon
910 Cleveland Ave.
PO Box 809
Mount Vernon, WA98273

In future correspondence please refer to:
Project Tracking Code: 2016-11-08401
Property: Cultural Resources Assessment for the Skagit Valley Family YMCA, Mount Vernon, Skagit County, Washington
Re: Archaeology - Professional Archaeological Monitoring and Moniotoring Plan Requested
Dear Ms. Lowell:

Thank you for contacting the State Historic Preservation Officer (SHPO) and the Department of Archaeology and Historic Preservation (DAHP) with documentation regarding the above referenced project. No archaeological resources were identified. However the project area still retains a higt potential for preconact arhaeological resources.We concur with the recommendation a professional archaeological monitor be onsite to monitor ground disturbing activities. We request that an archaeologial montoring and inadvertent discovery plan (MIDP) be prepares and submitted to DAHP and the interested Tribes prior to ground disturbance and montioring.
.
Thank you for the opportunity to review. Should you have any questions, please feel free to contact me.
Sincerely,

Gretchen Kaehler
Assistant State Archaeologist, Local Governments
(360) 586-3088
gretchen.kaehler@dahp.wa.gov

cc. Jackie Ferry, THPO, Samish Tribe
Kerry Lyste, Cultural Resources, Stillaguamish Tribe
Jennifer VanEyck, Stillaguamish Tribe
Josephine Peters, THPO, Swinomish Tribe
James Harrison, Archaeologist, Swinomish Tribe
Scott Schuyler, Cultural Resources, Upper Skagit Tribe
Dave Iversen, Principal, ASM Affiliates

Allyson Brooks Ph.D., Director
State Historic Preservation Officer

May 23, 2017

Ms. Rebecca Lowell
Senior Planner
City of Mount Vernon
910 Cleveland Ave.
PO Box 809
Mount Vernon, WA98273

In future correspondence please refer to:
Project Tracking Code: 2016-11-08401
Property: EZ-1 for Skagit Valley Family YMCA
Re: Archaeology - Concur with Survey, Please add attached Inadvertent Discovery Plan to Permit

Dear Ms. Lowell:

Thank you for contacting the State Historic Preservation Officer (SHPO) and the Department of Archaeology and Historic Preservation (DAHP) with documentation regarding the above referenced project. No archaeological resources were identified. We concur with the recommendation that the project be allowed to proceed as planned without further archaeological oversight at this time. Please add the attached Inadvertent Discovery Plan (IDP) to the permit with a condition that the IDP must be followed in the unlikely event of the inadvertent discovery of archaeology and/or human remains.
.
Thank you for the opportunity to review. Should you have any questions, please feel free to contact me.

Sincerely,

Gretchen Kaehler
Assistant State Archaeologist, Local Governments
(360) 586-3088
gretchen.kaehler@dahp.wa.gov

cc. Jackie Ferry, THPO, Samish Tribe
Kerry Lyste, Cultural Resources, Stillaguamish Tribe
Jennifer VanEyck, Stillaguamish Tribe
Josephine Peters, THPO, Swinomish Tribe
James Harrison, Archaeologist, Swinomish Tribe
Scott Schuyler, Cultural Resources, Upper Skagit Tribe
Dave Iversen, Principal, ASM Affiliates

Allyson Brooks Ph.D., Director
State Historic Preservation Officer

July 13, 2017

Ms. Rebecca Lowell
Senior Planner
City of Mount Vernon
910 Cleveland Ave.
PO Box 809
Mount Vernon, WA98273

In future correspondence please refer to:
Project Tracking Code: 2016-11-08401
Property: DNS SEPA PL17-050 New Hoag Road YMCA, *Archaeological Monitoring Plan for the Skagit Valley Family YMCA Project, Mount Vernon, Skagit County, Washington*
Re: Archaeology - Concur with Monitoring and Inadvertent Discovery Plan (MIDP)

Dear Ms. Lowell:

Thank you for contacting the State Historic Preservation Officer (SHPO) and the Department of Archaeology and Historic Preservation (DAHP) with documentation regarding the above referenced project. We concur with the attached monitoring plan and agree that the project may proceed with the presence of a professional archaeological monitor onsite to monitor ground disturbance under the attached IDP.

Thank you for the opportunity to review. Should you have any questions, please feel free to contact me.

Sincerely,

Gretchen Kaehler
Assistant State Archaeologist, Local Governments
(360) 586-3088
gretchen.kaehler@dahp.wa.gov

cc. Jackie Ferry, THPO, Samish Tribe
Kerry Lyste, Cultural Resources, Stillaguamish Tribe
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Josephine Peters, THPO, Swinomish Tribe
James Harrison, Archaeologist, Swinomish Tribe
Scott Schuyler, Cultural Resources, Upper Skagit Tribe
Dave Iversen, Principal, ASM Affiliates

From: Cole, Wendy D (DFW)
To: Lowell, Rebecca
Subject: new YMCA
Date: Friday, May 12, 2017 6:45:59 AM

Hi Rebecca,
My comment is only that unless this outfall into Lindegren Creek is covered through an NPDES permit, it will require a Hydraulic Project Approval from WDFW.

Thanks,
Wendy

Wendy Cole
Washington Department of Fish and Wildlife
Area Habitat Biologist
P.O. Box 1100
La Conner, WA 98257
360-466-4345 x. 272
360-466-0515 fax
wendy.cole@dfw.wa.gov

Lowell, Rebecca

From: Jackie Ferry <jferry@samishtribe.nsn.us>
Sent: Wednesday, May 17, 2017 12:41 PM
To: Beacham, Linda
Subject: RE: City of Mount Vernon DNS SEPA PL17-050

Hi Linda,

At this time, we have no cultural resources concerns with this project.

Thanks,

Jackie

Jackie Ferry, MA, RPA | Cultural Director | Tribal Historic Preservation Officer | Samish Indian Nation
2918 Commercial Ave | Anacortes, WA 98221-2738 | Monday - Thursday
Office: 360.293.6404 ext. 126 | Fax: 360.299.0790 | E-mail: jferry@samishtribe.nsn.us

-----Original Message-----
From: Beacham, Linda [mailto:lindabe@mountvernonwa.gov]
Sent: Thursday, May 11, 2017 12:25 PM
To: Agriculture <kmclain@agr.wa.gov>; Army Corps of Engineers <Ronald.j.wilcox@usace.army.mil>; Cascade Natural Gas <Albert.Grzeskowiak@cngc.com>; DAHP <dahp.separeview@dahp.wa.gov>; Department of Commerce <Reviewteam@commerce.wa.gov>; Department of Commerce <doug.peters@commerce.wa.gov>; Department of Fish & Wildlife <wendy.cole@dfw.wa.gov>; Department of Fish & Wildlife SEPA Review <SEPAdesk@dfw.wa.gov>; Dike District <DAVID@DNDSEED.COM>; Dike District 17 (Daryl Hamburg) <dhamburgs@msn.com>; Dike District 3 (Gary Jones) <gjones5217@gmail.com>; Dike District 3 (Peter Ojala <petero@snohomishlaw.com>; DNR SEPA Review <sepacenter@dnr.wa.gov>; DOE <sepaunit@ecy.wa.gov>; DOE NW Region <tamara.sacayanan@ecy.wa.gov>; DOH (Dept of Health) <kelly.cooper@doh.wa.gov>; DOT <Roland.Storme@wsdot.wa.gov>; Drianage District 12 <dkdist12@cnw.com>; DSHS <terri.sinclair-olson@dshs.wa.gov>; Frontier <bret.t.murdock@ftr.com>; Frontier (Lawrence Bogues) <lawrence.bogues@ftr.com>; Kaehler, Gretchen <gretchen.kaehler@dahp.wa.gov>; MVSD <Cbruner@MVSD320.org>; Northwest Clean Air Agency <agatam@nwcleanairwa.gov>; Parks <randy.kline@parks.wa.gov>; Port of Skagit County <sara@portofskagit.com>; Port of Skagit County <patsym@portofskagit.com>; Puget Sound Energy <jeff.mcmeekin@pse.com>; Puget Sound Energy <Dom.Amor@PSE.com>; Jackie Ferry <jferry@samishtribe.nsn.us>; Skagit Co. Planning & Development Svc <pds@co.skagit.wa.us>; Skagit Council of Governments <KevinM@scog.net>; Skagit County Planning & Permitting <brandonb@co.skagit.wa.us>; Skagit County PUD <trueman@skagitpud.org>; Skagit County PUD <Larry.Saunders@skagitpud.org>; Skagit River System Cooperative <thyatt@skagitcoop.org>; Skagit River Systems <jmeyer@skagitcoop.org>; Skagit Valley Community College <Dave.scott@skagit.edu>; SKAT <jmacdonald@SkagitTransit.org>; SKAT <iwatson@SkagitTransit.org>; Stillaguamish Tribe <klyste@stillaguamish.com>; Swinomish Tribal Community <eknight@swinomish.nsn.us>; Swinomish Tribal Community <jpeters@swinomish.nsn.us>; Tulalip Tribe <ryoung@tulaliptribes-nsn.gov>; Upper Skagit Indian Tribe <jenniferw@upperskagit.com>; Upper Skagit Tribe <sschuyler@UPPERSKAGIT.com>
Subject: City of Mount Vernon DNS SEPA PL17-050

Type of Document: Notice of Application, Proposed Optional Mitigated Determination of Non-Significance and SEPA

Description of Proposal: Construction of a new approximate 63,000± s.f. YMCA facility. This facility will include a four to six lane pool, a warm water recreation pool, a gymnasium with a running track, locker and changing rooms, exercise rooms, an early learning center, a community room, a kitchen, a teen center, administrative offices, and other auxiliary uses such as mechanical rooms, boiler room, electrical room and storage room(s). A maximum of 460 parking spaces will be required to serve the subject site. The project site contains two Category III wetlands (identified as wetlands A and B). The far western portion of the subject site is located within a Zone A1, the City's regulated floodway. The applicant will be required to install/extend utilities, create parking areas and to install landscaping as part of their site development. Stormwater from the site will be collected and treated before being conveyed to Lindergren Creek (a fish bearing waterway) that flows approximately 1,200 liner feet before discharging into the Skagit River. There will be approximately 6,200 cubic yards of excavation and approximately 5,800 cubic yards of fill as part of the site development. Utility lines greater than 10-inches in diameter will be installed.

Date of Issuance: May 11, 2017

Lead Agency Contact: Rebecca Lowell, Senior Planner, City of Mount Vernon, 360-336-6214, rebeccab@mountvernonwa.gov

Linda Beacham
Administrative Assistant
Development Services
360-336-6214

From: Brian & Michelle Ross
To: Lowell, Rebecca
Subject: Comments YMCA MDNS
Date: Wednesday, May 24, 2017 1:42:36 PM

Rebecca, I have some comments and concerns regarding the YMCA MDNS plan. We believe our property 2020 Hoag Road will be impacted by this development and effect the marketability and our property value.

I have 3 concerns.

1. Increased traffic on Hoag Road and the additional traffic noise due to increased activity from this development. The 4 way stop at Hoag and LaVenture is already a busy intersection, has this been considered? Will there be any improvements to the intersection? There is less traffic at Waugh Road and Division intersection and yet it is being replaced with a round about, it seems this money could be better spent in improving the 4 way stop at Hoag and Laventure for the public. There is also no pedestrian warnings at the intersection for Hoag and Laventure, I would assume with all the youth activities at the new YMCA there will be an increase in foot traffic in the neighborhood.

2. The DNS notice I received says there will need to be 460 parking spaces required to serve this site, this seems significant when added to the Salem Luthern Church parking and the traffic it already creates. The plat in the notice only shows 146 onsite parking stalls and an additional 100 off-site, where are these off-site parking stalls, at Salem Luthern Chruch? Where are the additional 214 cars going to park that the MDNS says will be required? Will there be parking allowed on Hoag Road? If parking is not allowed will parking be allowed on 20th street in front of our property? Will there be a turn lane in the middle of Hoag Road to mitigate for traffic turning into the facility?

3. Lighting (Pollution) Will the perimeter of the building be lighted? Will it be lighted during all hours of darkness? if the back of the building is lighted it will increase the light pollution our property already receives. Are they going to add additional street lights on Hoag? Will there be lighting for the parking stalls?

4. Noise, the increase in traffic noise as well as daily and evening event noise from the facility will most likely be a deterrent to the maximum marketability of our property.

We are not opposed to the YMCA however we have some serious concerns about the location of this project and how it will affect our property value and marketability due to the increase in traffic, parking issues, increased lighting and noise.

5. Will there be a change in density zoning in the area as a result of this development?

Please let us know when the meeting for public comments will be held.

Thank you,
Brian Ross
2020 Hoad Road.

RECEIVED
CITY OF MOUNT VERNON
APR 13 2017
C.E.D. DEPARTMENT
BY_____

April 10, 2017

Ana Chesterfield
Development Services, Engineering Manager
Community and Economic Development
PO Box 809
910 Cleveland Avenue
Mount Vernon, WA 98273

Dear Ana Chesterfield:

We have been informed that you are the appropriate person to receive this letter. If you are not, please pass this along to the appropriate person(s).

We are residents south of the proposed YMCA ("Y") on North 19th Place and North 20th Place. We have attended the meetings held by the Y and it has been explained to us what the city and the Y feel would be the impact on our neighborhood. Based on the Y's own estimates, there will be an increase of 62 vehicles per hour during peak commute times over current traffic volume. This estimate is based on the Y's membership today of 3200. The Y expressed their interest in increasing their membership to 10,000. If they are successful in reaching an increased membership, the 62 vehicles per hour will be dramatically increased.

Our concerns are increased traffic causing increased congestion and safety issues, specifically:

1. Increased Traffic Congestion and side road entry capability
2. Increased Pedestrian Safety (school children and local residents)
3. Use of the main traffic lane by Skagit Transit's bus stop

Currently it is very difficult to enter onto Hoag Road from N 19th Place and N 20th Place during peak commuter hours. Adding more traffic will increase commuter frustration. With present traffic numbers, it already takes several minutes to turn west onto Hoag Road in the mornings and longer to turn east in the evenings.

Currently accidents on Hoag Road have occurred as a result of vehicles stopping to make turns across on-coming traffic. An increase in accidents can be avoided by improving the road now. We suggest that the City review accident stats with the current traffic. We understand that the City indicates that road improvements are only merited when traffic reaches a specific number. The current peak estimate of 62 vehicles/hour is based on current Y membership. It seems apparent that membership will increase in the new location. It makes no sense to keep the 62 car per hour figure before addressing traffic changes when it is imminent that traffic will increase as the Y meets their 10,000 membership goal. Now is the time to plan for the future while the project is under construction.

We feel a center turn lane will address some of these safety issues and may also help ease traffic entering Hoag Road from North 19th Place and North 20th Place. We realize this will not solve the issue completely,

but is helpful. To completely resolve the issue would require a stop light or roundabout at the corner of North 18th Place or North 19th Place (whichever road is directly across from the Y's access onto the main road). It seems that easing the traffic flow at the Y entrance by our streets would also improve car flow and safety in general.

Additionally, we recommend painted cross walks on Hoag Road to make it safer for pedestrians of all ages crossing the street to enjoy the Y.

We feel the YMCA will be a good neighbor and we are not against it being built, but traffic issues need to be addressed.

Respectfully,

360-424-5460

label Bernard & Cathy Strachel 2325 N. 20th Pl Mount Vernon, WA
Name & Address

2323 N 20th Place Mount Vernon WA
Name & Address

Michael & Dominni Lomsdalen 1900 Pacific Place, MV 98273
Name & Address

Erik & Joanne Bowland 2313 N 19th Pl MV 98273
Name & Address

Matthew & Sharon Leasgow 2319 N 19th Pl Mount Vernon, WA 98273
Name & Address

label Jean Van Der Meulen 2407 N 19th Place Mt Vernon WA 9827
Name & Address

label Miriah Rivers 2413 N 19th PL Mt Vernon WA 98273
Name & Address

SUSAN UKER 2018 MARGRET PL. MT. VERNON
Name & Address

PETE BRALENS 2108 Margret Pl. Mt. Vernon, WA.
Name & Address

Tom Ghioto & Shirley Pierson 2106 Margret Pl. Mt. Vernon, Wa
Name & Address

Brian & Heather Carr 2103 Margret Pl Mt. Vernon Wa 98273
Name & Address

Alfredo Santiago 2017 Margaret Pl Mt. Vernon WA 98273
Name & Address

Danny & Valerie Webster 2419 N. 20th A. M.V. 98273
Name & Address

label Abigail Villalobos 2412 N. 19th pl. MV.
Name & Address

Juan D Solis 2324 N th 19th Pl. Mt. vernon
Name & Address

Maria & Miguel cambron 2008 pacific pl. Mt. Vernon
Name & Address

Kurt + Karen Ackermann 2019 Pacific P Mount Vernon
Name & Address

RICK + ALLYSON YAMAUCHI 2318 N 20th PLACE MT VERNON
Name & Address

[illegible] 1916 PACIFIC PL Mount Vernon WA 98273
Name & Address

label Brian & Erika Queen 2008 MARGRET PL. MV 98273
Name & Address

Name & Address