APPENDIX B
LAND USE ELEMENT

Buildable Lands & Land Capacity Analysis

2016 - 2036

The City's analysis showing that the 20-year housing and employment growth can be accommodated within the City consistent with RCW 36.70A.115

City of MOUNT VERNON

1.0

INTRODUCTION

Mount Vernon is a jurisdiction that is required to plan under the State's Growth Management Act (GMA). This state law, in part, states that the City shall **"**... provide *sufficient capacity of land* suitable for development…to accommodate (the City's) *allocated housing* and *employment growth*…consistent with the twenty-year population forecast from the office of financial management" (RCW 36.70A.115).

This document is the work product showing that the City has sufficient capacity of land suitable for development to accommodate our allocated housing. This document also quantifies how little commercial and industrial land the City has that is available for future development - underscoring how important it is for the City to proceed with caution when making land use decisions that could further impact this limited resource.

In 2005 the City completed its first Buildable Lands Analysis. This first analysis was updated in 2010; and now is being updated once again. The City is not required by the Growth Management Act (GMA) to complete a buildable lands analysis like some jurisdictions are; however, the City feels strongly that the only way to plan for the City's growth is to have an accurate account of the existing land that is developed, and an inventory of the land available for development.

After looking at the way in which other jurisdictions in the State have inventoried their buildable lands, the City devised a methodology and data collection system that is described in the following sections. The methodology utilizes what was deemed the best available information that reasonable methodological assumptions were derived from.

This document is organized into the following sections:

1.0 INTRODUCTION

2.0 GROWTH TARGETS

3.0 RESIDENTIAL GROWTH

4.0 COMMERCIAL & INDUSTRIAL GROWTH

5.0 PUBLIC LANDS

6.0 CRITICAL AREAS

7.0 RESULTS & CONCLUSIONS

2.0

GROWTH TARGETS

The Growth Management Act (GMA) planning process requires that the City coordinate with all of the Skagit County jurisdictions to first determine what the overall growth targets, in terms of population and jobs, will be. Once the overall targets are determined both the population and jobs are allocated to each jurisdiction. Each jurisdiction, in turn, is required to show how they can accommodate this growth.

This document is an Appendix to the Land Use Element (Chapter 2) of the City's Comprehensive Plan. The Land Use Element contains a detailed description of how and why the following population and employment targets were adopted for Mount Vernon**. Table 1.0** contains a summary of the overall population and employment targets. **Table 1.1** takes the population target and converts it to housing units by dividing the population target by 2.76; which is the average household size for Mount Vernon according to the 2010 U.S. Census Bureau.

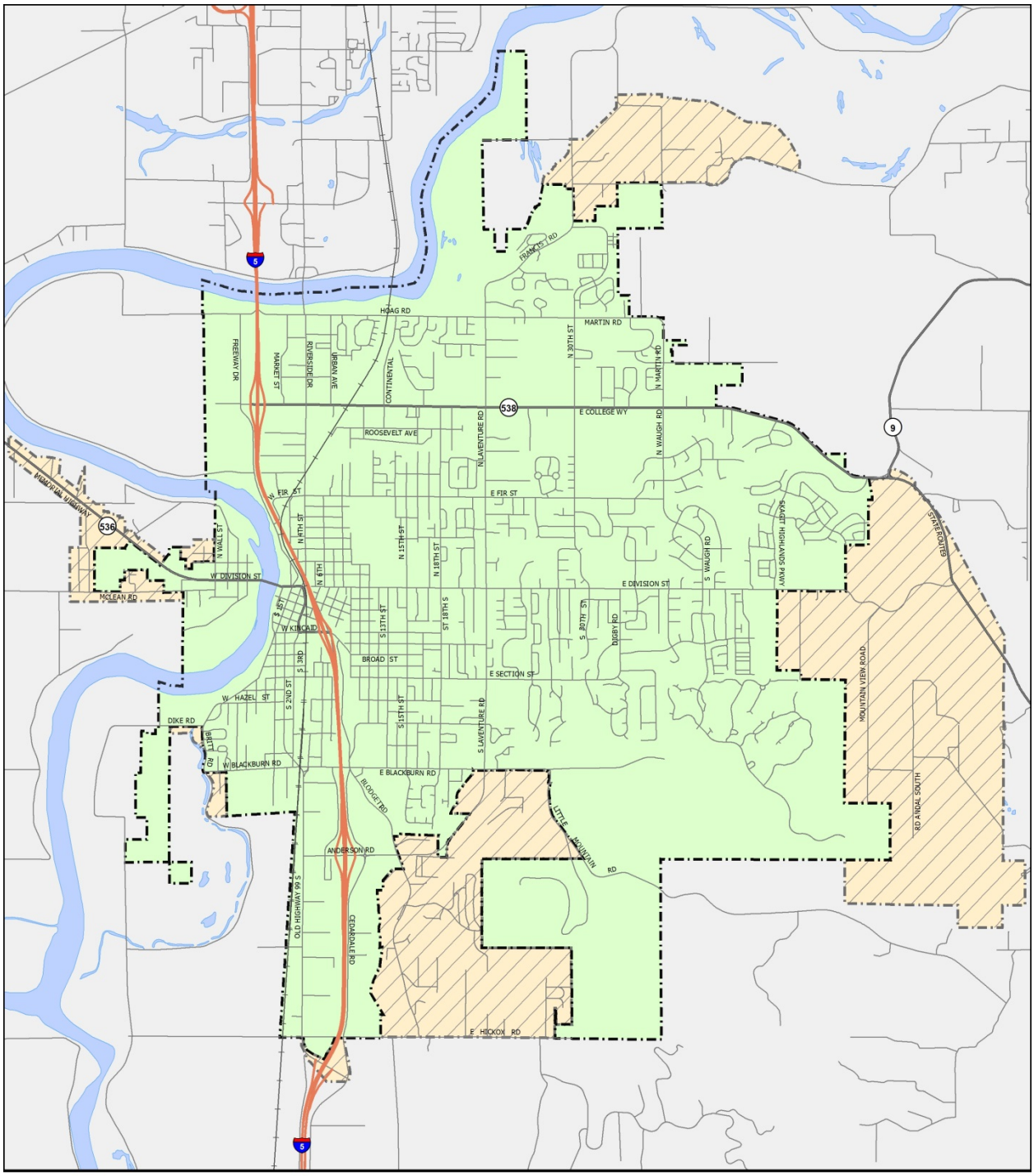
Map 1.0 identifies the limits the current City limits and the City's Urban Growth Areas (UGAs).

TABLE 1.0: GROWTH TARGETS

	2015 EXISTING	2016 to 2036 GROWTH	2016 to 2036 TARGET
Population	33,530	11,842	46,811
Employment	16,503	4,558	21,061

TABLE 1.1: POPULATION TO HOUSING

2016 to 2036 POPULATION	POPULATION to HOUSING	HOUSING TARGET
11,842	÷ 2.76	4,290 units



Map 1.0 - City Boundaries and Urban Growth Areas (UGA)

City of MOUNT VERNON

City Boundary
UGA Boundary
Water Body
Interstate Highway
State Highway
City/County Street
Railroad

0 0.5 1
Miles

Map by MV GIS 3/31/2016

3.0

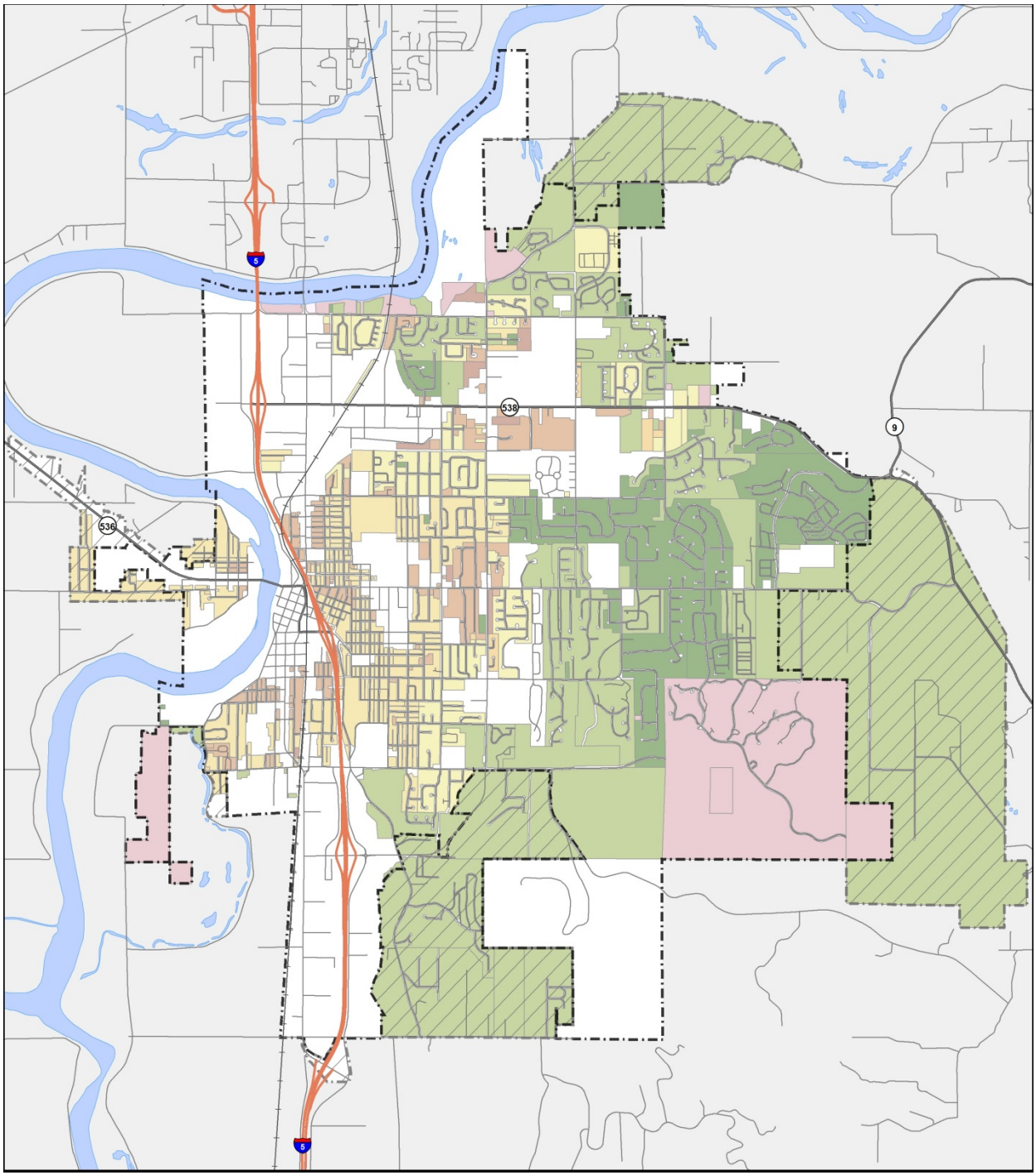
RESIDENTIAL ZONES

The City has nine (9) residential zoning districts that provide for a variety of densities and lot sizes. The zones that predominantly provide for single-family residential structures are the Residential Agricultural (R-A), Single-Family Residential Districts (R-1), and Residential-Office (R-O) Districts. The Duplex and Townhouse (R-2), and Multi-Family Residential (R-3 and R-4) districts provide for duplexes and multi-family structures. **Table 1.2** lists these zones along with their respective maximum densities that are allowed according to the City's zoning code.

To begin the analysis of the residential zones the following bulleted list of data was collected. All of this data was analyzed using geographic Information System (GIS) software.

- Skagit County Assessor's tax parcels;
- Aerial photography produced in the Spring of 2013 and 2015;
- Zoning and Comprehensive Plan designations;
- Maximum density allowed per the parcel's zoning designation;
- Minimum lot size allowed per the parcel's zoning designation (if applicable);
- Parcel size;
- Existence of existing dwelling units; and,
- Approximate square footage of critical areas including wetlands, streams, floodways or areas of geologic hazard, and their associated buffers. Please see the section labeled: *Critical Areas and their Buffers*, for additional information on how these areas were identified and quantified.

Map 2.0 identifies the location of the City's different residential zoning districts.



Map 2.0 - Residential Zones

City of MOUNT VERNON

City Boundary
UGA Boundary

Zoning Designations
R-1,3.0
R-1,4.0
R-1,5.0
R-1,7.0
R-2
R-3
R-4
R-A
R-O

Comprehensive Plan Designations
Medium Density SF (R-1, 4.0)
High Density SF (R-1, 7.0)

N

0 0.5 1
Miles

Map by MV GIS 3/31/2016

3.1: SINGLE-FAMILY RESIDENTIAL ZONES

Once the above-listed data was collected for the single-family residential zones the square footage of any critical areas (plus their associated buffers) was netted out of the gross square footage of these parcels. After this area was netted out of these parcels the remaining square footage of these parcels was multiplied by the maximum density allowed according to their zoning or Comprehensive Plan designations. This was done to separate out parcels that could be further developed with either a short plat or a standard plat.

A short plat allows up to nine (9) lots to be created whereas a standard plat allows the creation of ten (10) or more lots. It was important to differentiate between these two developments potentials (short plat versus the standard plat) because different assumptions regarding future infrastructure needed to be made between these different types of subdivisions.

TABLE 1.2: RESIDENTIAL ZONES

SINGLE-FAMILY ZONES		MULTI-FAMILY ZONES		OTHER RESIDENTIAL ZONES	
Zone	Max. Density	Zone	Max. Density	Zone	Max. Density
R-1, 7.0	7.26 du/acre	R-2	10 du/acre	R-A	1.24 du /acre
R-1, 5.0	5.73 du/acre	R-3	15 du/acre	R-O	9.68 du/acre
R-1, 4.0	4.54 du/acre	R-4	20 du/acre		
R-1, 3.0	3.23 du/acre				

If nine (9) or fewer lots resulted after the critical areas/buffers were deducted, an additional five percent (5%) of the net lot area was also subtracted out to account for stormwater facilities necessary on short plats. If ten (10) or more lots resulted after the critical areas/buffer areas were deducted, an additional twenty-five percent (25%) of the net site area was subtracted to account for necessary road rights-of-way and stormwater facilities. After either the five percent (5%) or twenty-five percent (25%) were subtracted out the net parcel areas were again multiplied by the densities allowed per their respective zoning designations outlined within **Table 1.2.**

The threshold of nine (9) lots was chosen as the City allows short plats up to nine (9) lots and the Mount Vernon Municipal Code (MVMC) allows private streets to serve short plat developments. Private streets are allowed to be located within easements and the area of the private street is part of the lot that is created; thus the square footage for the private roadways does not need to be netted out of the developable area of short plats.

Attachment 1 is a list of 18 different short plats that have either received preliminary or final approval between 2005 and 2015. The average percent of these plats that was found to be encumbered with stormwater facilities was .41%. This percentage is so low because most of these plats did not require stormwater facilities at all; or the facilities that they install were underground vaults that did not take up surface square footage within the plat.

The five percent (5%) of the net site area that is being subtracted out of the short plat parcels was arrived at by taking into consideration the 2005 stormwater standards that the City adopted and begin implementing in 2009 that have the potential for making open stormwater ponds larger than they had historically been under previous stormwater standards. However, there are many innovative techniques that developers are able to utilize, such as Low Impact Development (LID) that will help keep the size of new stormwater ponds manageable.

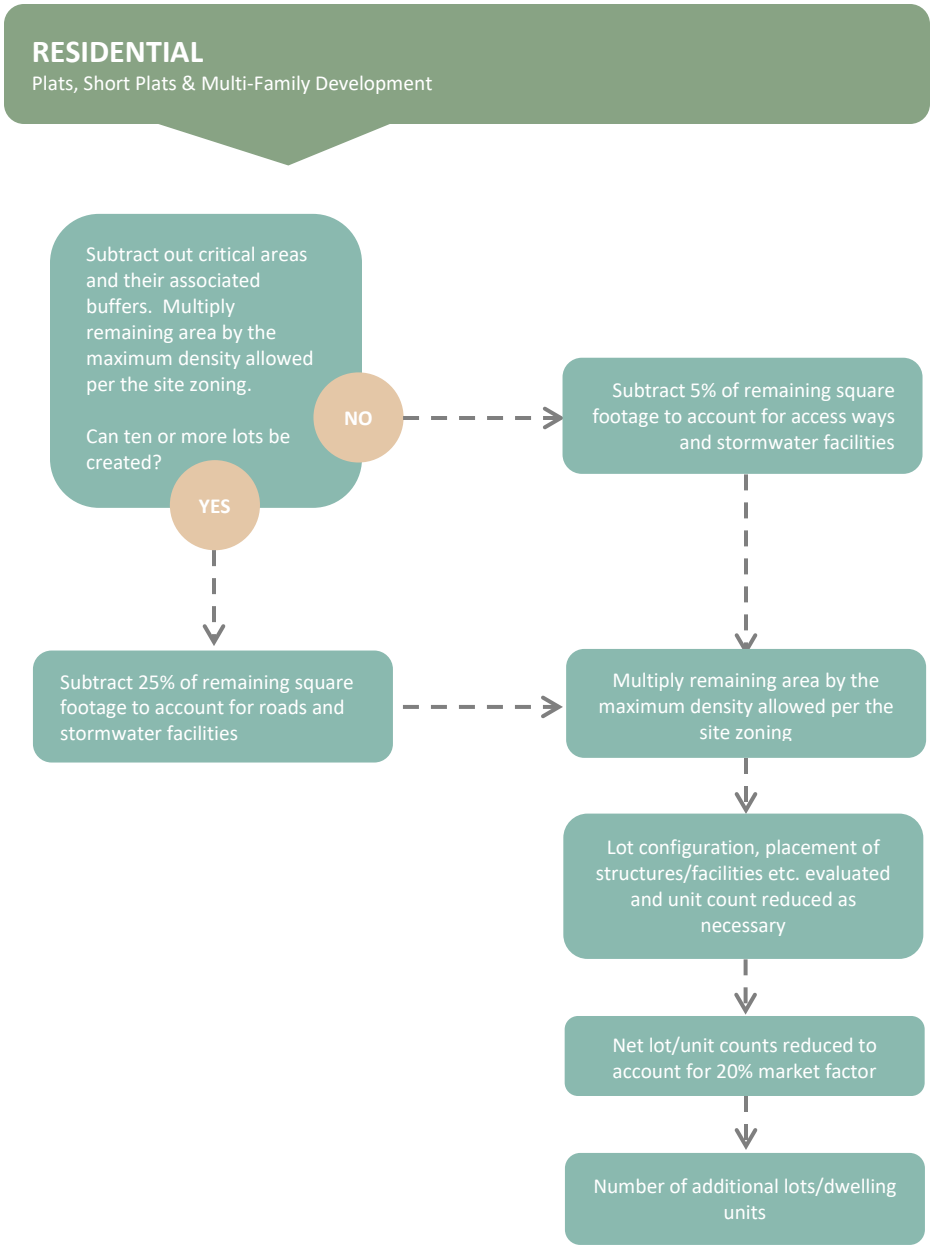
As stated above, if ten (10) or more lots could be created after subtracting out the critical areas/buffer areas, an additional twenty-five percent (25%) of the net site area was subtracted out of the parcel to account for necessary road rights-of-way and stormwater facilities.

The twenty-five percent (25%) figure for the roads and stormwater facilities figure was determined by looking at the streets and detention areas needed to serve 26 different plats located throughout the City. The plats that were analyzed are listed in Table 2 found in the accompanying **Attachment 1.**

Evaluation of these 26 plats showed that the average road right-of-way was nearly sixteen percent (15.7%) of the overall plat; and that close to five percent (4.9%) of the area within the plats were encumbered with stormwater facilities. Similar to the process for the additional land subtracted for short plats; the overall average for the future roads and stormwater facilities was increased from the historic average (when combined) of almost twenty-one percent (21%) *to* twenty-five percent (25%) to account for the new stormwater standards that the City is currently administering.

For illustrative purposes, on the following page is a simplified flow chart that identifies the steps that were taken in determining the potential new housing units that could be developed in the City.

GRAPHIC 1.0: BUILDABLE LANDS PROCESS TO DETERMINE NEW RESIDENTIAL UNITS



3.2: MULTI-FAMILY RESIDENTIAL ZONES

The City has three (3) zoning districts that predominately provide for duplexes and multi-family structures. These include the Duplex and Townhouse Residential District (R-2), and the Multi-Family Residential Districts (R-3) and (R-4).

For these zoning districts the same baseline data (aerial photography, parcel map, land use designations, critical area and buffers, et cetera) was collected and tabulated as was done for the single-family designated parcels. On parcels without existing dwelling units the overall lot size of these parcels and subtracted out the wetland, stream, floodway, steep slopes and all of their associated buffers and then deducted an additional five percent (5%) of the net site area to account for access ways and stormwater facilities on these sites. The remaining net lot sizes were then multiplied it by the densities listed in **Table 1.2**.

The five percent (5%) figure for the access ways and stormwater facilities was chosen by looking at the different configurations available for multi-family development. Unlike single-family zoning districts, the multi-family districts allow the density available in these zones to be clustered in many different ways by incorporating parking under structures, or by stacking units. For this reason a smaller percent was chosen than what was used for the single-family plats of ten (10) or more lots.

For parcels in the R-2, R-3, and R-4 districts that already had existing structures the number of existing multi-family dwelling units was tabulated, and checked against the densities used in **Table 1.2** to see if additional units could be placed on these parcels. If additional density could be placed on these parcels, the critical areas and their associated buffers, five percent (5%) to account for new access ways and stormwater facilities, along with the square footage needed for the number of existing dwelling units was subtracted out. Then the net parcel square footage was multiplied by the density outlined in **Table 1.2.**

3.3: OTHER RESIDENTIAL CONSIDERATIONS

There were a number of other considerations that went into determining the final potential number of additional residential housing units that could be created in the City. Each of these considerations is explained below.

PLACEMENT OF EXISTING STRUCTURES. Regardless of how many additional lots could be created on a parcel, all residentially zoned parcels were evaluated to make sure that the placement of the existing structure(s), the parcel geometry, and location of on-site critical areas and their associated buffers did not preclude additional development on the parcel. There were over 300 parcels within the Residential zones where further development was not possible because the existing structure(s) were placed in a way (generally near the middle of the parcel) making it impossible to subdivide and construct another home; or due to the geometry of the parcel or the location of the critical areas and their buffers. In these cases the number of potential lots was adjusted down to reflect the actual, anticipated potential development. The importance of evaluating the placement of existing structures is illustrated in the two pictures below. In the picture to the left the house is placed in such a way that an additional lot could be created. The picture to the right shows that if this existing home is moved closer to the middle of the parcel it makes the creation of an additional lot impossible.

ACCESSORY DWELLING UNITS AND DUPLEXES. The City's zoning code allows for the construction of both accessory dwelling units (ADUs) and duplexes in single-family residential zones. ADUs, sometimes referred to as 'mother-in-law apartments' can be constructed/created by altering the interior space of an existing dwelling unit, converting an attic, basement, garage or other previously uninhabited portion of a dwelling, adding an attached living area onto an existing dwelling, or constructing a detached living area. Duplexes are allowed in single-family residential zones through different land use processes.

From 2000 to 2015 the City approved a total of 50 ADUs and duplexes in single-family residential zones as shown in **Table 6** in **Attachment 1**. It would not be unreasonable to expect that over the 20-year planning horizon (2016 – 2036) that an additional 67 ADUs/duplex units would be created. This was calculated by taking a historic average of 3.3 units per year (50 ÷ 15 years = 3.33) and multiplying it by the new 20-year planning horizon (3.33 x 20 = 66.7).

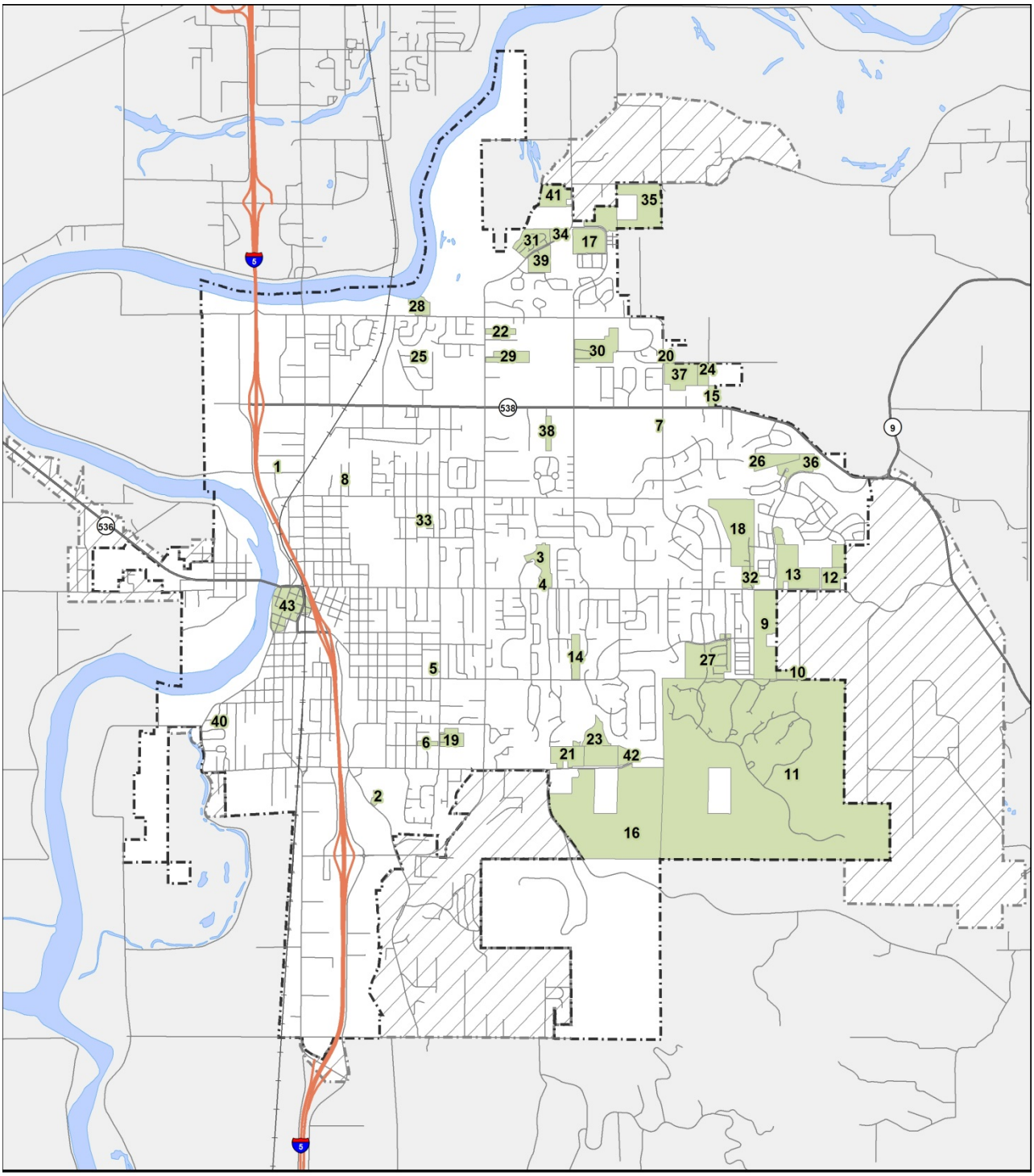
Source: picture on the left copied from https://www.har.com/2215-harvard-st/homevalue_2971828. Picture on the right copied from http://newgreenhomesnorthtexas.com/custom-new-homes-in-argyle-texas

RESIDENTIAL UNITS IN MIXED USE DEVELOPMENT. In the Community Commercial (C-3) and Neighborhood Commercial (C-4) districts multi-family residential units can be constructed with the approval of a conditional use permit. These multi-family units are required to comply with the zoning requirements found in the multi-family residential zone (R-3). After evaluating the placement of existing structure(s), the parcel geometry, and location of on-site critical areas and their associated buffers it was determined that there is 5.55 net acres of property zoned C-3 and C-4 in the City. Consistent with the zoning, it was assumed that this acreage would be developed with both commercial and multi-family uses. This resulted in 69 multi-family units.

PLANNED UNIT DEVELOPMENTS. Planned Unit Developments (PUDs) are zoning overlays allowed within the City. PUDs can result in up to a twenty percent (20%) increase in the density of a subdivision and they allow a mix of different housing types not allowed without a PUD zoning overlay. The additional residential density that will be realized as property is developed with the City's PUD code was not counted as part of this analysis.

EXISTING 'PIPELINE' DEVELOPMENTS. For developments that have: 1) approved Master Plans (such as Eaglemont and Skagit Highlands); 2) received preliminary or final plat approval; 3) received technically complete status and enough is known to ascertain their final lot count, the future development potential was determined by evaluating the number of lots shown within their Master Plans, preliminary or final plat maps, or the mapping that the City has on file.

Map 3.0 identifies the location of the existing 'pipeline' developments.



City of MOUNT VERNON

MAP 3.0 - EXISTING PIPELINE DEVELOPMENTS

City Boundary
UGA Boundary
Current Development Project Site
(ID) Corresponds to Appendix 1 Table 7

N

0 0.5 1
Miles

Map by MV GIS 3/31/2016

This was determined to be a more accurate accounting of the number of lots on these sites due to the approvals that had already been secured; and because more detailed, site specific information was available. Some of these developments already have homes constructed on some of the lots that were created with their particular development. In these cases, the number of lots with homes already built on them were subtracted from the original lot count. A list of these developments and their lot counts is provided in **Table 7** in **Attachment 1.**

TRANSFER OF DEVELOPMENT RIGHTS (TDRS). The City has a Transfer of Development Rights (TDR) program that started with a total of 186 development rights. The TDRs can be used in the City's Single-Family Residential Zones that allow for a maximum density of 4.54 dwelling units per acre (R-1, 4.0) and the Duplex and Townhouse zone (R-2).

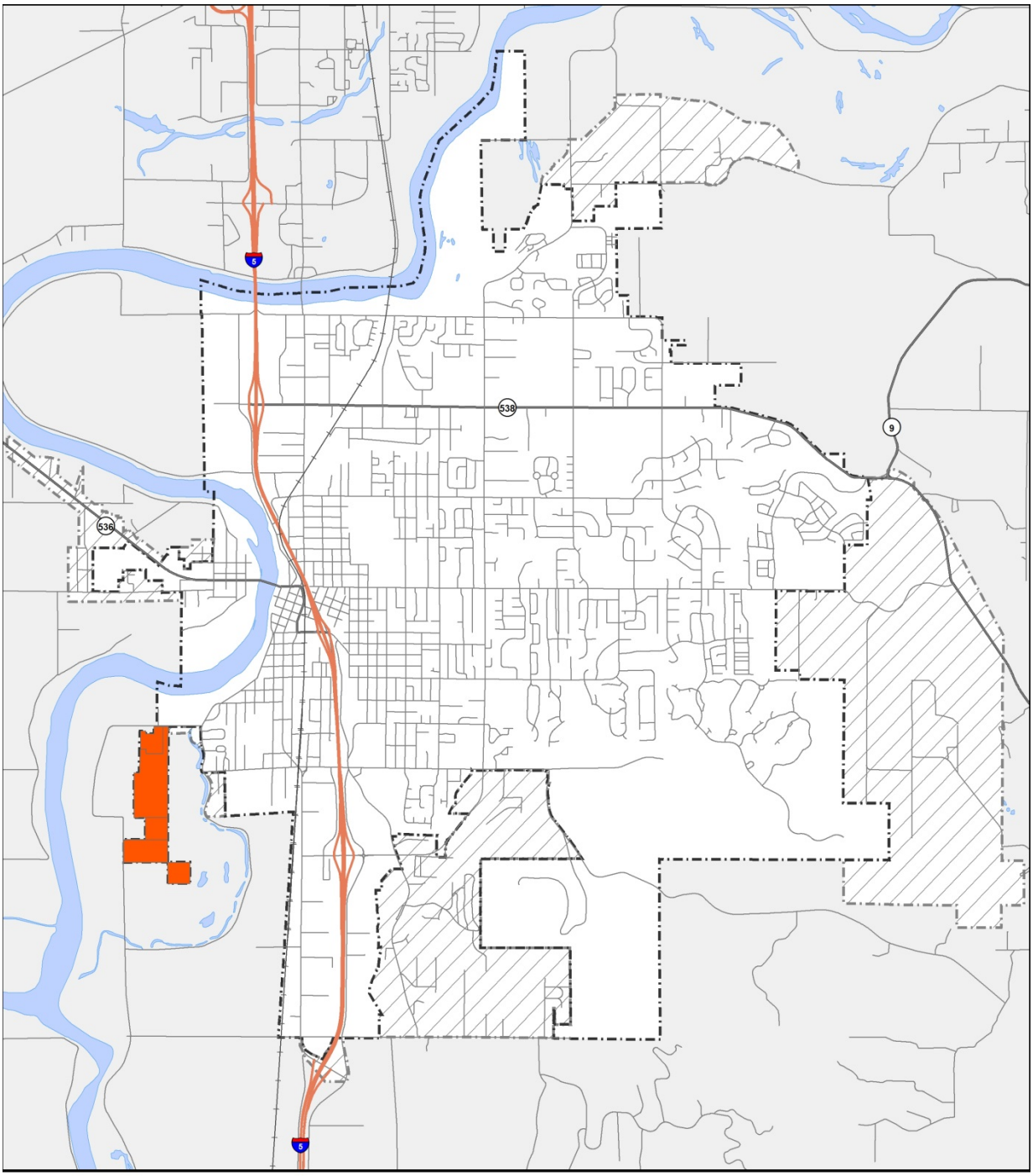
If a developer chooses to use TDRs within their development they are able to increase the net density on their site by one dwelling unit per net acre.

The City has five (5) developments that have either received preliminary plat approval; or have been deemed technically complete that contemplate the use of TDRs. These developments include Iris Meadows (LU06-090) that will use 11 TDRs; Digby Heights (LU07-019) that used 18 TDRs; Trumpeter Place (LU07-023) that used 14 TDRs; and Cedar Heights II (LU07-009) that will use 8 TDRs. This is a total of 79 TDRs that are currently anticipated to be used in the next several years. That leaves 135 TDRs that can be used in the future by new developments.

The sending site where the TDRs originated is a roughly 93 acre site accessed by Dike Road located at the southwest part of the City. This site was not considered as an area where any new development would be located in accordance with the TDR policy. **Map 4.0** identifies the location and extent of the City's TDR sending site.

DOWNTOWN WATERFRONT MASTER PLAN. The City adopted a Downtown and Waterfront Master Plan in 2008. The Master Plan anticipates and plans for 450 multi-family dwelling units being located within the downtown area.

As such, these units have been added to this analysis. Please note that the zoning of the downtown area is C-1; which does allow multi-family units without a specified density restriction expect that fire and building codes must be followed.



Map 4.0 - Transfer of Development Rights (TDR) Sending Site

City of MOUNT VERNON

City Boundary
UGA Boundary
TDR Sending Site

N

0 0.5 1
Miles

Map by MV GIS 3/31/2016

MARKET FACTOR. The State has publications entitled "Providing Adequate Urban Area Land Supply" (1992) and the "Buildable Lands Program Guidelines" (2000) that both recommend that methodologies that are used "assume that a certain percentage of vacant, under-utilized, and partially-used lands will always be held out from development". This assumption about how much land that is held out from development is commonly called a 'market factor reduction', or 'market factor'.

This market factor reduction is intended to address the fact that not all land that could be developed within the planning horizon will be due to landowners not wanting to develop their property because they may be keeping it as an investment, for future expansion, or personal use. Additionally, some landowners may not be interested in developing or subdividing their lots due to factors such as lack of market appeal for the site, or simply lack of interest in the development opportunity.

The Western Washington Growth Management Hearing Board (Board) in Panesko v. Lewis County, articulated the purpose of a market factor [with regard to the sizing of UGAs] by explaining:

"A market factor represents the estimated percentage of net developable acres contained within a UGA that, due to fluctuating market forces, is likely to remain undeveloped over the course of the 20-year planning period. The market factor recognizes that not all developable land will be put to its maximum use because of such things as owner preference, cost, stability, quality, and location and, therefore, the GMA permits jurisdictions to include within a UGA not only the area necessary to accommodate projected growth but allows as a – safety factor – the market factor – expressed as a percentage related to total acreage".

This interpretation of the Board is supported in the Supreme Court's holding in Thurston County (Docket 80115-1, at 31) when the Court stated:

"A market factor represents the estimated percentage of net developable acres contained within a UGA that, due to idiosyncratic market forces, is likely to remain undeveloped over the course of the twenty-year planning cycle".

Even though the Board and Supreme Court discussions, above, are with regard to the sizing of a UGA, they are important in the context of this discussion because when the City is evaluating its land capacity it is important to take into account a reasonable and defendable market factor. Historically, the Board assumed that a market factor less than twenty-five percent (25%) was acceptable. However, more recently, the Supreme Court has stated, "that the reasonableness of a market factor depends on local circumstances and may therefore vary from jurisdiction to jurisdiction" (Thurston County, Docket 80115-1, at 32).

Table 1.3 contains a list of the market factors that different jurisdictions have used. This information was a useful benchmark in determining what Mount Vernon's market factor should be.

When evaluating Mount Vernon, the most compelling reason for a mid-to higher market factor, would be the rural setting of Mount Vernon (this is within the context of Skagit County) where some residents enjoy larger lot sizes. This is evidenced within a handful of plats created since the 1960's where lot sizes average over half and acre in size, like Thunderbird, Forest Estates, and Parkwood Estates. Within these plats the City has received very few inquiries about whether or not these lots could be re-developed (i.e., subdivided) even though this possibility exists.

With Mount Vernon's setting, the information about what other Washington State municipalities had used, and the information from the above-referenced State publications, Board and Court decisions in mind, it was decided that a market factor of twenty percent (20%) would be used for all residentially zoned lands.

TABLE 1.3: MARKET FACTORS FROM OTHER JURISDICTIONS

JURISDICTION:	MARKET FACTOR REDUCTION USED IN THEIR BUILDABLE LANDS ANALYSIS REPORTS FOR RESIDENTIAL LANDS
Clark County	• 10%
King County	• Overall between 5% to 20% with re-developable land discounted more than vacant • Central jurisdictions were between 5% to 10% • Established suburban jurisdictions were between 10% to 15% • Outlying jurisdictions were between 15% to 20%
Kitsap County	• Vacant lands 5% • Underutilized lands 15%
Pierce County	• For vacant lands most factors were between 5% and 25% • For underdeveloped lands most factors where between 10% and 30% • For re-developable lands most factors were between 20% and 50% (These factors varied by jurisdiction within this County)
Snohomish County	• For vacant lands 15% • For partially-use or re-developable 30%
Thurston County	• An average market factor countywide of 24% (These factors varied by jurisdiction within this County)
City of Bellingham	• For vacant land 15% • For partially developed land 25%
City of Edmonds	• For vacant land 15% • For partially used and re-developable land 30%

3.4: RESIDENTIAL SUMMARY

Table 1.4 summarizes the number of additional housing units that could be located in the City taking into account the buildable lands methodology described above. **Map 5.0** illustrates the residentially designated parcels where additional development is possible.

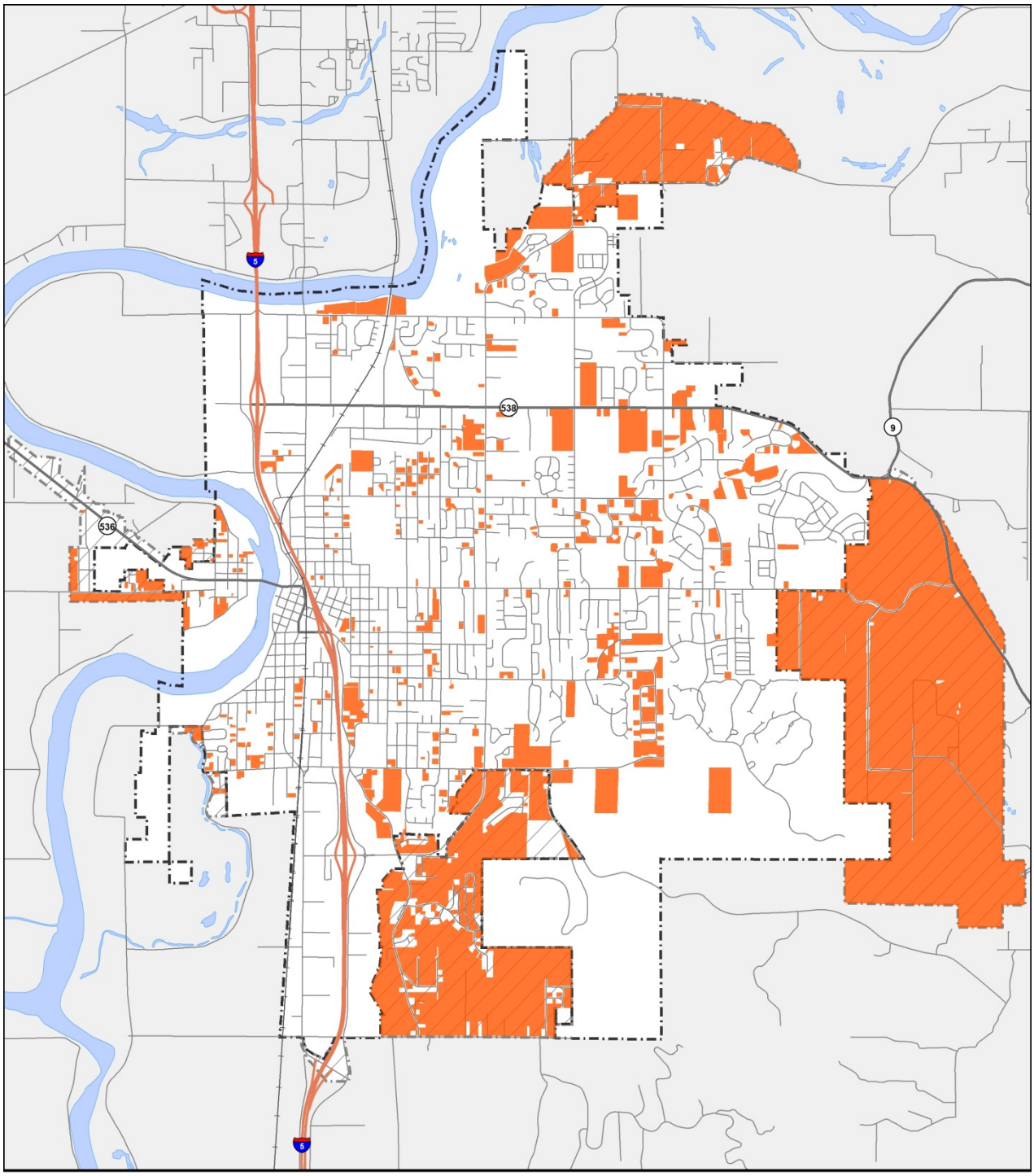
TABLE 1.4: RESIDENTIAL UNIT SUMMARY

	IN CITY[2]	UGA[2]	UNITS BEFORE MARKET FACTOR REDUCTION	20% MARKET FACTOR REDUCTION	TOTAL NEW UNITS
Single-Family[1] Residential	1,282	5,355	6,637	< 1,328 >	5,309
Multi-Family Residential[3]	345	0	345	< 69 >	276
Existing Pipeline Developments[4]	1,888	0	1,888	NA	1,888
Downtown Master Plan Units	450	NA	450	NA	450
Mixed Use Units[5]	69	NA	69	< 14 >	55
Transfer of Development Rights	135	0	135	NA	135
ADUS/Duplexes	67	0	67	< 13 >	54
TOTALS:	4,236	5,355	9,591	< 1,424 >	8,167

[1] Includes all existing or future R-1 zones. Existing R-A zoned properties have been assigned to a zoning category consistent with their existing Comprehensive Plan designations.
[2] See Section 3.0 for the methodology utilized in determining the number of additional lots that could be created.
[3] Includes all R-2, R-3, R-4 zones.
[4] See Section 3.3 and Table 7 for a list of the existing pipeline developments and their associated lot counts.
[5] Units allowed with mixed-used developments in the C-3 and C-4 zones

Mount Vernon's growth target in 2036 is 46,811 people – an increase of 11,842 people between 2016 and 2036. This new population is converted to 4,290 dwelling units by dividing the population by the average household size of 2.76 people.

In the City limits with the 20% market factor applied 3,883 new residential units could be created. This means that nearly 90% of the City's projected 20-year growth could be accommodated within the existing City limits (3,883 ÷ 4,290 = 90.5%).



Map 5.0 - Residential Lots That Could be Further Developed

City of MOUNT VERNON

City Boundary
UGA Boundary
Residential Zoned Parcels With Development Potential

N

0 0.5 1
Miles

Map by MV GIS 3/31/2016

4.0

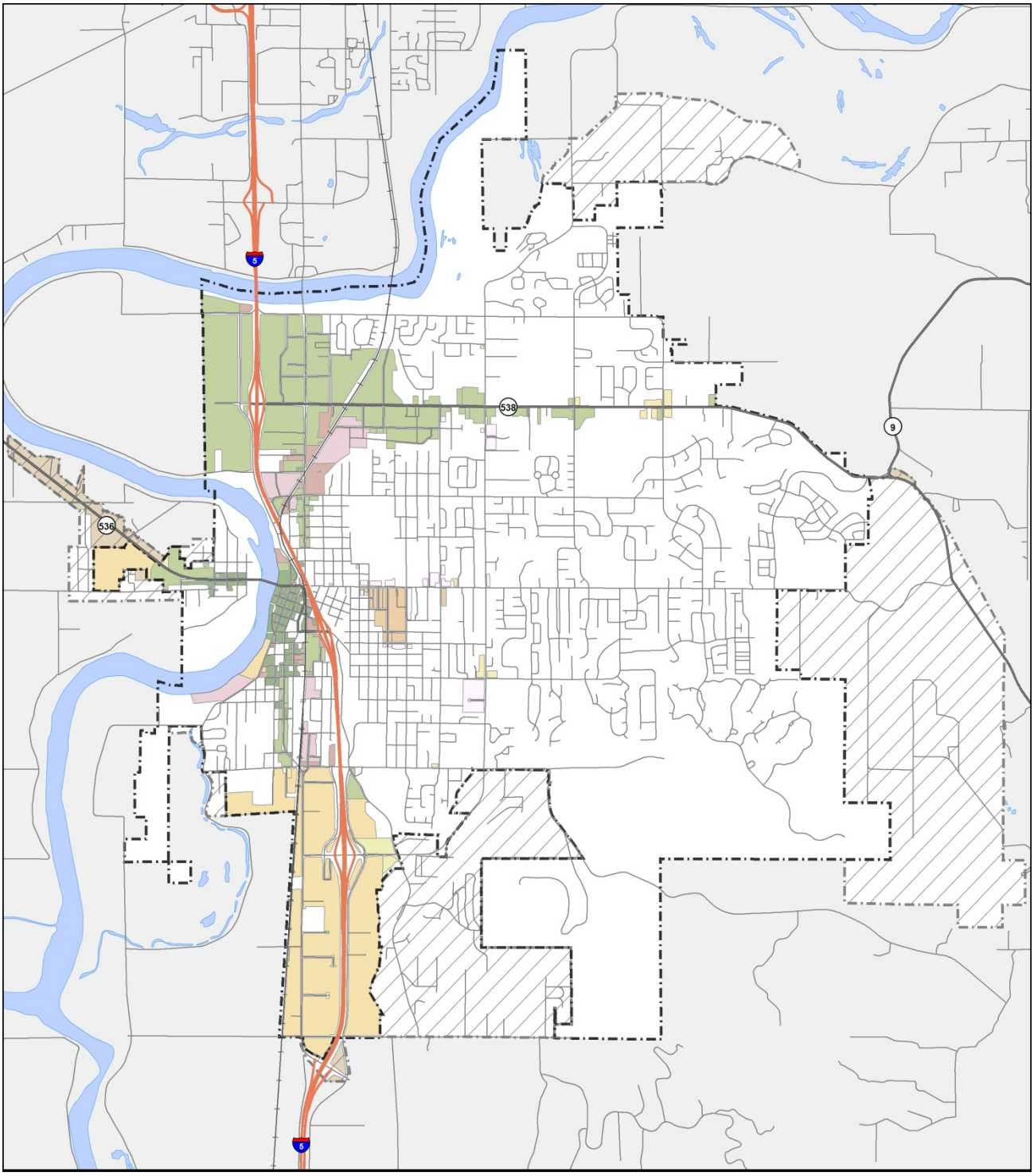
COMMERCIAL / INDUSTRIAL ZONES

The City has ten (10) commercial and industrial zoning districts that provide for a variety of building intensities and uses. These zones include the Health Care Development District (H-D), the Professional Office District (P-O), the Central Business District (C-1) which is mainly the historic downtown area surrounding 1st Street and areas on the west side of the Division Street bridge, the General Commercial District (C-2) which is the zoning found predominately along College Way and Riverside Drive, the Community and Neighborhood Commercial Districts (C-3 and C-4 respectively), the Commercial-Limited Industrial District (C-L) which South Mount Vernon is mostly comprised of, the Light Manufacturing and Commercial District (M-1), and lastly the Industrial District (M-2). **Map 6.0** shows the location of these commercial/industrial parcels.

To begin the analysis of the commercial/industrial zones the following bulleted list of data was collected. All of this data was and analyzed using Geographic Information System (GIS) software.

- Skagit County Assessor's tax parcels;
- Aerial photography produced in the Spring of 2013 and 2015;
- Zoning and Comprehensive Plan designations;
- Physical improvements on the site (building(s), parking lot(s), etc);
- Parcel size; and,
- Approximate square footage of critical areas including wetlands, streams, floodways or areas of geologic hazard, and their associated buffers. Please see the section labeled: *Critical Areas and their Buffers*, for additional information on how these areas were identified and quantified.

Following the collection of the above-listed data twenty percent (20%) of the gross site area was subtracted out to account for access ways and stormwater facilities. The remaining square footage was then tabulated.



Map 6.0 - Commercial / Industrial Parcels

City of MOUNT VERNON

City Boundary
UGA Boundary
Commercial Industrial Zone in UGA

Zoning Designations
C-1
C-2
C-3
C-4
C-L
H-D
L-C
M-1
M-2
P-O

N

0 0.5 1
Miles

Map by MV GIS 3/31/2016

The twenty percent (20%) that is taken out of the square footage for access ways and stormwater facilities was determined by evaluating 11 commercial/industrial developments within the City that were built or planned between 1997 and 2009. **Table 3** in **Attachment 1** contains a list of these developments and the area that was used for their particular access way and stormwater facilities. What was found is that an average of seven percent (7%) of these sites was encumbered with public or private roads or driveways; and that an average of eight percent (8%) of these sites was occupied with stormwater facilities. This means that an average of fifteen percent (15%) of these developments was comprised of access ways and stormwater facilities. As with the residentially zoned lands; the percentage of future sites that would be taken up with larger stormwater facilities that will be constructed due to the new stormwater regulations that the City adopted in 2009. As such, the future coverage for access ways and stormwater facilities was increased from fifteen percent (15%) to twenty percent (20%).

The placement of existing structure(s), the parcel geometry, and location of on-site critical areas and their associated buffers was also evaluated to make sure that these factors did not prevent additional development on these parcels. This was done because there were parcels where even through there appeared to be enough square footage for either an expansion of an existing building or for a new building to be constructed, these factors would prohibit it.

Section 3.2 discussed the additional multi-family units that will be created as part of the City's Downtown & Waterfront Master Plan; however, additional commercial property will also be created in this area. A total of 3.2 new acres of commercial property (zoned C-1) will be created as part of this plan. This additional C-1 acreage has been added as part of this analysis.

For illustrative purposes, on the following page is a simplified flow chart that identifies the steps that were completed to determine the amount of potential additional developable commercial/industrial property.

4.1 MARKET FACTOR/LAND IN HOLDING

The market factor discussion found above in **Section 3.3** also applies to commercial and industrial lands just like it does for residentially zoned property. For this analysis a fifteen percent (15%) market factor reduction for commercial/industrial zoned lands was applied, which is less than the 20% market factor applied to residentially zoned lands.

This market factor was chosen to match the market factor that E.D. Hovee and Associates used within their September 2006 report entitled, "City of Mount Vernon Commercial & Industrial Land Needs Analysis". The justification for this market factor is fully outlined within this report that accompanies the Land Use Element of the Comprehensive Plan labeled as **Appendix C.**

4.2: COMMERCIAL/INDUSTRIAL SUMMARY

Table 1.5 summarizes the acres of additional commercial and industrial land available for development in the City of the 20-year planning horizon using the above-outlined buildable lands methodology.

Map 7.0 shows the location of the parcels where additional commercial/industrial development is possible.

TABLE 1.5: COMMERCIAL/INDUSTRIAL SUMMARY

	2,000 to 10,000 s.f.	> 10,000 s.f. to 1-acre	> 1-acre to 5-acres	> 5-acres
Commercial[1]	5.5 acres	23.1 acres	14.6 acres	25.3 acres
Industrial[2]	5.9 acres	27.9 acres	65.9 acres	6.7 acres
Healthcare District	.42 acres	.82 acres	NA	NA
Downtown Waterfront	NA	NA	3.2 acres	NA
UGA Commercial/Industrial	1.2 acres	6.3 acres	9.9 acres	0
TOTALS:	**13 acres**	**58 acres**	**93.6 acres**	**32 acres**

[1] Includes C-1, C-2, C-3, C-4, LC, P-O, and R-O zones
[2] Includes C-L, M-1 and M-2

Verifying whether or not the City has enough land for commercial and industrial uses over the 20-year planning horizon is much more difficult to ascertain than the residential determination is. Part of the reason this is more difficult is because the different commercial and industrial land uses that are allowed in these zones produce vastly different numbers of jobs. For example, in Mount Vernon, on average, a new mini storage facility provides .60 jobs per acre whereas a professional office creates approximately 16 jobs per acre. With jobs data from the Employment Security Department (ESD) the City was able to calculate jobs per acre ratios for different types of commercial/industrial land uses within the City. A representative sample of these ratios is contained in **Table 1.6** below.

TABLE 1.6: JOBS PER ACRE SUMMARY

LAND USE	DESCRIPTION	JOBS PER ACRE
Retail	Auto oriented retail uses located on sites 1 to 2 acres in size	13
Hotels	Auto oriented hotels with at least 50 rooms	13
Vehicle Sales	Vehicle sales lots on sites .50 to 4 acres in size	15
Mini Storage	Mini storage facilities on at least 4 acres	.60
Offices	Office uses on .50 to 2 acre sites	16
Services	Auto oriented services on sites .4 to 1 acre in size	13

Another factor making the determination regarding whether or not the City has enough commercial and industrial land more difficult is the fact that empty and under-utilized commercial/industrial buildings are not part of this specific analysis.

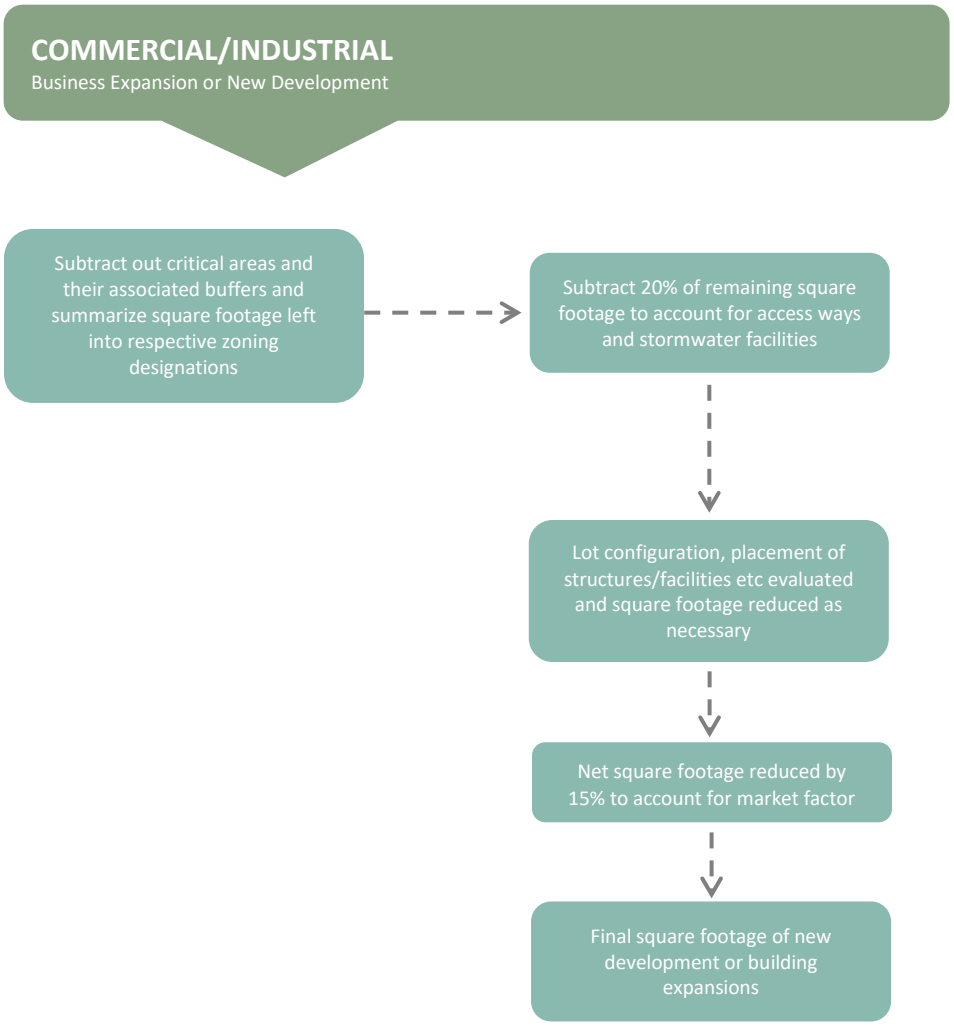
The City's employment target for the 2016 to 2036 planning horizon is 4,558 new jobs. If all of these new jobs were allocated to the 197-acres of vacant commercial/industrial land summarized in **Table 4.2**, in its entirety this acreage would need to produce, on average, 23 jobs per acre (4,558 ÷ 197 = 23) to produce the City's allocation of jobs over the next 20-years. Theoretically it is possible that this acreage could produce this number of jobs; however, given existing and historical trends it is unlikely.

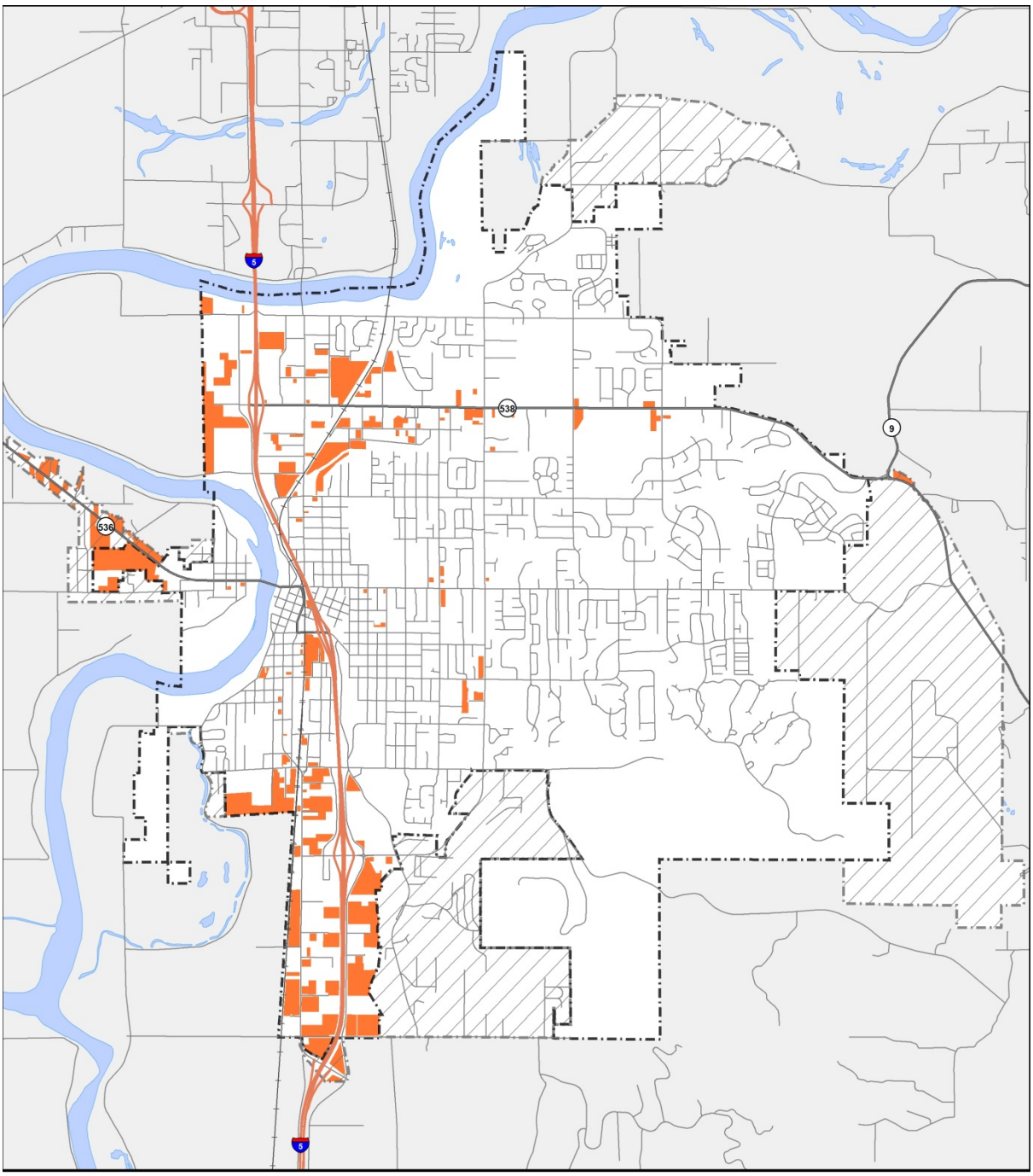
This means that the City needs to make sure that the commercial and industrial lands in the City are primarily used for job producing uses. Policies that prohibit the conversion of commercial/industrial properties to other uses, especially for housing, must continue to be enforced in the City. The City must also continue to look for creative ways to encourage higher density job producing business to locate in the City and to foster job producing uses in other zoning districts.

Attached as **Appendix C** to the Land Use Element of the City's Comprehensive Plan is a report completed by E.D. Hovee and Associates in 2006. This report contains additional background information and analysis with regard to the City's need for additional commercial and industrial land. This report also provides details with regard to where businesses will desire to be located (near Interstate-5) and the need for an inventory of larger commercial/industrial properties to attract higher job producing businesses.

The figure below provides an overview of how the City's commercial/industrial lands were treated through this analysis.

GRAPHIC 2.0: BUILDABLE LANDS PROCESS TO DETERMINE BUILDABLE COMMERCIAL AND INDUSTRIAL LANDS





Map 7.0 - Commercial / Industrial Parcels With Development Potential

City of MOUNT VERNON

City Boundary
UGA Boundary
Commercial / Industrial Parcels With Development Potential

N

0 0.5 1
Miles

Map by MV GIS 3/31/2016

5.0

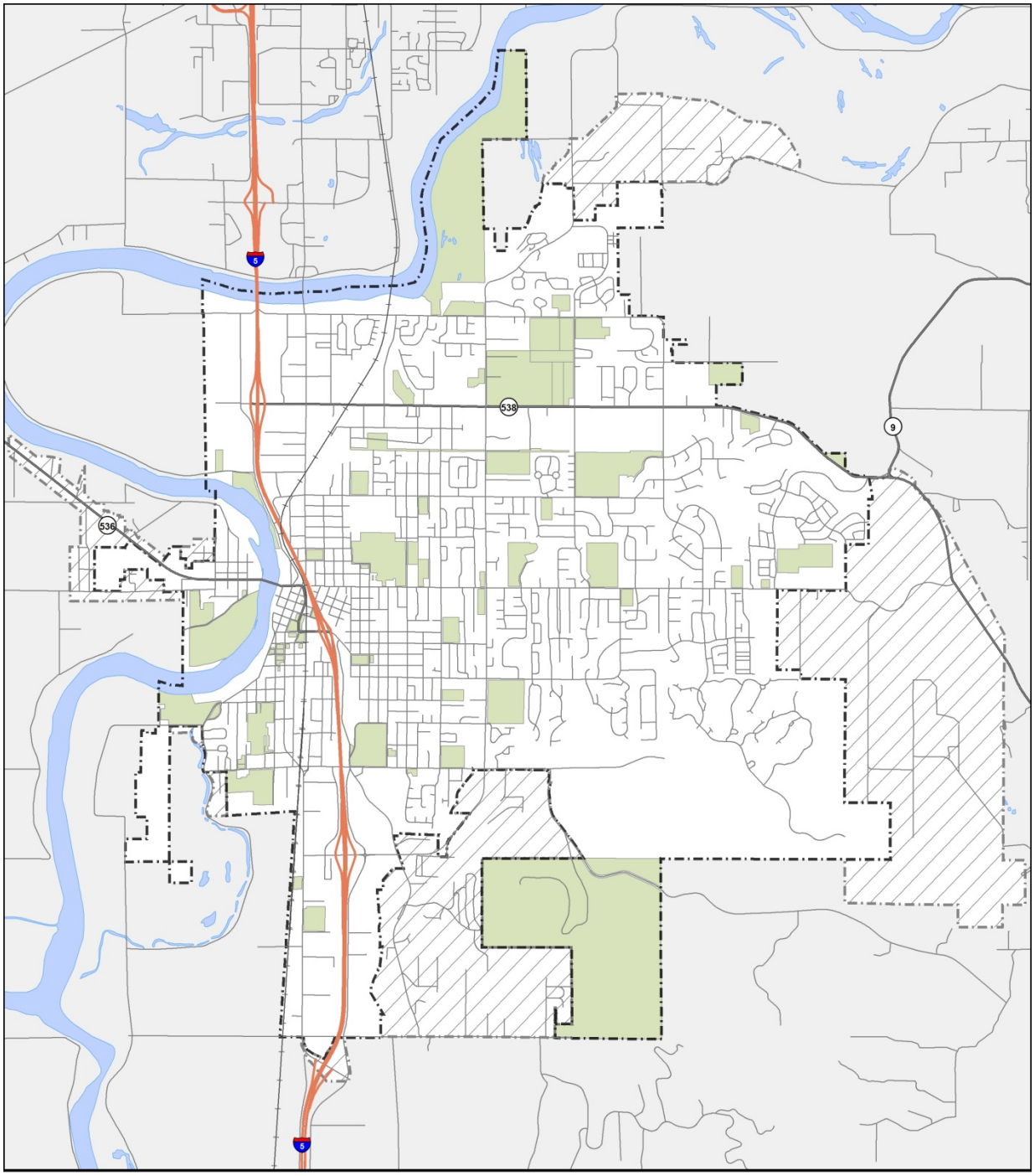
PUBLIC USES

In addition to the residential and commercial/industrial uses already discussed, the City also needs to quantify the amount of land currently occupied with public uses. In the City public uses generally have a zoning designation of Public (P) and associated Comprehensive Plan designations of: Government Center (G), Churches, Community College, Schools (CH, CC, S), Community Park, Neighborhood Park (CP) and Open Space/Cemetery (OS). **Map 8.0** shows the location of these public zones.

As with the other zoning designations discussed earlier within this report, a current Skagit County Assessor's parcel map, aerial photography that was taken for the City in the Spring of 2013 and 2015, and the City's critical area maps (discussed in detail in the 'Critical Areas and Buffers' section that follows) data was collected and stored in the City's Geographic Information System (GIS) and was analyzed using GIS software. This mapping data was supplemented with other Skagit County Assessor's data when necessary.

For each public zoned parcel (again, this is the G, CH, CC, S, CP, OS, and P districts) the following data was also collected and tabulated:

- Zoning and Comprehensive Plan designations; and,
- Parcel size.



Map 8.0 - Public Zones

City of MOUNT VERNON

City Boundary
UGA Boundary
Public Zoned Parcel

N

0 0.5 1
Miles

Map by MV GIS 3/31/2016

The publicly zoned areas were inventoried and tabulated; but not analyzed as areas for future development because a majority of the parcels analyzed showed that most of the site is currently utilized, or Master Plans have been completed showing that future development is envisioned; and, in the case of parks, the open space areas are just that, open space, where development will likely not occur. Cemeteries were also not considered as developable areas as it is likely that unused land within existing cemeteries will be used for future burial sites.

Following is additional information on parks, schools, municipal facilities, and other public uses that exist in the City.

PARKS, OPEN SPACE AND GREENBELTS. The Growth Management Act (GMA) requires, in part, that the City accommodate the growth allocated to the City and that the areas where this growth is planned must also include greenbelt and open space areas [RCW 36.70A.110(2)]. The City has adopted a Parks, Recreation, and Open Space Element in its Comprehensive Plan; however, this analysis did quantify the approximate locations and amounts of additional open space and greenbelt areas that will likely be preserved as undeveloped parcels are developed

Before future open space and greenbelt areas are discussed, it is important to point out that the City has an abundance of existing recreational opportunities and open spaces throughout the City. Currently the City is able to boast 860 acres of parks (developed and undeveloped) , 1,061 acres of resource conservancy areas, five (5) waterfront access sites, over five (5) miles of multi-purpose trails, 23 playgrounds, and two (2) swimming pool facilities.

Greenbelt and open spaces areas will be preserved throughout the City where new development occurs due (in part) to the amount of wetlands, streams, steep slopes, and floodways (plus the buffers that are associated with some of these critical areas) that are located throughout the City. The following section entitled “Critical Areas and their Buffers” fully explains how the location and amount of each of these critical areas was determined.

Additional greenbelt and open space areas will also be created with future developments as the City's landscaping code mandates that between seven (7) to 20 percent (7% - 20%) of the gross site area of all new developments be comprised of landscaped areas. The range in the amount of landscaping that is required depends on the zoning of a parcel, where commercial/industrial parcel require less landscaping; and residentially zoned parcel require more landscaping.

SCHOOLS. Educational facilities in the City are provided by both public and private schools. The public kindergarten through High School education is provided by Mount Vernon School District #320 (District). The district currently has six (6) elementary school sites (kindergarten through eighth grade), two (2) middle school sites (seventh and eighth graders) and one (1) high school site. The district also has four (4) additional facilities that provide operation support functions to the schools in the form of a central office, a special services office, a transportation facility and a maintenance facility.

There are two primary private schools in Mount Vernon including Mount Vernon Christian School and Immaculate Conception Regional School. Mount Vernon Christian School provides a kindergarten through high school education. Immaculate Conception Regional School provides kindergarten through eighth grade education.

The Mount Vernon School District works closely with the City of Mount Vernon in monitoring growth within the City. The District has prepared a Capital Facilities Plan (CFP) that the City has adopted as part of its Comprehensive Plan. Even though the District's CFP is a six (6) year plan it does include projected enrollment out to 2024. The District's enrollment and capacity data identify that two (2) new elementary school will be necessary over the planning horizon. The school district has already purchased two (2) ten acre sites (one on the south side of Swan Road and one on the north side of Division Street) that will someday become elementary schools. For the purposes of this analysis these two (2) sites were not considered for any other type of development except for schools.

Post-secondary education is provided in the City at Skagit Valley College where students can earn numerous different technical or professional certificates or an Associates Degree (2-year degree). The college completed a Master Plan in 2001 that was adopted by the City. This plan shows that the college will be able to accommodate future students within the boundaries of their current campus out to the year 2021 with new buildings and expansions within the campus. However, since the adoption of the College's 2001 Master Plan they purchased an additional neighboring 7.34 acre property in 2007 (located to the east of their existing campus abutting East College Way).

MUNICIPAL FACILITIES. A complete description of the City of Mount Vernon's Capital Facilities, Public Services and Utilities can be found in Chapter 7 of the City's adopted Comprehensive Plan. The City's existing facilities and the properties that they are located on should be able to accommodate the increased staffing and expansions that would be necessary to serve the increased development through 2036.

A major renovation to City Hall was completed in 2002, to the Police and Court Campus in 2009, and additional property was purchased around the existing wastewater treatment plant so that future expansions would be possible.

6.0

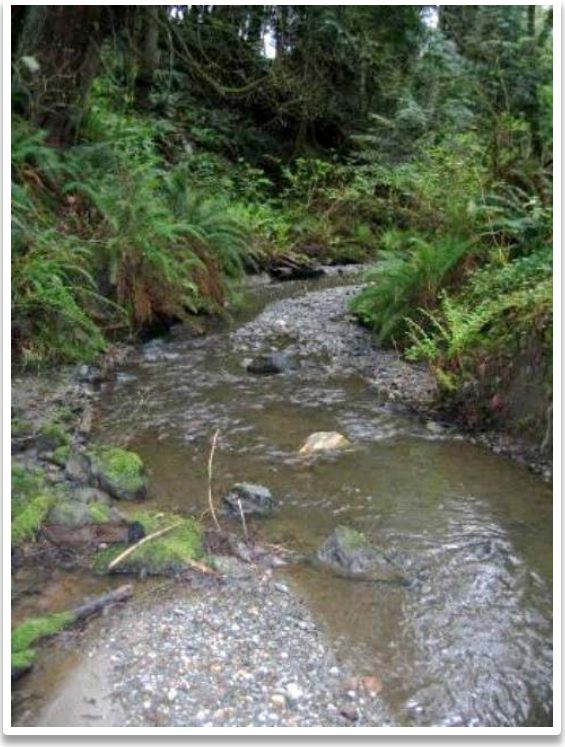
CRITICAL AREAS

The City has several mapping resources and tools that identify potential critical areas within the City. For the purposes of this inventory, the critical areas that were evaluated include streams, wetlands, floodways and steep slopes.

In 2007 when the City's new critical areas ordinance was approved a new, innovative approach to critical area buffers was adopted. This new method allows a property owner to choose between two (2) different approaches in complying with the critical areas ordinance. With the first approach a large buffer is placed around a critical area on a site and the owner doesn't need to do anything else but make sure that the buffer is left alone. The second approach is what is called the 'ecosystem alternative'. With the ecosystem alternative a property owner is able to buy down the big buffer, in exchange for enhancing the buffer that remains, and making sure that water quality facilities are installed on the site. The City then takes the money that the property owner pays to buy down their buffer and enhances a City restoration site within the same basin that the project site is located within. For the purposes of this analysis, these City restoration sites have not been counted as areas where any type of future development will be located.

Due to the different resource maps and information that the City has in its possession stream, wetland, floodways and steep slope areas and their associated buffers had to be dealt with a little differently. The following sections explain how each of these critical areas were inventoried and analyzed.

6.1: STREAMS



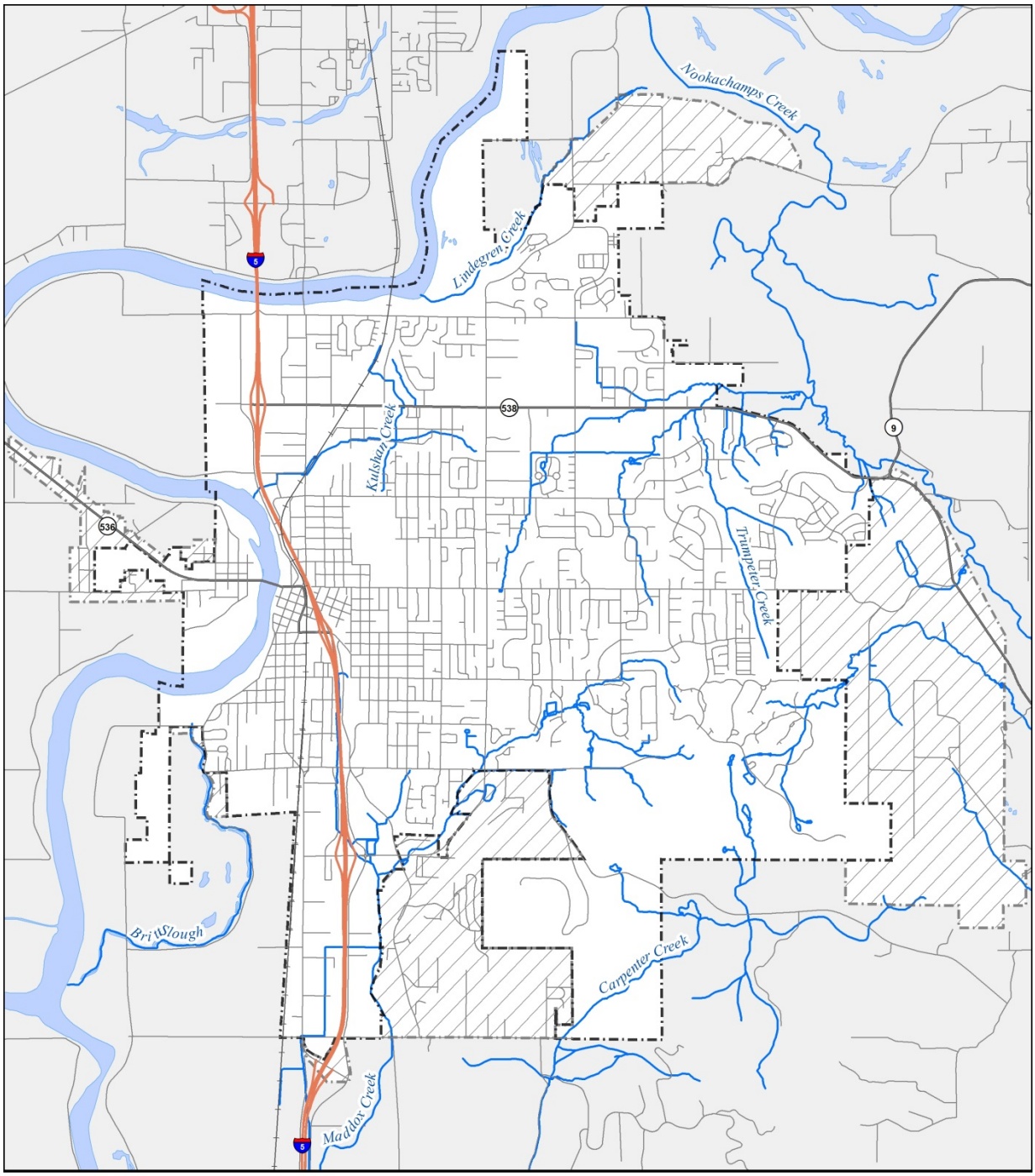
Starting in 2001 the City commissioned a series of reports to inventory the stream systems in the City. These reports have resulted in a majority of the City's stream segments being physically walked by biologists from their confluence to their headwaters. With these different reports, done over time, the City has amassed an array of information about the City's streams including, but not limited to, the following data: potential fish barrier locations and types, stormwater outfall locations and types, water type, sub-basin location, descriptions of whether the system is natural or maintained, gradient, channel width, channel slope, channel composition, and the presence of fish or not.

Even though the City has a way to reduce stream buffers on private property (the ecosystem approach) a conservative approach was taken when evaluating the City's buildable land abutting streams. Along with the width of the stream itself, the following stream buffers were assumed to be unbuildable and netted out of residential and commercial/industrial lands within this analysis.

Map 9.0 shows the location of the City's regulated streams that have, to-date, been identified.

TABLE 1.7: STREAM BUFFERS USED

WATER TYPES	ATTRIBUTES	BUFFER WIDTH STANDARD
F	Fish Habitat Waters	150 feet
Np	Year-Round, Non-fish Habitat	50 feet
Ns	Seasonal, Non-fish Habitat	35 feet



Map 9.0 - Streams

City of MOUNT VERNON

City Boundary
UGA Boundary
Streams

0 0.5 1
Miles

Map by MV GIS 3/31/2016

To illustrate how conservative this approach is **Table 1.8** identifies the maximum stream buffer reductions that could be approved by City should an applicant choose to use the City's ecosystem alternative codified within the Mount Vernon Municipal Code.

TABLE 1.8: ECOSYSTEM ALTERNATIVE STREAM BUFFERS

WATER TYPES	ATTRIBUTES	BUFFER WIDTH ECOSYSTEM
F	Fish Habitat Waters	25 to 50 feet
Np	Year-Round, Non-fish Habitat	25 to 50 feet
Ns	Seasonal, Non-fish Habitat	25 feet

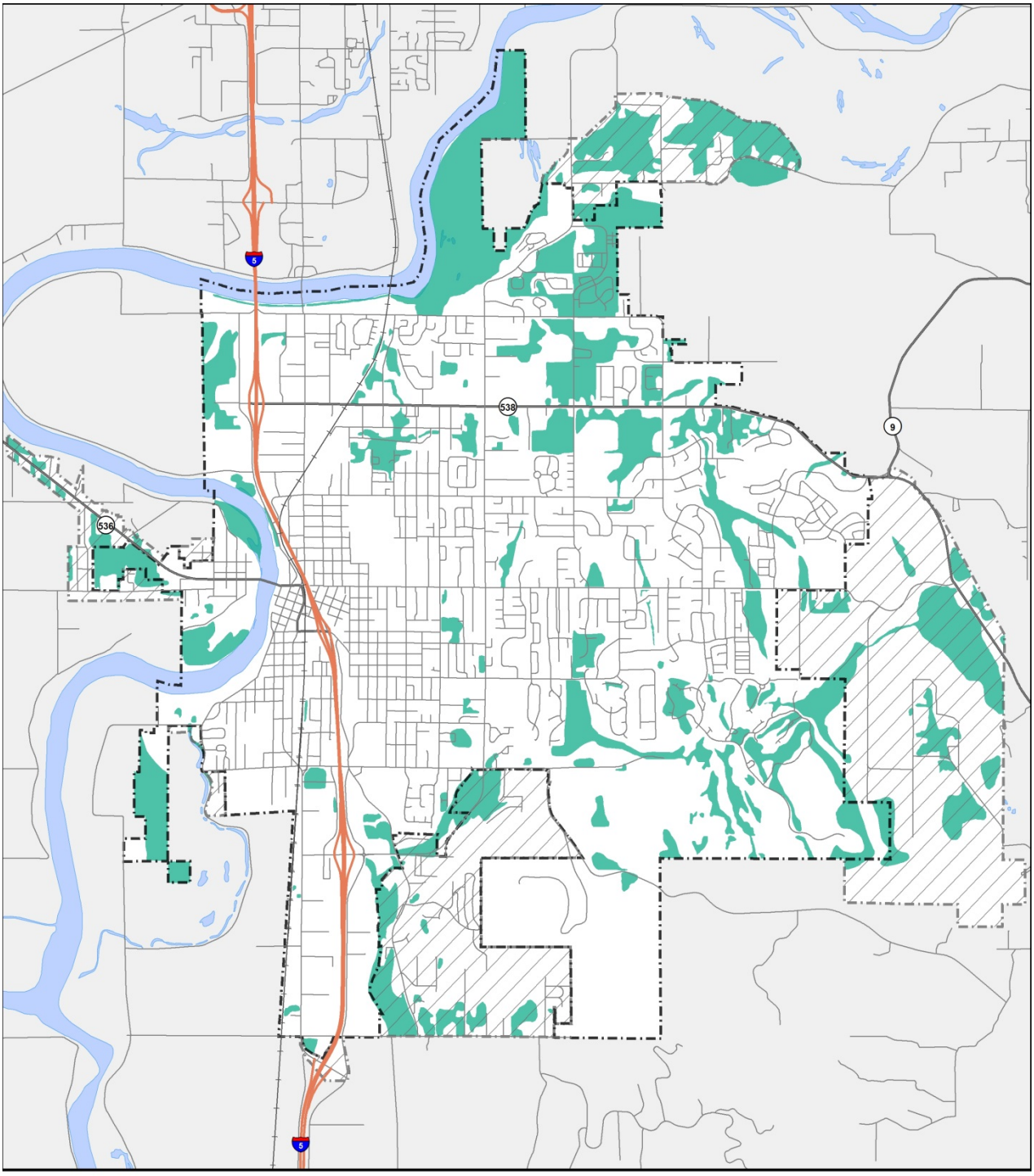
6.2: WETLANDS

The location and extent of wetlands proved to be the most difficult element to factor into the buildable lands analysis. This information was difficult to use because it is far more general than the stream, floodway or steep slope information is.

The reconnaissance level wetland mapping that the City has is a compilation of soil information from the U.S. Soil Conservation Service, the National Wetland Inventory maps, the Department of Natural Resources mapping, actual delineation reports previously submitted to the City, aerial photography, and windshield surveys by biologists. Map 10.0 shows the location of these potential wetland areas.

Comparing the wetlands shown on the City's wetland inventory mapping and actual wetland reports and delineations that the City has on file, overwhelmingly demonstrates that the wetland inventory maps identify far more wetland areas on a site than what is actually found when the site is evaluated by a biologist.

Since the wetland mapping is such a general tool, when a recent wetland analysis was on file with the City, this more accurate information was used with regard to the location and extent of wetlands.



Map 10.0 - Potential Wetland Areas

City of MOUNT VERNON

City Boundary
UGA Boundary
Potential Wetland Area

N

0 0.5 1
Miles

Map by MV GIS 3/31/2016

Table 5 in **Attachment 1** contains a table of 36 plats, P.U.D.s and developments, that cover 478-acres throughout different geographic parts of the City; and compares the percentage of the site shown as wetlands by the City's wetland mapping and the known percentage of wetlands that have actually been delineated on each site. Of the 36 developments that are listed in **Table 5**, the average percent of delineated wetlands was found to be 5%; whereas, the City's mapping indicated that 61% of these same sites could be encumbered with wetlands. Additionally, the 5% of the developments that were found to have delineated wetlands on them is slightly high as five (5) of the wetland areas listed within these developments also include their associated buffers because they (the wetland and its buffer) could not be accurately separated.

Because of the significantly stronger trend of the City's maps to identify more wetland areas than actually exist, and because a property owner could go through the necessary steps to obtain approvals from the Corps of Engineers and the Department of Ecology to fill portions of wetlands that may exist on their property, it was assumed that if a wetland was shown as potentially existing on a parcel fifty percent (50%) of what was shown was considered undevelopable. This means that the 50% would also account for buffers that would be required according to the City's development regulations.

If the City's mapping did not indicate that a wetland could be present, it was assumed that there were not wetlands on that site. But, before incorporating this assumption into this buildable lands methodology aerial photography and existing developments were analyzed to make sure that the City general wetland mapping did not miss any areas of the City where wetlands might exist.

After an exhaustive search for other potential wetland areas within the City, it was determined that this approach was reasoned and supportable. It simply did not make good sense to assume that wetlands might be present where they are clearly not. The areas where the City's mapping does not indicate potential wetlands are generally areas that have been built out with widespread existing impervious surface areas, such as the City's historic downtown and the residential areas on the hillsides to the east of Interstate-5.

Similar to the stream buffer regulations described in the section above, the City's critical area code also contains a 'big buffer' and an 'ecosystem alternative' approach to wetland buffers. The following tables outline the wetland buffers required with the City's standard and ecosystem alternative wetland buffers.

TABLE 1.9: WETLAND BUFFERS

WETLAND CATEGORY	STANDARD BUFFER
I	200 ft.
II	100 ft.
III	75 ft.
IV	50 ft.

TABLE 1.10: ECOSYSTEM WETLAND BUFFERS

WETLAND TYPES	BUFFER WIDTH ECOSYSTEM
II	25 to 75
III	25 to 75
IV	25 to 37.5

It is important to mention that the City does have an approved wetland mitigation bank that can be used to mitigate wetland impacts on property within the City. The Nookachamps Mitigation Bank is located on 267± acres (partially in the City and partially in Skagit County).

This means that a developer has four (4) options with regard to how wetland(s) on their property can be treated. A developer could use the City's 'big buffer' program, they could buy the buffer down with the 'ecosystem alternative', they could purchase wetland credits from the Nookachamps Mitigation bank, or they could go through the Federal, State, and local processes to fill all or portions of the wetlands on their site.

Lastly, the portion of this wetland bank that is located within the City limits was not considered as an area where future development would be located.

6.3: FLOODWAYS

Areas located on the water side of the existing levee system in Mount Vernon were considered by this analysis as floodways; even though they are not officially mapped as such by the Federal Emergency Management Agency (FEMA) on the City's Flood Insurance Rate Maps (FIRM). The City's regulated floodways are shown on **Map 11.0.**

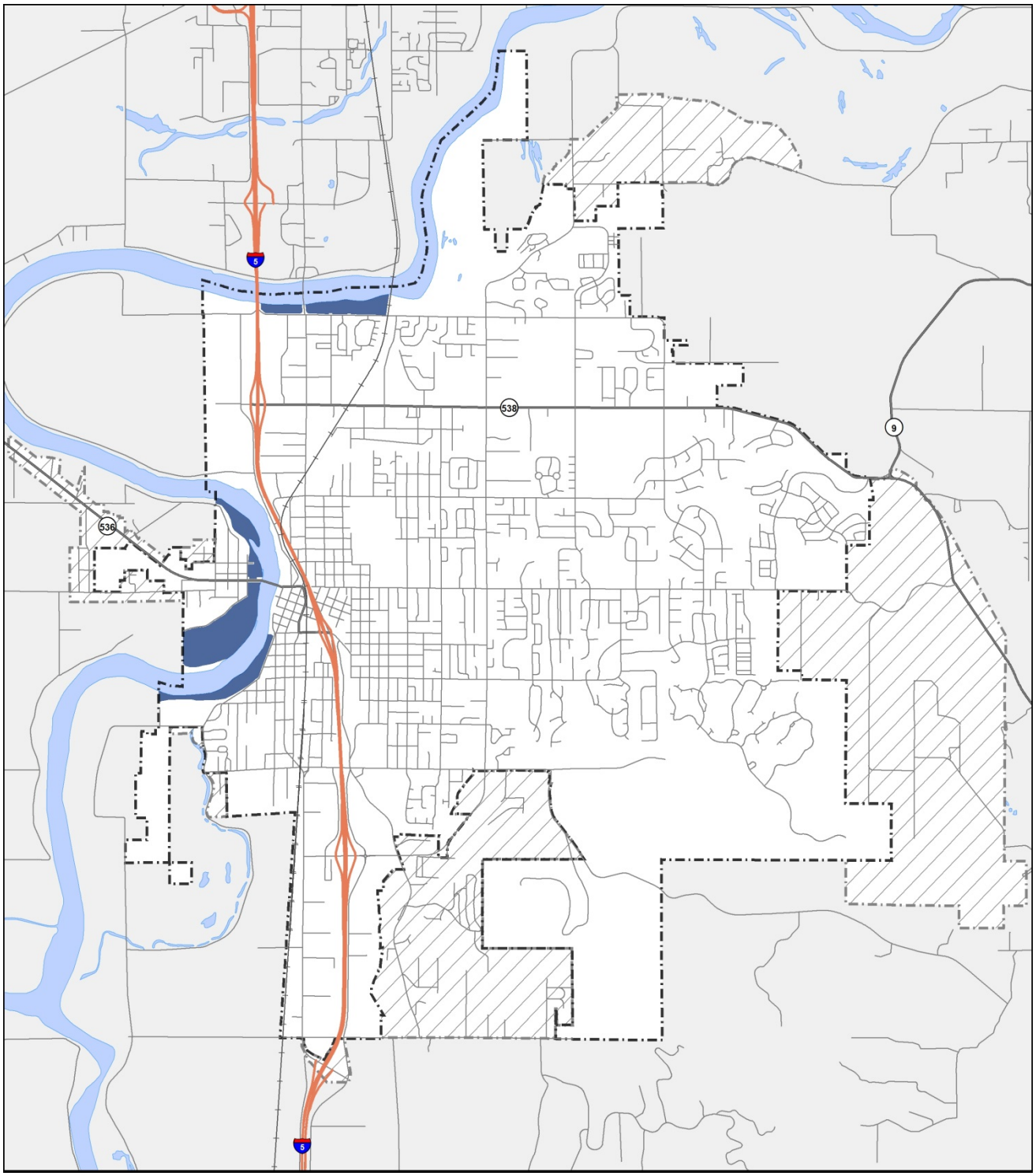
Since there is existing development within these areas, this development was inventoried and tabulated; however, it was assumed that no new development would occur.

There is one geographic area on the landward side of the existing levee, which is located to the north of Hoag Road, east of Interstate-5 and west of the Burlington-Northern railroad tracks that was not considered as an area where additional homes would be constructed due to the close proximity of the existing levee system to the Skagit River. The analysis only inventoried and tabulated the existing homes in this area.

6.4: STEEP SLOPES

Digital orthophotographic mapping was created for the City in the summer of 2000 by Entranco and Triathlon Mapping. This mapping was then used to create topographic maps for the City. The digital topographic maps were utilized to identify slopes over forty percent (40%) that were then considered undevelopable for this inventory.

In addition, a 25-foot buffer from the top, toe and sides of any areas with a slope over forty percent (40%) was also deemed undevelopable. Slopes over 40% are shown on **Map 12.0**.



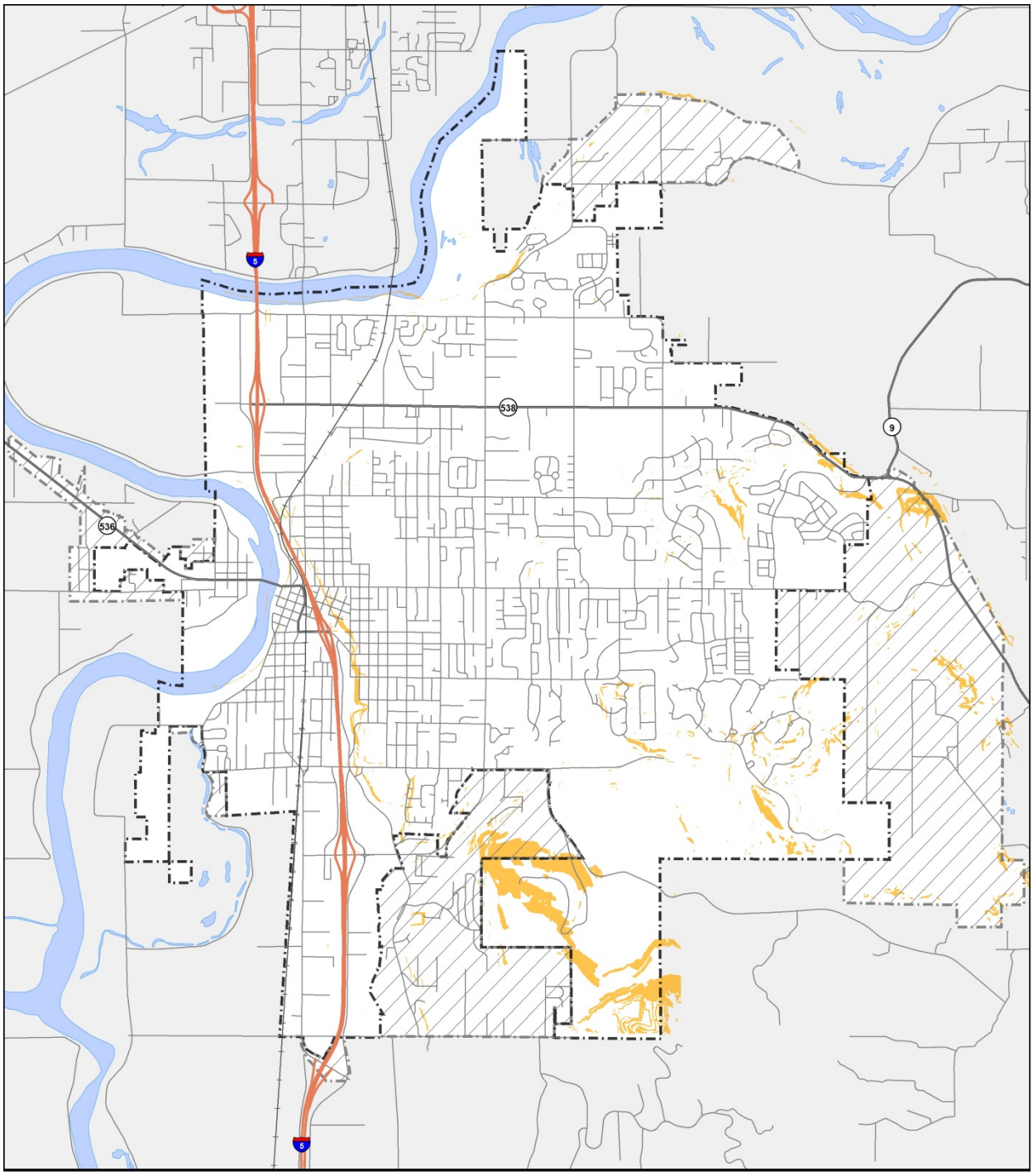
Map 11.0 - Floodways

City of MOUNT VERNON

City Boundary
UGA Boundary
Floodways

0 0.5 1
Miles

Map by MV GIS 3/31/2016



Map 12.0 - Steep Slopes

City of MOUNT VERNON

City Boundary
UGA Boundary
Steep Slopes (>40%)

N

0 0.5 1
Miles

Map by MV GIS 3/31/2016

7.0

RESULTS & CONCLUSIONS

Table 1.11 identifies the different land uses in the City and the amount of land available for development and/or the number of dwelling units that could be constructed.

What is clear from this table is that the City is easily able to accommodate its expected additional population over the planning horizon. In fact, nearly ninety-percent (90%) of the needed dwelling units can be housed within the existing City limits.

What is also clear is that the City may not have enough commercial or industrial land to meet future employment growth. In fact, the 2006 E.D. Hovee report, "City of Mount Vernon Commercial & Industrial Land Needs Analysis" (attached as **Appendix C** to the City's Land Use Element) states that the City needed an additional 809 gross acres of commercial/industrial lands when this report was completed in 2006.

The methodology used in determining how many additional dwelling units could be created, and the available acreage of commercial and industrial lands, is explained in detail in the foregoing analysis; however, keep in mind that areas to account for future roads (including arterials, neighborhood, collector, access ways, and private streets), stormwater facilities (including larger facilities to take into account newer regulations), critical areas and their associated buffers, neighborhood parks, schools, and market factors have all been netted out.

TABLE 1.11: BUILDABLE LAND RESULTS

RESIDENTIALLY ZONED LANDS	IN CITY[2]	UGA[2]	UNITS BEFORE MARKET FACTOR REDUCTION	20% MARKET FACTOR REDUCTION	TOTAL UNITS
Single-Family[1] Residential	1,282	5,355	6,637	< 1,328 >	5,309
Multi-Family Residential[3]	345	0	345	< 69 >	276
Existing Pipeline Developments[4]	1,888	0	1,888	NA	1,888
Downtown Master Plan Units	450	NA	450	NA	450
Mixed Use Units[5]	69	NA	69	< 14 >	55
Transfer of Development Rights	135	0	135	NA	135
ADUS/Duplexes	67	0	67	< 13 >	54
TOTALS:	4,236	5,355	9,591	< 1,424 >	8,167

COMMERCIAL/INDUSTRIAL LANDS	2,000 to 10,000 s.f.	> 10,000 s.f. to 1-acre	> 1-acre to 5-acres	> 5-acres
Commercial[1]	5.5 acres	23.1 acres	14.6 acres	25.3 acres
Industrial[2]	5.9 acres	27.9 acres	65.9 acres	6.7 acres
Healthcare District	.42 acres	.82 acres	NA	NA
Downtown Waterfront	NA	NA	3.2 acres	NA
UGA Commercial/Industrial	1.2 acres	6.3 acres	9.9 acres	0
TOTALS:	13 acres	58 acres	93.6 acres	32 acres

City of MOUNT VERNON

Attachment 1

TABLES REFERENCED WITHIN ANALYSIS

TABLE 1: SHORT PLAT

ROAD RIGHT-OF-WAY AND DETENTION POND PERCENTAGES[1]

SHORT PLAT APPLICATION NAME	LOCATION SEC/TWP/RGE	SITE AREA	# OF LOTS IN PLAT	DETENTION POND SIZE	% OF SITE TAKEN UP WITH POND
Spiller – LU05-012	16 / 34N / 04E	.42 acres	2	None Required	0%
Broman – LU05-058	20 / 34N / 04E	.79 acres	5	N/A Vault Under Road Constructed	0%
Monte Vista – LU05-076	15 / 34N / 04E	10.28 acres	4	.04 acre	.4%
Woodmansee - LU05-078	22 / 34N / 04E	2 acres	6	None Required	0%
Zylstra – LU05-101	20 / 34N / 04E	.57 acres	4	None Required	0%
B & M – LU05-102	20 / 34N / 04E	.44 acres	2	None Required	0%
Ash – LU06-033	29 / 34N / 04E	.88 acres	2	None Required	0%
Davis/Hansen – LU06-056	15 / 34N / 04E	.65 acres	2	None Required	0%
Hoyt – LU06-082	15 / 34N / 04E	1.66 acres	5	.07 acre	4%
Monte Vista (Eyre) – LU06-084	15 / 34N / 04E	1.28 acres	3	None Required	0%
Murphy – LU07-046	8 / 34N / 04E	5.93 acres	4	None Required	0%
Ash – LU07-049	29 / 34N / 04E	1.34 acres	5	Underground plus .04 acre	3%
Pederson – LU07-051	21 / 34N / 04E	1.44 acres	4	None Required	0%
Wharton – LU07-064	22/ 34N / 04E	.94	3	None Required	0%
Nielsen – LU08-025	20/ 34N / 04E	.29	2	None Required	0%
BYK – LU09-021	20/ 34N / 04E	.37	2	None Required	0%
Skjei – LU09-038	9/ 34N / 04E	9.74	4	None Required	0%
McMonagle Short Plat – PL15-099	28 / 34N / 04E	.65 acre	2	None Required	0%
Overall Average:					**.41%**

[1] All of the short plats listed are either final, have received preliminary plat approval, or have been reviewed for technical completeness with their density and infrastructure approved in concept.

TABLE 2: STANDARD PLATS (NOT SHORT PLATS)[1]

ROAD RIGHT-OF-WAY AND DETENTION POND PERCENTAGES

PLAT NAME	LOCATION SEC/TWP/RGE	SITE AREA	# OF LOTS	RIGHT-OF-WAY (ROW)	% OF SITE IN ROW	POND SIZE[2]	% OF SITE POND
Spinnaker Cove Division 2	15/ 34N / 4E	6.47 acres	14	.87 acre	13%	*	*
Gilberts Addition	21 / 34N / 4E	5.29 acres	23	.46 acre	9%	*	*
Kulshan Ridge PUD	17 / 34N / 4E	7.67 acres	33	1.16 acres	15%	.79	10%
Rosewood PUD	9 / 34N / 4E	37.02 acres	248	7.7 acres	21%	1.62	4%
Trumpeter Meadows	16 / 34N / 4E	8.4 acres	34	1.5 acres	18%	.4	5%
Eastgate South	31 / 34N / 4E	7.8 acres	27	1.29 acres	17%	.43	6%
Northwoods Plat	9 / 34N / 4E	9.7 acres	33	1.9 acres	20%	*	*
Big Fir North PUD	28 / 34N / 4E	12.87 acres	48	3.2 acres	25%	.52 acre	4%
Big Fir South PUD	28 / 34N / 4E	9.9 acres	33	1.4 acres	14%	.51 acre	5%
Trumpeter Meadows Phase 2	16 / 34N / 4E	3.9 acres	15	.68 acre	17%	.36	9%
Montreaux PUD	22 / 34N / 4E	33.9 acres	120	3.47 acres	10%	*	*
Iris Meadows TDR Plat	28 / 34N / 4E	12.7 acres	58	2.13 acres	17%	.6	5%
Hanson Heights Plat	21 / 34N / 4E	7.2 acres	18	1.39 acres	19%	*	*
Summerlyn Plat	30 / 34N / 4E	1.66 acres	11	.14 acre	8%	.09 acre	5%
Hillcrest Landing Plat	29 / 34N / 4E	7.56 acres	33	1.09 acres	14%	.20 acre	3%
Cedar Heights West	22 / 34N / 4E	8.2 acres	38	1.17 acres	14%	*	*
Cedar Heights PUD I LU05-010	22 / 34N / 4E	41 acres	221	6.77 acres	17%	*	*
Cedar Heights PUD, Phase II (now Woodside) LU07-009	22 /34N/ 4E	37.6 acres	197	6.3 acres	17%	*	*
Highland Greens Division 1 LU04-093	09 /34N/ 4E	23.7 acres	114	5.1 acres	22%	*	*
Highlands West (Twin Brooks)	22 /34N / 4E	40.2 acres	76	4.3 acres	11%	.55 acre	1.4%
Parkwood Creek (Twin Brooks 1)	22 /34N / 4E	5 acres	11	.56	11%	.22 acre	4%
Trumpeter Place LU07-023	15 /34N / 4E	16 acres	76	1.94	12%	1.3 acres	8%
Jacosa Lane	16 / 34N / 4E	3.37 acres	19	.75 acre	22%	.15 acre	5%

Pinnacle Resources	09 / 34N / 4E	2.9 acres	12	.45 acre	16%	*	*
Digby Heights TDR Plat	21 / 34N / 4E	32.50 acres	147	4.6 acres	14%	.64 acre	2%
Nordic Landing Phases 1 and 2	16 / 34N / 4E	21.5 acres	73	3.3 acres	15%	.41 acres	2%
Overall Averages:					**15.7%**		**4.9%**

[1] All of the plats listed are either final, have received preliminary plat approval, or have been reviewed for technical completeness with their density and infrastructure approved in concept.
[2] Does not include low impact development facilities
* Drains to combined system, or detention not required, % not accurate representation

TABLE 3: COMMERCIAL/INDUSTRIAL DEVELOPMENTS WITH INFRASTRUCTURE

BSP NAME AND LOCATION (SEC/TWP/RGE)	SITE ZONING & SITE AREA	NUMBER OF LOTS CREATED	AREA OF ROAD R-O-W OR ACCESS EASEMENT(S)	% OF SITE ENCUMBERED BY R-O-W	AREA OF STORMWATER FACILITIES	% OF SITE STORMWATER FACILITIES
Western Peterbilt BSP L99-0003 32/34N/4E	C-L 21.35 acres	9	1.14 acres	5%	2.35 acres	11%
Anderson Road, LLC PL03-0071 29/34N/4E	C-L 7.5 acres	4	.40 acre	5%	.47 acre	6%
Hilde Commercial Facility 97-0361 29/34N/4E	C-L 24 acres	12	1.27 acres	5%	1.69 acres	7%
Dimensional Communications 32/34N/04E	C-L (rezoned in 2009) 7.65 acres	3	.45 acre	6%	.40 acre (pond plus underground storage)	5%
REO Family Properties LU05-035 34/34N/04E	C-L 24 acres	12	1.11 acres	5%	.79 acre	3%
Smith/Burkland LU06-060 31/34N/04E	C-L 12.8 acres	6	.37 acre	3%	.43 acre	8%
UBSTRD, LLC LU07-039 15/34N/04E	C-4 1.38 acres	2	0 acres	0% (Waugh already built)	.22 acre storm	16%
Peterson LU09-022 31/34N/04E	C-L 6.47	4	.50 acre	8%	.39 acre	6%
WinCo Foods LU09-045 17/34N/04E	C-2 19.8 acres	9	1.4 acres	7%	1.44 acres (using 2005 DOE manual)	7%
Swanson LU09-037 17/34N/04E	C-2 1.46acres	3	.25 acre	17%	.14	10%
Watson LU09-045 18/34N/04E	C-2 4.25 acres	2	.55 acre	13%	.15 acre	4%
AVERAGES:				**7 %**		**8 %**

TABLE 4: COMMERCIAL/INDUSTRIAL LOT SIZE SUMMARY

BSP NAME	SITE ZONING	NUMBER OF LOTS CREATED	SIZE OF LOTS CREATED
M.G. Hollander, etal MV-3-93 18, 34N, 4E	C-2	4	1.5 acres 3.4 acres 2.1 acres 1.9 acres
Alvin R. Aiken MV-2-94 17, 34N, 4E	C-2	2	.23 acre .36 acre
College Way Marketplace MV-1-94 18, 34N, 4E	C-2	14	5.0 acres .40 acre .87 acre .69 acre .77 acre .65 acre 3.9 acres 1.4 acres .74 acre .72 acre 4.3 acres 4.3 acres 4.2 acres 1.0 acre
Dai Sung Enterprise MV-1-99 18, 34N, 4E	C-2	4	1.7 acres .63 acre .52 acre .52 acre
Keith S. Johnson BSP 5-99 17, 34N, 4E	C-2	2	.98 acre 1.2 acres
Olsen College Way Property, LLC MV-3-00 17, 34N, 4E	C-2	2	.84 acre .82 acre
Mount Vernon Elks Lodge MV-4-01 18, 34N, 4E	C-2	3	2.4 acres .86 acre 1.2 acres
Jefferson Land Company, LLC MV-BSP-02-001 17, 34N, 4E	C-2	5	.81 acre 1.43 acres .48 acre .48 acre .48 acre
Scott Wammack MV-01-03BSP 17, 34N, 4E	C-2	2	.57 acre .77 acre
Riverside Business Park – BSP MV-01-01 17, 34N, 4E	C-2	1	.76 acre

BSP MV 1-98 BSP 17, 34N, 4E	C-2	7	.45 acre .40 acre .61 acre .61 acre .61 acre .36 acre .36 acre
Riverside Business Park – BSP MV-01-01 17, 34N, 4E	M-1	2	.84 acre 1.1 acres
Western Peterbilt BSP L99-0003 32, 34N, 4E	C-L	9	1.0 acre 1.0 acre 1.1 acres 1.8 acres 1.0 acre 1.0 acre 1.0 acre 4.5 acres 4.5 acres
Anderson Road LLC PL03-0071 29, 34N, 4E	C-L	4	1.6 acres 1.7 acres 1.3 acres 1.5 acres
Hilde Commercial Facility BSP 97-0361 29, 34N, 4E	C-L	12	.92 .6 1.05 1.24 1.21 1.22 1.26 4.00 1.02 1.84 1.40 5.31
TOTALS:		**73**	**105.29 acres**
AVERAGES:			**1.44 acres**

TABLE 5: COMPARISON OF SUSPECTED & DELINEATED WETLANDS SUMMARY

PLAT OR DEVELOPMENT NAME	GROSS SITE AREA	NUMBER OF BUILDING LOTS CREATED	AREA OF DELINEATED WETLANDS	% OF SITE ENCUMBERED BY WETLANDS	% OF SITE SHOWN ENCUMBERED BY WETLANDS ON THE CITY INDICATOR MAP	DIFFERENCE BETWEEN ACTUAL DELINEATED WETLANDS AND WHAT IS IDENTIFIED ON CITY INDICATOR MAP
Rosewood P.U.D. 9, 34N, 4E	37.02 acres	152	4.9 acres	13%	100%	87% (↑ = more on indicator map than actually delineated)
Plat of Gilbert's Addition 21, 34N, 4E	5.3 acres	23	.63 acres (includes buffer)	12%	36%	24% ↑
Trumpeter Meadows 16, 34N, 4E	8.4 acres	34	.4 acres (includes buffer)	5%	80%	75% ↑
Trumpeter Meadows, Phase II 16, 34N, 4E	3.9 acres	15	.02	1%	84%	83% ↑
Eastgate South 21, 34N, 4E	7.8 acres	27	.38 acres	5%	97%	92% ↑
Spinnaker Cove, Div. 1 15, 34N, 4E	1.66 acres	7	0 acres	0%	100%	100%↑
Spinnaker Cove, Div. 2 15, 34N, 4E	6.47 acres	14	2.2 acres (includes buffer)	34%	94%	60%
Highland Greens 9,34N, 4E	52.04 acres	262	.4 acre	1 %	74%	73% ↑
Kulshan Ridge P.U.D. 17, 34N, 4E	7.67 acres	33	1.18 acres	15%	100%	85%↑
Security Investors Short Plat 9, 34N, 4E	2.09	2	0 acres	0%	76%	76% ↑
Plat of Northwoods 9, 34N, 4E	9.70 acres	33	0 acres	0%	77%	80% ↑
Big Fir P.U.D. 28, 34N, 4E	12.87 acres	52	.24 acre	2%	0%	2% (more on-site than shown on City indicator map)
Olsen College Way Property, LLC 17, 34N, 4E	1.66 acres	2	.01 acre	1%	45%	44% ↑
Keith S. Johnson BSP 17, 34N, 4E	2.17 acres	2	.19 acre	9%	30%	31% ↑
College Way Pump Station Site 15, 34N, 4E	.37 acre	N/A	0 acres	0%	88%	100% ↑

Short Plat PL01-0915 23, 34N, 4E	9.53 acres	2	1.97	21%	73%	46% ↑
Big Fir South PUD 28, 34N, 04E	9.9	33	.08 acres	0%	16%	16% ↑
Iris Meadows TDR Plat 28, 34N, 04E	12.7	58	.19 acres	1%	48%	47% ↑
Hanson Heights Plat 21, 34N, 04E	7.2	18	1.20 acres	17%	86%	69% ↑
Hillcrest Landing Plat 29, 34N, 04E	7.56	33	.20 acres (includes buffer)	3%	50%	47% ↑
Cedar Heights PUD (Phases I and II)	78.3	374	2.69	3%	23%	20% ↑
Digby Heights 21, 34N, 04E	32.5	147	1.05 acres (includes buffer)	3%	5%	2% ↑
Nordic Landing, Phases 1 and 2 16, 34N, 04E	22.9	75	.05 acres	0%	91%	91% ↑
WalMart 18, 34N, 04E	30 acres	3	0 acres	0%	52%	52% ↑
B & T Short Plat 32,34N,04E	6.34 acres	5	.02 acres	0%	16%	16% ↑
Smith/Burkland 31,34N,04E	12.8 acres	6	.15 acres	1%	22%	21% ↑
White Annexation Area 18, 34N, 04E	26 acres	N/A	0 acres	0%	48%	48% ↑
Woodmansee Swan View 9, 34N, 04E	29.2 acres	98	1.1 acres	4%	62%	58% ↑
Watson 18,34N,04E	4.25 acres	3	0 acres	0%	89%	89% ↑
South Mount Vernon Business Park 30, 34N, 04E	11.75 acres	12	0 acres	0%	66%	66% ↑
Northwest Eye Clinic 17, 34N, 04E	2.63 acres	Commercial Development	.05 acres	2%	47%	45% ↑
Sigmar Lane Development for Skagit Council of Housing 16, 34N, 04E	5.93 acres	Multi-Family Development	.02 acres	0%	27%	27% ↑
Ellis LaVenture Property (P26686) 20, 34N, 04E	1.75 acres	Commercial Development	.29 acre	17%	98%	81% ↑
Charlie Ash Short Plat 29, 34N, 04E	1.33	5	0	0%	65%	65% ↑
Kulshan Landing Short Plat 17, 34N, 04E	2.24 acres	9	.16 acre	7%	69%	62% ↑
Echo Six, LLC 18, 34N, 04E	3.74	Commercial Development	0	0%	70%	70% ↑

TOTALS:	**477.67 acres**		**19.77 acres**			
AVERAGES:				**5%**	**61%**	**59%** (when more wetlands indicated on a site from resource map)

TABLE 6: PERMITS FOR ADUS AND DUPLEX CUPS FROM 2000 TO 2015

APPLICATION NAME & LAND USE NUMBER	ADDRESS	TYPE OF PERMIT ISSUED ADU OR CUP FOR DUPLEX
00-01	2917 Timothy Place	ADU
01-01	1011 Digby Road	ADU
01-02	412 Jefferson	ADU
02-03	2405 Kulshan	Duplex
01-005	Spruce & 15th	Duplex
03-040	1801 Windsor	ADU
03-006	2321 Alison Ave.	Duplex
03-055	1621 Douglas	ADU
03-060	1011 Digby Road	Duplex
04-002	911 S. 27th	ADU
04-006	821 S. 25th	ADU
04-009	1219 N. 18th	Duplex
04-032	122 S. Baker	ADU
04-072	1505 E. Fir	ADU
05-012	3517 East College Way	Duplex
05-014	4220 Montgomery	ADU
05-045	227 N. LaVenture	Duplex
05-054	2227 North LaVenture	Duplex
05-059	2100 S. 19th	ADU
05-063	1910 Forest Drive	ADU
05-068	2418 South 18th	Duplex
05-075	2021 Bel Air Drive	ADU
05-080	1323 Waugh Road	Duplex
05-091	1507 Hillcrest Parkway	ADU
06-002	910 S. 11th	ADU
06-006	227 N LaVenture	Duplex

06-008	3480 Rosewood	ADU
06-043	2104 15th	Duplex
06-046	1620 Forest Drive	ADU
06-054	808 N. LaVenture	ADU
06-063	822 W. Lincoln	Duplex
06-088	1716 and 1704 South 18th Street	2 Duplexes
07-041	4121 Seneca Drive	ADU
08-050	804 Digby Lane	ADU
09-030	227 N. LaVenture	Duplex
09-043	2410 Francis Road	ADU
09-049	1600 Britt Road	ADU
LU11-013	2020 Pacific Place	ADU
LU11-014	2120 Forest Drive	ADU
LU11-015	2616 Francis Road	ADU
LU11-016	2227 North LaVenture Road	ADU
LU11-020	1519 North 19th Street	ADU
LU12-059	400 North 6th Street	ADU
LU12-086	1029 South 30th Street	ADU
PL13-019	2765 East Section Street	ADU
PL13-039	2419 South 18th Street	Duplex
PL15-019	911 North Waugh Road	ADU
PL15-037	3525 Francis Road	ADU
PL15-049	2781 Martin Road	ADU
50 TOTAL ADU AND DUPLEX UNITS IN R-1 ZONING DISTRICTS BETWEEN 2000 AND 2015		

TABLE 7: EXISTING PIPELINE DEVELOPMENT/LOT COUNTS

PLAT/DEVELOPMENT NAME:	FILE NUMBER:	UNIT COUNT:	LOCATION:	STATUS:
Briar Development (Haggen) Phase II	MISC 98-4	20	P115979	Master Plan Approved
Briar Development (Haggen) Phase III	MISC 98-4	16	P27122	Master Plan Approved
Broman Short Plat	LU05-058	2	West side of 18th, between Broadway and Section Streets	Final Plat Approved
Caldera Short Plat	LU05-056	10	West side of Waugh between College and Seneca	Final Plat Approved
Woodside (Cedar Heights Phase II PUD)	LU07-009	187	South side of Division between Waugh and Burlingame	Preliminary Plat Approved
Denham Plat	LU07-060	15	P27576	Preliminary Plat Approved
Eaglemont		507	South of Blackburn (if extended) and east of Little Mountain Road	Master Plan Approved – Several Phases Have Final and Preliminary Plat Approvals
Hanson Heights	LU07-037	18	P27230 and P27473	Preliminary Plat Approved
Harmon Short Plat	LU06-057	1	P24857	Preliminary Plat Approved
Highland Greens	LU04-093	83	North of Rosewood, east of Francis Road	Final PUD Approved, Final Plat Approved for Some Phases
Highlands West	LU05-024	64	West of Skagit Highlands north of Division	Final Plat Approved for 20 Lots Preliminary Approval 65 Lots
Hillcrest Landing	LU06-088	4	East of 18th between Blackburn and Fowler	Final Plat Approved
Hoyt Short Plat	LU06-082	5		Preliminary Plat Approved
Iris Meadows	LU06-090	58	North of Blackburn east of 18th Street	Preliminary Plat Approved
Jacosa Lane Plat	LU06-055	19		Preliminary Plat Approved
Maddox Creek Phase II		9	P109373	Preliminary PUD Approved
Maddox Creek Phase IV	LU07-021	19	P109374	Preliminary Plat Approved
Monte Vista Short Plat	LU05-076	4	P24783	Preliminary Plat Approved
Montreaux	LU05-085	43	P27545	Final Plat Approved on Phase I; Preliminary Plat Approved on Phase II
Murphy Short Plat	LU07-046	4	P24187	Preliminary Plat Approval
Nordic Landing I	LU07-018	3	East of 30th between College Way and Martin	Final Plat Approved for 30 lots Preliminary Approval for 14 lots
Nordic Landing II	LU08-056	30	East of 30th between College Way and Martin	Preliminary Approval
Parkwood Creek	LU06-087	8	North of Division, west of Skagit Highlands Parkway	Preliminary Plat Approved

Pinnacle (Juckett) Plat	LU09-020	12		Preliminary Plat Approval
Skagit Highlands		39		Master Plan, Development Agreement and PUD Approved
Summerlynd Plat	LU06-020	9		Final Plat Approved
Swan View	LU06-079	44		Preliminary Plat Approved
Trumpeter Place	LU07-023	66		Final Plat Approved
North Hill PUD		9	P122828	PUD and plat approval
Skjei Short Plat	LU09-038	2		
Hidden Lakes	LU06-073	365		Draft EIS nearly completed. Project Withdrawn by Applicant
Meadowlark Lane Plat	NA	9	P25776	
PBWA Properties, LLC	NA	3	P54714	
McLaughlin Road Plat	NA	13	P24835	
Downtown Redevelopment	NA	450		Master Plan Completed
Skagit Meadows	LU07-024	24	P104938	Site Plan Approved
Plat of Swan View	LU10-018	74	P24340 P24341	Application Withdrawn by Applicant
Carney MF	NA	4	P104758	
Browman Short Plat	NA	7	P28445	
East Division Street Plat	NA	28	P126391	
Blodgett Short Plat	NA	3	P28239	
East Division PBWA Ownership	NA	45	P27513 P131737 P27512	
TDRs	NA	135		
TOTAL: 2,473 dwelling units				