



SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT

A. SUMMARY AND PURPOSE OF REQUEST

Date: February 27, 2017
Project No./Name: Blade RV Shoreline Permit, PL16-137
Owner/Applicant: 3M Finance & Leasing, LLC
1100 Freeway Drive
Mount Vernon, WA 98273
Planner: Rebecca Lowell

Project Summary: The applicant wishes to rebuild one building and add a covered area (lean-to) to another building on a 2.32± acre commercial site used for repair and maintenance of recreational vehicles (RVs). Specifically, proposed is the demolition of a 2,400± s.f. wood frame pole building and reconstructing it with a 2,700± s.f. pre-fabricated metal building in nearly the same footprint. A 1,760± s.f. covered service bay with open sides (no walls) is also proposed as an addition to an existing retail building on the project site. The project site is located within the Urban Mixed-Use Shoreline Designation. The project will be located landward of the ordinary high water mark (OHWM). No work will be conducted below the ordinary high water mark; and no work will be conducted waterward of the existing levee. The project complies with the standards required per the Shoreline Management Master Program.

Project Location: The project site is adjacent to the Skagit River. The wood frame pole building that will be demolished and reconstructed will continue to be 37± feet from the back of the existing floodwall. The 300± s.f. addition to this structure is being added on the east side of this structure such that the shoreline setback for this structure is not changing. The new covered service bay will be 154± feet from the back of the existing floodwall. Approximately 90 cubic yards of material will be excavated for site development. The project site has an address of 305 Freeway Drive, and the Skagit County Assessor describes the subject site as parcel P26644. Generally speaking, the site is located on the west side of Interstate-5, north of State Route 536 with the Skagit River abutting the west side of the site.

B. GENERAL INFORMATION

Shoreline Designation: Urban Mixed-Use Zone
Zoning: Light Manufacturing and Commercial District (M-1)
Comprehensive Plan: Commercial/Industrial
Existing Site Use: Commercial buildings, parking lot, landscaping and associated infrastructure.
Access: Freeway Drive
Site Area: ± 2.32 acres

EXHIBITS

1. Vicinity Map
2. Site Plans
3. Procedural Paperwork (NOA, Proposed DNS, and Final IDNS)

D. BACKGROUND & PROCESS

A counter complete application was submitted to the City on January 13, 2017 and staff deemed this project technically complete for processing on January 20, 2017.

A Notice of Application and Proposed DNS was issued on February 7, 2017 and published on February 8, 2017. The required comment period for the NOA/DNS tolled on February 21, 2017 with no comments being received. Pursuant to the City of Mount Vernon's Environmental Ordinance and RCW 43.21C on February 27, 2017, the Responsible Official issued a Determination of Non-Significance (DNS) for the proposed project. The 10-day appeal period ends on March 8, 2017.

E. FINDINGS OF FACT & CONCLUSIONS OF LAW

1. The application has been advertised in accordance with WAC 173-27-110, RCW 90.58.140 and the Shoreline Management Master Program for Mount Vernon.
2. The SEPA process will be complete consistent with RCW 43.21C and MVMC Chapter 15.06 after March 8, 2017 so long as no SEPA appeals are filed. Specifically, an Environmental Checklist was submitted as part of the application; a Notice of Application and Proposed Determination of Non-Significance (DNS) was issued on February 7, 2017 and published on February 8, 2017. A DNS was issued on February 27, 2017 and published on February 28, 2017 with an appeal period that ended on March 8, 2017.
3. The subject property falls within the jurisdiction of the Shoreline Master Program for Mount Vernon. The Skagit River has been designated a Shoreline of Statewide Significance; and the subject site has a Shoreline Designation of Urban Mixed Use.
4. The subject property is zoned Light Manufacturing and Commercial District (M-1), has a Comprehensive Plan designation of Commercial/Industrial.
5. The proposed project is consistent with the Shoreline Master Program Goals, Purpose and Management Guidelines:

Goal: Ensure healthy, orderly economic growth by allowing development and/or redevelopment activities in the Shoreline Management Zone (SMZ) that will be an asset to the community and local economy, are consistent with life safety and measures to reduce flood damage, and result in the least possible adverse effect on the quality of the shoreline and surrounding environment.

Purpose of Urban Mixed-Use Designation: is to both acknowledge the historical presence and allow for the continuation of retail, commercial, office, and industrial uses that currently exist on the City's shoreline. This designation also recognizes that Mount Vernon no longer has water-dependent commercial, industrial, or transportation uses, or the water-related uses that characterized its "working waterfront" during the nineteenth and early twentieth centuries. Although the Downtown has changed significantly, as have similar riverfront towns, there are existing uses of an industrial nature that remain important to the economic vitality of the City that will continue to operate at their current locations for the foreseeable future.

Management Guidelines:

- a. Policies and regulations should assure no net loss of shoreline ecological functions as a result of new development.
 - b. Where applicable and feasible, development should include environmental cleanup and restoration of the shoreline to comply with any relevant state and federal law.
 - c. Where feasible, visual and physical public access should be required as provided for in WAC 173-26-221(4)(d).
 - d. Design objectives should be implemented by means such as sign regulations, appropriate scale and massing of buildings, architectural standards, landscaping, and maintenance of natural vegetative buffers.
 - e. Development in the Urban Mixed-use Environment should be managed so that it enhances and maintains the shorelines for a variety of urban uses, with priority given to water-enjoyment uses and public access.
 - f. New development and redevelopment within the area described in the City of Mount Vernon Downtown and Waterfront Master Plan shall be consistent with the objectives and implementation of the City of Mount Vernon Downtown and Waterfront Master Plan
6. The project will be located landward of the ordinary high water mark (OHWM). No work will be conducted below the ordinary high water mark. No work will be conducted waterward of the existing levee.
7. Non-water oriented commercial uses are a permitted use within the Urban Mixed-Use zone so long as, "Public access, as approved by the City, is a condition of approval for development except (i) if such access requirement has already been satisfied pursuant to a prior transfer of property owned by the applicant (or applicant's predecessor in interest) where such property has been used by the City to provide public access as part of a flood risk reduction project or (ii) as provided in "Public Access" section of the SMP".

A portion of the City's river trail and floodwall have already been constructed on the west side of the site abutting the Skagit River providing public access.

8. Non-water oriented commercial uses within the Urban Mixed Use SMA designation are limited to a building height of 55 feet.

The maximum height of the reconstructed pole building is 24.5± feet from grade to the peak of the roof structure. The new lean-to structure has a maximum height of 18± feet from grade to the peak of its roof.

9. Non-water oriented commercial uses within the Urban Mixed Use SMA designation are required to maintain minimum setback shall be a minimum of 10 feet from the landward side of the new flood risk reduction measure except in those cases where the design of the flood risk reduction measure, as approved by FEMA pursuant to the LOMR granted to the City, provides for a setback of less than ten feet from:
- a. Existing structures, and/or
 - b. Any new, replacement structures that have been authorized pursuant to a separate agreement between the property owner and the City to facilitate completion of the flood risk reduction measure.
 - c. Subject to "Mount Vernon Levee/Floodwall Riverbank Slope Encroachment Area Restrictions" that follow:

A. **Floodwall Riverbank Slope Encroachment Area Established.** The provisions of this section shall apply to any land use application seeking approval of new structures, modifications to existing structures, the placement of fill, and/or new construction (collectively “improvements”) that will encroach within forty feet of the floodwall. This area shall extend from a line forty feet from the landward toe of identified levees or floodwalls as shown by official shoreline, zoning, or floodplain maps of the City, except that this section shall not apply to improvements to the levees and floodwalls themselves, or improvements designed to aid in flood proofing. No floodplain permit, shoreline permit, or building permit shall be issued until plans filed with the City show full compliance with this section and are approved by the City.

B. **Floodwall Riverbank Slope Encroachment Area Restrictions - Compliance with FEMA Standards.** A land use application shall not be approved nor permit issued until it is demonstrated by the applicant that the proposed improvement, including any cumulative impacts resulting there from, within the forty-foot floodwall riverbank slope encroachment area (as shown conceptually in Figure 5, below, and as verified in the field at the time of application) complies with all certification standards required for the Mount Vernon levee/floodwall from FEMA’s National Flood Insurance Program (NFIP) as set forth in Title 44 of the Federal Code of Regulations, “Emergency Management and Assistance,” which is hereby adopted now, or as hereafter amended by reference, as if set forth in full as mandatory supplemental design criteria. Demonstration of compliance with FEMA standards shall include, but is not limited to, the following:

1. **Foundation, Embankment and Slope Stability.** The applicant must demonstrate through an engineering analysis by a licensed professional engineer evaluating levee embankment slope and foundation stability, that the proposed improvement will be designed and constructed in a manner that complies with FEMA’s National Flood Insurance Program design criteria for embankment, slope, and foundation stability in effect at the time a legally sufficient application is submitted. As of the date of adoption of this SMP, FEMA’s embankment, slope, and foundation stability criteria is currently specified in Title 44 CFR Section 65.10 as follows:

“The analyses provided shall evaluate expected seepage during loading conditions associated with the base flood and shall demonstrate that seepage into or through the levee foundation and embankment will not jeopardize embankment or foundation stability. An alternative analysis demonstrating that the levee is designed and constructed for stability against loading conditions for Case IV, as defined in the U.S. Army Corps of Engineers (COE) manual, “Design and Construction of Levees” (EM 1110–2–1913, Chapter 6, Section II), may be used. The factors that shall be addressed in the analysis include: depth of flooding, duration of flooding, embankment geometry and length of seepage path at critical locations, embankment and foundation materials, embankment compaction, penetrations, other design factors affecting seepage (such as drainage layers), and other design factors affecting embankment and foundation stability (such as berms).”

In addition to the required analysis set out above, a licensed professional engineer shall certify that any proposed improvement to be constructed within the forty-foot floodwall riverbank slope encroachment area will not compromise the foundation, slope, or embankment stability of the Mount Vernon levee/floodwall according to FEMA standards. Any reports or analysis completed by the City related to the Mount Vernon levee/floodwall embankment foundation or slope stability may be referenced or incorporated in the applicant’s submittal. Unless otherwise prohibited or exempt by law, the City shall make those reports or analysis available to the applicant upon request.

2. **Structural Integrity.** The applicant must demonstrate through an engineering analysis by a licensed professional engineer evaluating the Mount Vernon levee/floodwall structural integrity, that any proposed improvement will be designed and constructed in a manner that

complies with FEMA's National Flood Insurance Program design criteria for structural integrity in effect at the time a legally sufficient application is submitted. As of the date of adoption of this SMP, FEMA's structural requirements and design criteria are currently detailed in Title 44 Section CFR 65.10(b) paragraphs (1) through (7) of the NFIP regulations. Such demonstration shall include, but not be limited to: a) certification by a licensed professional engineer that the proposed improvement will not compromise the structural integrity of the Mount Vernon levee/floodwall according to FEMA standards, and b) evidence of compliance with all other applicable development regulations of the City of Mount Vernon in effect at the time a legally sufficient application is submitted including all buildings codes adopted by the City of Mount Vernon that set forth standards for construction or improvements near foundations.

3. Exceptions - de minimis structures/activities. Unless the City determines additional review is required under Section C, hereof, or determines that the FEMA certification standards required for the Mount Vernon levee/floodwall in place on the date of adoption of this SMP have materially changed requiring the improvements to meet different standards, the following improvements are exempt from the provisions of Sections B1 and B2 above, and shall be approved if the applicant provides certification from a licensed professional engineer that: a) the Skagit River bank geometry within the project area has not changed significantly from the conditions described in the Report on Mt. Vernon Flood Protection Project, Geotechnical Assessment, Mount Vernon, Washington, prepared by Golder Associates, dated January 9, 2009; b) the prevailing FEMA regulations setting out design criteria for structural integrity and river bank stability assessments have not materially changed from those in place on the date this SMP was adopted; c) that all relevant soils data have been examined and are sufficient with respect to site investigation and requirements of applicable building codes and that additional investigations are unwarranted; and d) the proposed improvement will meet the following applicable design standards:

- i. sidewalks, pedestrian walkways and other paved areas (a) located at least ten feet from the flood wall or levee that (b) do not require excavation of more than two feet below existing grade for their construction and (c) utilize no more than twelve inches of rock fill/paving materials above existing grade for their construction (overlying existing pavements with new asphalt, or replacing existing on-grade sidewalks or walkways in kind may extend to the flood wall or levee);
- ii. buildings and other structural improvements (a) located at least ten feet from the flood wall or levee, (b) that otherwise meet the requirements of the Mount Vernon City Code, and (c) are constructed on drilled shafts, auger cast piles (as opposed to driven piles), helical piles, or micro-piles. The installation of these deep foundation elements shall be completed with cranes and other construction equipment that can be positioned outside the setback area itself or which do not exceed the weight limits set out in subsection (v) below, and which do not cause strong ground vibrations that could decrease the stability of the underlying soil;
- iii. the excavation, installation and backfilling of utility lines and related structures (a) located at least ten feet from the flood wall or levee, (b) completed during low river flow periods, and (c) utilizing backfill material that is of low permeability and requiring little or no compaction (e.g. crushed rock or control density fill (CDF)). Excavation shoring shall be provided to prevent trench wall instability for excavations of more than three feet within no less than a 2:1 (horizontal:vertical) zone of the flood wall or levee;
- iv. improvements that are constructed on existing building foundations located within the applicable setback that were in place prior to issuance of the Conditional Letter of Map Revision by FEMA, dated August 24, 2010, for the City's flood risk reduction system, provided

that the load placed on such foundations does not exceed the loads for which such foundations were originally designed and certified;

v. other activities/structural improvements that are (a) located at least ten feet from the flood wall or levee, (b) will not require excavation of more than two feet below existing grade, (c) are constructed during low flow conditions, (d) do not exert more than 150 pounds per square foot of vertical load on the existing soil, and (e) do not require construction equipment within the forty-foot setback area weighing more than 26,000 pounds, which is the average weight of a medium-sized track hoe (PC120 or equivalent); and

vi. improvements to existing or replacement structures located within ten feet of the flood risk reduction structure where the design of the flood risk reduction structure, as approved by FEMA through the Conditional Letter of Map Revision (“CLOMR”) granted to the City, provides for a setback of less than ten feet from (a) the existing structures and/or (b) any new, replacement structures that have been authorized pursuant to a separate agreement between the property owner and the City to facilitate completion of the flood risk reduction structure.

C. Additional Engineering Review.

1. All improvements subject to review under this section may be subject to additional review, at the option of the City and at the cost of the applicant, by a registered engineering professional retained by the City who is familiar with FEMA regulations and standards for the certification of flood projects designated by the City of Mount Vernon. As a condition of approval, the registered engineering professional shall determine there is: a) compliance with FEMA standards involving structural integrity of the floodwall/levee so as not to result in decertification; b) compliance with FEMA standards for slope, foundation, and embankment stability so as not to result in decertification; and c) the project overall is designed and proposed to be constructed in a manner that complies with all applicable development regulations of the City of Mount Vernon in effect at the time a legally sufficient application is submitted including compliance with FEMA’s National Flood Insurance Program so as not to result in decertification of the Mount Vernon levee/floodwall from FEMA’s National Flood Insurance Program as set forth in Title 44 of the Federal Code of Regulations.

2. In lieu of the additional review determination set forth above for those improvements subject to review under Section B3, the City may, at the option of the City, and at the cost of the applicant, require as a condition for approval a determination from a registered professional engineer retained by the City who is familiar with FEMA regulations that there is: a) compliance with the standards set forth in Section B3; and b) that those standards satisfy FEMA standards in effect at the time a legally sufficient application is submitted.

3. Any decision by the City to require additional engineering review under this Section C shall be neither arbitrary nor capricious.

D. Certification Defined. Certifications by licensed engineers required under the provisions of this section shall be those required from FEMA’s National Flood Insurance Program as set forth in Title 44 of the Federal Code of Regulations, as now or hereafter amended. As of the date of adoption of this SMP, certifications involving the identification and mapping of special hazard areas and the mapping of areas protected by levees are currently specified in Title 44 Section CFR 65.2 as follows:

“For the purpose of this part [Part 65], a certification by a registered professional engineer or other party does not constitute a warranty or guarantee of performance, expressed or implied. ‘Certification of data’ is a statement that the data is accurate to the best of the certifier’s knowledge. ‘Certification of analyses’ is a statement that the analyses have been performed

correctly and in accordance with sound engineering practices. 'Certification of structural works' is a statement that the works are designed in accordance with sound engineering practices to provide protection from the base flood. 'Certification of "as built" conditions' is a statement that the structure(s) has/have been built according to the plans being certified, is/are in place, and is/are fully functioning.

In the event the flood risk reduction measure is: i) not constructed or ii) does not receive a LOMR, the setback in this area shall be the same as in Note 10 (above). The setback at the Urban Mixed-use environmental designation at parcels P28950 and P28951 (approximately South First Street at Virginia Street) shall be the same as in Note 10 (above).

12. Determined by geotechnical analysis or Chapter 15.36 MVMC.
13. Breakwaters, jetties, groins, and weirs located waterward of the OHWM are allowed only where necessary to support water-dependent uses, public access, shoreline stabilization, or other specific public purpose, such as fish and wildlife habitat enhancement. A conditional use permit shall be required, except for those structures installed to protect or restore ecological functions, such as woody debris installed in streams. Breakwaters, jetties, groins, and weirs shall be designed to protect critical areas and shall provide for mitigation according to the sequence defined in WAC 173-26-201(2)(e).
14. Use of dredge materials may be allowed only in conjunction with an approved habitat restoration project.
15. Residential, multi-family is only allowed in the Urban Mixed-use designation between parcel 26644 and parcel P26505, inclusively (Downtown Mount Vernon) and in the Urban Mixed-use designation located in West Mount Vernon.
16. If parking is within a structure, refer to Note 11, if surface parking without an associated structure, the setback is 0 feet from the toe of the landward side of the dike.
17. Established agricultural use may be maintained as a legal, non-conforming use. Development on agricultural land that does not meet the definition of agricultural activities, and the conversion of agricultural land to nonagricultural uses, shall be consistent with the environment designation, and the general and specific use regulations applicable to the proposed use and shall not result in a net loss of ecological functions associated with the shoreline.
18. Multi-family allowed above ground or at ground level, if not visible from the street, at 76 or more units with a Conditional Use Permit (if in the C-1 District).
19. Residential density, minimum and maximum if applicable, measured per net acre (du/a), in the Shoreline Residential environmental designation is as follows: R-A zone: 1.24 du/a (min 35,000 lot size); R-1, 3.0: 3.23 du/a (min 9,000 sf lot); R-1, 4.0: 4.0 to 4.54 du/a (7,500 sf lot); R-1, 7.0: 4.0 to 7.26 du/a (4,500 sf lot).
20. Trails for pedestrians and non-motorized vehicles are permitted. There is no minimum setback for pedestrian and non-motorized vehicle trails.
21. For water-dependent commercial use in the Aquatic Environmental Designation, if an element of the project, i.e. pedestrian access, connects landward of the OHWM, Note 11 shall apply.

Both proposed structures will be located more than 10 feet from the landward side of the existing flood protection measure. Specifically:

- The wood frame pole building that will be demolished and reconstructed will continue to be 37± feet from the landward side of the existing floodwall.
- The 300± s.f. addition to the existing structure closest to Freeway Drive, that will be utilized as a covered service bay, is being added on its south side such that the 154± foot shoreline setback from the landward side of the existing floodwall will be maintained.

F. DECISION

Based on the above-listed findings-of-fact and conclusions-of-law, the Director or Director’s Designee, has determined that the Blade RV Shoreline Substantial Development Permit (Permit No. PL16-137) is consistent with the policies and provisions of the Mount Vernon Shoreline Management Master Program and the Shoreline Management Act; and as such, that this permit be **APPROVED** subject to compliance with the Mount Vernon Municipal Code and the conditions listed below:

1. The applicant shall submit documentation showing compliance with the Floodwall Riverbank Slope Encroachment Area and its associated restrictions outlined on pages 3 to 7 of this staff report.
2. The applicant is required to have Building Permit(s) and a Floodplain Development Permit issued for this project prior to any earth disturbing activities taking place.
3. Any work within the City’s right-of-way requires an applicant to submit and have issued a right-of-way permit.

SIGNATURE:



REBECCA LOWELL,
SENIOR PLANNER

February 27, 2017

DATE

G. EXPIRATION/APEALS/NOTES TO APPLICANT

Shoreline Substantial Development Permits are Process II decisions per MVMC Chapter 14.05; where a final decision is made by the director or the director’s designee without a public hearing.

This decision may be appealed in an open record appeal hearing to the hearing examiner within 14 days of the date this document was signed by the approval authority, as noted above. The hearing examiner decision may be appealed in a closed record appeal to the city council. Further information may be obtained by contacting the Community & Economic Development Department at: 910 Cleveland Ave / P.O. Box 809, Mount Vernon, WA 98273, (360) 336-6214.

Additional Shoreline Permit Requirements per WAC 173-27-090:

2) Construction activities shall be commenced or, where no construction activities are involved, the use or activity shall be commenced within two years of the effective date of a substantial development permit. However, local government may authorize a single extension for a period not to exceed one year based on reasonable factors, if a request for extension has been filed before the expiration date and notice of the proposed extension is given to parties of record on the substantial development permit and to the department.

(3) Authorization to conduct development activities shall terminate five years after the effective date of a substantial development permit. However, local government may authorize a single extension for a period not to exceed one year based on reasonable factors, if a request for extension has been filed before the expiration date and notice of the proposed extension is given to parties of record and to the department.

(4) The effective date of a substantial development permit shall be the date of filing as provided in RCW 90.58.140(6). The permit time periods in subsections (2) and (3) of this section do not include the time during which a use or activity was not actually pursued due to the pendency of administrative appeals or legal actions or due to the need to obtain any other government permits and approvals for the development that authorize the development to proceed, including all reasonably related administrative or legal actions on any such permits or approvals.

(5) Revisions to permits under WAC 173-27-100 may be authorized after original permit authorization has expired: Provided, That this procedure shall not be used to extend the original permit time requirements or to authorize substantial development after the time limits of the original permit.

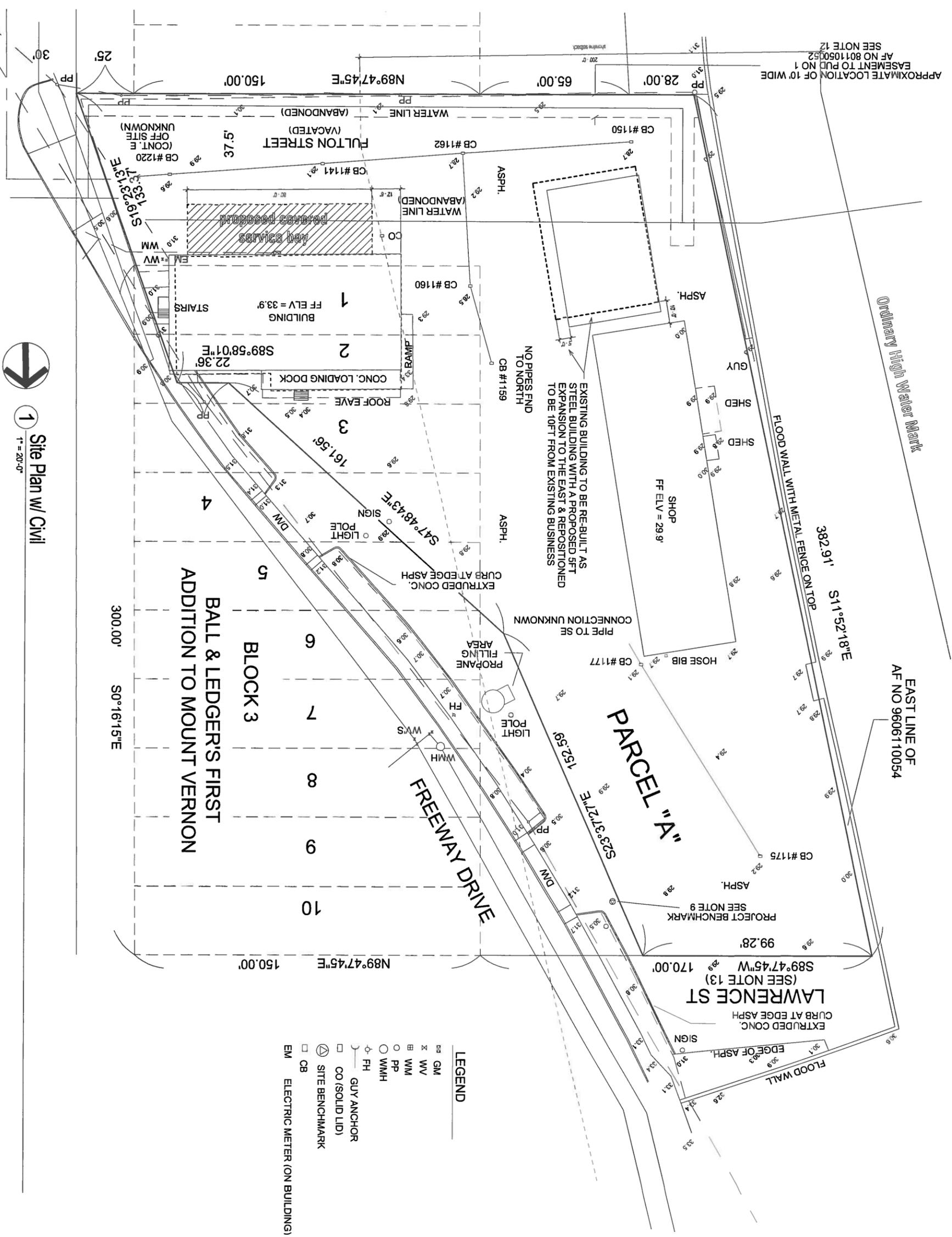
(6) Local government shall notify the department in writing of any change to the effective date of a permit, as authorized by this section, with an explanation of the basis for approval of the change. Any change to the time limits of a permit other than those authorized by RCW 90.58.143 as amended shall require a new permit application.

EXHIBIT 1 – VICINITY MAP

VICINITY MAP



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1 Site Plan w/ Civil
1" = 20'-0"

- LEGEND**
- GM
 - WM
 - PP
 - WMH
 - FH
 - GUY ANCHOR
 - CO (SOLID LID)
 - SITE BENCHMARK
 - EM ELECTRIC METER (ON BUILDING)
 - CB

UNDERWOOD & ASSOCIATES, LLC
 1005 4th Street
 anacortes, washington 98221
 360.588.0471
 mike.underwood, AIA
 mike@underwoodarchitecture.com



Shoreline Permit
 Project name:
**Blade RV
 Shoreline
 Permit**

Project: 2016-05
 Issue Date: 9/30/16

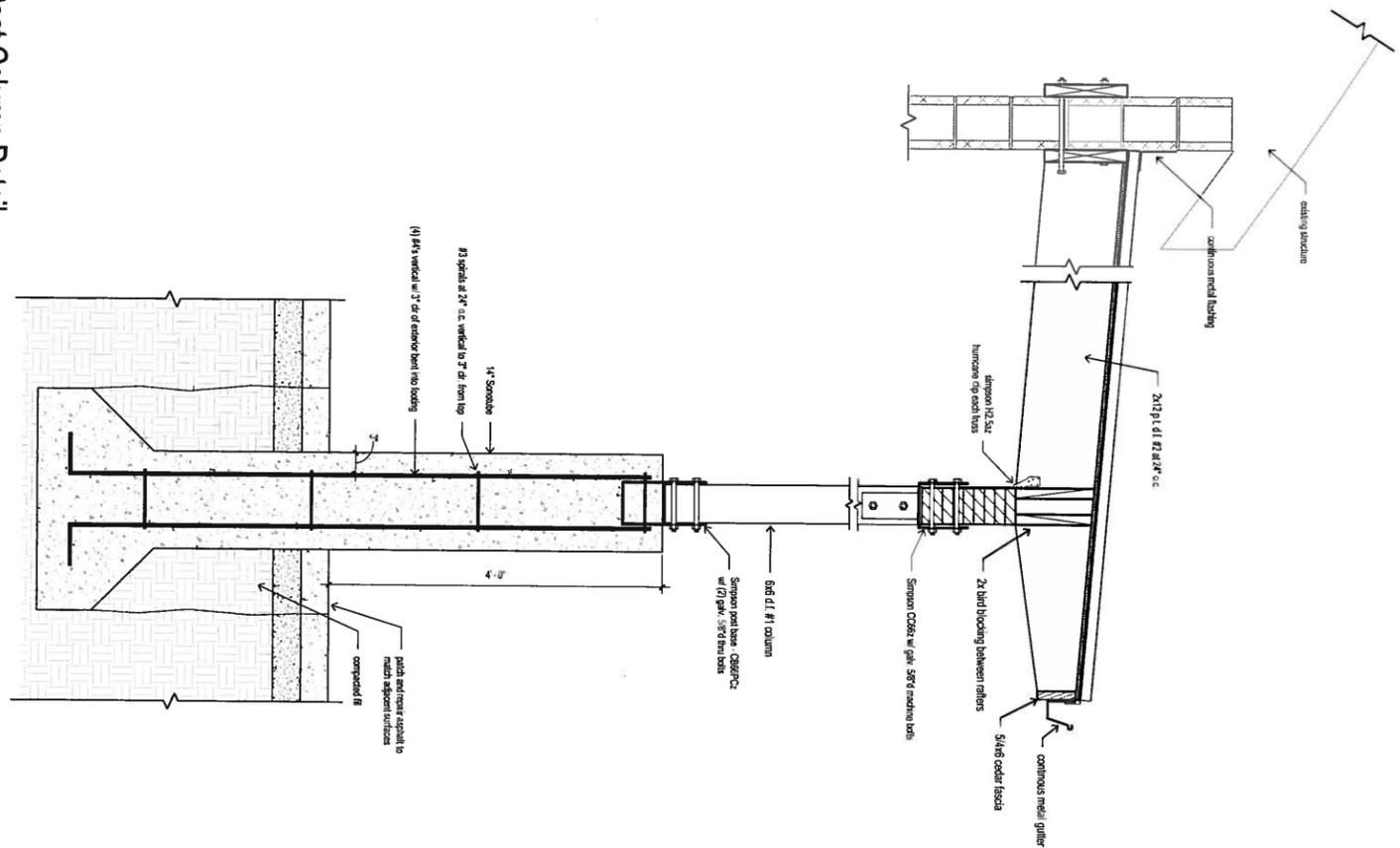
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Site Plan

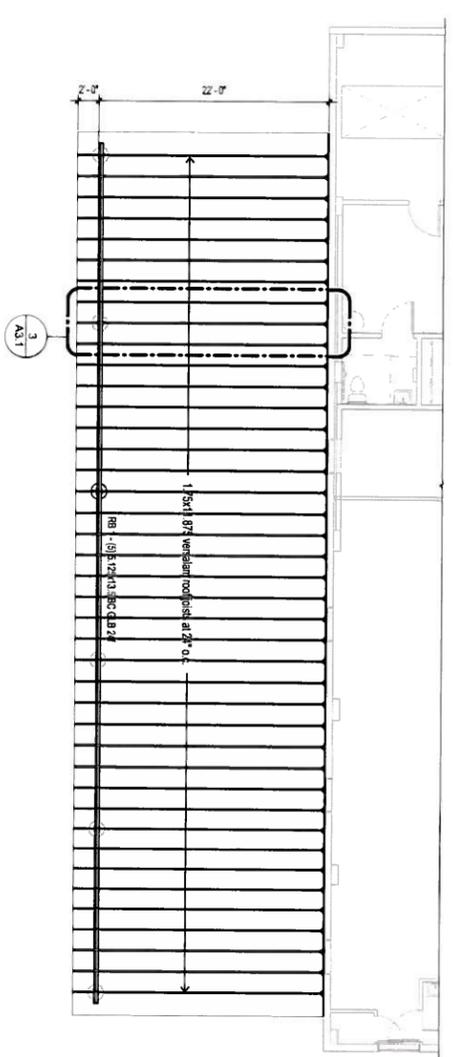
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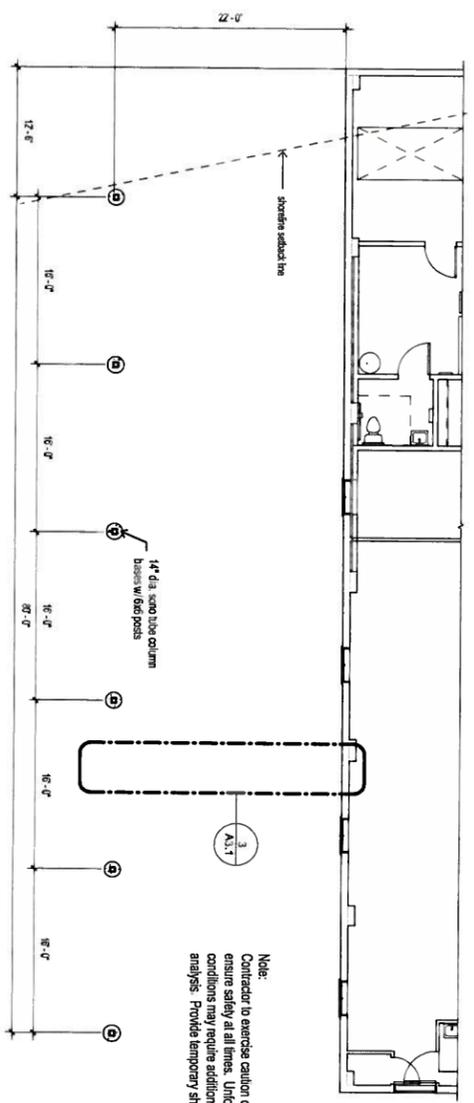
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3 Post Column Detail
1" = 1'-0"



2 Service Bay Roof Framing Plan
1/8" = 1'-0"



1 Service Bay Plan
1/8" = 1'-0"

Note:
Contractor to exercise caution during demolition to ensure safety at all times. Unforeseen/unknown conditions may require additional input and analysis. Provide temporary shoring as necessary.



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Shoreline Permit
Project name:
**Blade RV
Shoreline
Permit**

Project: 2016-05
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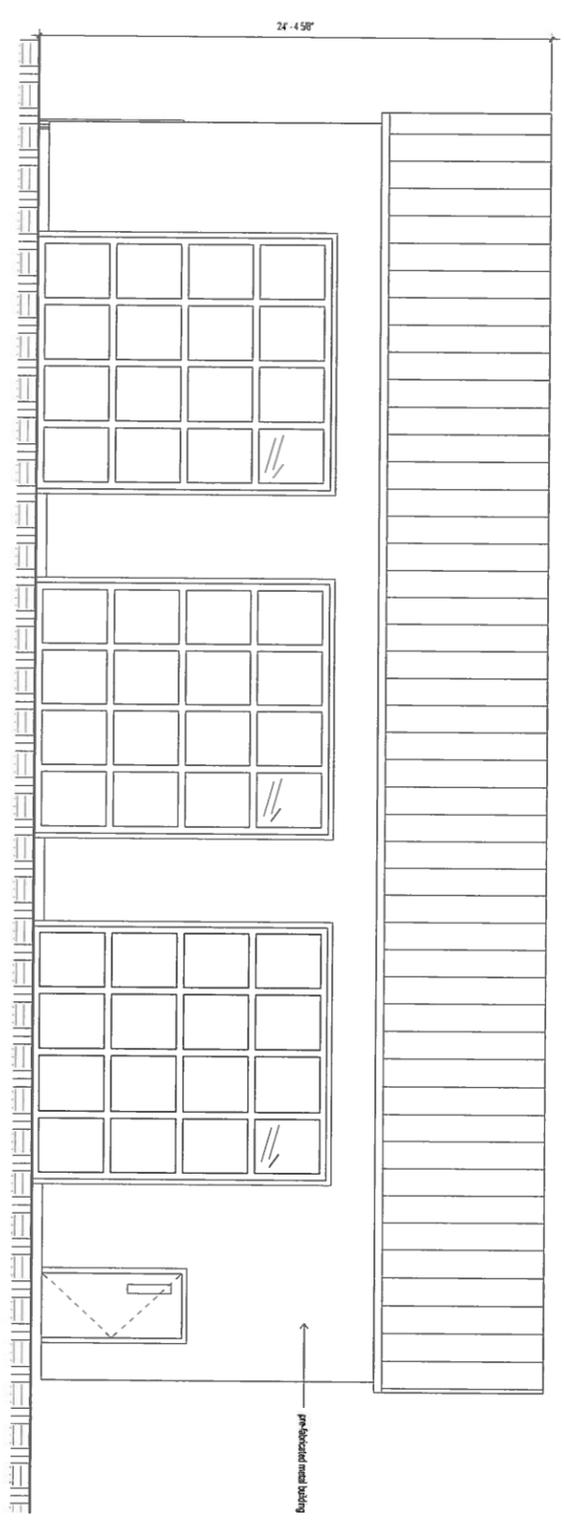
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Floor & Framing Plans

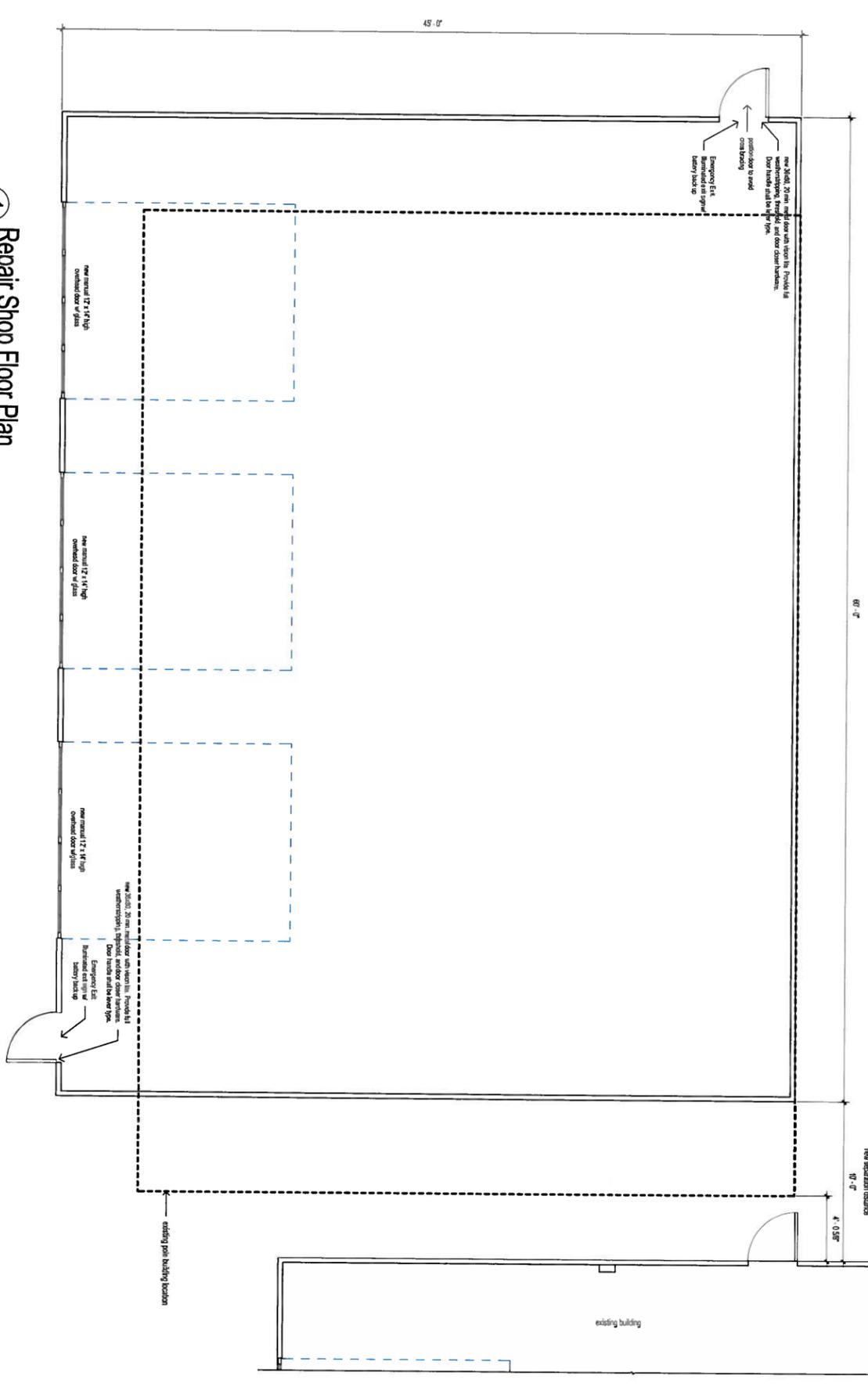
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2 front elevation
1/4" = 1'-0"



1 Repair Shop Floor Plan
1/4" = 1'-0"



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Shoreline Permit
Project name:
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Shoreline
Permit**

Project: 2016-05
Issue Date: 9/30/16

No.	Date	Description

**Service
Building Floor
Plan**

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Foundation And Site Preparation

General

- 1. Not all buried utilities located on this site are shown on these drawings so call UTILITIES UNDERGROUND LOCATION before doing any digging anywhere on this site of any depth. 1-800-424-5555.
- 2. Verify all dimensions at site, all dimensions are to outside or center line of wood framing members and concrete unless noted otherwise.

Framing

- 32. All wood in contact with concrete, masonry or earth must be pressure treated wood or foundation grade cedar or redwood, and marked by an approved agency. Cut ends of treated posts must be re-treated or be provided with protection from contact with concrete. [2304.11]
- 33. Pressure treated wood shall be used for those portions of wood members which form the structural support of buildings, balconies, porches, etc., when such members are exposed to the weather without adequate protection from a roof, eave, overhang or other covering. Such members may include girders, joist and decking, posts, poles and columns. [2304.11]
- 35. Post Connector: Provide a positive connection between the post support & post and between the post and the beam sufficient to ensure against uplift and lateral displacement.
- 36. Post Material: Structural exterior posts, girders, joists and decking to be cedar or treated material. [2304.11.2.1]
- 37. Fasteners for pressure treated and fire-retardant wood must be of hot dipped galvanized steel, stainless steel or copper. [2304.9.5]

Walls

- 52. Wood columns must be restrained to prevent lateral displacement at the bottom.
- 55. Bearing: All trimmers and headers framing an opening shall be doubled or lumber of equivalent cross section, and each end supported with proper sized framing and/or, unless adequate bearing is provided through other means.
- 57. Top Plate: wood stud walls must be capped with a double top plate installed to provide overlapping at corners and intersections with bearing partitions. End joints must be offset at least 48 inches. [2308.9.2.1]

Roof

- 81. Plywood roof sheathing, if exposed on underside, must be exterior grade.
- 82. Ventilation: Enclosed attic and rafter spaces must have cross ventilation for each separate space by vent openings protected against the entrance of rain and snow. The net free area may not be less than 1/200 of the space ventilated. The openings must be covered with a corrosion-resistant 1/4" screen, and have 50% of the openings be a minimum of 3 feet above the eave or cornice openings. [1203.2]

Exterior Shell

- 91. Flashing: Flash and counter flash all exterior openings as required to make them weathertight.
- 93. Make all roof penetrations for venting etc. on non-conspicuous side of ridges.

Safety

- 101. Address: Every new and existing building must have its address plainly legible and visible from the street. Characters must be at least 4 inches high of contrasting color or material to its background. [501.2]
- 105. Guards must be installed when a floor is 30 inches or more above grade. Guards must be a minimum of 42 inches in height and be able to withstand loads of 20 #s laterally. Open guards must have intermediate rails or ornamental pattern such that a sphere 4 inches in diameter cannot pass through, except at the toe flange where it is allowed.

Plumbing

- 121. Inspection: No plumbing or drainage system or building sewer may be covered, concealed or put into use until it has been tested, inspected, and approved. [UPC 1003.1.3]
- 122. Supply Testing: Pumping supply piping must be tested with working water pressure of 50 psi pressure. [UPC 608.4]
- 123. Drain Testing: Pumping drains must be tested with water filled to the highest vent in system or 2 psi air pressure. [UPC 712.2.3]
- 124. Protection: All piping passing under or through wall must be protected from breakage. Approved provisions must be made for expansion of hot water piping. Voids around piping passing through concrete floors on the ground must be appropriately sealed. [UPC 313.1]
- 125. Support: Horizontal piping must be supported at sufficiently close intervals to prevent sagging. Pipe supports for ABS may not exceed 4 feet on center. [UPC 314.5 (3)4.5.1]
- 127. Relief valves must be provided with a drain, not smaller than the relief valve outlet, extending to the outside of the building and discharging downward 24 inches above grade. [UPC 608.5] Relief valve piping may not discharge into a water heater. [UPC 508.5]
- 129. Water heaters must be anchored or strapped in the upper and lower third of the tank to resist horizontal displacement due to earthquake motion. A distance of 4 inches must be provided between the lower strap and the corners. [UPC 508.2]
- 130. Water Heater Pan: When a water heater is located where water damage may occur from a leaking water heater, a watertight pan must be installed beneath with a minimum 3/4" drain to outside of building. [UPC 508.4]
- 131. Seal: All plumbing fixtures, including toilets, must be caulked or sealed at their base. [UPC 407.2]
- 132. Freeze Protection: All water lines to be protected from freezing. If water lines are not located completely between heated spaces and insulation provide insulation as required to assure pipes are protected from freezing.

Energy Code Notes

- 163. All ceiling exhaust fan ducting to be insulated as per code & to have as few bends as possible & to terminate at the exterior of the building.
- 166. A one perm or less vapor retarder (ie kraft paper, PVA paint, etc.) is to be installed on the warm side of all insulation.
- 167. All recessed light fixtures in the thermal envelope to be certified under ASTM E-209 and so labeled, or sealed around the exterior in an approved manner to be air tight.
- 168. All water pipes in unheated spaces to be insulated to a min of R-3.
- 169. Exterior doors to be adjusted so weather-stripping, threshold, & door sweep are working properly & seal well.
- 174. Insulation shall be installed per the following:

Insulation Values Legend:			
Walls	Ceiling	Attic	
Above Grade			
Below Grade			
R-21	R-10	R-49	

- Installation:
 - a. Insulation batts shall be placed in attic/ceilings to maintain at least 1" ventilation space and extend at least 6" vertically above the batts or 12" vertically above truss if insulation.
 - b. Concealed insulation shall be placed behind the shower / tub and behind partition stud/corner.
 - c. Any hatch shall be insulated to adjacent R-value.
 - d. Insulate all service hot and cold water piping in unconditioned spaces.
 - e. Protect all beam insulation with metal or plastic at below grade conditions.
- 175. Energy standards: Provide the following energy features:
 - a. Windows: minimum U-value of glazing:

glazing	Uval	SHGC
non-moth	0.30	0.40
moth	0.30	0.40

Mechanical

- 141. Approval: No mechanical system or equipment regulated by this code may be commended to fuel source until approved by the building official. [NFPA 547.1.1.1]
- 142. Testing: Gas piping must be tested at a minimum pressure of 3 psi. Gauges used for testing must have an upper range of not more than 5 times the test pressure. [NFPA 54]



1005 4th Street
 Anacortes, Washington 98221
 360.588.0271
 mike.underwood@UA
 mike@underwoodarchitecture.com



Shoreline Permit
 Project name:
Blade RV
Shoreline
Permit

Project: 2016-05	
Issue Date: 9/30/16	
Revisions	
No.	Date
	Description

General Notes

SP1



February 6, 2017

Underwood & Associates, LLC
Attention: Jeremy McNett, Assoc. AIA
1005 Fourth Street
Anacortes, WA 98221

Reference: PL16-137 – Blade RV Shoreline/SEPA Permit

Dear Jeremy:

Upon review of the application materials submitted for the above-captioned proposal, on January 20, 2017, I was able to deem this application 'technically complete' for processing. There will likely be additional information that I will request as the review of this application progresses; however, at this point I have enough information to commence the public notification process.

As part of the public notice process, pursuant to the Mount Vernon Municipal Code, the project site must be posted with a 'Notice of Land Use Change' sign on or before **February 8, 2017**, to avoid any delay in permit processing.

The Land Use sign and a copy of the Notice of Application to place on the sign are available for pick-up at this office. Please return the signed and notarized 'Affidavit of Posting' to this department following the posting of the property.

I look forward to working with you on this project. If you have any questions about the contents of this letter, or if you need additional information, please do not hesitate to call me at (360) 336-6214; or to email me at: rebeccab@mountvernonwa.gov

Sincerely,

A handwritten signature in blue ink that reads "R. Lowell".

Rebecca S. Lowell,
Senior Planner

Enclosure: Notice of Application



**NOTICE OF APPLICATION &
PROPOSED DETERMINATION OF NON-SIGNIFICANCE (DNS)**

APPLICATION NAME/CITY FILE NO: Blade RV Shoreline Permit, PL16-137

PROJECT DESCRIPTION: The applicant wishes to rebuild one building and add a covered area (lean-to) to another building on a 2.32± acre commercial site used for repair and maintenance of recreational vehicles (RVs). Specifically, proposed is the demolition of a 2,400± s.f. wood frame pole building and reconstructing it with a 2,700± s.f. pre-fabricated metal building in nearly the same footprint. A 1,760± s.f. covered service bay with open sides (no walls) is also proposed as an addition to an existing retail building on the project site.

The project site is adjacent to the Skagit River. The wood frame pole building that will be demolished and reconstructed will continue to be 37± feet from the back of the existing floodwall. The 300± s.f. addition to this structure is being added on the east side of this structure such that the shoreline setback for this structure is not changing. The new covered service bay will be 154± feet from the back of the existing floodwall. Approximately 90 cubic yards of material will be excavated for site development.

LOCATION: The project site has an address of 305 Freeway Drive, and the Skagit County Assessor describes the subject site as parcel P26644. Generally speaking, the site is located on the west side of Interstate-5, north of State Route 536 with the Skagit River abutting the west side of the site. The map below identifies the general site area for illustrative purposes only.



EXHIBIT 3 - PROCEDURAL ITEMS

OWNER:

3M Finance & Leasing, LLC
 1100 Freeway Drive
 Mount Vernon, WA 98273

CONTACT:

Jeremy McNett
 1005 4th Street
 Anacortes, WA 98221
 (360) 588-0471
 Jeremy@underwoodarchitecture.com

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS): As the Lead Agency, the City of Mount Vernon has determined that significant environmental impacts are unlikely to result from the proposed project. Therefore, as permitted under the RCW 43.21C.110, the City of Mount Vernon is using the Optional DNS process to give notice that a DNS is likely to be issued. Comment periods for the project and the proposed DNS are integrated into a single comment period. There will be no comment period following the issuance of the Threshold Determination of Non-Significance (DNS). A 10-day appeal period will follow the issuance of the DNS.

DETAILS:

Permit Application Date:	January 13, 2017	Counter Complete:	January 13, 2017	Technically Complete:	January 20, 2017
Permits/Review Requested:	SEPA, Shoreline, Building, Floodplain and Fill & Grade		Other Permits that may be Required:	Right-of-Way Permit	

CONSISTENCY OVERVIEW:

Zoning:	M-1	Comprehensive Plan:	Commercial/Industrial	Shoreline Designation:	Urban Mixed-Use
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Environmental Documents that Evaluate the Proposed Project:

JARPA Application; Completed SEPA Checklist dated 9.30.16; Drainage Summary from Underwood & Associates dated November 15, 2016; Historic Property Report from DAHP; and Site Plans

Development Regulations Used for Project Mitigation:

The project is subject to the City's SEPA Code, Shoreline Management Master Program, the Comprehensive Plan, Subdivision and Zoning Code, Drainage, Engineering and Concurrency Requirements and other applicable local, state and federal regulations as appropriate.

To receive additional information regarding this project contact the CEDD Department and ask to become a party of record:

Rebecca Lowell, Senior Planner
 Community & Economic Development Department
 City of Mount Vernon
 910 Cleveland Avenue, Mount Vernon WA 98273
 Telephone - 360-336-6214; Facsimile - 360-336-6283

Comments on the Notice of Application and Proposed Mitigated Determination of Non-Significance (MDNS) must be submitted, in writing, no later than **5:00 p.m. on February 21, 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.

EXHIBIT 3 - PROCEDURAL ITEMS

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 'Community & Economic Development' then 'Community Development' then 'News Notices' and then click on the project name and number in the table.

Issued: February 7, 2017
Published: February 8, 2017

SENT TO: 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



**FINAL DETERMINATION OF NON-SIGNIFICANCE (DNS) &
NOTICE OF DECISION FOR SHORELINE PERMIT**

APPLICATION NAME/CITY FILE NO: Blade RV Shoreline Permit, PL16-137

PROJECT DESCRIPTION: The applicant wishes to rebuild one building and add a covered area (lean-to) to another building on a 2.32± acre commercial site used for repair and maintenance of recreational vehicles (RVs). Specifically, proposed is the demolition of a 2,400± s.f. wood frame pole building and reconstructing it with a 2,700± s.f. pre-fabricated metal building in nearly the same footprint. A 1,760± s.f. covered service bay with open sides (no walls) is also proposed as an addition to an existing retail building on the project site. The project site is located within the Urban Mixed-Use Shoreline Designation. The project will be located landward of the ordinary high water mark (OHWM). No work will be conducted below the ordinary high water mark; and no work will be conducted waterward of the existing levee. The project complies with the standards required per the Shoreline Management Master Program.

The project site is adjacent to the Skagit River. The wood frame pole building that will be demolished and reconstructed will continue to be 37± feet from the back of the existing floodwall. The 300± s.f. addition to this structure is being added on the east side of this structure such that the shoreline setback for this structure is not changing. The new covered service bay will be 154± feet from the back of the existing floodwall. Approximately 90 cubic yards of material will be excavated for site development.

LOCATION: The project site has an address of 305 Freeway Drive, and the Skagit County Assessor describes the subject site as parcel P26644. Generally speaking, the site is located on the west side of Interstate-5, north of State Route 536 with the Skagit River abutting the west side of the site. The map below identifies the general site area for illustrative purposes only.

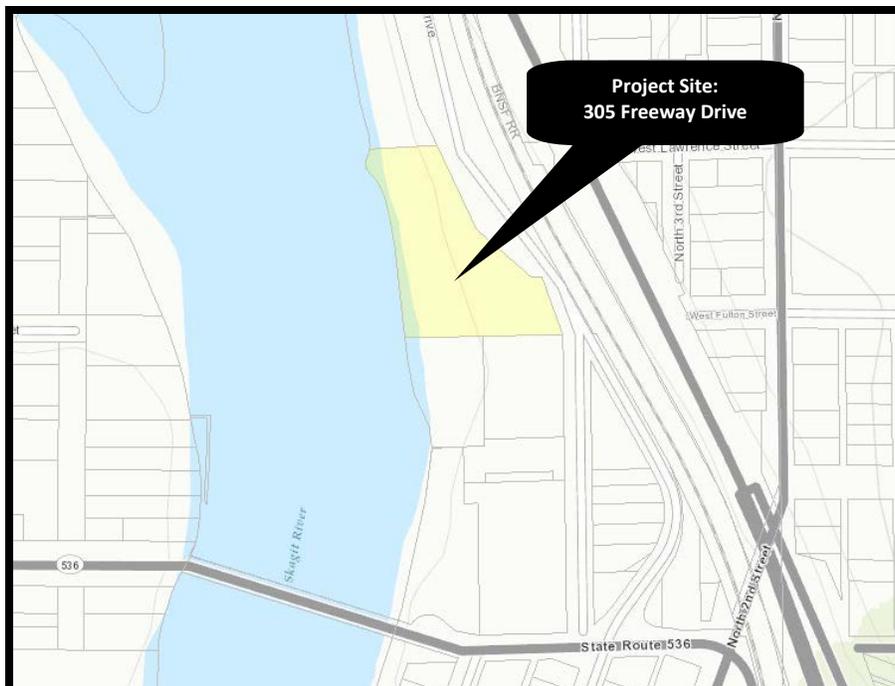


EXHIBIT 3 - PROCEDURAL ITEMS

OWNER:

3M Finance & Leasing, LLC
1100 Freeway Drive
Mount Vernon, WA 98273

CONTACT:

Jeremy McNett
1005 4th Street
Anacortes, WA 98221
(360) 588-0471
Jeremy@underwoodarchitecture.com

LEAD AGENCY: Mount Vernon Development Services Department. The lead agency for this proposal has determined that 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 and other information on file with the lead agency.

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. Our agency will not require any additional mitigation measures under SEPA.

ENVIRONMENTAL DETERMINATION APPEAL PROCESS: Appeals of the environmental determination must be filed in writing on or before 5 PM on **March 8, 2017** (10 days from the date of issuance). 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 Community & Economic Development Department, (306)336-6214. This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on this DNS. There is a 10-day appeal period.

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 'Community & Economic Development' then 'Community Development' then 'News Notices' and then click on the project name and number in the table.

RESPONSIBLE PERSON: Rebecca Lowell, Senior Planner



SIGNATURE

February 27, 2017**DATE**

ISSUED: February 27, 2017

PUBLISHED: February 28, 2017

SENT TO: 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



February 6, 2017

Mr. Bob Fritzen
Department of Ecology
Bellingham Field Office
1440 10th Street, Suite 102
Bellingham, WA 98225

RE: Blade RV Notice of Application/Proposed SEPA Det./Shoreline Permit, PL16-137

Dear Mr. Fritzen:

Please find enclosed the following materials for your review and comment.

1. JARPA Application completed by the applicant for the proposed project;
2. Notice of Application and Proposed SEPA Determination; and,
3. Site Plans submitted by the applicant.

I look forward to working with you on this project. If you have any questions about the contents of this letter, or if you need additional information, please do not hesitate to call me at (360) 336-6214; or to email me at: rebeccab@mountvernonwa.gov

Sincerely,

A handwritten signature in blue ink that reads "R. Lowell".

Rebecca S. Lowell,
Senior Planner