



**MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS) &
NOTICE OF PUBLIC HEARING**

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

PROJECT DESCRIPTION: Proposed is a short plat that will create seven (7) single-family residential lots that range in size from ±10,000 s.f. to ±13,000 s.f. In addition to these seven (7) new lots (where future single-family homes will be constructed) a tract for a future stormwater facility and a lot to contain the existing two residential homes on the far south side of the overall property will also be created. A ±420 linear foot private road will be extended from Balsam Lane to the east to provide access to the new lots and the stormwater tract.

The project site contains two Category III wetlands (identified as wetlands A and C), one Category IV wetland (identified as wetland B) and a Fish Bearing Stream (Maddox Creek). The applicant proposes filling wetland C, and completing buffer averaging on wetland B.

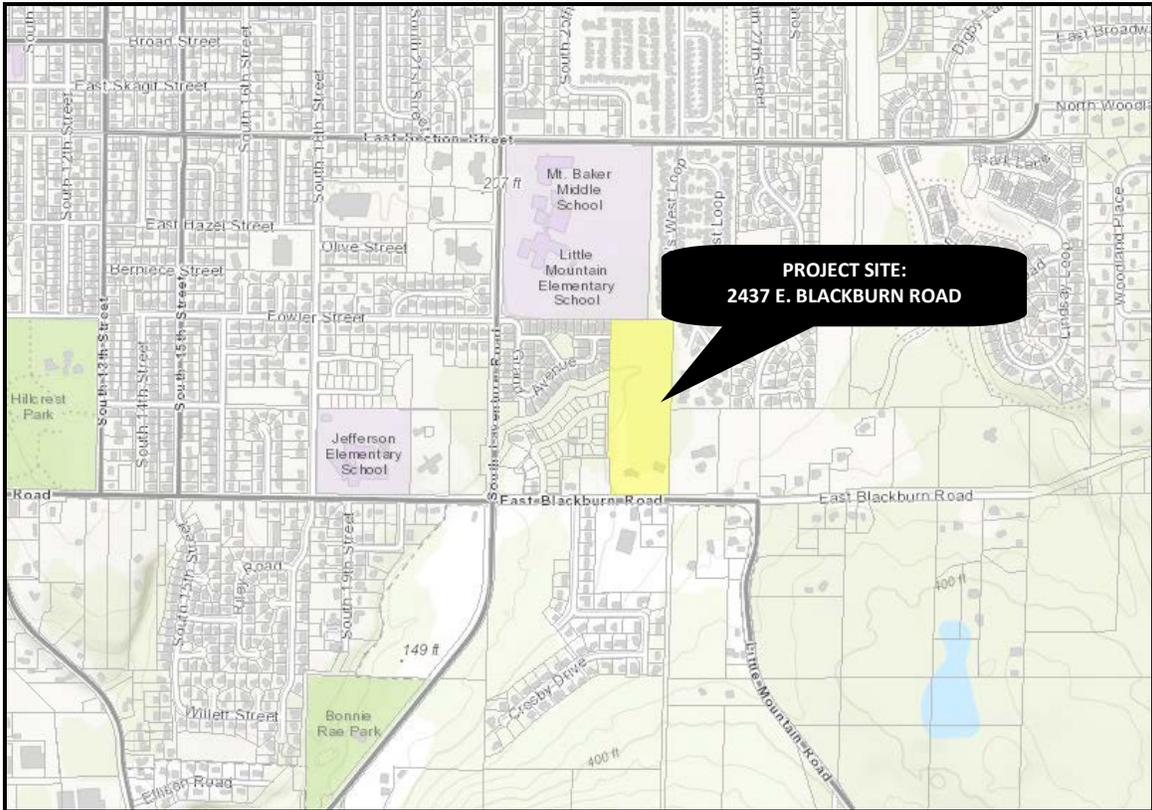
Following preliminary short plat approval the applicant will be required to install infrastructure (roads and utilities) to serve this site. The infrastructure installation will require approximately 1,300 cubic yards of excavation and approximately 121 cubic yards of fill. Utility lines greater than 8-inches in diameter will also be installed.

The forested portions of the site primarily contain douglas fir, western red cedar and red alder ranging from 6 to 30-inches dbh. The applicant will need to harvest portions of these trees to allow site development.

OWNER/APPLICANT INFORMATION:

	PROPERTY OWNER:	APPLICANT:
NAME:	Mary Margaret Kiesel	Samish Bay Land Company, LLC Contact: Dave Prutzman
ADDRESS:	2437 E. Blackburn Road Mount Vernon, WA 98274	4215 Montgomery Place Mount Vernon, WA 98274
TELEPHONE:	(360) 391-2582	(425) 308-9397
EMAIL:	maggiewallace55@gmail.com	samishbay@gmail.com

PROJECT LOCATION: The approximate 13.4± acre site is addressed as 2437 East Blackburn Road. This site is bound by Blackburn Road to the south, the Big Fir PUD to the west, and the Mount Vernon School District’s Little Mountain Elementary School to the north. The Skagit County Assessor describes the subject site as parcel: P28003. The entire site is located within a portion of the NW ¼ of Section 28, Township 34 North, Range 04 East, W.M. The following maps show the general location of the site.



LEAD AGENCY: Mount Vernon Development Services Department. The lead agency for this proposal has determined that with appropriate mitigation this project does not have a probable adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist, various environmental and property reports, and other information on file with the lead agency.

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

The following conditions have been identified that will be used to mitigate the impacts of the proposal¹:

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

ADDITIONAL COMMENT PERIOD: The City is using its discretion under WAC 173-11-355(4) to issue a MDNS with a comment period that shall be limited to the below-listed new information received by the City after the Notice of Application/ Proposed MDNS comment period ended on January 31, 2017. Comments will be accepted limited to the following documents:

- Letter responding to traffic comments dated March 20, 2017, from Transportation Solutions, Inc.,
- Consulting Report Summary, dated April 10, 2017, from Hewitt Appraisal Service
- Letter containing an alternative analysis for the Blackburn Road extension dated March 17, 2017 from Samish Bay Real Estate Group

Comments on the above-listed new information used to inform the issuance of this Mitigated Determination of Non-Significance (MDNS) must be submitted, in writing, no later than **5:00 p.m. on May 18, 2017**. Comments should be as specific as possible. Any person may comment on the application, receive notice of and participate in the public hearing, and request a copy of the decision once it is made.

ENVIRONMENTAL DETERMINATION APPEAL PROCESS: The City issued an optional DNS (per RCW 43.21C.110/WAC 197-11-355) with proposed mitigation measures on January 17, 2017 and provided notice that the comment periods for the project and the proposed MDNS were integrated into a single comment period. Once the comment period ended on January 31, 2017 the City reevaluated the intent to issue a MDNS under WAC 197-11-355(4) and requested and obtained additional information prior to making a threshold determination. An additional comment period has been established limited to the new information used to inform the issuance of the threshold determination.

Therefore, once the additional comment period tolls appeals of the environmental determination must be filed in writing on or before **5:00 p.m. on May 30, 2017**. Appeals must be filed in writing together with the required \$100.00 application fee to: Hearing Examiner, City of Mount Vernon, PO Box 809, Mount Vernon, WA 98273. Appeals to the Examiner are governed by City of Mount Vernon Municipal Code Section 15.06.215. Additional information regarding the appeal process may be obtained from the staff 'Contact Person' listed below.

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

The application and supporting documentation are available for review at the Community & Economic Development Department located at City Hall. Copies will be provided upon request at the cost of reproduction.

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

PUBLIC HEARING: The Hearing Examiner will hold an open record pre-decision hearing on **Tuesday, June 6, 2017 at 5:30 p.m.** and will make a recommendation to the City Council with regard to the applicant's request for a waiver of street frontage improvements and the preliminary short plat approval. The Hearing Examiner's recommendation will be forwarded to the City Council who will hold a closed record hearing and make a final decision. The hearing will be held at the City's Police and Court Campus located at 1805 Continental Place, Mount Vernon.

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

RESPONSIBLE PERSON: Rebecca Lowell, Senior Planner

DATE	<u>May 5, 2017</u>	SIGNATURE	
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ISSUED: May 5, 2017
PUBLISHED: May 8, 2017

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



SEPA ENVIRONMENTAL REVIEW STAFF REPORT

A. BACKGROUND

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

APPLICANT CONTACT INFORMATION: Dave Prutzman; 4215 Montgomery Place, Mount Vernon, WA 98274; (425) 308-9397; samishbay@gmail.com

CITY CONTACT PERSON: Rebecca Lowell, P.O. Box 809 / 910 Cleveland Ave., Mount Vernon, WA 98273, (360) 336-6214, rebeccab@mountvernonwa.gov

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PROJECT LOCATION: The approximate 13.4± acre site is addressed as 2437 East Blackburn Road. This site is bound by Blackburn Road to the south, the Big Fir PUD to the west, and the Mount Vernon School District’s Little Mountain Elementary School to the north. The Skagit County Assessor describes the subject site as parcel: P28003. The entire site is located within a portion of the NW ¼ of Section 28, Township 34 North, Range 04 East, W.M. The following maps show the general location of the site. See the accompanying MDNS for vicinity maps.

B. RECOMMENDATION

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

DETERMINATION OF NON-SIGNIFICANCE		DETERMINATION OF NON - SIGNIFICANCE - MITIGATED.	
<input type="checkbox"/>	Issue DNS with a 10 day Appeal Period.	<input type="checkbox"/>	Issue DNS-M with a 10 day Appeal Period.
		<input checked="" type="checkbox"/>	Issue DNS-M with 14 day Comment Period followed by a 10 day Appeal Period.

C. SEPA PROCESS TIMELINE

Benchmark:	Date:	Authority:
Application Submitted	12.29.16	MVMC 14.05.110(C)(1) to (3)
Application Deemed Counter Complete	12.29.16	MVMC 14.05.110(C)(4)
Application Deemed Technically Complete	12.30.16	MVMC 14.05.110(D) RCW 36.70B.070
NOA/Optional MDNS Issued	1.17.17	MVMC 14.05.150(A) RCW 36.70B.110 WAC 197-11-355
NOA/Optional MDNS Comment Period Ended	1.31.17	MVMC 15.06.120 WAC 197-11-355 RCW 43.21C.110
Project on hold pending the submittal of information in response to comments received during the NOA/Proposed MDNS comment period	2.22.17	MVMC 14.05.110(D)(3) & (4) WAC 197-11-335
Received Traffic letter from TSI	3.20.17	NA
Received Consulting Report Summary from Hewitt Appraisal Services	4.10.17	NA
MDNS Issued with Comment and Appeal Period – Accompanied by Environmental Report	5.5.17	MVMC 15.06.215 WAC 197-11-355(4)
Open Record Public Hearing before Hearing Examiner	Pending	14.05.050(A) and (C) RCW 36.70B.120
Closed Record Public Hearing before City Council	Pending	14.05.050(A) and (C) RCW 36.70B.120

D. MITIGATION MEASURES

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

The following conditions have been identified that will be used to mitigate the impacts of the proposal¹:

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

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

ADVISORY NOTES TO APPLICANT

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

D. ENVIRONMENTAL IMPACTS AND MITIGATION

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

1. EARTH

Impacts: Grading activities: site development will require approximately 1,300 cubic yards of cut and 121 cubic yards of fill.

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

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

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

2. STORMWATER

Impacts: Site stormwater will be directed to a detention pond with a wet pool that will be constructed near the west boundary of the project site located south of the proposed access road. A series of stormwater conveyance pipes and catchbasins will be installed to collect site stormwater and route it this proposed facility.

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

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

3. TRAFFIC

Impacts: A total of seven (7) new single-family residential homes will be constructed on the subject site after the short plat has been granted final approval. This means that a total of seven (7) new PM peak hour traffic trips will be generated by this short plat development.

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

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

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

4. CRITICAL AREAS

Impacts: Category III and IV wetlands and a Type F (fish habitat) stream with their associated buffers all exist on the site. Buffer averaging is proposed on Wetlands A and B; and Wetland C will be filled.

Mitigation Measures: the applicant states they will purchase mitigation credits at an authorized wetland mitigation bank to minimize the unavoidable impacts to Wetland C. Standard buffers will be applied to Wetland A and Maddox Creek to avoid project impacts. Buffer averaging is proposed to minimize impacts to the category IV wetland. Critical areas and their associated buffers will be designated as Native Growth Protection Areas (NGPAs) through the platting process.

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

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

E. CITY & AGENCY COMMENTS

The proposal has been circulated internally to applicable City Departments and to all of the following agencies, districts, utility companies and tribes: WA State Department of Ecology, Federal Army Corps of Engineers, WA State Department of Commerce, Cascade Natural Gas, WA State Department of Fish and Wildlife, WA State Department of Natural Resources, WA State Department of Transportation, WA State Department of Archeology and Historic Preservation, NW Clean Air Agency, Skagit Council of Governments, Port of Skagit County, Skagit County Planning and Development Services, Samish Tribe, Skagit River System Cooperative, Skagit River Systems, Skagit Valley College, Skagit Transit, Swinomish Tribe, Upper Skagit Tribe, Frontier, Frontier Northwest, Puget Sound Energy, Public Utility District #1, and the Dike and Drainage Districts the subject site is located within.

Copies of all Comments are contained in the Official File

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

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

- Memo from Esco Bell (Public Works Director) and Ana Chesterfield (Development Services Engineering Manager) dated February 10, 2017
- Memo from Ana Chesterfield (Development Services Engineering Manager) dated February 8, 2017
- Email from Steve Riggs (Fire Marshall) dated March 3, 2017
- Letter from Doug Gresham, Wetland Specialist with the WA State Department of Ecology, dated January 30, 2017
- Letter from Gretchen Kaehler, Assistant State Archaeologist, Local Governments with the WA State Department of Archaeology & Historic Preservation, dated March 15, 2016
- Email from Jackie Ferry, Cultural Director, Tribal Historic Preservation Officer, Samish Indian Nation, dated January 27, 2017
- Email from Wendy Cole, Area Habitat Biologist with the WA State Department of Fish and Wildlife, dated January 20, 2017

F. OTHER PUBLIC COMMENTS

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

Copies of all Comments are contained in the Official File

Copies of received Comments are attached to this report

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

NAME	ADDRESS	COMMENT(S) SUMMARY
Larry Sieker	1748 Grand Ave	Privacy, security, health, safety, narrow roads, lifestyle incompatibility
Donna Yu	1748 Grand Ave	Access, safety, property devaluation, security, noise
Wesley & Leslie Barker	1998 Fraser Ave	Safety, lifestyle, traffic, noise, drainage, infrastructure. Contends the SEPA checklist section 14 is faulty/deficient
James & Donna Minahan	1935 Silver Loop	Traffic, safety, noise, not compatible use
Dale & Toni Barringer	1886 Silver Loop	Wants access off Blackburn or limit to 55+
Gary Simmons	1949 Fraser Ave	Safety, decreased property values, damage to infrastructure, security, discontent, construction impacts
Don Espen	2241 Balsam Ln	Health, safety, traffic on narrow roads
Stephen Ekstrand	1941 Fraser Ave	Wants access of Blackburn or limited to 55+
Linda Ekstrand	1941 Fraser Ave	Traffic, drainage, critical areas, safety, property values, maintenance, general community welfare
Kenneth & Gwen Kossman	2229 Balsam Ln	Traffic, safety, tranquility, construction access, decreased property values,
Robert & Sandra Glover	1727 Grand Ave	Noise, traffic, property values
Tim & Kathy Randell	1925 Fraser Ave	Crime, safety, security, quality of life
Jim Glendenning	1634 Grand Ave	Traffic, wants access from Blackburn
Doris Patterson	1700 Grand Ave	Traffic, noise, property values
Frank & Cathy Riddle	1715 Grand Ave	Traffic, security, lifestyle impacts
Alex & Gloria Davidson	1767 Grand Ave	Property values, lifestyle, environmental impacts
Marge Eberli	2233 Balsam Ln	Traffic, safety, construction access, resale value
Patricia Wilson	1743 Grand Ave	Traffic, safety, noise, infrastructure damage, reduced property values
Sandra Potter	1711 Grand Ave	Hauling route, safety, noise
Joan Sladek	1735 Grand Ave	Property values, construction dirt/noise, safety, wildlife, drainage, access
Mary Espen	2241 Balsam Ln	Complaint regarding improper notice
Michael Karpelman	1958 Fraser Ave	Traffic, safety, critical areas, safety, property values, road maintenance, safety and health of those residents 55+
Ernest Leclair	2610 E Section #26	Wildlife, vegetation removal, tree safety
Dee Brookings Norberg	1933 Fraser Ave	Lifestyle, safety, home values
Michael Karpelman & Elizabeth Igoe	1958 Fraser Ave	Safety, traffic, decreased property values, access
Robert & CJ Jewell	2237 Balsam Ln	Traffic, safety, wants access from Blackburn or age 55+

Charlotte Stougaard	1982 Fraser Ave	Wants access from Blackburn or age restriction 55+
Walt Meagher	13194 Sattlerlee Rd Anacortes, WA 98221	Economic impact: reduced salability, increased time on market, reduced prices. Increased traffic /noise.
Rose Piper	2610 E Section #28	Habitat loss, wetland impacts, forested buffer, privacy
Robert & Sheila Frazier	1902 Silver Loop	Access, safety, noise, reduced home values
Tina Ecklof	2610 E Section #27	Loss of forest and wetlands, buffer zone
Brian Gentry	504 E Fairhaven Ave Burlington, WA 98233	Objects to Blackburn frontage improvement waiver
Lee & Carole Schroeder	2610 E Section #34	Privacy, noise, security, resale value, zoning changes
Clair Moore	2610 E Section #35	Noise, tree removal, construction impacts, damaged landscape
Keith Johnson	1633 Grand Ave	Traffic, neighborhood impacts, access
Don Espen	2241 Balsam Ln	Health, safety, Compromise Big Fir's values, access should come from Blackburn
Mary Espen	2421 Balsam Lane	Traffic, property values, safety, noise
John & Karol Evans	1859 Fraser Ave	Peace, privacy, access, traffic, runoff
Tom & Cheryl Rodewald	2245 Balsam Ln	Traffic, safety, privacy, drainage, reduced property values, wildlife, community
James & Karen Robinson	1611 Grand Ave	Traffic both vehicle & pedestrian, narrow roads, decreased property value, damages, safety, community altered
Harvey & Penny West	1731 Grand Ave	Safety, traffic. Either provide alternate access or restrict age to 55+
Lorraine Mills	1759 Grand Ave	Narrow roads, safety, traffic, decreased property values
Richard Gilbert	2610 E Section #25	Wildlife impacts, incompatibility, privacy
Evan Powers	1759 Grand Ave	Narrow roads, safety, traffic, decreased property values
Lin Craft	1720 Grand Ave	Narrow roads, safety, traffic, decreased property values
Dick & Beverly VanderVoet	2221 Noble St	Narrow roads, safety, traffic, decreased property values
Robert Hallberg & Diane Southworth	1746 Grand Ave	Safety, runoff, decreased home values, incompatible neighborhood,
Marjorie Hanes	1716 Grand Ave	Safety, public health, sidewalks, community
Barbara O'Neill		Traffic, noise, dust, lifestyle, safety, damage to infrastructure
Kimberly & Jerry Gearity	2201 Noble St	Traffic, access, maneuvering clearance, safety,
Paul & Vicki LeCroy	1778 Grand Ave	Traffic, decreased property values
Samuel & Marjorie Liberatore	2610 E Section #33	Habitat loss, traffic, noise, greenbelt, property value, construction impacts dirt/dust/noise
Dennis Rabe	2610 E Section #29	Traffic, noise, negative impact on home value, rezone
Floyd & Lucille Nelson	1751 Grand Ave	Access, traffic, damage to roads and landscape
Norma Hartley	1750 Grand Ave	Wants access from Blackburn Rd
William & Mazza	1673 Grand Ave	Provide alternate access or restrict age to 55+, traffic
Mary Edelman	1755 Grand Ave	Traffic, noise, access, safety
Dave & Allene Quall	1876 Silver Loop	Traffic, access, noise
Jane Strohecker	1620 Grand Ave	Traffic, noise, safety
John & Jeanne Van Dyke	1867 Fraser Ave	Traffic, safety, character, runoff, wetlands, drainage

Jo Ann Corfman	2205 Noble Ave	Traffic, noise, safety, character, vehicle impacts to roads and landscaping
William Hager (Maul Foster Alongi)	1329 N State #301 Bellingham 98225	Access, traffic, character impacts, maintenance of private road. Suggest using PUD or restricting the age
Brad Furlong	825 Cleveland St	Access, traffic, noise, pedestrian impacts, safety. Wants another access point or the subdivision restricted to 55+
Sandi Paciotti	1934 Silver Loop	Access, lifestyle impacts, safety, public health, community, drainage
Bradford E. Furlong, Furlong Butler Attorneys	825 Cleveland Ave	Addressing new materials requested by the City prior to making a threshold determination.

Before responding to the concerns, comments and claims summarized within the foregoing table, staff has provided brief background information to aid in understanding the legal limitations staff has with regard to approving, denying, and/or conditioning the subject project.

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

Staff comments have been organized by different topic areas as follows:

Wetland/Stream/Habitat Impacts

MVMC Chapter 15.40, Critical Areas, contains the City's regulations with regard to critical areas (wetlands, streams, steep slopes, etc). This Chapter of the MVMC incorporates best available science to achieve no net loss of critical area function and values while encouraging cost effective and efficient use of lands within the City thereby accomplishing the City and State's growth management goals.

The City has adopted regulations for the on-site critical areas and their associated buffers the applicant will be required to comply with; and with such compliance, there are no impacts that should be mitigated through the SEPA process.

Traffic Concerns

In September of 2016 the City adopted its most recent update to the Traffic Element of the Comprehensive Plan (via Ordinance 3690). The City's development regulations with regard to traffic impacts are found in Mount Vernon Municipal Code Chapter 3.40 (Impact Fees), 14.10 (Traffic Concurrency), and Chapter 16.16 (Non-Arterial Road Standards).

In general, the concerns expressed fall into the categories of: increased traffic volumes, vehicle speeds, safety issues with young drivers, pedestrian safety, and construction traffic.

To respond to these concerns staff had Victor Saleman, P.E., a licensed traffic engineer, read through all of the comments sent to the City, evaluate those concerns, and provide responses. Mr. Saleman's expert report addressing all of these issues, and rendering his opinions, is attached along with a copy of his professional credentials. Key conclusions from Mr. Saleman's expert report include the following:

- *The additional traffic generated by the East Village Short Plat can be accommodated by the existing roadways in Big Fir North. Residents would not experience significant changes in driveway access or roadway congestion.*

- *The design of the existing roadways in Big Fir North provide traffic calming features that would discourage speeding in the neighborhood.*
- *A 2014 Insurance Institute for Highway Safety Loss Data Institute study documented relative fatal crash rates for age groups from 16 to 80 plus years old. The study found that that drivers between 16-19 years old and 80 years old and over have similar fatal crashes rates (4.6 fatalities per million miles driven vs. 5.5 fatalities per million miles driven respectively) with older drivers having a slightly higher rate of fatal crashes than teens.*
- *The development of East Village Short Plat will not have significant short or long term traffic impacts on the Big Fir North community.*

The City has adopted regulations that mitigate traffic impacts that the applicant will be required to comply with. Upon review of the City's existing regulations, in conjunction with Mr. Salemann's accompanying report, staff finds there are no adverse impacts created by the subject short plat that should be mitigated through the SEPA process.

Private Road Maintenance

MVMC Chapter 16.16, Design Standards for Nonarterial Streets, contains regulations that allow private roads to be approved under certain circumstances. To serve the proposed short plat lots with a private road the applicant will have to comply with this code. Private roads are not maintained or improved by the City, which means that the developer and future homeowners will be responsible for future maintenance of all private roads.

With compliance with adopted regulations that allow private roads within the City there are no adverse impacts created that should be mitigated through the SEPA process.

Requiring Alternative Access off of Blackburn Road

A number of comments received suggested/requested that the applicant be required to access the subject site off of Blackburn Road that abuts the south boundary of the subject property. The City has no development regulations that provide the authority to require the applicant to do this. Even so, staff did evaluate the critical area impacts should the applicant choose to pursue providing access off of Blackburn Road.

The critical area impacts associated the applicant's proposed access road (extending Balsam Drive) versus a road extended off of Blackburn Road are summarized in the following table.

	Applicant's Proposed Road	Road Extending from Blackburn Road
Wetland Impact	Filling a .23 acre Category III wetland	Filling .11 acre Category III wetland
Stream Impacts	None with buffer averaging	None with bridge construction
Wetland/Stream Buffer Impacts	None	1.13 acres of buffer impact

The applicant's proposal permanently impacts .12 acre of wetlands more than a road extending north from Blackburn Road would; however, 1.13 acres of buffer impacts occur with a road extending from Blackburn Road that do not occur with the applicant's proposal.

There is no nexus or other legal basis to require the applicant to build an alternative road extended off of Blackburn Road instead of off of Balsam Drive (as proposed).

Noise

MVMC Chapter 9.28, Noise Regulations, contains the City's regulations with regard to noise.

With compliance with adopted regulations that set noise limits there are no impacts that should be mitigated through the SEPA process.

Tree Removal

MVMC Chapter 15.18, Land Clearing, contains the City's regulations with regard to forest practices. The City adopted these regulations in 2013 to comply with requirements from the State Department of Natural Resources.

With compliance with adopted regulations that set noise limits there are no impacts that should be mitigated through the SEPA process.

Property Values

Potential increases or decreases in property values are not criteria that City staff evaluates with subdivision proposals. Staff notes, too, that new development almost always has some effect, sometimes negative and sometimes positive, on property values of abutting or nearby properties. This is a function of new development. Despite the foregoing, with the number of neighbor comments received claiming that property values would be negatively impacted by this proposal, staff had a Consulting Report Summary completed by Dan Hewitt, a WA State Certified General Real Estate Appraiser awarded Senior Residential Appraiser Designation (SRA). Mr. Hewitt is the owner/operator of Hewitt Appraisal Service.

Staff provided a copy of the comments received by the City and asked that Mr. Hewitt evaluate and provide a professional response. A copy of Mr. Hewitt's expert report is attached. In short Mr. Hewitt's expert opinion is as follows: "Our conclusion is that no market evidence was identified with which to support a negative economic impact to the lots in Big Fir North as a result of the development of the seven new lots in the proposed East Village plat". Other key conclusions from Mr. Hewitt's expert report include the following:

- *There is no market evidence to support a notion that inhabitants of other existing 55 and older subdivision have been negatively impacted by adjacent subdivisions simply based on age composition of the plat.*
- *The recently developed or proposed examples of Woodside and Twin Brooks support the idea the 55 and older subdivisions co-exist nicely with subdivisions which are open to all age groups. The 55 and older age groups demonstrated a willingness to purchase and keep purchasing within the plats, even as the plats were extended with new phases and other non-55 and older plats continued to develop around them.*
- *In summary...it is unlikely to conclude that any long-term measurable value change will result to the Big Fir North properties as a result of the seven lot development. A bit of short-term market reluctance might occur due to equipment use and some construction noise while the new lots are being developed. However, once the new lots are finished, the market would typically be expected to absorb the existence of the easterly lots as a matter of course and not react in an economic manner any differently than to any of the other competitive 55 and older purchase opportunities in competing subdivisions which might become available over future time.*

Consistent with the Consulting Report Summary from Mr. Hewitt, staff finds there are no adverse impacts created by the subject short plat that should be mitigated through the SEPA process.

G. ENVIRONMENTAL DETERMINATION COMMENT & APPEAL PROCESS

The City is using its discretion under WAC 173-11-355(4) to issue a MDNS with a comment period that shall be limited to the below-listed new information received by the City after the Notice of Application/ Proposed MDNS comment period ended on January 31, 2017. Comments will be accepted limited to the following documents:

- Letter responding to traffic comments dated March 20, 2017, from Transportation Solutions, Inc.,
- Consulting Report Summary, dated April 10, 2017, from Hewitt Appraisal Service
- Letter containing an alternative analysis for the Blackburn Road extension dated March 17, 2017 from Samish Bay Real Estate Group

Comments on the above-listed new information used to inform the issuance of this Mitigated Determination of Non-Significance (MDNS) must be submitted, in writing, no later than 5:00 p.m. on **MAY 18, 2017**. Comments should be as specific as possible. Any person may comment on the application, receive notice of and participate in the public hearing, and request a copy of the decision once it is made.

Appeals of the environmental determination must be filed in writing on or before 5:00 PM on **MAY 30, 2017**. Appeals must be filed in writing together with the required \$100.00 application fee to: Hearing Examiner, City of Mount Vernon, P.O. Box 809, Mount Vernon, WA 98273. Appeals to the Examiner are governed by City of Mount Vernon Municipal Code Section 15.06.215. Additional information regarding the appeal process may be obtained from the City of Mount Vernon Development Services Department by calling (306)336-6214.



Date: February 10, 2017

To: Rebecca Lowell, Senior Planner

From: Esco Bell, Public Works Director
Ana Chesterfield, Development Services Engineering Manager *AC*

Subject: PL16-150 Preliminary Short Plat – Request for deferral of required minimum improvements per MVMC 16.032.060

The purpose of this memo is to recommend a deferral of required minimum improvements associated with the short plat noted above.

City codes and requirements addressing the process for required minimum improvements for short plats are cited as follows:

In accordance with Title 16.032.060, the community and economic development department shall ascertain that the minimum required improvements have been installed along with all the items listed in MVMC Title 16.20 prior to granting final approval of any short subdivisions.

MVMC Title 14.14.110 states: "Short plats will be subject to the applicable subdivision codes. Currently they are required to construct street improvements unless the city engineer recommends and the city council approves a waiver or deferral of the requirement. Subsequent building permits and sequential building permit approvals within the short plat would be subject to concurrency requirements".

Requested deferral of required minimum improvements is described as follows:

The specific location where the deferral of the installation of the improvements is being requested is located along E Blackburn Road fronting lot 8 of the proposed short plat.

The deferred installation of street improvement includes: widening of street, installation of sidewalk curb and gutter, storm conveyance system, sanitary sewer extension, water system and other utilities.

Recommendation: The Public Works Director, acting through his authority as the city engineer, recommends approval of the requested deferral based on the following assessments:

1. The deferral does not detract from the intent and purpose of requirements for the proposed short plat to install public infrastructure needed to serve its development, because of the particular geography of the site.

2. No burdens for developing the public infrastructure are displaced to others or the public as a consequence of the deferral, and the deferral does not detract from the orderly development of public infrastructure.
3. The public retains all needed authority and control to assure that any future development of the site will cause public improvements affected by the recommended deferral to be built.



Date: February 8th 2017

To: Senior Planner, Rebecca Lowell

From: Ana Chesterfield, Development Services Engineering Manager *Ac*

RE: PL16-150 East Village Preliminary Short Plat

The Community and Economic Development Department Engineering Division has reviewed the preliminary submittal for the 9 lot short-plat as referenced above. This review included preliminary plat drawings, preliminary drainage analysis and a request for waiver of minimum improvements required.

PRELIMINARY PLAT MAP AND WAIVER REQUEST:

- A. There are multiple discrepancies between the Plat Maps and the Lot closure report. Please review and revise as appropriate. See redlines.
- B. Request for Waiver of installation of minimum improvement per MVMC 16.032.060: Development Services Engineering Manager is recommending approval from the City of Mount Vernon Public Works Director regarding the requested deferral of installation of improvement fronting on East Blackburn Road. A separate memo is forthcoming.

DRAINAGE SUMMARY:

- C. This project will be required to meet the 2005 DOE Stormwater Management Manual for Western Washington and City of Mount Vernon Municipal Code 13.33
- D. A geotechnical report will be required to address on site soils and potential instabilities that could be caused by the proposed development (road construction, home construction and pond construction) with sections addressing any mitigation measures deemed necessary.
- E. Ensure compliance with Minimum Requirement #8.
- F. It is the responsibility of the applicant to ensure compliance with Department of Ecology General Construction Stormwater Permit.
- G. Provide a copy of the Stormwater Prevention Pollution Plat with civil plan submittals.

PL16-150 East Village Preliminary Short Plat

General Comments:

- H. Compliance with City of Mount Vernon Engineering Standards is a requirement.
- I. A lighting plan designed by PSE Intolight is required for review.
- J. Utility easement will be determined during the civil review of the proposed design
- K. Emergency vehicle access shall comply with the Fire Department requirements
- L. Location of required landscape trees should not interfere with water services and other underground utilities
- M. City Fiber Conduit Installation is required for the project. See City of Mount Vernon Engineering Standards for guidance.
- N. A truck route for hauling will be required for review and approval by Development Services Engineering Manager
- O. A traffic control plan as well as hauling hours will be required for review and approval by the Development Services Engineering Manager

Note: these comments do not constitute a formal or detailed review of the engineering data and supplemental information supplied for the preliminary short plat. Further and more detailed engineering reviews will be performed once the final plans and reports are submitted for permits. The Community and Economic Development Department, strongly recommends that the developer's Project Management team and design Engineer meet with the City's Engineering staff before first civil plan submittal.

16-150

HERRIGSTAD ENGINEERING & SURVEYING

Civil Engineering and Surveying

4320 Whistle Lake Road
Anacortes, WA 98221Dale Herrigstad, P.E., P.L.S.
(360) 299-8804 Phone

December 22, 2016

East Village 8-LOT SHORT PLAT CLOSURE REPORT**LOT 1**

Polyline Report

Thu Dec 22 12:17:48 2016

Bearing Distance

S 00°48'26" W 135.843

N 89°20'38" E 0.509

Radius: 170.000 Chord: 49.343 Degree: 33°42'12" Dir: Right

Length: 49.518 Delta: 16°41'21" Tangent: 24.935

Chord BRG: S 82°18'42" E Rad-In: S 00°39'22" E Rad-Out: S 16°01'59" W

Radius Point: 6031.753,5867.194

S 73°58'01" E 22.411

N 00°48'26" E 149.444

S 89°20'38" W 71.143

Closure Error Distance > 0.00000

Total Distance > 428.868

Polyline Area: 10001.9 sq ft, 0.2 acres

LOT 2

Polyline Report

Thu Dec 22 12:18:01 2016

Bearing Distance

N 00°48'26" E 168.341

S 89°20'38" W 63.491

S 00°48'26" W 149.444

S 73°58'01" E 65.779

Closure Error Distance > 0.00000

Total Distance > 447.055

Polyline Area: 10084.9 sq ft, 0.2 acres

LOT 3

Polyline Report

Thu Dec 22 12:18:11 2016

Bearing Distance

N 00°48'26" E 182.332

S 89°20'38" W 63.491

S 00°48'26" W 168.341

S 73°58'01" E 19.576

S 65°18'46" E 19.541

RECEIVED
CITY OF MOUNT VERNON
DEC 29 2016
C.E.D. DEPARTMENT
BY _____

N 89°20'38" E 26.721

Closure Error Distance> 0.00000
 Total Distance> 480.002
 Polyline Area: 11286.7 sq ft, 0.3 acres

LOT 4

Polyline Report

Thu Dec 22 12:18:21 2016

Bearing Distance

- ✓ N 00°48'26" E 182.332
- ✓ N 89°20'38" E 63.491
- ✓ S 00°48'26" W 182.332
- ✓ S 89°20'38" W 63.491

Closure Error Distance> 0.00000
 Total Distance> 491.645
 Polyline Area: 11572.6 sq ft, 0.3 acres

LOT 5

Polyline Report

Thu Dec 22 12:18:31 2016

Bearing Distance

- ✓ S 00°48'26" W 182.332
- ✓ N 89°20'38" E 63.491
- ✓ N 00°48'26" E 182.332
- ✓ S 89°20'38" W 63.491

Closure Error Distance> 0.00000
 Total Distance> 491.645
 Polyline Area: 11572.6 sq ft, 0.3 acres

LOT 6

Polyline Report

Tue Mar 22 10:31:45 2016

Bearing Distance

- ✓ N 89°20'38" E 135.583
- ✓ N 00°52'29" E 85.025
- ✓ S 89°20'46" W 135.683
- ✓ S 00°48'26" W 85.028

Closure Error Distance> 0.00000
 Total Distance> 441.319
 Polyline Area: 11528.5 sq ft, 0.3 acres

LOT 7

Polyline Report

Tue Mar 22 10:31:30 2016

Bearing Distance

- ✓ N 89°20'38" E 135.583

- ✓ S 00°52'29" W 97.307
- ✓ S 89°20'38" W 135.469
- ✓ N 00°48'26" E 97.304

Closure Error Distance > 0.00000
 Total Distance > 465.663
 Polyline Area: 13182.9 sq ft, 0.3 acres

LOT 8

Polyline Report

Tue Mar 22 10:56:37 2016

- Bearing Distance
- ✓ S 01°18'10" E 270.005
- SEE C2 → N 88°41'51" E 429.383
- ✓ N 00°52'29" E 1100.905
- ✓ S 89°20'38" W 289.171
- ✓ S 74°39'26" W 114.126
- ✓ S 61°32'26" W 70.757
- ✓ S 00°48'26" W 773.909
- ✓ N 88°41'50" E 20.110

Closure Error Distance > 0.00000
 Total Distance > 3068.366
 Polyline Area: 496180.6 sq ft, 11.4 acres

TRACT A

Polyline Report

Tue Mar 22 10:32:57 2016

Bearing Distance

- ✓ N 65°18'46" W 19.541
- SEE C3 → N 73°58'01" W 107.766
- Radius: 170.000 Chord: 49.343 Degree: 33°42'12" Dir: Left
- Length: 49.518 Delta: 16°41'21" Tangent: 24.935
- Chord BRG: N 82°18'42" W Rad-In: S 16°01'59" W Rad-Out: S 00°39'22" E
- Radius Point: 6031.753, 5867.194
- ✓ S 89°20'38" W 0.413
- ✓ S 89°20'38" W 0.095
- ✓ S 00°48'26" W 108.448
- ✓ N 61°32'26" E 70.757
- ✓ N 74°39'26" E 114.126

? NEED BLOW UP DETAIL SHEET C3
 OR UPDATE LENGTH ON C3

Closure Error Distance > 0.00000
 Total Distance > 470.665
 Polyline Area: 9131.2 sq ft, 0.2 acres

From: Riggs, Steve
Sent: Friday, March 03, 2017 11:06 AM
To: Marianne Manville-Ailles (mma@sseconsultants.com)
Cc: Lowell, Rebecca
Subject: PL16-150 East Village

FYI,

I know the deadline has passed for comments more than 30 days ago. I did get a chance to review for SEPA. Other than an approved water line with a fire hydrant and the approved turnaround. No additional comments for the project.

Steven V. Riggs

Fire Marshal
City of Mount Vernon
(360) 336-6277

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGYNorthwest Regional Office • 3190 160th Ave SE • Bellevue, WA 98008-5452 • 425-649-7000
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

January 30, 2017

RECEIVED
CITY OF MOUNT VERNON

FEB 01 2017

C.E.D. DEPARTMENT
BY _____Rebecca Lowell, Senior Planner
City of Mount Vernon
Community and Economic Development Department
910 Cleveland Avenue
Mount Vernon, WA 98273**RE: Ecology Comments on East Village Short Plat**
Lead Agency File No.: PL16-150
Ecology File Number: 201700350

Dear Ms. Lowell:

Thank you for sending information on the East Village project to the Washington State Department of Ecology (Ecology) for our review and comment. As the Wetland Specialist responsible for the City of Mount Vernon area, I wish to have the following comments entered into the record. The project submittal provided to Ecology included a notice of application, mitigated determination of non-significance, SEPA environmental checklist, site plan drawings, and *Critical Area Site Assessment: East Village Short Plat*, prepared by Graham-Bunting Associates, dated December 21, 2016.

The project site is located at 2437 East Blackburn Road in Mount Vernon. This 13.4-acre property (Parcel # P28003) has two single-family houses located on the southern edge of the property, while second-growth forest and pasture cover the remainder of the property. The proposed action involves constructing seven single-family houses, an access road extension of Balsam Lane, storm water facilities, and other utilities along the northern edge of the property. The two existing houses on the southern edge will remain as a separate lot.

The critical areas identified by Graham-Bunting Associates include Maddox Creek (Type F water), two Category III wetlands (Wetlands A and C), and a Category IV wetland (Wetland B). According to City of Mount Vernon municipal code, Maddox Creek receives a 150' buffer (MVMC 15.40.080.D.3), and Category III wetlands require 75' buffers, and Category IV wetlands require a 50' buffer (MVMC 15.40.090.F.1). This confirms an earlier critical area assessment that Graham-Bunting Associates had performed in 2009.

The proposed development will permanently impact Wetland C (0.23 acre) and reduce the Wetland B buffer down to 37.5' along its northern edge (1,420 ft² area) while providing 1,549 ft² of additional buffer area at roughly a 1:1 ratio. Temporary construction impacts will occur in the



Rebecca Lowell
January 30, 2017
Page | 2

Maddox Creek buffer from installation of a storm water pond outfall. A Native Growth Protection Area (NGPA) tract will be created around Maddox Creek, Wetlands A and B, and their associated buffers. A split rail fence and signs will mark the perimeter of this NGPA tract. Compensatory mitigation for the Wetland C impacts involve purchasing credits at the Nookachamps Mitigation Bank.

Wetland C on this property is a water of the state subject to the applicable requirements of state law (see RCW 90.48 and WAC 173.201A) and Section 401 of the Clean Water Act (33 USC §1341) and 40 CFR Section 121.2. The applicant shall obtain all necessary state and federal authorizations prior to beginning any ground-disturbing activities or vegetation removal in Wetland C. To obtain state and federal authorization, the following items are required:

- A jurisdictional determination from the U.S. Army Corps of Engineers stating whether the delineated wetlands on the property are under federal jurisdiction.
- A Joint Aquatic Resources Permit Application (JARPA) form for impacts to jurisdictional wetlands submitted to Ecology at ecyrefedpermits@ecy.wa.gov.
- A mitigation bank use plan for permanent impacts to Wetland C following the Interagency Review Team guidance in *Using Credits from Wetland Mitigation Banks: Guidance to Applicants on Submittal Contents for Bank Use Plans*.

If you have any questions or would like to discuss my comments, please give me a call at (425) 649-7199 or send an email to Doug.Gresham@ecy.wa.gov.

Sincerely,



Doug Gresham, PWS
Wetland Specialist
Shorelands and Environmental Assistance Program

DEG:awp

E-cc: Paul Anderson, Ecology
Yvonne Kicken, Ecology



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

March 15, 2016

Mr. Dave Prutzman
Samish Bay Land Company LLC
2601 East Blackburn Road
Mount Vernon, WA 98074

In future correspondence please refer to:
Project Tracking Code: 2016-03-01746
Property: EZ-1 East Village Short Plat, Samish Bay Land Company
Re: EZ-1 Archaeology - Survey Requested

Mr. Prutzman:

Thank you for your correspondence and supporting documentation to the Department of Archaeology and Historic Preservation (DAHP). We have reviewed your EZ-1 form for the above project. The project area is partially within a large historical wetland. There is a high potential for archaeological resources that are protected by state law.

We recommend a professional archaeological survey of the project area prior to ground disturbance. The completed survey report should be submitted to DAHP and the interested Tribes for review prior to beginning the project.

Thank you for the opportunity to comment on this project and we look forward to receiving the survey report. Should you have any questions, please feel free to contact me.

Sincerely,

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

cc. Josephine Peters, Cultural Resources, Swinomish Tribe
Jackie Ferry, THPO, Samish Tribe
Kerry Lyste, Cultural Resources, Stillaguamish Tribe
Tara Duff, Cultural Resources Director, Stillaguamish Tribe
Richard Young, Cultural Resources Director, Tulalip Tribe



From: Beacham, Linda
Sent: Friday, January 27, 2017 11:06 AM
To: Lowell, Rebecca
Cc: Marianne Manville-Ailles (mma@sseconsultants.com)
Subject: FW: DNS SEPA PL16-150

Follow Up Flag: Follow up
Flag Status: Flagged

FYI..

Linda Beacham
Administrative Assistant
Community & Economic Development
360-336-6214

-----Original Message-----

From: Jackie Ferry [<mailto:jferry@samishtribe.nsn.us>]
Sent: Friday, January 27, 2017 9:42 AM
To: Beacham, Linda
Subject: RE: DNS SEPA PL16-150

Hi Linda,

I agree with DAHP's assessment for a cultural resources survey prior to ground disturbance.

Thanks,

Jackie

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

-----Original Message-----

From: Beacham, Linda [<mailto:lindabe@mountvernonwa.gov>]
Sent: Friday, January 20, 2017 12:38 PM
Subject: DNS SEPA PL16-150

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

Description of Proposal: Proposed is a short plat that will create seven (7) single-family residential lots that range in size from ±10,000 s.f. to ±13,000 s.f. In addition to these seven (7) new lots (where future single-family homes will be constructed) a tract for a future stormwater facility and a lot to contain the existing two residential homes on the far south side of the overall property will also be created. A ±420

linear foot private road will be extended from Balsam Lane to the east to provide access to the new lots and the stormwater tract. The project site contains two Category III wetlands (identified as wetlands A and C), one Category IV wetland (identified as wetland B) and a Fish Bearing Stream (Maddox Creek). The applicant proposes filling wetland C, and completing buffer averaging on wetland B. Following preliminary short plat approval the applicant will be required to install infrastructure (roads and utilities) to serve this site. The infrastructure installation will require approximately 1,300 cubic yards of excavation and approximately 121 cubic yards of fill. Utility lines greater than 8-inches in diameter will also be installed. The forested portions of the site primarily contain douglas fir, western red cedar and red alder ranging from 6 to 30-inches dbh. The applicant will need to harvest portions of these trees to allow site development.

Date of Issuance: January 17, 2017

Lead Agency Contact: Rebecca Lowell, Senior Planner, Community & Economic Development, Mount Vernon, WA

Linda Beacham
Administrative Assistant
Community & Economic Development
360-336-6214

From: Cole, Wendy D (DFW) <Wendy.Cole@dfw.wa.gov>
Sent: Friday, January 20, 2017 2:55 PM
To: Lowell, Rebecca
Cc: Chesterfield, Ana
Subject: East Village short plat 16-150

Hi Rebecca and Ana – I looked through this proposal and it occurred to me that since there is to be an outfall into Maddox Creek from a stormwater facility, it would need an HPA for the outfall – unless the City’s NPDES permit already covers it.

Please let me know if this facility is covered by a NPDES permit, or not; Thanks!

Wendy

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



8250 - 165th Avenue NE
Suite 100
Redmond, WA 98052-6628
T 425-883-4134
F 425-867-0898
www.tsinw.com

March 20, 2017

Rebecca Bradley-Lowell, Senior Planner
910 Cleveland Avenue
P.O. Box 809
Mount Vernon, WA 98273

Subject: East Village Short Plat – Response to Traffic Comments

This letter provides our response to the traffic related citizen comments for the proposed East Village Short Plat in the City of Mount Vernon, WA. The East Village Short Plat includes seven (7) new single-family homes, that will be accessed via existing Balsam Lane, which is currently a dead-end street used only by the residents of Big Fir North. Big Fir North is an age restricted community. Grand Avenue and Noble Avenue are also streets internal to Big Fir North that will connect East Village with the adjacent arterial roadways.

Comments Relative to Increased Traffic Volumes

The expected new vehicle trips generated by the proposed development are estimated at 67 trips per weekday, 5 trips in the morning peak hour, and 7 trips in the evening peak hour. For the non-peak weekday period from 6 AM to midnight, there will be an estimated 3.5 vehicle trips per hour. During the weekend, there will be an estimated 69 trips on Saturday and 60 trips on Sunday, which would break down to about 4 trips per hour on Saturday and 3 trips per hour on Sunday. Vehicle trips estimated using the Institute of Transportation Engineers (ITE) *Trip Generation Manual*.

The additional traffic generated by the East Village Short Plat can be accommodated by the existing roadways in Big Fir North. Residents would not experience significant changes in driveway access or roadway congestion.

Comments Relative to Vehicle Speeds

The internal streets of Big Fir North – Balsam Lane, Grand Avenue, and Noble Avenue – are designed for low-speed vehicle operation. Horizontal curves on these streets are mostly about 75 feet in radius, through which drivers can only travel comfortably at 15 to 17 miles per hour. Speeds through horizontal curves were calculated based on the guidance in the American Association of State Highway and Transportation Officials (AASHTO) *A Policy on Geometric Design of Highways and Streets*. The use of short straight roadway segments short radius horizontal curves, and closely spaced intersections is a common traffic calming practice and has been demonstrated to reduce vehicle speeds over longer straight roadway segments.

The design of the existing roadways in Big Fir North provide traffic calming features that would discourage speeding in the neighborhood.



Comments Relative Safety Associated with Young Drivers

Young drivers are involved in more crashes per mile of driving than other age groups. A 2014 Insurance Institute for Highway Safety Loss Data Institute study documented relative fatal crash rates for age groups from 16 to 80 plus years old. The study found that that drivers between 16-19 years old and 80 years old and over have similar fatal crashes rates (4.6 fatalities per million miles driven vs. 5.5 fatalities per million miles driven respectively) with older drivers having a slightly higher rate of fatal crashes than teens. Drivers between 35 and 54 years old have a crash rate of 1.17 fatalities per million miles driven.

This data suggests that there will be no significant difference between in crashes in the Big Fir North roadway system when comparing the addition of younger or older drivers to the roadways in Big Fir North.

Comments Relative Pedestrian Safety

The existing streets provide 5-foot wide sidewalks with a 4-foot wide landscape buffers on both sides. These conditions will adequately serve the existing and new pedestrian demand in the neighborhood.

Construction Traffic

Construction traffic will involve trucks, heavy equipment deliveries, material deliveries and construction worker vehicles. Construction traffic is temporary in nature and is managed by current city ordinances for construction hours and site management requirements.

Conclusions

The development of East Village Short Plat will not have significant short or long term traffic impacts on the Big Fir North community.

If you have any questions don't hesitate to contact me.

Sincerely,

Transportation Solutions, Inc.

A handwritten signature in blue ink, appearing to read "V. Salemann", with a long horizontal line extending to the right.

Victor L. Salemann, PE
Principal



Victor Salemann PE



Principal

AREAS OF EXPERTISE

Traffic Engineering
 Transportation Planning
 Complete Streets
 Traffic Design
 Comprehensive Plan Policy Development
 Code Review & Development
 Concurrency Management
 Transportation Impact Fees
 Development Review

REPRESENTATIVE PROJECTS

Mt. Vernon Concurrency Study
 Port Orchard Comprehensive Plan
 Tahoma High School Review
 Mt. Vernon Intersection Safety Study
 Ash Way Design
 City of Gig Harbor 2035 Model & TIF
 Northern State Campus Planned Action EIS
 I 90 & SR 18 Feasibility Study
 City of Lynnwood 194th Pre-Design Study
 Port Orchard ADA Transition Plan
 Renton School District Impact Fee Review
 Burlington Transportation Element
 SR 16 TNB to SR 3 Congestion Study
 Sammamish Transportation Element
 Issaquah Pedestrian Study
 US 395 /Ridgeline Drive
 City of Lynnwood Traffic Modeling
 32nd St/D Ave Intersection Improvements
 Issaquah Complete Streets Study
 Washington St Corridor Signal Analysis
 The Village at Sammamish
 Mt. Vernon Subarea Plan

As a Principal of TSI, Victor brings a full service approach to municipal projects with public and private sector experience in program administration, travel demand forecasting, comprehensive transportation planning, development review, traffic engineering, roundabout design, traffic signal design, and arterial roadway design. Throughout his 33 year career in transportation planning and engineering, Mr. Salemann has demonstrated an ability to connect with and commit teams and organizations to projects, as well as identify and address the challenges faced by municipal staff and diverse stakeholders.

Victor serves as the on-call traffic engineer for multiple municipalities including the City of Lynnwood, City of Mount Vernon, City of Port Orchard, and City of Sammamish.

Victor is an active Member of the Institute of Transportation Engineers and American Public Works Association.

He is a skilled public speaker and is able to present complex transportation issues to City Councils, Planning Commissions, Hearing Examiners, stakeholders, and the public. He has worked directly with the City Councils of Lynnwood, Sammamish, Issaquah, Maple Valley, Gig Harbor, Poulsbo, Covington, and Woodinville on transportation planning and traffic engineering issues including the impacts of regional through-traffic on new and established communities.

Victor's previous experience includes 7 years serving as the Engineering Manager for the City of Issaquah.

EDUCATION

BS, Civil Engineering, University of Washington

LICENSURE

Professional Engineer, Washington & Alaska

AFFILIATIONS

Institute of Transportation Engineers (ITE)
 American Public Works Association (APWA) Washington

CONSULTING REPORT SUMMARY



EAST VILLAGE SUBDIVISION

NHN Balsam Street
Mount Vernon, WA 98274

Prepared for:

Ms. Rebecca Bradley-Lowell
City of Mount Vernon
910 Cleveland Avenue
Mount Vernon, CA 98273

Date of Inspection: February 22, 2017

Prepared By:

HEWITT APPRAISAL SERVICE

1317 Alpine View Drive
Mount Vernon, WA 98273
Telephone: (360) 428-4758
Fax: (360) 428-8707

Appraiser:

Wayland D. (Dan) Hewitt, SRA
WA Cert. # 1101648

HEWITT APPRAISAL SERVICE

April 10, 2017

Ms. Rebecca Bradley-Lowell
City of Mount Vernon
910 Cleveland Avenue
Mount Vernon, WA 98273

RE: Proposed East Village Subdivision Access
Mount Vernon, WA 98274

Dear Ms. Bradley-Lowell:

Thank you for your request for a consultative opinion of the impact of the East Village subdivision development on the adjoining Big Fir North plat in south Mount Vernon. A discussion of the issues and an opinion of impact using a narrative report format has been prepared. This assignment has been completed in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP).

The purpose of this assignment is to estimate the impact of the development of the proposed East Village Short Plat upon the existing and adjoining Big Fir North plat to the west, which would use Balsam Way in the Big Fir plat to create access to the proposed new subdivision. The intended use of the assignment is to assist the client, the City of Mount Vernon in determining possible adverse impact to the residents of the Big Fir subdivision.

The subject is a proposed short plat consisting of eight lots, seven of which will have residences. The eighth lot will support a retention pond and several houses to the south and will also serve as a buffer for Maddox Creek, which will run through lot 8 of the plat.

The following report sets forth our findings as of February 22, 2017. Our conclusion is that no market evidence was identified with which to support a negative economic impact to the lots in Big Fir North as a result of the development of the seven new lots in the proposed East Village plat.



Dan Hewitt, SRA

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East Village Subdivision Mount Vernon, WA 98274**SUMMARY OF SALIENT FACTS**

Client:	The City of Mount Vernon
Intended Use:	Estimate potential of adverse impact to the residents of the Big Fir North plat as a result of the proposed East Village Short Plat.
Intended Users:	This report is intended to be used by the City of Mount Vernon. No other party is authorized or intended to use this report.
Purpose of the Assignment:	The purpose of this narrative consultative report is to provide an opinion of the potential for adverse impact of the development of the East Village Short Plat to the adjoining Big Fir North plat.
Subject Property:	8 lot Short Plat located at the east end of Balsam Lane in Mount Vernon, WA 98274.
Project Scope:	Subdivision plat.
Date of Inspection:	February 22, 2017
Completion Date of Report:	April 10, 2017
Tax I.D. #	340428-2-007-0102; P28003 (Existing) New plat not assigned yet
Zoning:	R-1; 4.0
Land Area:	13.39 acres; 583,268 sf
Purchase Price:	N/A
Owner:	Mary Margaret Kiesel
Highest and Best Use	
As Vacant:	Residential Subdivision
As Improved:	Residential Subdivision
Hypothetical Condition:	None.
Extraordinary Assumptions:	None.
Conclusion:	No measurable economic impact to lots in the Big Fir North subdivision can be supported as a result of the new proposed East Village subdivision.

REPORT ORGANIZATION:

This report is designed to inform the reader of all factors influencing the value of the subject property in a clear and concise manner. An Executive Summary is provided to the reader for quick reference to salient conclusions regarding the property. Initially, an overview of the subject regional market area, market trends and a neighborhood location analysis is performed. The property is then described physically and a highest and best use for the property is determined. Highest and Best Use establishes the premise upon which the property is valued.

An addendum is provided which illustrates important data about the market, site and improvements and includes photographs of the subject to aid the reader.

INTENDED USE OF THE ASSIGNMENT:

The purpose of the assignment is to provide the appraiser's opinion of the economic impact of a proposed residential subdivision development to the existing subdivision adjacent to it. The opinion is designed to be used by the client for consideration of determining the feasibility of the proposed development and without prior written approval of the author, the use of this report is limited to this decision-making. All other uses are expressly prohibited. Reliance on this report by anyone other than the designated client for a purpose other than that set forth above is prohibited. The author's responsibility is limited to the client.

INTENDED USER OF THE ASSIGNMENT:

The intended user of the appraisal is the City of Mount Vernon. No other party is authorized or intended to use this report.

ASSUMPTIONS AND LIMITING CONDITIONS:

The assignment is based upon the assumptions and limiting conditions as outlined in the enclosures.

PROPERTY RIGHTS:

The property rights appraised consist of the unencumbered fee simple interest of all present and future benefits, which may be derived from the property's present or possible use.

EFFECTIVE DATE OF APPRAISAL:

The effective date of appraisal is February 22, 2017, which is also the date of physical inspection.

COMPLIANCE AND COMPETENCY PROVISION:

This consulting report has been prepared in compliance with the Uniform Standards of Professional Practice (USPAP) as revised January 1, 2016 and originally adopted by the Appraisal Standards Board of the Appraisal Foundation on August 9, 1990. The appraiser has years of experience in appraising single family, multi-family and commercial properties and has the appropriate knowledge and experience to

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competently complete this report. Refer to the addendum of this report for a statement of qualifications of the appraiser.

DEFINITION OF MARKET VALUE:

Market value is not determined for the purposes of this consulting assignment.

ASSIGNMENT DEVELOPMENT, SCOPE AND REPORTING PROCESS:

In preparing this opinion, the appraiser:

- 1. physically inspected the site
- 2. gathered information on plat development in the market area using the NW MLS and known information

This consulting report is a brief recapitulation of the appraiser's data, analyses, and conclusions. Additional supporting documentation is retained in the appraiser's file for this consulting report.

ASSESSMENT AND TAX INFORMATION:

The subject property has a current tax identification number of 340421-3-023-0000 and a corresponding parcel number of P27310. The past three years of tax assessment valuations for parcel # P27310 are noted as follows:

<u>YEAR</u>	<u>A/V LAND</u>	<u>A/V BLDGS</u>	<u>TOTAL A/V</u>
2017	\$3,765,100	\$1,671,700	\$5,436,800
2016	\$3,765,100	\$1,671,700	\$5,436,800
2015	\$3,336,100	\$1,520,400	\$4,856,800

The current total tax assessed value of the subject tax parcel for the 2017 year is \$5,436,800. The above assessments appear in line with others seen in the market. The current taxes assessed for 2017 are \$80,188.34.

OWNERSHIP HISTORY:

The subject property is currently owned by Mary Margaret Kiesel, according to the Skagit County Assessor.

PERSONAL PROPERTY:

No personal property, manufacturing equipment or business equipment was included.

SALES AND LISTING HISTORY:

The subject property has not sold or been listed for sale in the past three year period.

LEGAL DESCRIPTION:

See the attached addendum section for the complete legal description of the subject property.

PRIOR APPRAISAL:

The subject property has not been previously appraised by this appraiser. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report in the three-year period immediately preceding acceptance of this assignment. (per USPAP, rev. January 1, 2012).

MARKET, LAND AND IMPROVEMENTS ANALYSIS

REGIONAL AND STATEWIDE ANALYSIS:

The subject property is located in Mount Vernon, in Skagit County, state of Washington. Washington State is located in the northwest corner of the contiguous 48 United States. The northwest corner of the United States is commonly referred to as the Pacific Northwest region. This area includes the states of Washington, Oregon, Idaho and western portions of Montana.

Regional Characteristics

The multi-state region of the Pacific Northwest is primarily supported by four major metropolitan population centers: Seattle and Spokane in Washington State, Portland in the northwest corner of the state of Oregon and Boise, the capital of the state of Idaho. These four cities are linked by two major interstate freeways, which facilitate trade throughout the region. Interstate 90 links Seattle with Spokane and Boise to the east. Interstate five runs north and south and links Seattle with Vancouver, B.C. in Canada to the north and Portland, Oregon to the south. The Cascade Mountain Range runs north and south through the western part of the states of Washington and Oregon creating a unified cultural and sociological group. It also blocks incoming weather patterns from the onshore ocean flow. East of the mountains in Washington, Idaho and Oregon is a more arid climate and a more agricultural based economy. Spokane and Boise act as trading hubs for product moving to and from the coastal cities of Seattle and Portland and have busy commercial and industrial distribution centers. Rail and trucking are the primary movers of goods, however, each of the cities have major airports for passenger and freight conveyance. The Rocky Mountain Range through Montana and into Utah is the eastern boundary of the region.

Factors such as employment, per capita income, health care and education levels are considered to be on a par with other healthy regions of the United States. Current social issues in the region include preservation and enhancement of environmental conditions, traffic and linkage problems in the major metropolitan areas, (especially in Seattle) and taxes. Washington State has a sales tax on goods and services but no state income tax. Oregon has no sales tax, but does have a state income tax. This can have some effect on trade in the southwestern part of Washington and the northern part of Oregon.

The region is supported by a diverse base of employment which includes aircraft manufacturing, forest product processing, high tech manufacturing and R & D, bio-technology, agriculture, textiles, oil, steel and aluminum processing, recreational opportunities, overseas and intercontinental shipping, retailing and internet businesses. The broad diversity of these major employment bases contributes to a healthy climate for employment levels, income stability, educational levels, housing affordability and overall quality of life.

Geographic Characteristics

Washington State is comprised of 66,544 square miles with an average of 88.6 persons per square mile. The most northwesterly corner of Washington State is often referred to as the Puget Sound Region. Puget Sound is bordered in the east by the Cascade Mountain Range, in the west by the Olympic Peninsula, San Juan Islands and Pacific Ocean. The southern boundary extends to the Olympia area and the northern boundary is the Canadian-U.S. border. It is about 70 miles south of this northern border that Skagit County and Mount Vernon are located.

Population Characteristics

Washington State reports a population of 7,277,536 people as of 2016 according to the U.S. Census. The median age of the population is estimated at 36.2 years. The majority of the growth from out of state residents comes from California with Oregon in second place. Migration has shown signs of decline, however. In 2006 influx was 81,000, but in 2008 influx dropped to 58,000 and to 39,000 in 2009 due to housing contraction and poor economic conditions. Potential workers wishing to migrate are experiencing difficulty selling homes in other states to move here.

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These factors contribute to the enhancement of the area economically and demographically and indicate that controlled growth is occurring. This, in turn, indicates positive factors for real estate values and the real estate market in the future for the region.

SKAGIT COUNTY ANALYSIS**Geographical Location and Physical Characteristics**

Mount Vernon is the county seat of Skagit County and is also the largest city in the county, both in terms of population and in land area. Skagit County comprises a land area of 1,735 square miles and is characterized by the fertile farmland of the Skagit River delta at the western half portion with the eastern half dominated by foothills and peaks of the Cascade Mountain Range. The Skagit River runs nearly the entire length of the county from east to west and empties into Skagit Bay, which is part of greater Puget Sound. This is the principal drainage system for the county's rainfall and has provided a fertile delta of productive agricultural land. Sedro Woolley is located upriver, ten miles east of Mount Vernon and Burlington, the two principal cities in the county.

Skagit County enjoys a temperate climate with mild temperatures and adequate balance of rainfall and sunshine. Winter temperatures typically average around 30 degrees Fahrenheit while summer temperatures range into the mid 70's. Rainfall can average between 35 and 45 inches, with the mountainous eastern region receiving the large portion of rain. Snowfall is occasional during the winter but does not usually contribute adversely to operational factors.

Skagit County's location offers access to recreational amenities such as parks, lakes and the San Juan Islands to the west.

Population Characteristics

According to the U. S. Census, the population of Skagit County in 2015 was 121,846, up from 115,300 in 2011. From 2010 to 2012, the population in Skagit County increased by 1.1 percent. These findings imply that Skagit County is viewed as a desirable place to live and work and a population influx trend is expected to continue for the foreseeable future. The current median age of the population is 37.2 years, slightly higher than the statewide average. Males comprise 49.5 percent of the population and females comprise 50.5 percent. Age group breakdowns basically mirror those in the preceding chart of the statewide age groups.

Overall market factors for real estate in the Skagit County area appear favorable due to the location of the county along the I-5 corridor. As stated in the interest rate analysis, market interest rates are at long-time lows since the beginning of the 2008 recession and appear to be stable for the foreseeable future. This is both due to policies of the Fed as well as liquidity issues in the secondary mortgage market. Other than the tightening of the finance industry, no adverse influences of a market wide scale are noted.

NEIGHBORHOOD ANALYSIS:

The subject property is situated in the southern part of the city of Mount Vernon, Washington. Mount Vernon is located along the Interstate 5 freeway at a point where the Skagit Valley opens up to the west. The present city has evolved from a riverfront town to a sprawling urban and suburban community and the county seat of Skagit County. As the Skagit River was gradually cleared of logjams which prevented upriver travel, Mount Vernon became an increasingly important hub of business activity in eastern Skagit County. An agricultural and logging economy spawned support industries to maintain equipment and

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supplies as well as service the growing population. The population of Mount Vernon as of 2016 is 31,743 persons.

Today, Mount Vernon is characterized by a desirable small town atmosphere and lifestyle. While agriculture and logging are still major economic bases in Skagit County, Mount Vernon has managed to diversify, capitalizing on the burgeoning tourism trade and service industries in the county. Interstate 5 provides the primary north-south route through the county from Conway in the south to Alger in the north. Mount Vernon is situated along the I-5 corridor, which promotes a stabilization of the economy.

The housing market in the city has been experiencing higher levels of activity emerging from the 2008 recession. Demand for residential housing has been growing due to predominately favorable economic conditions in the county as well as pent up demand from periods of slower activity. The immediate neighborhood along the Blackburn and LaVenture Road corridor consists of a combination of single family and light commercial, with 2-4 family duplexes, fourplexes and small apartment complexes (under 30 units), some retirement and assisted living centers to the north. These different land uses are considered homogenous by the market participants. An elementary and middle school are located within several blocks west and north of the subject property as is a small neighborhood convenience store. Other property uses include places of worship.

SITE ANALYSIS:**East Village**

The subject site is comprised of an irregular shaped, gently sloping acreage tract near the northeast corner of South LaVenture Road and East Blackburn Road. Refer to the attached site map for the boundary dimensions. The total size of the parcel is estimated at 900,442 square feet, or 20.67 acres. The soil of the surrounding area typically appears capable of adequate load bearing conditions. The subject property is a proposed development of a residential subdivision, to be known as East Village, which will be created by a short plat process. The subdivision will create seven new single family residential lots at the northern part of the acreage. Lot 8 to the south will be a remainder acreage tract of 11.39 acres. This tract will have a protective area for a retention pond at the northwest corner and for Maddox Creek, which runs through the northern part of Lot 8. Several houses are located on Lot 8 which are accessed off East Blackburn Road.

The seven new lots are scheduled to be accessed by extending an existing street known as Balsam Lane in the northeast corner of the Big Fir North subdivision, which is situated directly west of the proposed East Village plat. Utilities would also be extended from this point. Traffic into and out of East Village will be required to transit the Big Fir North subdivision in order to access LaVenture Road. Reportedly, no other legal access in or out of the subdivision can be facilitated due to the Maddox Creek corridor south of the proposed lots and the existing residential subdivision of Little Mountain estates to the east and north.

Big Fir North

The Big Fir North residential subdivision consists of 48 single family residential lots and was created around 2007 to 2008, shortly before the recession. It is situated directly west of the proposed East Village plat and is accessed from South LaVenture Road. Maddox Creek forms the southern boundary. Big Fir South is a competitive plat which was recently developed south of Maddox Creek and offers similar appeal as Big Fir North. The Big Fir North plat is designed to attract inhabitants of age 55 or older. It has CC and R's to that effect. Other competitive plat developments in the general market are known to have age limitations, most notably Montreaux to the northeast of the subject, which was delivered to the market by the same developer as Big Fir North.

East Village Subdivision Mount Vernon, WA 98274**ZONING:**

The subject property is zoned R-1; 4.0, Residential Single Family. The proposed usage is an allowable use.

DESCRIPTION OF IMPROVEMENTS:

The subject's seven lots are proposed and there are no improvements on the north part of the acreage.

OPINION OF ESTIMATED POTENTIAL ECONOMIC IMPACT

The proposed subject subdivision is deemed to be an allowable land use in concert with zoning. In addition, current market demands for housing and meeting of community standards and needs would appear to be met with the proposed development.

The primary complaint is described as being brought by the 55 and older residents of the Big Fir North plat who have voiced concerns that the proposed 7 lot development would create traffic and noise issues as eventual inhabitants of East Village will necessarily use the streets of Big Fir for ingress and egress. This might create adverse future value influences to the Big Fir North residences, especially because of the 55 and older age group, which have expectations of quiet enjoyment as a part of their bundle of fee simple ownership rights.

Several important factors were considered as follows:

The proposed subdivision of East Village will consist of 7 lots. The Big Fir North subdivision consists of 48 finished lots. It would be reasonable to expect that residents of East Village will take the shorter route to and from South LaVenture Road, thus using Balsam Lane, the eastern portion of Grand Avenue and then Noble Street out to South Laventure Road and Vice versa. Thus about 21 lots in Big Fir North would not typically be exposed to traffic patterns created by East Village. The impact to Big Fir North residents would actually only be expected to impact about 27 of the existing Big Fir North lots.

Other residential subdivisions over the past several years since the recession have been developed with no apparent impact to the real estate values of residents of surrounding or nearby subdivisions. Notable examples are:

A recent plat known as Digby Heights had phase 3 added to the original two phases. The new phase 3 lots front along Jeff Street. Jeff Street remains closed off to East Division Street, which would have provided easier access in and out of the plat for residents of phase 3. As such residents of the new homes in phase 3 must necessarily drive through the original phases 1 and/or 2 of the subdivision in order to access either East Division Street to the north or Digby Road to the west. No loss in value to homes in the original two phases due to the development of phase 3 could be proved and phase 3 homes sold comparably to those in the first two phases.

The new plat of Twin Brooks was developed in 4 phases in eastern Mount Vernon. Like Big Fir North, this is a 55 and older subdivision. The first phase was built in 2015 and is accessed off East Division Street in a similar manner as Big Fir North. A second phase was extended off phase 1 and phase 3 was a loop of lots added to phase 2, requiring phase 3 residents to access through phases 2 and 1 to get back to East Division Street. Phase 3 is an extension of the plat to the north and those additional lots also drive through phases 2 and 1. Phases 2, 3 and 4 also are connected to the Skagit Highlands plat to the east by opening up a street, enabling Twin Brooks residents to drive through Skagit Highlands to connect to linkages go north to East College Way and Highway 9 to the north. Homes have been selling briskly in all phases and no discernable loss in value to homes in phases 1 or 2 was observed.

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The plat of Highland Greens is being developed in two phases in the north part of Mount Vernon. The central street in the plat is Green Way, which is situated between the two development phases. While another street in phase 2 will allow access in and out of the north part of the subdivision without much impact on phase 1 homeowners, certainly some of the new owners in the south part of phase 2 will use Green Way after phase 1 has been developed. No impact is expected to the values of owner in phase 1 as a result of this second phase development. In addition, a senior citizen housing center is located to the east across the street from this plat and no measurable adverse impacts to quiet enjoyment are expected.

SUMMARY:

No valuation information regarding the age of subdivision residents is available for comparative purposes. 55 and older subdivisions have historically been developed in various areas of Mount Vernon over the past several decades. These neighborhoods include such delivered plats as Stonebridge (2003), Montreaux (2007), and more recently, the new Woodside plat which will be developed in east Mount Vernon, just east of the developing Cedar Heights plat. It does not appear that the 55 and older composition of the Big Fir North plat would be impacted any differently than other 55 and older subdivisions, simply on the premise of age makeup of the plat. In addition, there is no market evidence to support a notion that inhabitants of other existing 55 and older subdivision have been negatively impacted by adjacent subdivisions simply based on age composition of the plat. The recently developed or proposed examples of Woodside and Twin Brooks support the idea the 55 and older subdivisions co-exist nicely with subdivisions which are open to all age groups. The 55 and older age groups demonstrated a willingness to purchase and keep purchasing within the plats, even as the plats were extended with new phases and other non-55 and older plats continued to develop around them.

In addition, the subdivision development examples noted previously do not provide any economic support to the idea that extensions of subdivisions create any adverse impact to the values of the properties developed in the adjoining and/or previously developed parts of the subdivisions. Several recent sales and a pending sale in the Big Fir North subdivision have actually demonstrated increasing values along with the rest of the local market.

Thus, it is not likely that any significant or measurable value change to the properties in the Big Fir plat will occur as a result of the addition of a seven lot extension to the east of the plat. It should also be noted that the remainder of the contiguous acreage to the east of Big Fir North will remain undeveloped, in support of the protection of Maddox Creek and that no additional lot development would be likely to occur, thus creating a situation where these seven proposed lots would be the only additional lots likely to be developable.

ANALYSIS OF CONCLUSIONS

In summary, and based on the information provided, it is unlikely to conclude that any long-term measurable value change will result to the Big Fir North properties as a result of the seven lot development. A bit of short-term market reluctance might occur due to equipment use and some construction noise while the new lots are being developed. However, once the new lots are finished, the market would typically be expected to absorb the existence of the easterly lots as a matter of course and not react in an economic manner any differently than to any of the other competitive 55 and older purchase opportunities in competing subdivisions which might become available over future time.

ASSUMPTIONS AND LIMITING CONDITIONS

1. This is a narrative Consulting Report which is intended to comply with the reporting Standards set forth under Standard Rule 2-2 (b) of the Uniform Standards of Professional Appraisal Practice. As such, it might not include full discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.
2. No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated in this report.
3. The property is assumed free and clear of any or all liens and encumbrances unless otherwise stated in this report.
4. Responsible ownership and competent property management are assumed unless otherwise stated in this report.
5. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
6. All engineering is assumed to be correct. Any plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
7. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable, unless stated in the report. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
8. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in this report.
9. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless nonconformity has been stated, defined, and considered in this appraisal report.
10. It is assumed that all required licenses, certificates of occupancy or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.
11. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader references purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No survey has been made for the purpose of this report.
12. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise stated in this report.

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13. The appraiser is not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraiser that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The appraisers value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value unless otherwise stated in this report. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover them. The appraiser's descriptions and resulting comments are the result of the routine observations made during the appraisal process.
14. Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities Act. The presence of architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.
15. Any proposed improvements are assumed to be completed in a good workmanlike manner in accordance with the submitted plans & specifications.
16. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
17. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event, only with proper written qualification and only in its entirety.
18. Neither all nor any part of the contents of this report, especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected, shall be disseminated to the public through advertising, public relations, news sales, or other media without prior written consent and approval of the appraiser.

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CERTIFICATION:

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and I have no personal interest or bias with respect to the parties involved.
4. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of any value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
5. This appraisal was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
6. My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
7. I have made a personal inspection of the property that is the subject of this report.
8. No one provided significant professional assistance to the person signing this report.
9. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
10. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
11. As of the date of this report, I have completed the requirements of the continuing education program of the Appraisal Institute.
12. The subject property has not previously been appraised by this appraiser. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report in the three-year period immediately preceding acceptance of this assignment. (per USPAP, rev. January 1, 2012).



February 22, 2017

Effective Date

Dan Hewitt, SRA WA General Cert. #1101648

4-10-2017

Date Signed

PHOTOGRAPHS

SUBJECT PHOTOGRAPHS

EAST END OF BALSAM LANE LOOKING EASTERLY INTO EAST VILLAGE PLAT



EASTERN TERMINUS OF BALSAM LANE LOOKING EASTERLY



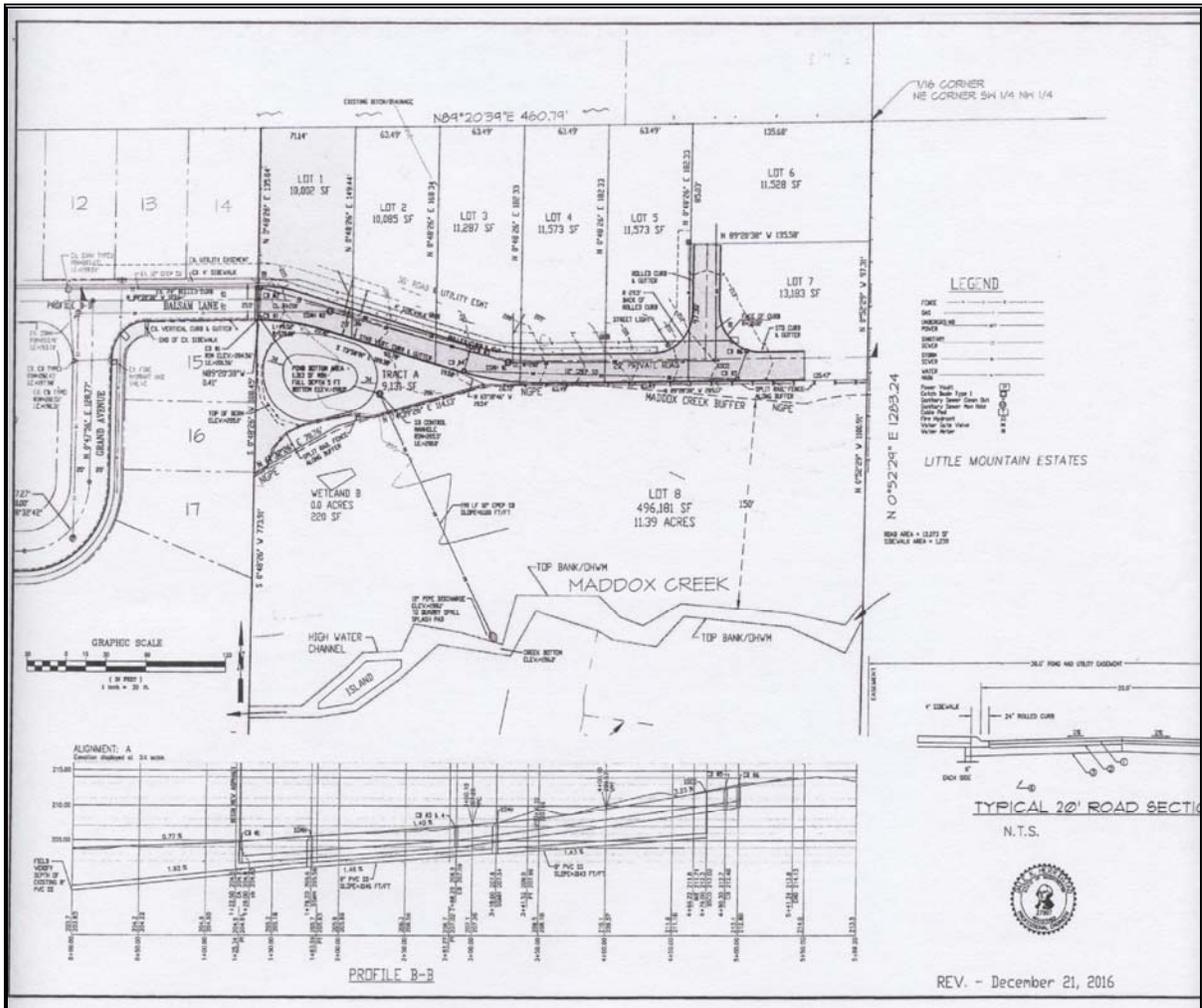
SUBJECT PHOTOGRAPHS

BALSAM LANE LOOKING WESTERLY INTO BIG FIR PLAT



MAPS

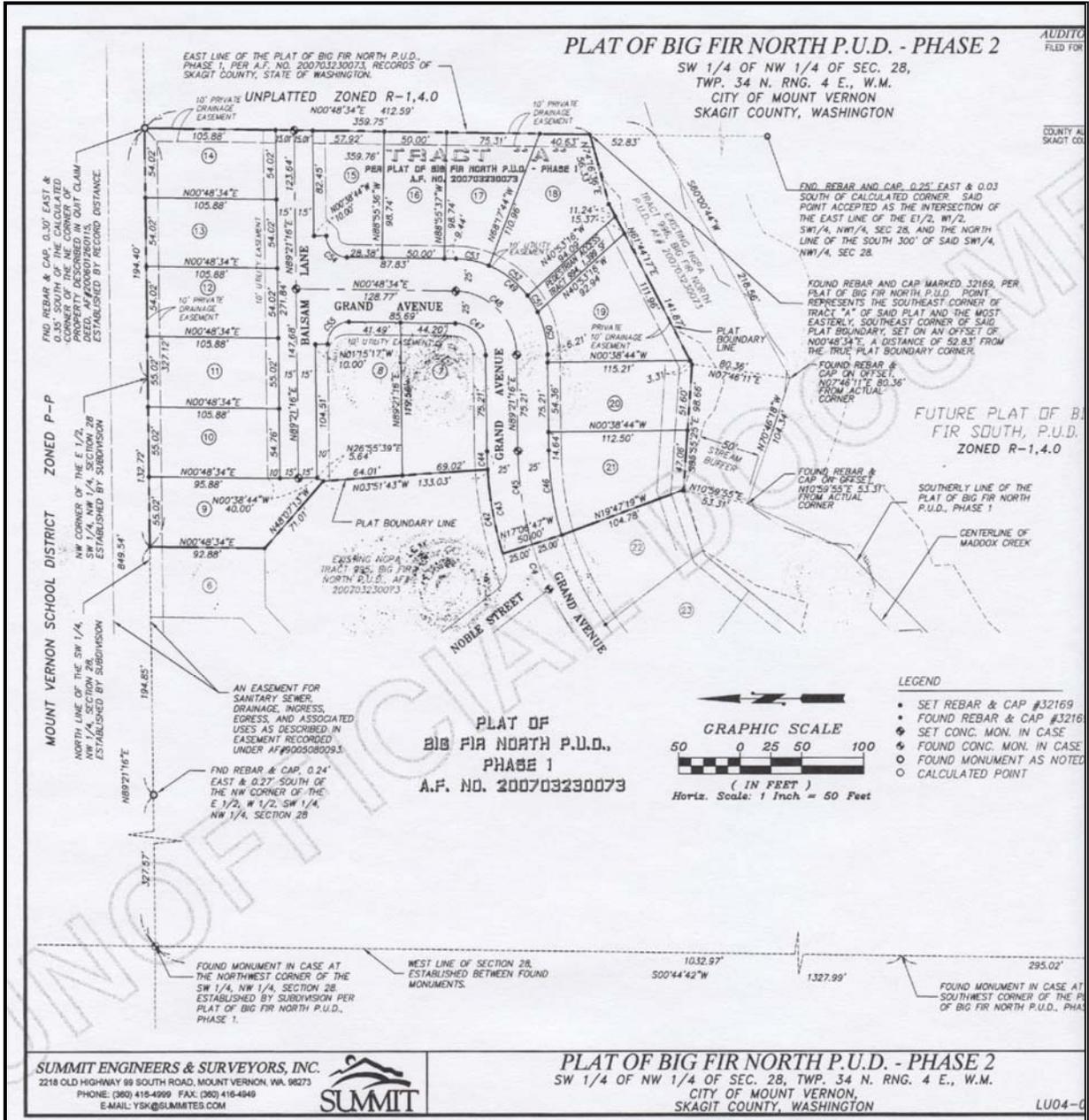
PLAT MAP: EAST VILLAGE



REV. - December 21, 2016

East Village Subdivision Mount Vernon, WA 98274

PLAT MAP: EAST END OF BIG FIR NORTH



ADDENDA

LEGAL DESCRIPTION OF EXISTING PARCEL**DESCRIPTION:**

That portion of the East ½ of the Southwest ¼ of the Northwest ¼ of Section 28, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southeast corner of said subdivision;

thence North 0°54'33" East along the East line of said subdivision, a distance of 30.02 feet to a point on the North line of Blackburn Road, and which point is the true point of beginning of this description; thence continuing North 0°54'33" East along the East line of said subdivision, a distance of 1,284.15 feet to the Northeast corner of said subdivision;

thence South 89°22'21" West, along the North line of said subdivision, a distance of 461.22 feet to a point that bears North 89°22'21" East a distance of 194.40 feet from the Northwest corner of said subdivision;

thence South 0°50'47" West, parallel with the West line of said subdivision, a distance of 1,019.12 feet to a point on the North line of that tract conveyed to Robert B. Lindbloom, et ux, by instrument recorded under Auditor's File No. 573266;

thence North 88°43'35" East along the North line of said Lindbloom tract, a distance of 20.02 feet to the Northeast corner of said Lindbloom tract;

thence South 1°16'25" East, along the East line of said Lindbloom tract, a distance of 270.00 feet to a point on the North line of Blackburn Road;

thence North 88°43'35" East, along the North line of Blackburn Road, parallel with, and 30.00 feet North of, when measured at right angles from the South line of said subdivision, a distance of 429.95 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

East Village Subdivision Mount Vernon, WA 98274

APPRAISER'S CERTIFICATION

STATE OF WASHINGTON DEPARTMENT OF LICENSING – BUSINESS AND PROFESSIONS DIVISION			
THIS CERTIFIES THAT THE PERSON OR BUSINESS NAMED BELOW IS AUTHORIZED AS A			
CERTIFIED GENERAL REAL ESTATE APPRAISER			
WAYLAND D HEWITT HEWITT APPRAISAL SERVICE 1317 ALPINE VIEW DRIVE MOUNT VERNON WA 98274			
1101648 <small>License Number</small>	11/26/2004 <small>Issued Date</small>	11/26/2018 <small>Expiration Date</small>	 <small>Pat Kohler, Director</small>

PL-630-159 (R/3/16)

East Village Subdivision Mount Vernon, WA 98274

QUALIFICATIONS OF APPRAISER

Wayland D. (Dan) Hewitt, SRA
 Res: 1317 Alpine View Drive. Mount Vernon, WA 98274
 (360) 428-4758; (360) 770-5446 Cell

EDUCATION:

<u>SCHOOL</u>	<u>DATES</u>	<u>DEGREE RECEIVED</u>
Mount Vernon H. S.	1972-75	Diploma
Skagit Valley College	1975-77	A. A. Liberal Arts
University of Washington	1977-79	None
Washington State University	1979-81	B. A. Communications

PROFESSIONAL AND BUSINESS EXPERIENCE:

Actively appraising full time: May 1986 to present
 Qualified as expert witness in Skagit, King and Island Counties

APPRAISAL EDUCATION AND EXPERIENCE:

Seminars and meetings: Seattle Chapter of the Appraisal Institute
 SREA Course 101: Nov. 1986; SREA Course 102: May 1987
 Manufactured Home Seminar: Washington Mutual; 1992
 How to Value Income Property: Palmer, Pietka & Groth; May 1992
 Appraiser's Legal Liabilities: Appraisal Institute; Nov. 1992
 Small Residential Income Property Report: Appraisal Institute; Nov 1992
 Basic Income Capitalization-Course 310: Appraisal Institute; Mar 1994
 FHA Appraising; April 1995; Lee & Grant
 Real Estate Law: Sept. 1996; Mykut School
 Residential Appraising; Oct. 1998; Mykut School
 FHA Refresher Course; Sept. 1999;
 HUD Update Class; Sept. 1999; Lincoln Graduate Center
 What's It Worth?; May 2000; Mykut School
 Standards of Professional Practice and Conduct Part C: Nov. 2000; Appraisal Institute
 Course 520; Highest and Best Use; March 2002; Appraisal Institute
 Course 400; USPAP Update; Oct. 2004; Appraisal Institute
 Course 420; Business Practices and Ethics; Oct. 2004; Appraisal Institute
 Course 510; Advanced Income Capitalization; June 2005; Appraisal Institute
 USPAP Update; Oct. 2006; Appraisal Institute
 Scope of Appraisal; Oct. 2006; Appraisal Institute
 Analyzing Operating Income Statements; Nov. 2006; Appraisal Institute
 Commercial Real Estate Forecast; Nov. 2006; Appraisal Institute
 USPAP Update (2 Day); May 2008; Appraisal Institute
 Report Writing and Valuation Analysis; June 2008; Appraisal Institute
 Advanced Sales Comparison and Cost Approach; Sept 2008; Appraisal Institute
 Business Practices and Ethics; Oct. 2008; Appraisal Institute
 Advanced Applications; Jan. 2009; Appraisal Institute
 Valuation of Easements and Other Divided Partial Interests; Sept. 2010; Appraisal Institute
 Common Errors and Misconceptions In Yellow Book Assignments; Sept. 2010; Appraisal Institute
 USPAP 7 hr Update; Oct. 2010; Appraisal Institute
 USPAP 7 hr Update; Jan. 2012; Appraisal Institute

East Village Subdivision Mount Vernon, WA 98274

Loss Prevention Program for Real Estate Appraisers; July 2012; LIA
Appraising and Analyzing Industrial and Flex Buildings for Mortgage Underwriting; Nov. 2012; McKissock
Supervising Appraisal Trainees: Field Preparation; Nov. 2012; Mykut
USPAP 7 hr Update; Jan. 2014; Appraisal Institute
2-4 Family Review; Feb. 2014; Appraisal Institute
Water Rights; June 2015; Appraisal Institute
USPAP 7 hr Update; Jan. 2016; Appraisal Institute
All Residential-All Day; Appraisal Institute; May 2016; Appraisal Institute
Marshall and Swift Cost Approach-Commercial; June 2016; Appraisal Institute
Marshall and Swift Cost Approach-Residential; June 2016; Appraisal Institute
Business Practices and Ethics; Appraisal Institute; March 2017

DESIGNATIONS AND CERTIFICATIONS HELD:

Awarded Senior Residential Appraiser Designation (SRA) May 1990
Washington State Certified General Real Estate Appraiser
Cert # 1101648; Exp: 11-26-2018; Professional Memberships: Appraisal Institute, (Associate Member)

APPRAISAL AREAS AND PROPERTY TYPES:

All of Skagit, Island, Whatcom and San Juan Counties
Available for independent fee appraisal assignments for all property types including single family residential, multi-family residential, manufactured housing, vacant land, waterfront, commercial and multi-purpose properties.

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(425)308-9397, direct

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CITY OF MOUNT VERNON

MAR 17 2017

C.E.D. DEPARTMENT
BY _____

Rebecca Lowell
Senior Planner
City of Mount Vernon

Re: Alternative analysis for Blackburn Road extension

Ms. Lowell,

Upon further examination of all the elements and ordinances involved in an extension of Blackburn northerly to serve as an entrance road for East Village, here is an initial list of items that will have to be addressed:

1. 1,700 l.f. of Class 3 roadway.
2. 850 l.f. of half street improvement on Blackburn Road.
3. Storm detention for impervious surfaces and outfall point for same.
4. Pour in place bulkheads and geo-tested backfill for clear span bridge foundation.
5. 60' clear span bridge installed.
6. Surveying, engineering and consultants.
7. Sanitary sewer lines and manholes, water lines, storm sewer system and catch basins, electric, including street lights, natural gas lines, high speed internet conduit, street signage and striping.
8. Split rail fencing (approx. 2,800 l.f. adjacent to critical areas.
9. Applicable sales tax.
10. Applicable fees.

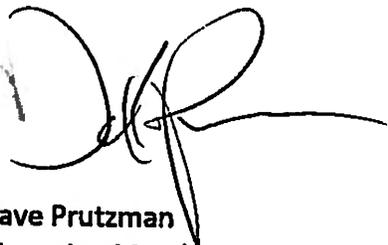
Additional Impacts: The Class 3 road profile will have to extend north from the Critical Area Buffer and force the lots into being the same size as the smallish Big Fir North lots, thereby eliminating the planned larger private home sites with the net result being small lots fronting onto a through City street.

Alternative Analysis, Blackburn Road extension

Page 2

Definitive costs can only be generated from approved construction engineering, and such engineering requires surveying, consultant studies, and construction engineering. Such costs would easily exceed \$75,000. The included amounts are estimates only and are based upon Samish Bay's 25 years as a residential developer and are confirmed by local contractors.

1. Roadway: 1,700 l.f. @ \$700 l.f.	\$1,190,000
2. 1/2 road section, Blackburn Road: 850 l.f. @ \$300 l.f.	\$250,000
3. Clear span bridge, installed 60':	\$245,000
4. Storm detention facility:	\$70,000
5. Survey, engineering, consultants:	\$125,000
6. Applicable sales tax:	<u>\$155,000</u>
Sub Total	\$2,040,000
7. Applicable fees:	t.b.d.



Dave Prutzman
Managing Member
Samish Bay Land Company



Graham-Bunting Associates
 Environmental & Land Use Services
 3643 Legg Road
 Bow, WA 98232
 Phone: 360.766.4441

March 10, 2017

Dave Prutzman
 Samish Bay Real Estate Group
 4215 Montgomery Place
 Mount Vernon, WA 98274

Alternative Access: East Village Short Plat (Parcel 28003)

Mr. Dave Prutzman:

Following is our cost estimate for wetland mitigation services associated with a potential access route off of East Blackburn Road to the East Village Short Plat. The estimate is based on guidance provided by Rebecca Lowell (Senior Planner, Mount Vernon Community and Economic Development Department) and includes estimated costs for preparation of environmental documents and compensatory offsite mitigation provided at an accredited wetland mitigation bank.

Access from Blackburn Road to the proposed East Village Short Plat will require unavoidable impacts to Wetland A as delineated and depicted in the Critical Area Assessment: Parcel 28003 (Graham-Bunting Associates; December 21, 2016). Impacts are based on development of an access road consistent with City of Mount Vernon standards from Blackburn Road north to the East Village Short Plat. Cost associated with mitigation at the Nookachamps Wetland Mitigation Bank is summarized in the following table and reflects recent e-mail communication with the bank (Wildlands, Inc., January 2017).

Impact Type	Impact Amount	Mitigation Ratio	Credit Amount	Credit Cost	Total Cost
Category III Wetland	.1102 – acre (4800 sq. ft.)	1:1	.11	\$175,000	\$19,250

In addition a Joint Aquatic Resource Permit Application (JARPA) and a Bank Use Plan (BUP) will be required to obtain authorization to fill the wetlands and provide compensatory mitigation at the bank. We estimate the total cost for consultation with the U. S. Army Corps of Engineers and WA State Department of Ecology, preparation of the JARPA and BUP to total approximately \$8,000. We estimate the total cost to be approximately \$27,250.00.

Please contact Oscar Graham or myself with any questions.

Sincerely,

Patricia Bunting
 Wetland Ecologist, PWS