



STAFF REPORT *for* 2017 COMPREHENSIVE PLAN AMENDMENTS

PUBLIC HEARING DATE: December 5, 2017

APPLICATION NUMBERS & NAMES:

PL15-124	Summersun Greenhouse Company
PL16-009	St. Luke's Church
PL16-011	Thurman
PL17-011	Madison Elementary School
PL17-012	MV28, LLC
PL17-127	Transportation Element Amendments

CITY CONTACT PERSON: Rebecca Lowell
Marianne Manville-Ailles; Planning Consultant

A. BACKGROUND

The Washington State Growth Management Act (GMA) mandates that the City of Mount Vernon have a Comprehensive Plan, which is a generalized, coordinated land use policy guidance document. The objectives and policies of the Mount Vernon Comprehensive Plan are based on the City's goals, Objectives, and Policies outlined within the Comprehensive Plan and as expressed through the City's Mission and Vision Statements.

The GMA mandates the following requirements, which have been adopted procedurally by the City:

- The Comprehensive Plan shall be subject to continuing review and evaluation;
- A process must be in place to allow citizens to propose Comprehensive Plan amendments;
- An analysis of the cumulative impacts of proposed amendments is required;
- The Comprehensive Plan must be internally and externally consistent; and,
- The Comprehensive Plan must be consistent with adopted development regulations.

The City of Mount Vernon provides a procedure whereby amendments to the City's Comprehensive Plan may be proposed by members of the community or by City of Mount Vernon staff on behalf of the City. By state law, non-emergency amendments may only occur once a year.

B. BASIS FOR ANALYSIS

This report is the analysis of the proposed 2017 Comprehensive Plan amendments and associated rezones for the site-specific requests. The purpose of this report is to:

- Prepare for a legislative review of the proposed site specific amendments and rezones, and associated text modification;
- Assure consistency and conformance between the proposed amendments and the current Comprehensive Plan;
- Provide a basis for open record hearings before the Planning Commission; and,
- Provide background and analysis to the City Council for decision-making.

The proposed amendments are non-project actions; and as such, representatives of various departments have reviewed the application materials to identify and address *non-project* issues associated with the CPA requests.

Comprehensive Plan goals, objectives and policies are implemented by development regulations associated with zoning districts. As Comprehensive Plan amendments are proposed, the corresponding reclassification of land must meet certain criteria (MVMC 17.111.070, “Approval or denial of application – Standards”) to receive a recommendation for approval. The following must be demonstrated:

1. Is the request compatible with the City’s Comprehensive Plan and development goals?
2. Are public utilities, public facilities, and other services currently adequate to serve the proposed district?

If the amendments and reclassifications are approved, subsequent project proposals would be reviewed for compliance with relevant land use regulations.

C. EXHIBITS

- | | |
|------------|---|
| 1. | Procedural Notices and Correspondence: |
| 1a. | Docketing Resolution |
| 1b. | Department of Commerce Acknowledgement |
| 1c. | Notice of Application and SEPA Materials |
| 1d. | Traffic Concurrency Review for the Site Specific Amendments |
| 2. | Comment Letters Received by the City |
| 3. | Project Narratives, Master Land Use Applications, and other Items from Site Specific Applications |
| 3a. | PL15-124, Summersun |
| 3b. | PL16-009 St. Luke’s Church |
| 3c. | PL16-011 Thurman |
| 3d. | PL17-011 Madison Elementary School |
| 3e. | PL17-012 MV-28 LLC |
| 4. | Mapping for the Site Specific Applications |
| 5. | Existing and Proposed Zoning Codes for the Site Specific Applications |
| 6. | Proposed Amendments to the Transportation Element |
| 7. | Goals, Objectives and Policies for selected Chapters of the Comprehensive Plan |

D. COMPREHENSIVE PLAN AMENDMENTS

1. **APPLICATION NAME:** Summersun, City File No: PL15-124

PROJECT DESCRIPTION: The existing Comprehensive Plan designation of the subject site is Agricultural (AG) with associated zoning of Residential Agricultural (R-A). The applicant, Summersun Greenhouse Company, has requested these designations be changed to a Comprehensive Plan designation of Medium High Density Multi Family (MF-MH) with associated zoning of Multi Family Residential (R-4). The proposal is on the property that was previously operating as Summersun Nursery. That use is now closed and the applicant is requesting a land use designation change to be more consistent with the uses surrounding it.

PROJECT LOCATION: The proposed is located at 4100 College Way. The proposal is identified by the Skagit County Assessor as parcel numbers P24832 and P113507 and is located within a portion of the Southwest ¼ of the Northeast ¼ of Section 15, Township 34 north, Range 4 East, W.M.

APPLICANT/OWNER: Summersun Greenhouse Company, Contact: Carl Loeb, 4100 College Way, Mount Vernon, WA 98273; 360-661-4947



REVIEW CRITERIA:

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

Generally speaking, yes, the subject request is compatible with the City's Comprehensive Plan and development goals; found in the Land Use and Housing Elements of the Comprehensive Plan.

The property is located in an area that is characterized by uses that are similar to and consistent with the requested redesignation. The property to the west is used for multifamily residential. The north and northeast the property is characterized by a creek and wetlands that provide a natural separation from the single family residences on the north side of the critical area. A good portion of the subject property is characterized by critical area and with the proposed redesignation the residential uses could be clustered on the developable portion of the site affording better protection to the critical area while still maximizing the development potential for the property. The property is also located within the floodplain and all development will be subject to appropriate floodplain regulations.

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

Urban services are currently available in the vicinity; and could be extended by the applicant to serve new development.

COMMENTS RECEIVED? No comment letters were received prior to this staff report being distributed.

2. APPLICATION NAME: **St. Luke's Lutheran Church, City File No: PL16-009**

PROJECT DESCRIPTION: The existing Comprehensive Plan designation of the subject site is Medium Density Single Family (SF-MED) with associated zoning of Residential Agricultural (R-1,7.0). The applicant, St. Luke's Lutheran Church, has requested these designations be changed to a Comprehensive Plan designation of Churches (CH) with associated zoning of Public (P). The proposal is to redesignate property owned by the Church to allow for expansion of Church related uses on the property.

PROJECT LOCATION: The proposed property has not yet been addresses but is identified by the Skagit County Assessor as parcel numbers P113150 and P113153 and is located within a portion of the Northwest ¼ of the Southeast ¼ of Section 29, Township 34 north, Range 4 East, W.M.

APPLICANT/OWNER: St. Luke's Lutheran Church, Contact: Pastor Jerrold Dalke, 1524 E. Blackburn, Mount Vernon, WA 98274; 360-428-1750



REVIEW CRITERIA:

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

Yes, the subject request is compatible with the City's Comprehensive Plan and development goals found in the Comprehensive Plan. Additionally the purpose of the CH Comprehensive Plan designation and the P zoning districts are to accommodate properties owned by public and quasi-public entities in this case St. Luke's church. Designation to these categories is therefore consistent with the Comprehensive Plan and development goals.

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

Urban services are currently available to the site.

COMMENTS RECEIVED?

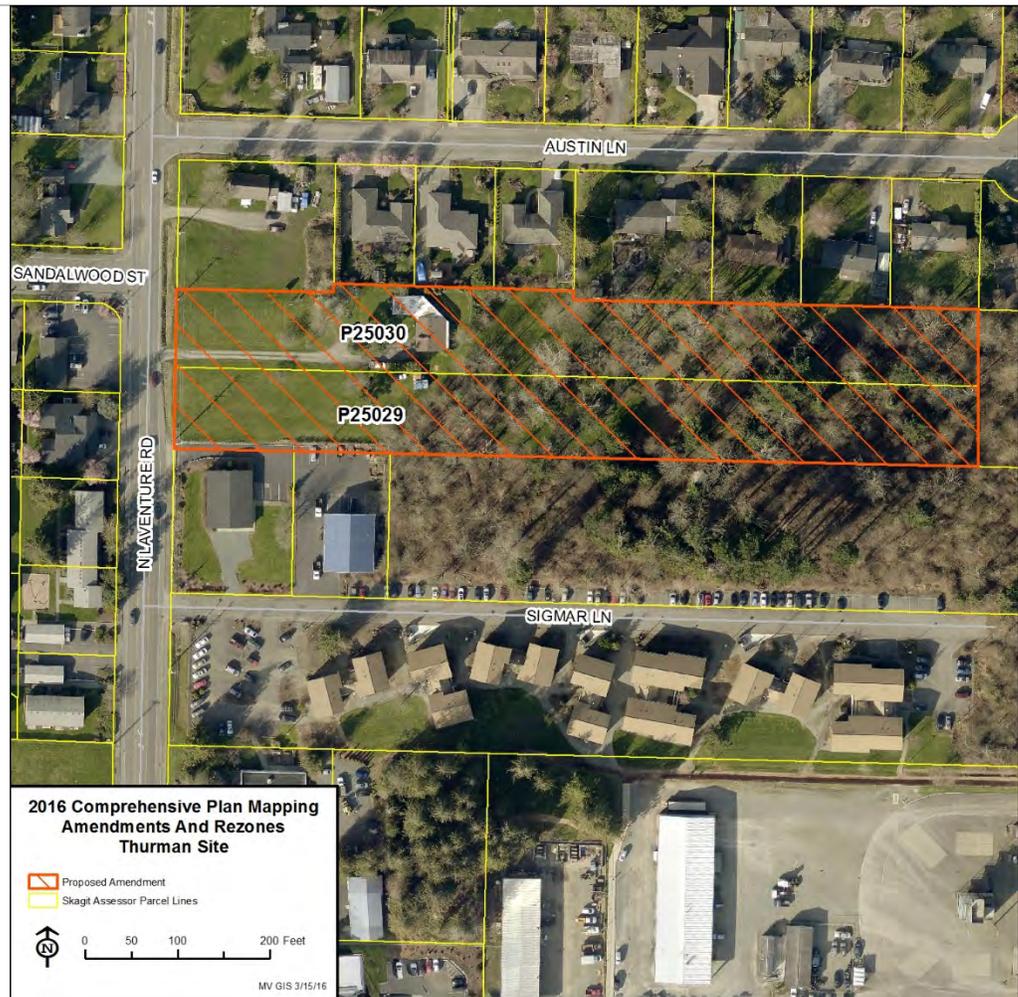
No comment letters were received prior to this staff report being distributed.

3. APPLICATION NAME: Thurman, City File No: PL16-011

PROJECT DESCRIPTION: The existing Comprehensive Plan designation of the subject site is Low Density Multi Family (MF-LO) with associated zoning of Two Family Residential (R-2). The applicant, Richard & Deborah Thurman, have requested these designations be changed to a Comprehensive Plan designation of Medium High Density Multi Family (MF-MH) with associated zoning of Multi Family Residential District (R-3). The proposal is to redesignate property owned by the Thurman's to allow for better planning of structure and greenbelt placement and allow for the development of the property to be economically feasible.

PROJECT LOCATION: The proposed property is located at 2210 N Laventure Road. It is identified by the Skagit County Assessor as parcel numbers P25029 and P25030 and is located within a portion of the Northwest ¼ of the Northwest ¼ of Section 16, Township 34 north, Range 4 East, W.M.

APPLICANT/OWNER: Richard & Deborah Thurman, 2288 Austin Lane, Mount Vernon, WA 98273; 360-424-5717



REVIEW CRITERIA:

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

The proposal is compatible with the City’s Comprehensive Plan and development goals. It is located in the Skagit Valley College neighborhood where many different Comprehensive Plan designations and zoning designations mingle. In the immediate vicinity designations include SF-HI (R-1 5.0); SF-HI (R-1 7.0) MF-MED (R-4), MF-LO (R-2), CC (P), and CP (P). The land uses located on those varied designations are as mixed as the designations themselves.

The proposal is adjacent to similarly designated property. The property to the east is designate MF-MH with associated R-4 and the property to the west across Laventure Road is designated MF-MH with associated R-3. Multi-Family housing provides opportunities for lower income families to find affordable housing something that is in need across Skagit County.

One public comment letter was receive prior to issuing this staff report. The letter included concerns regarding increased traffic, population, theft, vandalism and drug use. It should be noted that the applicant is requesting the same designation as the commenter currently has on their property. A second letter was received from two neighbors to the north of the request asking to be parties of record but not including any comments. Staff spoke to other neighbors that had questions regarding the proposal but chose not to provide written comments.

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

Urban services are currently available to the site; and could be extended by the applicant to serve new development.

COMMENTS RECEIVED?

Attached within **Exhibit 2** are copies of the following letters received by the City prior to this staff report being distributed:

1. Pat Rawlins; owns property at 2207 North Laventure Road.
2. Zach Livingston; 2210 Austin Lane.
3. Dale Miller, 2220 Austin Lane.

4. APPLICATION NAME: Madison Elementary School, MVSD #320, City File No: PL17-011

PROJECT DESCRIPTION:

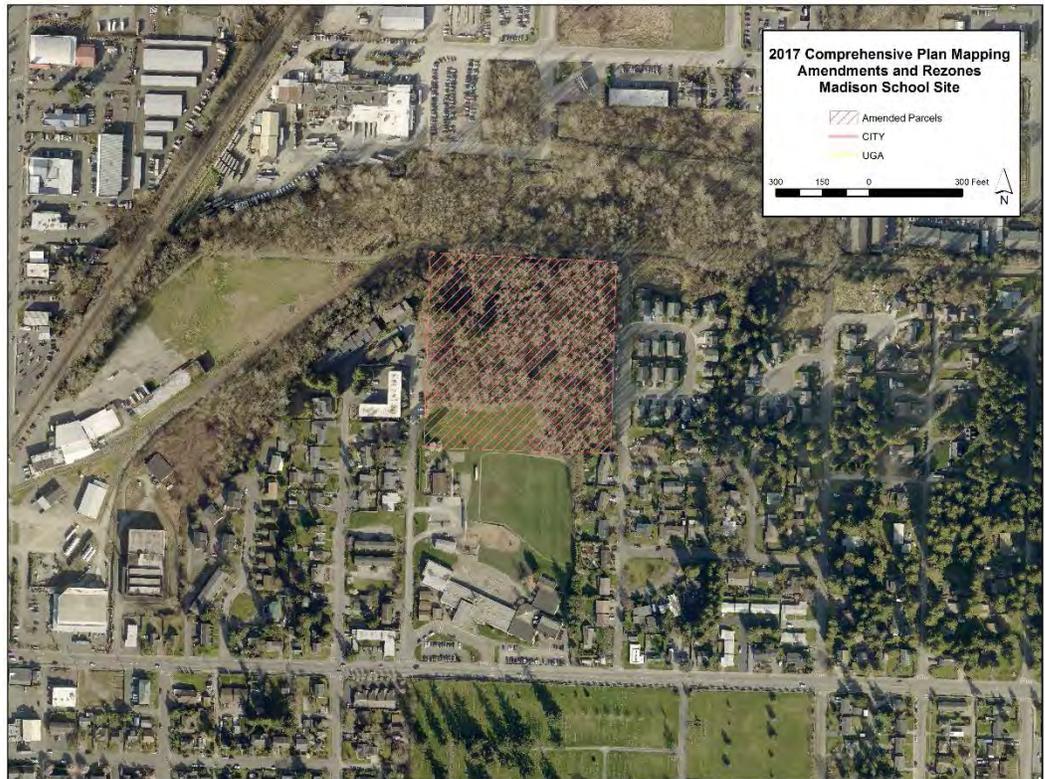
The existing Comprehensive Plan designation of the subject site is Single Family High Density (SF-HI) with associated zoning of Single Family Residential (R-1 7.0). The applicant, Mount Vernon School District, has requested these designations be changed to a Comprehensive Plan designation of School (SCH) with associated zoning of Public (P). The proposal is to redesignate property owned by the School District to be consistent with its school related uses.

PROJECT LOCATION:

The proposed property is located at 1200 9th Street. It is identified by the Skagit County Assessor as parcel number P113446 and is located within a portion of the Northwest ¼ of the Northwest ¼ of Section 16, Township 34 north, Range 4 East, W.M.

APPLICANT/OWNER:

Mount Vernon School District 320, Contact: Suzanne Gilbert; 124 E Lawrence Street, Mount Vernon, WA 98273; 360-428-6181



REVIEW CRITERIA:

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

The subject request is compatible with the City's Comprehensive Plan. The purpose of the SCH Comprehensive Plan designation and the P zoning districts are to accommodate properties owned by public entities in this case Mount Vernon School District. Designation to these categories is therefore consistent with the Comprehensive Plan and development goals.

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

Urban services are currently available to the site.

COMMENTS RECEIVED?

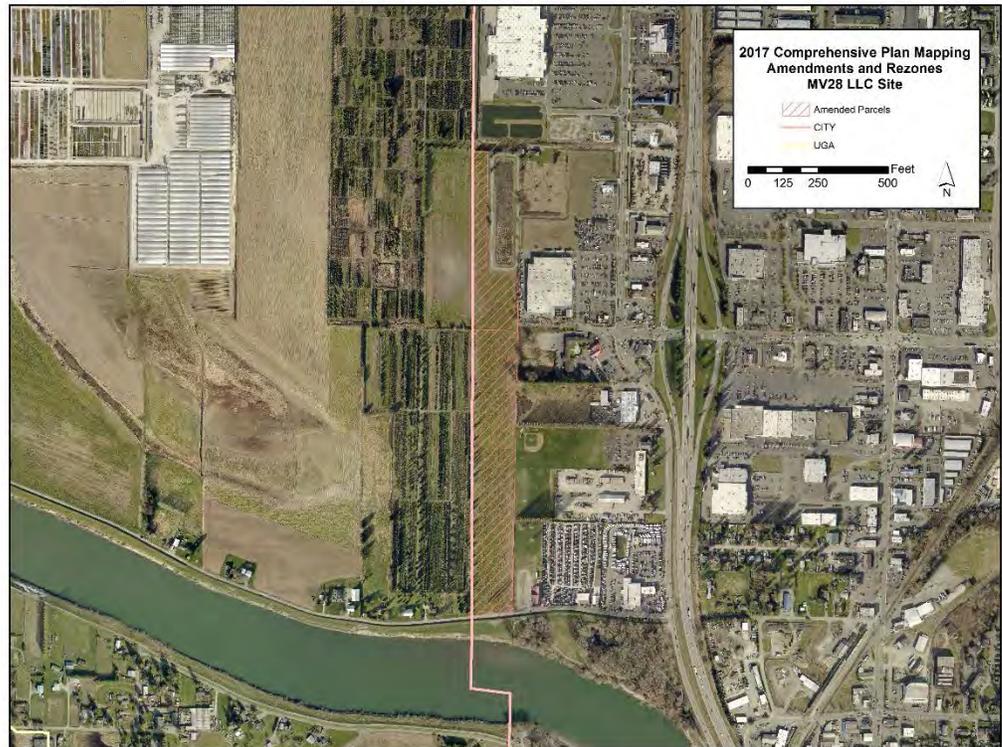
No comment letters were received prior to this staff report being distributed.

5. APPLICATION NAME: MV28 LLC; City File No: PL17-012

PROJECT DESCRIPTION: The existing Comprehensive Plan designation of the subject site is General Commercial (GC) with associated zoning of General Commercial (C-2). The applicant, MV28 LLC, has requested these designations be changed to a Comprehensive Plan designation of Public (P) with associated zoning of Public (P). The proposal is to redesignate property owned by the applicant to allow for development as an RV Resort.

PROJECT LOCATION: The proposed property is located at 1717 Freeway Drive. It is identified by the Skagit County Assessor as parcel numbers P26279 and P26054 and is located within a portion of the Southwest ¼ of the Northeast ¼ of Section 18, Township 34 north, Range 4 East, W.M.

APPLICANT/OWNER: MV28 LLC (Timothy White the Governor of the LLC) 12708 Leatherwood Lane, Bow, WA 98232; 360-757-7806



REVIEW CRITERIA:

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

In its current designation the applicant has argued that the property is inconsistent with the Comprehensive Plan and development regulations. It is located on the very edge of the City of Mount Vernon. It is a very long and narrow property within the floodplain. Developing the property for the typical commercial uses allowed in the current designation would be difficult. The owner has researched a number of options for development of the property and has determined that the most probable option for success is a RV Resort. While a comprehensive plan amendment and rezone does not guarantee that the applicant will follow through with the proposed RV Resort nor does it guarantee approval of the required Conditional Use Permit that would have to be obtained by the applicant, RV Resorts are only allowed in the Public designation; and as such, the redesignation is a necessary first step in the process.

The proposal is adjacent to properties with a mix of designations and uses. To the south of the property is publically designated property associated with the Riverwalk, Lions Park and the Skagit River. The PUD play fields are adjacent to the property on the east as well as a variety of more typical commercial uses. Skagit County farm land is located to the west of the property.

One comment letter was received that expressed concern that not enough information was provided to evaluate the development proposal that is anticipated if the property is successfully redesignated. Please note that this process is for the redesignation of the property only and it would not be appropriate to review a detailed development proposal at this time. As stated previously, while the applicant has indicated that they intend to pursue a Conditional Use Permit for a specific proposal, once the property is redesignated, any of the allowed uses in the zoning district could be developed. A detailed application will be required for any development of the property and the associated development review would occur at that time. It should be noted that Conditional Use Permits do require a public process and the commenter will have an opportunity to participate in the process once a development application has been submitted.

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

Urban services are currently available to the site; and could be extended by the applicant to serve new development.

COMMENTS RECEIVED?

Attached within **Exhibit 2** is a copy of the following letter received by the City prior to this staff report being distributed:

1. Paul Hollander, Hollander Hospitality; 119 N Commercial St. Bellingham, WA 98225

6. APPLICATION NAME: Comprehensive Plan Amendments to the Transportation Element, City File No: PL17-127

PROJECT DESCRIPTION: Proposed are amendments to the Transportation Element of the Comprehensive Plan. The Transportation Element amendments include adding one new capital project named the Kincaid Corridor Improvements Project, and making the necessary changes to estimated expenses and revenues from this new project. New policies regarding complete streets are also proposed to be added within the Transportation Element

PROJECT LOCATION: City Wide

COMMENTS RECEIVED? No comment letters were received in response to the Notice of Application or SEPA determination. However, as the City's Public Works Department has been presenting the complete streets material to the City Council there has been one (1) comment letter received that is included in **Exhibit 2**.

E. PROCESS

BENCHMARK:	DATE:	AUTHORITY:
City Council Docket 2017 Comprehensive Plan Amendments	3.22.17	RCW 36.70A130 (1)(a) and (2)(a)
Department of Commerce Notification and Acknowledgement	8.1.17 10.10.17	RCW 36.70A.106 WAC 365-196-630
NOA Issued	8.3.17	MVMC 14.05.150(A) RCW 36.70B.110 WAC 197-11-355
NOA Comment Period Ended	8.17.17	MVMC 15.06.120 WAC 197-11-355 RCW 43.21C.110
DNS Issued with Comment and Appeal Period – Accompanied by Environmental Report	11.16.17	MVMC 15.06.215 WAC 197-11-355(4)
Open Record Public Hearing before Planning Commission	Scheduled 12.5.2017	14.05.080 RCW 36.70B.120
Open Record Public Hearing before City Council	Scheduled 12.13.2071	14.05.050(A) and (C) RCW 36.70B.120

Environmental Review: A threshold environmental determination (Determination of Non-significance) was issued for the amendment requests on November 16, 2017 and the notice was published November 20, 2017. The comment period ended on November 30, 2017. The appeal period ends on December 11, 2017.

Department of Commerce Review: The Washington State Department of Commerce was notified of the proposed site specific amendments, rezones, and revisions on August 1, 2017; Commerce acknowledged receipt of these materials August 1, 2017. The State Agency 60-day review expired October 2, 2017 with no comments.

The Washington State Department of Commerce was notified of the proposed amendments to the Transportation Element on October 10, 2017; Commerce acknowledged receipt of these materials October 18, 2017. The State Agency 60-day review will expire on December 11, 2017.

Accompanying this staff report, labeled as **Exhibit 3**, are copies of the notices outlined above.

F. STAFF RECOMMENDATIONS

Staff requests the following Findings of Fact, Conclusions of Law, and recommendations be approved by the Planning Commission. Further, staff requests that the Commission make a recommendation without the benefit of staff making a recommendation on project: PL17-012, MV28, LLC.

FINDINGS OF FACT:

1. On December 5, 2017 the City of Mount Vernon Planning Commission held an open-record public hearing to consider amendments to the Comprehensive Plan. All persons present at the hearings wishing to speak were heard and all written comments were considered, along with the written staff report with its associated exhibits.
2. The hearing on December 5, 2017, was preceded with appropriate notice, issued on November 16, 2017, distributed via mail/email on November 17, 2017, and published on November 20, 2017.
3. Notice of adoption of the proposed amendments has been duly transmitted in compliance with RCW 36.70A.106 (1).
4. A SEPA threshold Determination of Non-Significance for the Comprehensive Plan Amendments was issued on November 16, 2017, published on November 20, 2017, and was also mailed to property owners within 300 feet of the site on November 20, 2017. The comment period expired on November 30, 2017. A 10-day appeal period ends on December 11, 2017.

CONCLUSIONS OF LAW:

1. The requirements for public participation in the development of this amendment as required by the State Growth Management Act (GMA) and by the provisions of City of Mount Vernon Resolution No. 491 have all been met.
2. The proposed amendments are found to be in compliance with the State Growth Management Act.
3. The Mount Vernon Comprehensive Plan has consistently been maintained in compliance with the Growth Management Act as amended since the initial adoption in 1995.
4. The City utilized the State Attorney General Advisory Memorandum: "Avoiding Unconstitutional Takings of Private Property" for evaluating constitutional issues, in conjunction with and to inform its review of the proposed amendments. The City has utilized the process, a process protected under Attorney-Client privilege pursuant to law including RCW 36.70A.370(4), with the City Attorney's Office, which has reviewed the Advisory Memorandum, has discussed this Memorandum, including the "warning signals" identified in the Memorandum, with decisions makers, and conducted an evaluation of all constitutional provisions potentially at issue and advised of the genuine legal risks, if any, with the adoption of the amendments to assure that the proposed regulatory or administrative actions did not result in an unconstitutional taking of private property, consistent with RCW 36.70A.370(2); and,
5. Chapter 36.70A RCW, the Growth Management Act (GMA) mandates that the City of Mount Vernon develop a Comprehensive Plan, which is a generalized, coordinated land use policy statement of the City.
6. The GMA requires that the Comprehensive Plan and development regulations be subject to continuing review and evaluation.

7. The City has adopted procedures pursuant to the GMA providing for amendments to the Comprehensive Plan no more than once each year and providing for comprehensive review of the cumulative impacts of all proposed amendments.
8. The GMA requires plans and development regulations to be consistent; and also requires comprehensive plans to be both internally and externally consistent.

STAFF RECOMMENDATION

1. That the Comprehensive Plan Amendment and associated rezone application for the Summersun Greenhouse Company, Project File No. PL15-124 be recommended for **APPROVAL** of the request to change the designation of the parcel from Agricultural (AG) with associated zoning of Residential Agricultural (R-A) to Medium High Density Multi Family (MF-MH) with associated zoning of Multi Family Residential (R-4).
2. That the Comprehensive Plan Amendment and associated rezone application for the St. Luke's Lutheran Church, Project File No. PL16-009 be recommended for **APPROVAL** of the request to change the designation of the parcel from Medium Density Single Family (SF-MED) with associated zoning of Single-Family Residential (R-1 7.0) to a Comprehensive Plan designation of Churches (CH) with associated zoning of Public (P).
3. That the Comprehensive Plan Amendment and associated rezone application for the Richard & Deborah Thurman; Project File No. PL16-011 be recommended for **APPROVAL** of the request to change the designation of the parcel from Low Density Multi Family (MF-LO) with associated zoning of Two Family Residential (R-2) to a Comprehensive Plan designation of Medium High Density Multi Family (MF-MH) with associated zoning of Multi Family Residential District (R-3).
4. That the Comprehensive Plan Amendment and associated rezone application for the Mount Vernon School District, Project File No. PL17-011 be recommended for **APPROVAL** of the request to change the designation of the parcel from Single High Density (SF-HI) with associated zoning of Single Family Residential (R-1 7.0) to a Comprehensive Plan designation of School (SCH) with associated zoning of Public (P).
5. MV28 LLC; 2016-2017 Comprehensive Plan Amendment/Rezone Request, City File No: PL17-012.

Staff has **NO RECOMMENDATION** for this project.

6. That the amendments to the Transportation Element of the Comprehensive Plan, Project File No. PL17-127 be recommended for **APPROVAL**.

RESOLUTION NO. 928

WHEREAS, the City's public participation program that was adopted with Resolution 491 outlines the process by which the City receives and docketed proposed Comprehensive Plan amendments; and

WHEREAS, consistent with Resolution 491 two (2) site specific Comprehensive Plan amendment applications were submitted to the City before January 31, 2017; and

WHEREAS, a public hearing notice was published in the Skagit Valley Herald providing notice of the hearing on March 8, 2017 before the Mount Vernon City Council; and

WHEREAS, on March 8, 2017, the City Council held a public hearing to review proposed 2017 Comprehensive Plan Amendments, associated rezones, and Mount Vernon Municipal Code Amendments as necessary; and

WHEREAS, at the March 8, 2017 public hearing City Council reviewed the proposed amendments to be docketed for 2017, considered the relative importance of the proposed amendments, the relationship they may have to other proposed amendments, whether or not there is need for prompt review, how long amendments have been on the docket for review, and ability of staff and Planning Commission to review the proposed amendments; and

WHEREAS, at the public hearing, the Council approved the docketing for the 2017 cycle of projects listed on the attached **Exhibit A** and carried forward the 2016 Comprehensive Plan amendment requests that are already docketed with Resolution 905 (said Resolution is attached labeled as **Exhibit B**).

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOUNT VERNON AS FOLLOWS:

SECTION ONE. The City Council does hereby adopt the above listed recitals as set forth fully herein.

SECTION TWO. That the City of Mount Vernon will accept for review the proposed Comprehensive Plan Amendments, Associated Rezones, and Mount Vernon Municipal Code Amendments, as described in the attached **Exhibit 'A'**, incorporated herein by this reference.

SECTION THREE. That the City of Mount Vernon incorporate the applications that were Docketed in 2016 (with Resolution 905) as part of the 2017 Docket process.

Passed this 8th day of March, 2017

Signed in Authentication this 27th day of March, 2017

BY: 

Jill Boudreau, Mayor



Doug Volesky, Finance Director

Approved as to form:



Kevin Rogerson, City Attorney

EXHIBIT A – CITY WIDE OVERALL MAP OF THE SITE SPECIFIC APPLICATIONS FOR THE 2017 DOCKET

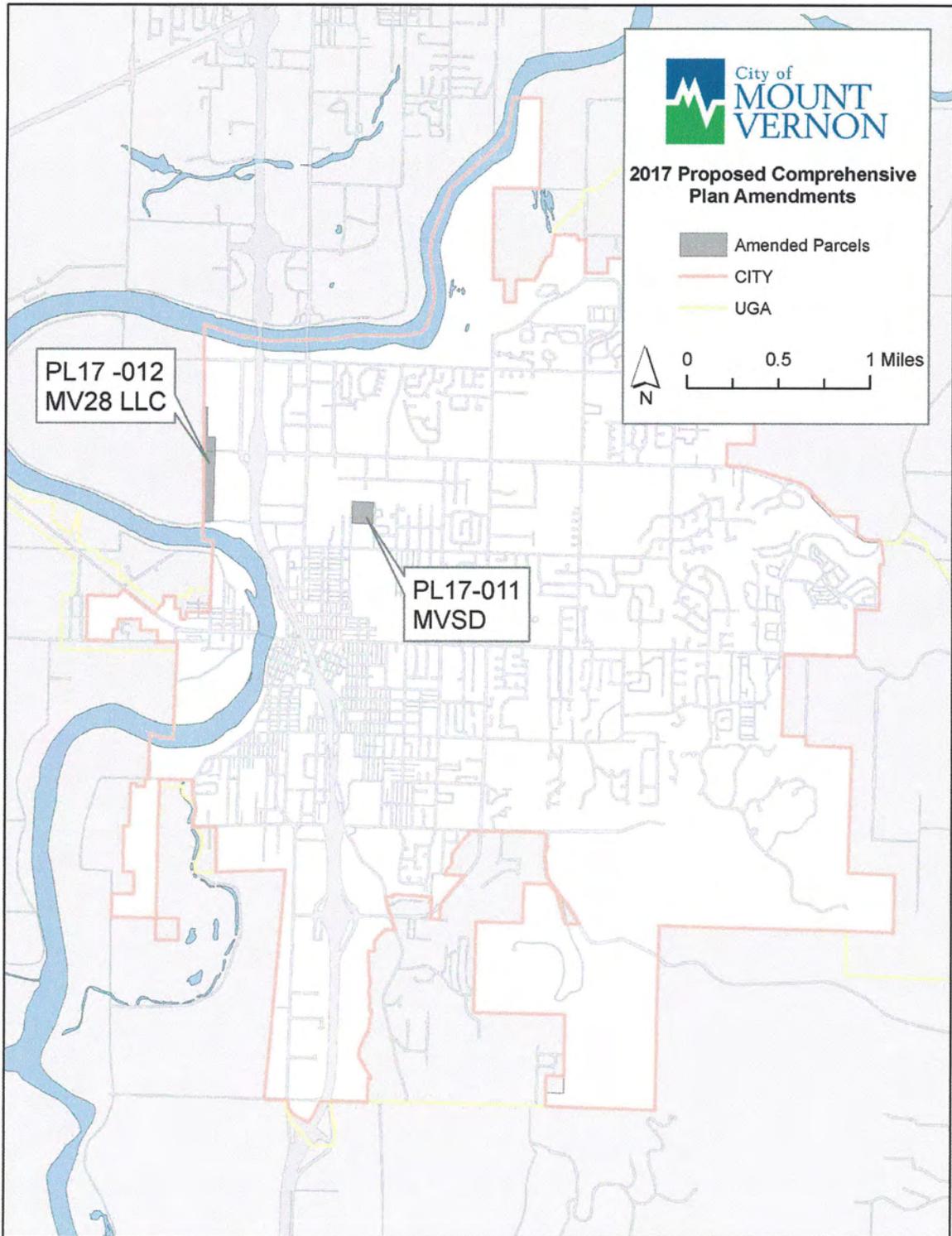


EXHIBIT A - SITE SPECIFIC APPLICATIONS FOR 2017 DOCKET

Land Use Number: PL17-011

Proponent: Mount Vernon School
District #320

Parcel: P113446

Comprehensive Plan: **FROM** Single Family High Density (SF-HI) **TO** School (SCH)

Zoning: **FROM** Single Family Detached Residential District (R-1, 7.0) **TO** Public (P)

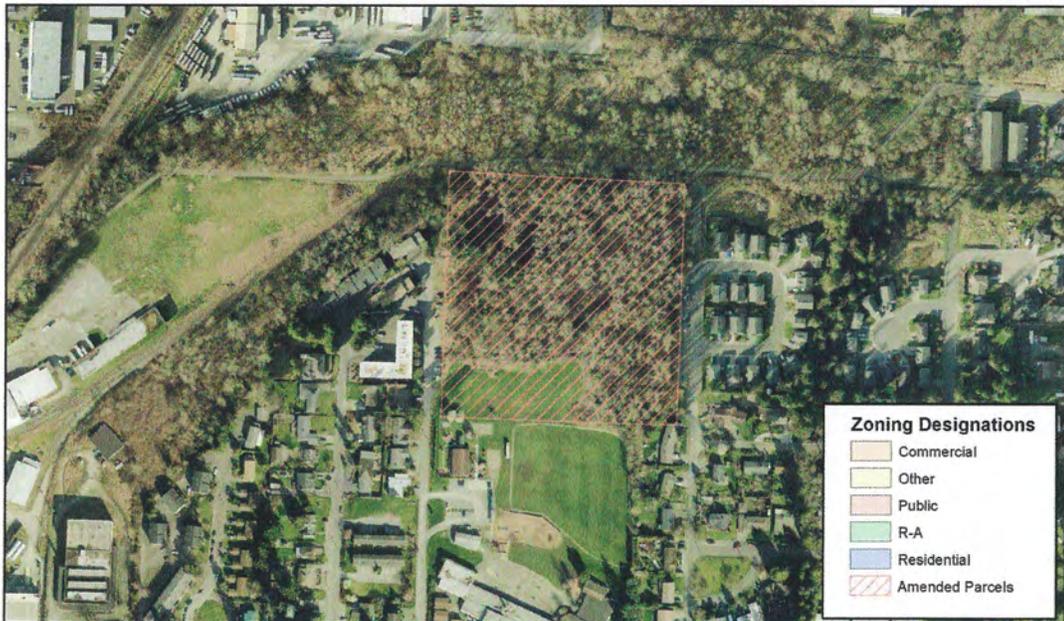
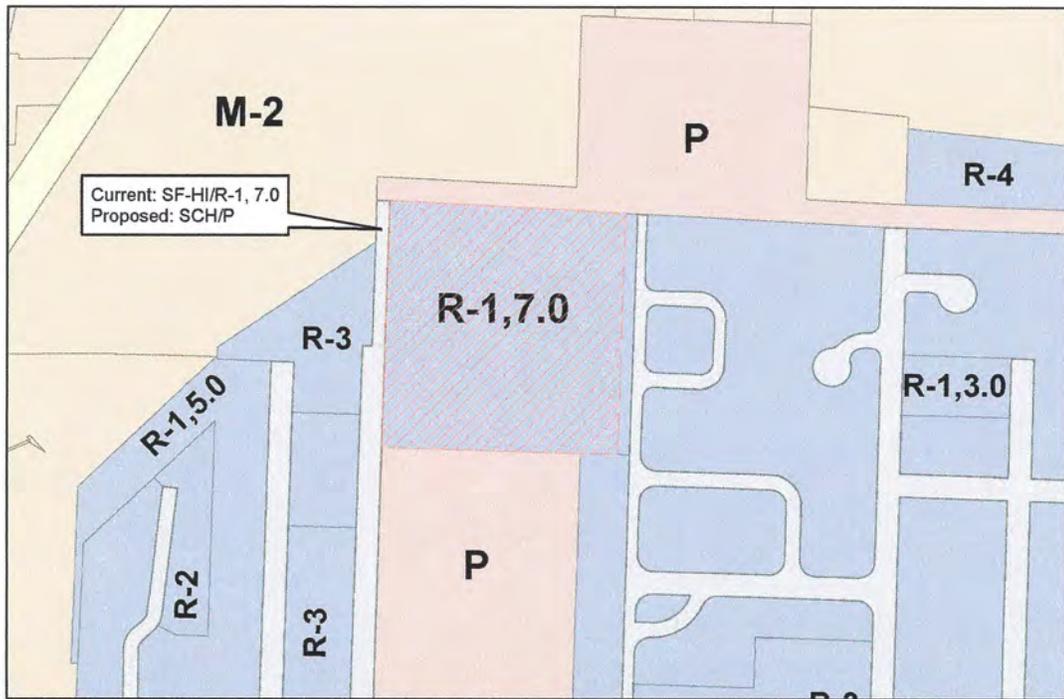


EXHIBIT A - SITE SPECIFIC APPLICATIONS FOR 2017 DOCKET

Land Use Number: PL17-012

Comprehensive Plan: FROM General Commercial (GC)
TO Public (P)

Proponent: MV28 LLC

Zoning: FROM General Commercial (C-2) TO Public
District (P)

Parcels: P26279 & P26054

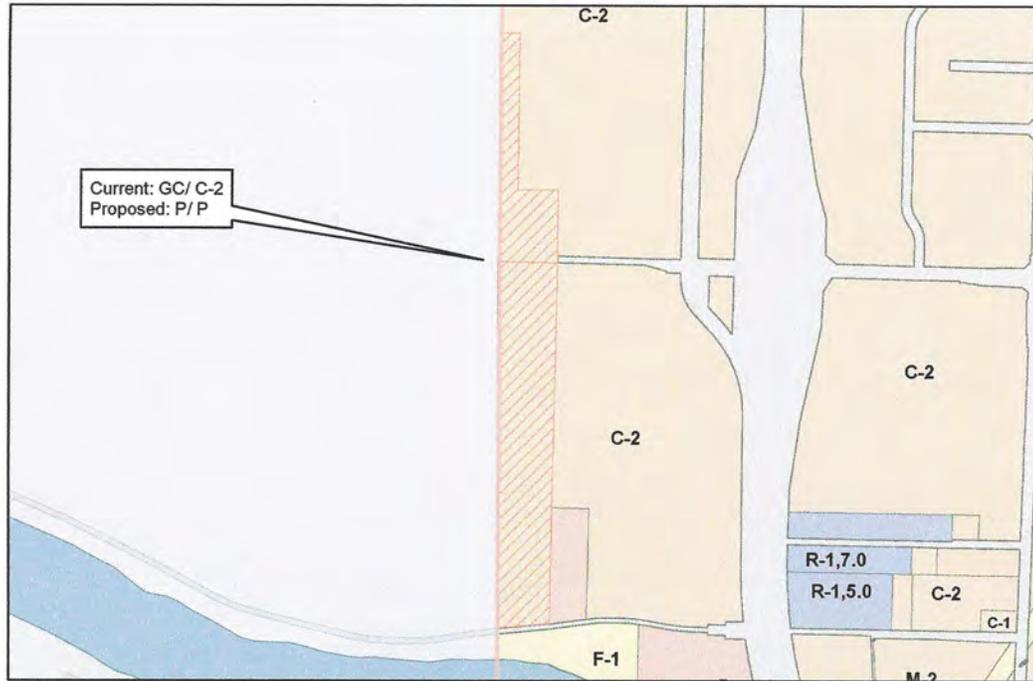


EXHIBIT A - NON-SITE SPECIFIC APPLICATIONS FOR 2017 DOCKET

- Mount Vernon Municipal Code and/or Comprehensive Plan amendments deemed necessary.

**EXHIBIT B
APPLICATIONS CARRIED FORWARD FROM 2016
AS LISTED WITHIN THE ATTACHED RESOLUTION 905
TO BE INCORPORATED INTO THE 2017 DOCKET**

RESOLUTION NO. 905

WHEREAS, the City's public participation program that was adopted with Resolution 491 outlines the process by which the City receives and docketed proposed Comprehensive Plan amendments; and

WHEREAS, consistent with Resolution 491 six (6) site specific Comprehensive Plan amendment applications were submitted to the City before January 31, 2016. Prior to this docketing process one (1) of the requests was withdrawn leaving a total of five (5) requests; and

WHEREAS, on March 23, 2016, the City Council held a public hearing to review the proposed 2016 Comprehensive Plan Amendments and associated rezones, and Mount Vernon Municipal Code Amendments as necessary. At this hearing the Council made and passed unanimously a motion to continue the March 23, 2016 hearing to April 13, 2016; and

WHEREAS, a public hearing notice was published in the Skagit Valley Herald providing notice of the hearing on March 23, 2016. A second public hearing notice was also published in the Skagit Valley Herald providing notice of the continuation of this hearing on April 13, 2016 before the Mount Vernon City Council; and

WHEREAS, at the March 23rd and April 13th hearings city staff expressed concerns about docketing proposals that were seeking amendments that would allow high density multi-family uses. The staff recommendation for the site specific proposals was as follows:

1. Application PL15-124 for Summersun Greenhouse Co. be docketed in 2017 instead of 2016 due to the relationship of this amendment to other pending/proposed amendments to multi-family housing policies/regulations that are being worked on by staff as part of the City's 8-year Comprehensive Plan updated per RCW 36.70A.130; and due to staff's concern that staff and the Planning Commission will not be able to provide a timely review of this amendment due to the workload incurred with the 8-year Comprehensive Plan update.
2. Application PL16-011 for Thurman be docketed in 2017 instead of 2016 due to the relationship of this amendment to other pending/proposed amendments to multi-family housing policies/regulations that are being worked on by staff as part of the City's 8-year Comprehensive Plan updated per RCW 36.70A.130; and due to staff's concern that staff and the Planning Commission will not be able to provide a timely review of this amendment due to the workload incurred with the 8-year Comprehensive Plan update.
3. Application PL16-005 be docketed in 2016 for consideration of a single-family residential designation not a multi-family designation due to the relationship of this amendments to other pending/proposed amendments to multi-family housing policies/regulations that are being worked on by staff as part of the City's 8-year Comprehensive Plan updated per RCW 36.70A.130; and due to staff's concern that staff and the Planning Commission will not be able to provide a timely review of this amendments due to the workload incurred with the 8-year Comprehensive Plan update. This application included two options for consideration including single-family and multi-family designations.

4. Application PL16-010 for ALFCO not be docketed at all, and instead staff proposed having a sub-area plan completed in 2016 to include the ALFCO property and surrounding areas. This staff recommendation is due to the relationship of this amendment to other pending/proposed amendments to multi-family housing policies/regulations that are being worked on by staff as part of the City's 8-year Comprehensive Plan update per RCW 36.70A.130.
5. Application PL16-009 for St. Luke's Church be docketed in 2016.

WHEREAS, after the public hearing the Council approved the docketing for the 2016 cycle: i) all five site specific applications listed below in within Section 2 of this Resolution, ii) staff's request to proceed with a sub-area plan to include the ALFCO site and surrounding areas, and iii) the remaining work for the City's 8-year update to the Comprehensive Plan along with Municipal Code Amendments as necessary to ensure that the City's Comprehensive Plan and its implementing development regulations remain consistent.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOUNT VERNON AS FOLLOWS:

SECTION ONE. The City Council does hereby adopt the above listed recitals as set forth fully herein.

SECTION TWO. That the City of Mount Vernon will accept for review the proposed Comprehensive Plan Amendments (including a sub-area plan) and Mount Vernon Municipal Code Amendments, as described in the attached **Exhibit 'A'**, incorporated herein by this reference.

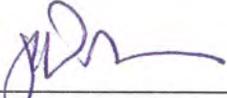
SECTION THREE. The City Council finds that all associated rezones submitted in conjunction with the proposed comprehensive plan amendments are inconsistent with the City's existing comprehensive plan.

The City Council further finds that:

- A. The Growth Management Act requires that development regulations, including zoning district regulations, be consistent with the City's Comprehensive Plan.
- B. That all associated rezones submitted must be authorized by the City's comprehensive plan prior to approval and are not authorized under the City's existing comprehensive plan.
- C. If the City amends its comprehensive plan it shall consider concurrently or soon thereafter the adoption of proposed amendments to the City's consistent implementing development regulations, including associated rezones. See WAC 365-196-805
- D. The City shall follow its public participation process adopted under the Growth Management Act.

Passed this 13th day of April, 2016

Signed in Authentication this 22nd day of April, 2016

BY: 

Jill Boudreau, Mayor



ALICIA D. HUSCKHA, Finance Director

Approved as to form:



Kevin Rogerson, City Attorney

EXHIBIT A - SITE SPECIFIC APPLICATION TO BE PROCESSED IN 2016

Land Use Number: PL16-009

Comprehensive Plan: **FROM** Medium Density Single Family (SF-Med) **TO** Churches (CH)

Proponent: St. Luke's

Parcels: P113150 & P113153

Zoning: **FROM** Single Family Residential (R-1 7.0) **TO** Public (P)



EXHIBIT A - SITE SPECIFIC APPLICATION TO BE PROCESSED IN 2016

Land Use Number: PL16-005

Comprehensive Plan: **FROM** Church (CH) **TO** Medium Density Single Family (SF-MED)

Proponent: PBWA Properties LLC

Zoning: **FROM** Public (P) **TO** Single Family Residential (R-1 4.0)

Parcels: P24856



EXHIBIT A - SUB-AREA PLAN TO BE PROCESSED IN 2016

Name: Downtown I-5 Entrance

Zoning and Comprehensive Plan: TBD

Proponent: City of Mount Vernon

Parcels: NA – see map below that shows the maximum extent of the proposed sub-area. This area will likely be significantly smaller in size once the boundaries of the sub-area are approved by City Council.



EXHIBIT A - SITE SPECIFIC APPLICATION TO BE PROCESSED IN 2016

Land Use Number: PL16-010

Proponent: ALFCO LLC

Parcels: as shown below

Comprehensive Plan: **FROM** Commercial Industrial (CI) **TO** Downtown Retail/SP and/or Community Retail (to south)

Zoning: **FROM** General Commercial (C-2) **TO** C-1, C-2 and/or C-3 (applicant states they would like to discuss the locations for these zoning designations)



EXHIBIT A - SPECIFIC APPLICATION TO BE PROCESSED IN 2016

Land Use Number: PL15-124

Comprehensive Plan: **FROM** Agricultural (AG) **TO** Medium High Multi Family (MF-MH)

Proponent: Summersun Greenhouse Co

Zoning: **FROM** Residential Agricultural District (R-A) **TO** Multi Family Residential District (R-4) with a fall back to (R-3)

Parcels: P24832 & P113507



EXHIBIT A - SITE SPECIFIC APPLICATION TO BE PROCESSED IN 2016

Land Use Number: PL16-011

Comprehensive Plan: From Low Density Multi Family (MF-LO)
TO Medium High Density Multi Family MF-MH)

Proponent: Richard & Deborah Thurman

Zoning: **FROM** Two family Residential District (R-2) **TO** Multi
Family Residential District (R-3)

Parcels: P25029 & P25030

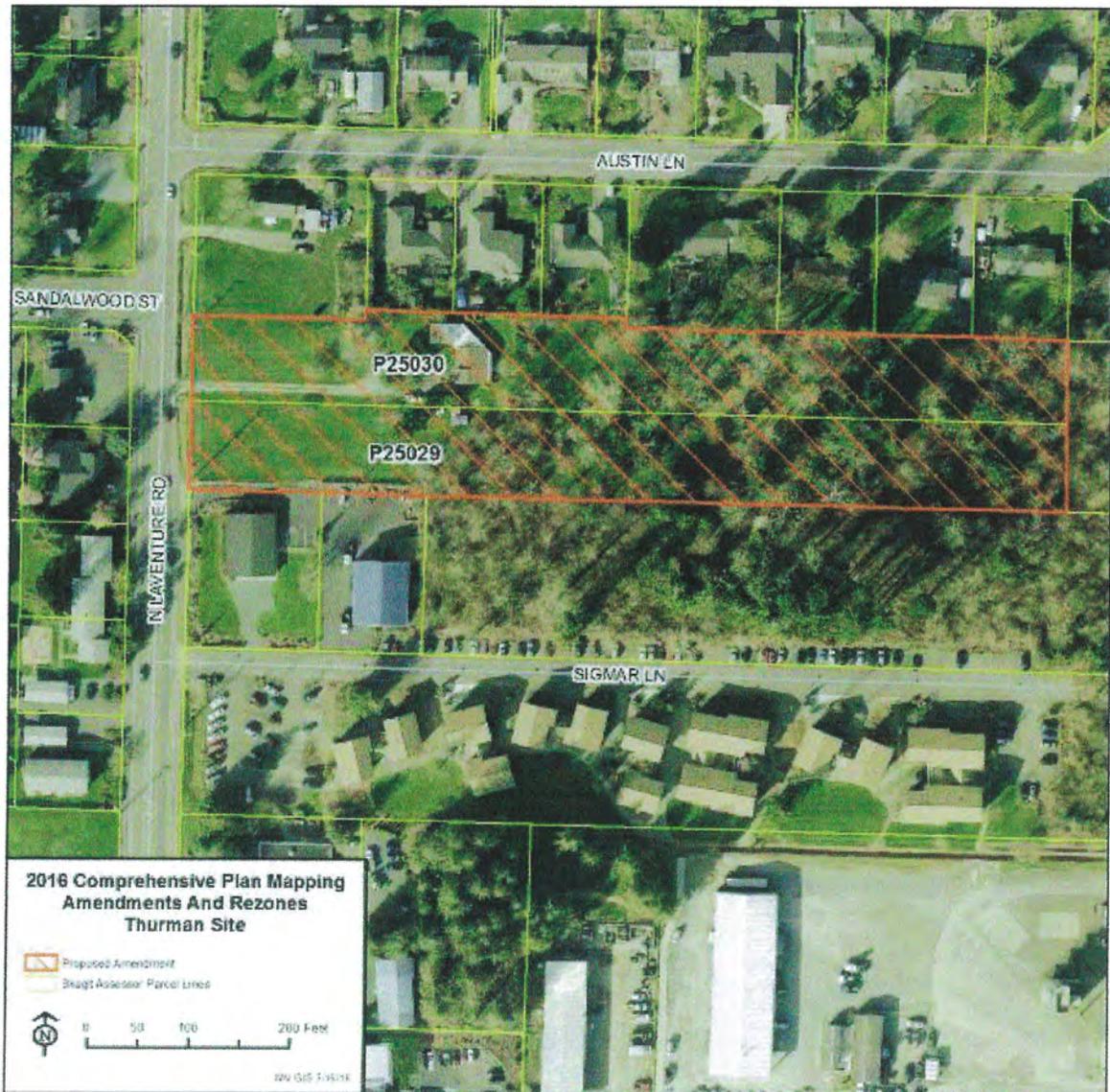


EXHIBIT A - NON-SITE SPECIFIC APPLICATION TO BE PROCESSED IN 2016

- Mount Vernon Municipal Code and/or Comprehensive Plan amendments deemed necessary; including but not limited to, the City's 8-year update of the Comprehensive Plan required per RCW 36.70A.130



STATE OF WASHINGTON

DEPARTMENT OF COMMERCE

1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

August 1, 2017

Marianne Manville-Ailles
Planning Consultant
Community & Economic Development Department
910 Cleveland Avenue
Mount Vernon, Washington 98273

Dear Ms. Manville-Ailles:

Thank you for sending the Washington State Department of Commerce (Commerce) the following materials as required under RCW 36.70A.106. Please keep this letter as documentation that you have met this procedural requirement.

City of Mount Vernon - Proposed 2016-2017 Comprehensive Plan Amendment Requests for 7 Site Specific Requests. These materials were received on August 01, 2017 and processed with the Material ID # 23971.

We have forwarded a copy of this notice to other state agencies.

If this submitted material is an adopted amendment, then please keep this letter as documentation that you have met the procedural requirement under RCW 36.70A.106.

If you have submitted this material as a draft amendment, then final adoption may occur no earlier than sixty days following the date of receipt by Commerce. Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Dave Andersen (509) 434-4491 or Paul Johnson (360) 725-3048.

Sincerely,

Review Team
Growth Management Services



STATE OF WASHINGTON

DEPARTMENT OF COMMERCE

1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

October 18, 2017

Rebecca Lowell
Senior Planner
City of Mount Vernon
Post Office Box 809
Mount Vernon, Washington 98273

Dear Ms. Lowell:

Thank you for sending the Washington State Department of Commerce (Commerce) the following materials as required under RCW 36.70A.106. Please keep this letter as documentation that you have met this procedural requirement.

City of Mount Vernon - Proposed amendments to the Transportation Element of the Comprehensive Plan. These amendments include replacing one capital project with another and making the necessary changes to estimated expenses and revenues from this replacement. Updated traffic counts for the new project will also be added. New policies regarding complete streets are also proposed. These materials were received on October 10, 2017 and processed with the Material ID # 24221.

We have forwarded a copy of this notice to other state agencies.

If this submitted material is an adopted amendment, then please keep this letter as documentation that you have met the procedural requirement under RCW 36.70A.106.

If you have submitted this material as a draft amendment, then final adoption may occur no earlier than sixty days following the date of receipt by Commerce. Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Dave Andersen (509) 434-4491 or Paul Johnson (360) 725-3048.

Sincerely,

Review Team
Growth Management Services



CITY OF MOUNT VERNON NOTICE OF APPLICATION (NOA)

DATE: August 3, 2017

APPLICATION NAME/NUMBER: PL15-124 Summersun Greenhouse Company; 2016-2017 Comprehensive Plan Amendment/Rezone Request

PROJECT DESCRIPTION: Proposed is a non-project action to change the land use designation of property that is described below (hereinafter called the 'subject site'). The existing Comprehensive Plan designation of the subject site is Agricultural (AG) with associated zoning of Residential Agricultural (R-A). The applicant, Summersun Greenhouse Company, has requested these designations be changed to a Comprehensive Plan designation of Medium High Density Multi Family (MF-MH) with associated zoning of Multi Family Residential (R-4). The proposal is on the property that was previously operating as Summersun Nursery. That use is now closed and the applicant is requesting a land use designation change to be more consistent with the uses surrounding it.

PROJECT LOCATION: The proposed is located at 4100 College Way. The proposal is identified by the Skagit County Assessor as parcel numbers P24832 and P113507 and is located within a portion of the Southwest ¼ of the Northeast ¼ of Section 15, Township 34 north, Range 4 East, W.M.

APPLICANT/OWNER: Summersun Greenhouse Company, Contact: Carl Loeb, 4100 College Way, Mount Vernon, WA 98273; 360-661-4947

APPLICANT/CONTACT: Lisser & Associates; Contact: Bruce Lisser; P.O. Box 1109; Mount Vernon, WA 98273; 360-419-7442

LEAD AGENCY: Mount Vernon Community & Economic Development Department

CONTACT PERSON FOR COMMENTS: Marianne Manville-Ailles; Planning Consultant for Community & Economic Development Department; City of Mount Vernon; 910 Cleveland Avenue; Mount Vernon, WA 98273; (360) 336-6214; mma@sseconsultants.com.

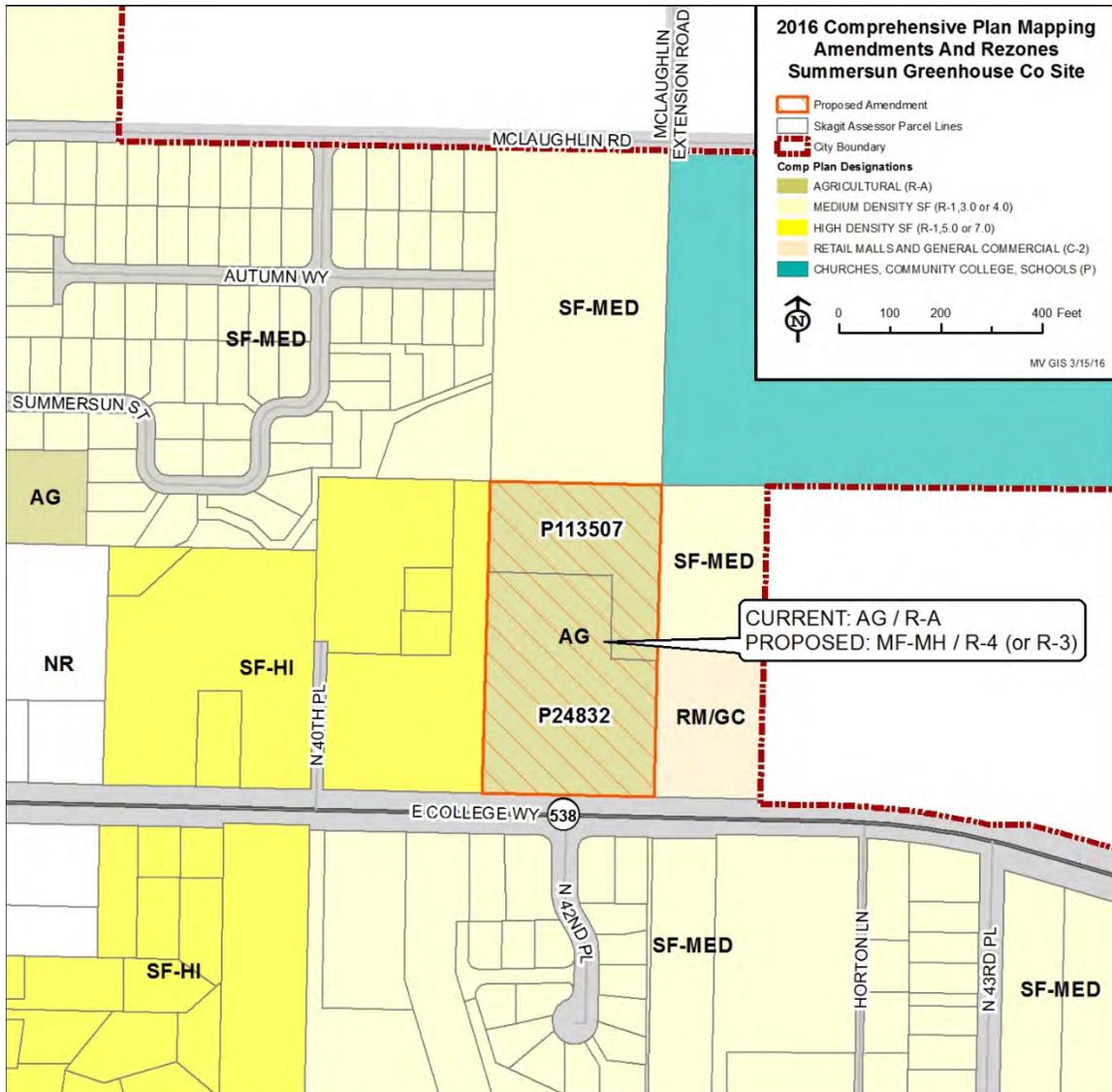
Comments on this Notice must be submitted, in writing, no later than **August 17, 2017**. Comments should be as specific as possible. Any person may comment on the application and request a copy of the decision once it is made. Questions about this proposal and requests for additional notification should be directed to the contact person listed herein. Any person who submits written comments will automatically become a 'party of record' and will be notified of any decision made regarding this proposal.

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.

Issued: August 3, 2017

Published: August 3, 2017

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION





February 21, 2017

Carl Loeb
Summersun Greenhouse Co.
4100 College Way
Mount Vernon, WA 98273

Reference: PL15-124 Summersun Comprehensive Plan Amendment Request
Docketing and Processing.

Dear Mr. Loeb:

In 2016, you had requested a site specific amendment to the Mount Vernon Comprehensive Plan for parcels P24832 and P113507. The purpose of this letter is to notify you of a public hearing to docket the 2017 requests and to provide you with information regarding the processing of your request.

The City of Mount Vernon accepts applications annually for both map and text revisions to its Comprehensive Plan. The deadline for applications to be considered for the 2017 update was January 31, 2017. Two applications were received.

1. Mount Vernon School District Madison School (PL17-011) a request to redesignate one parcel **FROM** Single Family High Density (SF-HI) **TO** School (SCH) with an associated zoning of Public (P).
2. MV28 LLC (PL17-12) a request to redesignate two parcels **FROM** General Commercial (GC) **TO** Public (P) with an associated zoning of Public (P).
3. Other Municipal Code amendments as necessary.

In addition to the two applications received in 2017 there are five requests that were received in 2016 and were not able to be processed due to the periodic update to the Comprehensive Plan that was taking place in 2016. Those requests will also be processed with the 2017 requests.

1. Summersun Greenhouse Co. (PL15-124), a request to redesignate 2 parcels **FROM** Agricultural (AG) **TO** Medium High Multi Family (MF-MH) with an associated zoning of Multi Family Residential District (R-4) or as an alternative (R-3).
2. PBWA Properties, LLC, (PL16-005), a request to redesignate 1 parcel **FROM** Church (CH) **TO** Medium Density Single Family (SF-MED) with an associated zoning Single Family Residential (R-1 4.0).
3. St. Luke's, (PL16-009), a request to redesignate 2 parcels **FROM** Medium Density Single Family (SF-Med) **TO** Churches (CH) with an associated zoning of Public (P).
4. ALFCO LLC., (PL16-010), a request to redesignate 22 parcels **FROM** Commercial Industrial (CI) **TO** Downtown Retail/Support Commercial (DT/SP) and/or Community Retail, Mixed Use Center (CR) with an associated zoning of a mix of Central Business District (C-1), General Commercial (C-2), and Community Commercial (C-3). The specific locations of each designation and associated zoning would be determined through the amendment process.

February 21, 2017

Page 2 of 2

5. Thurman, (PL16-011), a request to redesignate 2 parcels **FROM** Low Density Multi Family (MF-LO) **TO** Medium High Density Multi Family (MF-MH) with an associated zoning of Multi Family Residential District (R-3).

On Wednesday, March 8, 2017 the Mount Vernon City Council will hold a public hearing to prepare the docket for the 2017 Comprehensive Plan Amendment Requests. The Council Meeting will be held at the City of Mount Vernon Police and Court Campus located at 1805 Continental Place, Mount Vernon. The meeting will commence at 7 pm. The purpose of this hearing is to make a decision regarding which amendments will be considered during the 2017 amendment cycle; no analysis of the merits of any request will be presented at this hearing. The docketing process merely allows staff to begin their study of the applications submitted.

With the amount of time that has lapsed since the application was submitted, we would like to discuss potential development options with you before we process the application. As such, Planning Department Staff would like to set up a meeting with you as soon as reasonably convenient to discuss those options. We will contact you to schedule a time to meet.

Sincerely,

Development Services Department

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

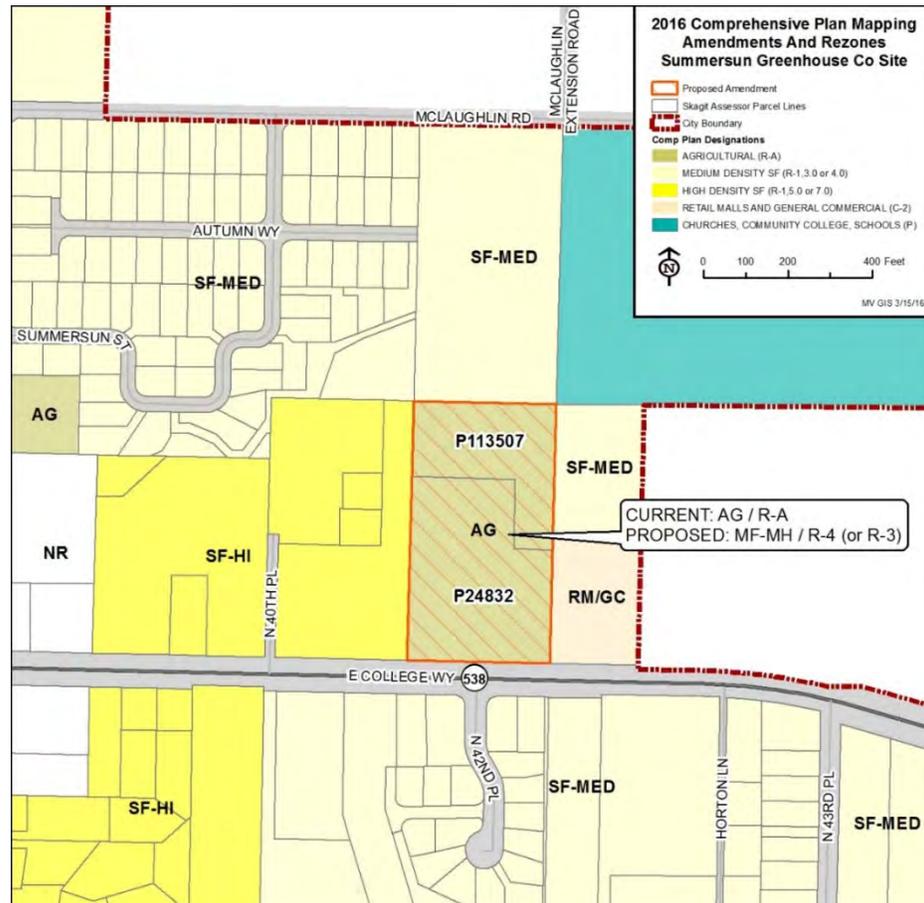
Rebecca Lowell, Senior Planner

Cc: Bruce Lisser



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

DATE:	November 16, 2017
APPLICATION NAME:	Summersun Greenhouse Company; 2016-2017 Comprehensive Plan Amendment/Rezone Request, City File No: PL15-124
PROJECT DESCRIPTION:	Proposed is a non-project action to change the land use designation of property that is described below (hereinafter called the 'subject site'). The existing Comprehensive Plan designation of the subject site is Agricultural (AG) with associated zoning of Residential Agricultural (R-A). The applicant, Summersun Greenhouse Company, has requested these designations be changed to a Comprehensive Plan designation of Medium High Density Multi Family (MF-MH) with associated zoning of Multi Family Residential (R-4). The proposal is on the property that was previously operating as Summersun Nursery. That use is now closed and the applicant is requesting a land use designation change to be more consistent with the uses surrounding it.
PROJECT LOCATION:	The proposed is located at 4100 College Way. The proposal is identified by the Skagit County Assessor as parcel numbers P24832 and P113507 and is located within a portion of the Southwest ¼ of the Northeast ¼ of Section 15, Township 34 north, Range 4 East, W.M.



APPLICANT/OWNER: Summersun Greenhouse Company, Contact: Carl Loeb, 4100 College Way, Mount Vernon, WA 98273; 360-661-4947

APPLICANT/CONTACT: Lisser & Associates; Contact: Bruce Lisser; P.O. Box 1109; Mount Vernon, WA 98273; 360-419-7442

LEAD AGENCY: Mount Vernon Development Services Department

The lead agency for this proposal has determined that it does not have a probable adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to public on request.

DNS INFORMATION: This DNS is issued under WAC 197-11-340(2). The lead agency will not act on the proposal for 14 days from issuance of this DNS. Comments must be received by 5 p.m. on **November 30, 2017**.

Consistent with MVMC Chapter 15.06 appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on **December 11, 2017**. Appeals must be filed in writing together with the required application fee to: City of Mount Vernon, P.O. Box 809, Mount Vernon, WA 98273. Additional information regarding the appeal process may be obtained from the City of Mount Vernon Development Services Department, (306) 336-6214.

PUBLIC HEARINGS: A public hearing is scheduled before the Mount Vernon Planning Commission on **TUESDAY, DECEMBER 5TH, 2017** at 6 p.m.

Another public hearing will be held before the Mount Vernon City Council on **WEDNESDAY, DECEMBER 13, 2017** at 7 p.m.

Both hearings will be held at the City's Police and Court Campus located at 1805 Continental Place, Mount Vernon.

CONTACT PERSON: Marianne Manville-Ailles; Planning Consultant for Development Services Department; City of Mount Vernon; 910 Cleveland Avenue; Mount Vernon, WA 98273; (360) 336-6214; mma@sseconsultants.com

The application and supporting documentation are available for review at the Development Services Department located at City Hall. Copies will be provided upon request at the cost of reproduction. If you wish to comment on the proposed amendments, you may provide verbal or written comment at the public hearings. You may also provide signed, written comments until 5 p.m. on the day before the hearing to the contact person listed above.

City staff has created a page on the City's website where additional information on this project can be viewed. This webpage can be viewed as follows: navigate to: www.mountvernonwa.gov; once here click on 'Departments' then 'Development Services' then 'News & Notices' once on this page find the project name/number and you will see hyperlinks to documents related to this project.

RESPONSIBLE OFFICIAL: | Rebecca Lowell, Senior Planner

11.16.2017
DATE



SIGNATURE

ISSUED: November 16, 2017
PUBLISHED: November 20, 2017



February 21, 2017

Pastor Jerrold Dalke
 St. Luke's Lutheran Church
 1524 E Blackburn Rd
 Mount Vernon, WA 98274

Reference: PL16-009 St Luke's Comprehensive Plan Amendment Request Docketing and Processing.

Dear Pastor Dalke:

In 2016, you had requested a site specific amendment to the Mount Vernon Comprehensive Plan for parcel P24856. The purpose of this letter is to notify you of a public hearing to docket the 2017 requests and to provide you with information regarding the processing of your request.

The City of Mount Vernon accepts applications annually for both map and text revisions to its Comprehensive Plan. The deadline for applications to be considered for the 2017 update was January 31, 2017. Two applications were received.

1. Mount Vernon School District Madison School (PL17-011) a request to redesignate one parcel **FROM** Single Family High Density (SF-HI) **TO** School (SCH) with an associated zoning of Public (P).
2. MV28 LLC (PL17-12) a request to redesignate two parcels **FROM** General Commercial (GC) **TO** Public (P) with an associated zoning of Public (P).
3. Other Municipal Code amendments as necessary.

In addition to the two applications received in 2017 there are five requests that were received in 2016 and were not able to be processed due to the periodic update to the Comprehensive Plan that was taking place in 2016. Those requests will also be processed with the 2017 requests.

1. Summersun Greenhouse Co. (PL15-124), a request to redesignate 2 parcels **FROM** Agricultural (AG) **TO** Medium High Multi Family (MF-MH) with an associated zoning of Multi Family Residential District (R-4) or as an alternative (R-3).
2. PBWA Properties, LLC, (PL16-005), a request to redesignate 1 parcel **FROM** Church (CH) **TO** Medium Density Single Family (SF-MED) with an associated zoning Single Family Residential (R-1 4.0).
3. St. Luke's, (PL16-009), a request to redesignate 2 parcels **FROM** Medium Density Single Family (SF-Med) **TO** Churches (CH) with an associated zoning of Public (P).
4. ALFCO LLC., (PL16-010), a request to redesignate 22 parcels **FROM** Commercial Industrial (CI) **TO** Downtown Retail/Support Commercial (DT/SP) and/or Community Retail, Mixed Use Center (CR) with an associated zoning of a mix of Central Business District (C-1), General Commercial (C-2), and Community Commercial (C-3). The specific locations of each designation and associated zoning would be determined through the amendment process.

February 21, 2017

Page 2 of 2

5. Thurman, (PL16-011), a request to redesignate 2 parcels **FROM** Low Density Multi Family (MF-LO) **TO** Medium High Density Multi Family (MF-MH) with an associated zoning of Multi Family Residential District (R-3).

On Wednesday, March 8, 2017 the Mount Vernon City Council will hold a public hearing to prepare the docket for the 2017 Comprehensive Plan Amendment Requests. The Council Meeting will be held at the City of Mount Vernon Police and Court Campus located at 1805 Continental Place, Mount Vernon. The meeting will commence at 7 pm. The purpose of this hearing is to make a decision regarding which amendments will be considered during the 2017 amendment cycle; no analysis of the merits of any request will be presented at this hearing. The docketing process merely allows staff to begin their study of the applications submitted.

Please note that your request will be included in the docket of Comprehensive plan requests that will be considered in 2017. Once the City Council establishes the docket the Planning Department will begin processing the applications. The process includes Notice of Application, SEPA Notice (Preliminary and Final); a Planning Commission hearing, and finally a City Council hearing and approval. The process is expected to take most of the year will final approval of the requests by the end of 2017.

If you have questions regarding the docketing hearing or the approval process please feel free to contact us at 360-336-6214.

Sincerely,

Development Services Department

A handwritten signature in blue ink, appearing to read "R Lowell", is written over the typed name.

Rebecca Lowell, Senior Planner



CITY OF MOUNT VERNON NOTICE OF APPLICATION (NOA)

DATE: August 3, 2017

APPLICATION NAME/NUMBER: PL16-009 St. Luke's Lutheran Church; 2016-2017 Comprehensive Plan Amendment/Rezone Request

PROJECT DESCRIPTION: Proposed is a non-project action to change the land use designation of property that is described below (hereinafter called the 'subject site'). The existing Comprehensive Plan designation of the subject site is Medium Density Single Family (SF-MED) with associated zoning of Residential Agricultural (R-1 7.0). The applicant, St. Luke's Lutheran Church, has requested these designations be changed to a Comprehensive Plan designation of Churches (CH) with associated zoning of Public (P). The proposal is to redesignate property owned by the Church to allow for expansion of Church related uses on the property.

PROJECT LOCATION: The proposed property has not yet been addresses but is identified by the Skagit County Assessor as parcel numbers P113150 and P113153 and is located within a portion of the Northwest ¼ of the Southeast ¼ of Section 29, Township 34 north, Range 4 East, W.M.

APPLICANT/OWNER: St. Luke's Lutheran Church, Contact: Pastor Jerrold Dalke, 1524 E. Blackburn, Mount Vernon, WA 98274; 360-428-1750

LEAD AGENCY: Mount Vernon Community & Economic Development Department

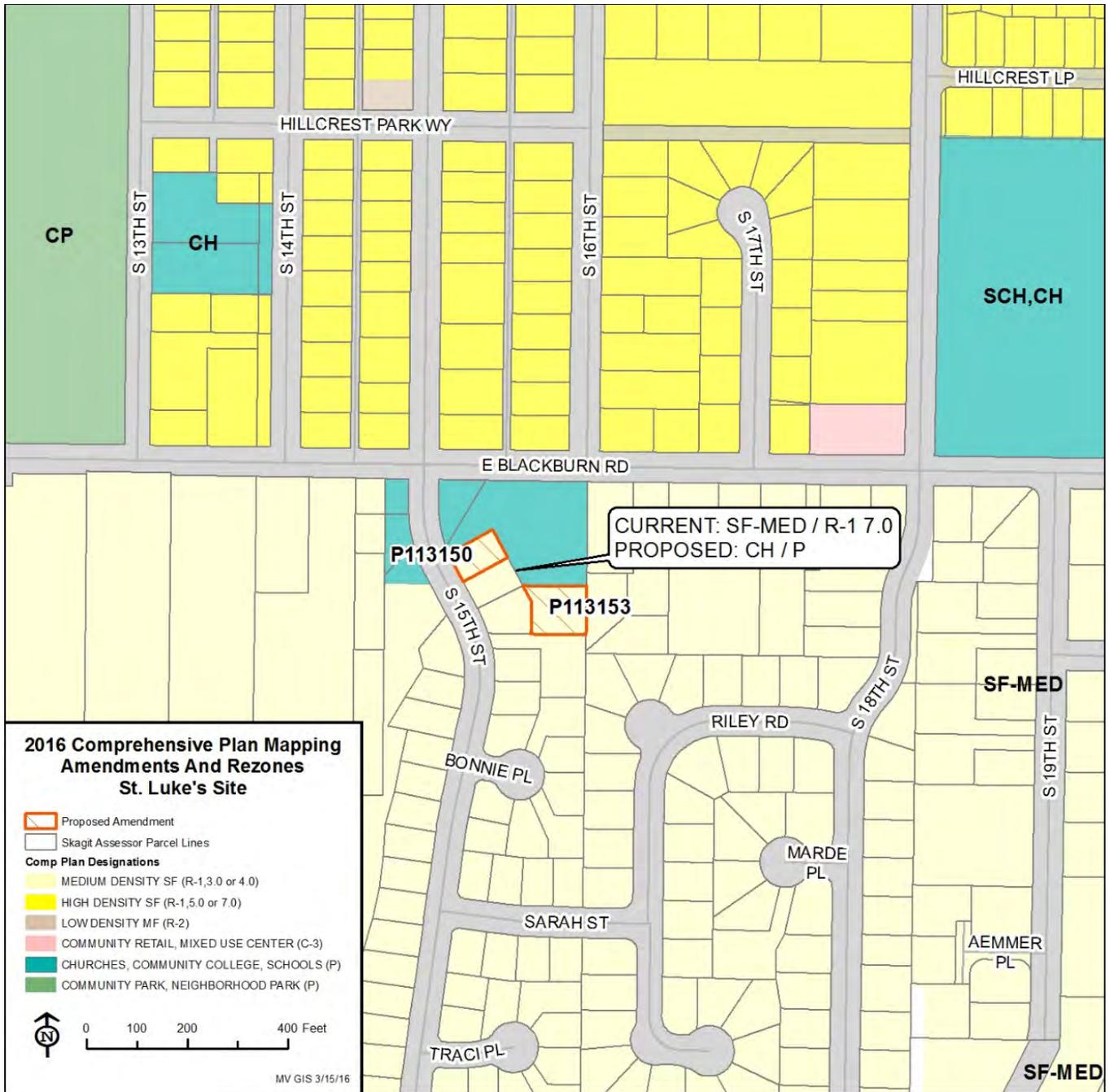
CONTACT PERSON FOR COMMENTS: Marianne Manville-Ailles; Planning Consultant for Community & Economic Development Department; City of Mount Vernon; 910 Cleveland Avenue; Mount Vernon, WA 98273; (360) 336-6214; mma@sseconsultants.com.

Comments on this Notice must be submitted, in writing, no later than **August 17, 2017**. Comments should be as specific as possible. Any person may comment on the application and request a copy of the decision once it is made. Questions about this proposal and requests for additional notification should be directed to the contact person listed herein. Any person who submits written comments will automatically become a 'party of record' and will be notified of any decision made regarding this proposal.

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.

Issued: August 3, 2017
Published: August 3, 2017

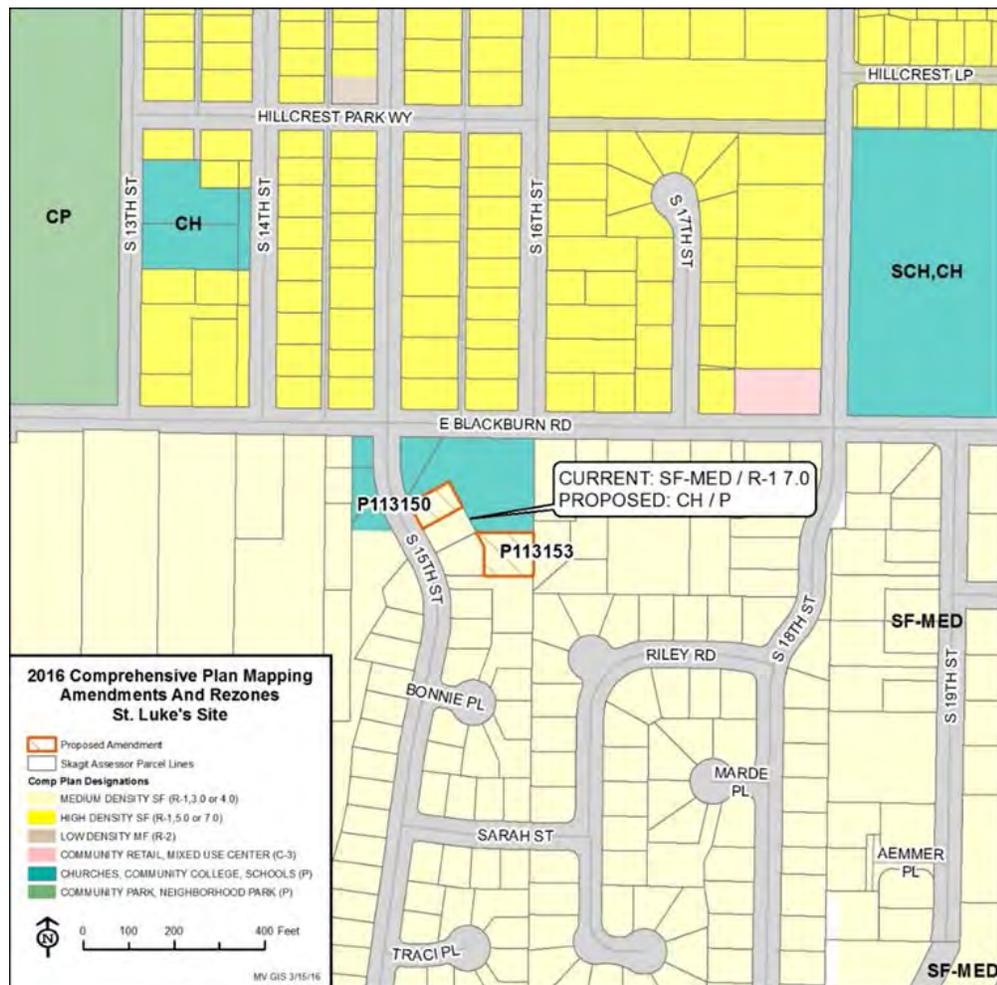
PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION





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

DATE:	November 16, 2017
APPLICATION NAME:	St. Luke's Lutheran Church; 2016-2017 Comprehensive Plan Amendment/Rezone Request, City File No: PL16-009
PROJECT DESCRIPTION:	Proposed is a non-project action to change the land use designation of property that is described below (hereinafter called the 'subject site'). The existing Comprehensive Plan designation of the subject site is Medium Density Single Family (SF-MED) with associated zoning of Residential Agricultural (R-1 7.0). The applicant, St. Luke's Lutheran Church, has requested these designations be changed to a Comprehensive Plan designation of Churches (CH) with associated zoning of Public (P). The proposal is to redesignate property owned by the Church to allow for expansion of Church related uses on the property.
PROJECT LOCATION:	The proposed property has not yet been addresses but is identified by the Skagit County Assessor as parcel numbers P113150 and P113153 and is located within a portion of the Northwest ¼ of the Southeast ¼ of Section 29, Township 34 north, Range 4 East, W.M.



APPLICANT/OWNER: St. Luke’s Lutheran Church, Contact: Pastor Jerrold Dalke, 1524 E. Blackburn, Mount Vernon, WA 98274; 360-428-1750

LEAD AGENCY: Mount Vernon Development Services Department

The lead agency for this proposal has determined that it does not have a probable adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to public on request.

DNS INFORMATION: This DNS is issued under WAC 197-11-340(2). The lead agency will not act on the proposal for 14 days from issuance of this DNS. Comments must be received by 5 p.m. on **November 30, 2017**.

Consistent with MVMC Chapter 15.06 appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on **December 11, 2017**. Appeals must be filed in writing together with the required application fee to: City of Mount Vernon, P.O. Box 809, Mount Vernon, WA 98273. Additional information regarding the appeal process may be obtained from the City of Mount Vernon Development Services Department, (306) 336-6214.

PUBLIC HEARINGS: A public hearing is scheduled before the Mount Vernon Planning Commission on **TUESDAY, DECEMBER 5TH, 2017** at 6 p.m.

Another public hearing will be held before the Mount Vernon City Council on **WEDNESDAY, DECEMBER 13, 2017** at 7 p.m.

Both hearings will be held at the City’s Police and Court Campus located at 1805 Continental Place, Mount Vernon.

CONTACT PERSON: Marianne Manville-Ailles; Planning Consultant for Development Services Department; City of Mount Vernon; 910 Cleveland Avenue; Mount Vernon, WA 98273; (360) 336-6214; mma@sseconsultants.com

The application and supporting documentation are available for review at the Development Services Department located at City Hall. Copies will be provided upon request at the cost of reproduction. If you wish to comment on the proposed amendments, you may provide verbal or written comment at the public hearings. You may also provide signed, written comments until 5 p.m. on the day before the hearing to the contact person listed above.

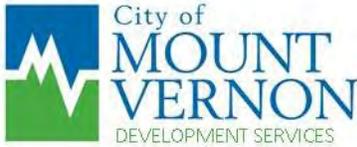
City staff has created a page on the City’s website where additional information on this project can be viewed. This webpage can be viewed as follows: navigate to: www.mountvernonwa.gov; once here click on ‘Departments’ then ‘Development Services’ then ‘News & Notices’ once on this page find the project name/number and you will see hyperlinks to documents related to this project.

RESPONSIBLE OFFICIAL: | Rebecca Lowell, Senior Planner

11.16.2017
DATE


SIGNATURE

ISSUED: November 16, 2017
PUBLISHED: November 20, 2017



CITY OF MOUNT VERNON NOTICE OF APPLICATION (NOA)

DATE: August 3, 2017

APPLICATION NAME/NUMBER: PL16-011 Richard & Deborah Thurman; 2016-2017 Comprehensive Plan Amendment/Rezone Request

PROJECT DESCRIPTION: Proposed is a non-project action to change the land use designation of property that is described below (hereinafter called the 'subject site'). The existing Comprehensive Plan designation of the subject site is Low Density Multi Family (MF-LO) with associated zoning of Two Family Residential (R-2). The applicant, Richard & Deborah Thurman, have requested these designations be changed to a Comprehensive Plan designation of High Density Multi Family (MF-MH) with associated zoning of Multi Family Residential District (R-3). The proposal is to redesignate property owned by the Thurman's to allow for better planning of structure and greenbelt placement and allow for the development of the property to be economically feasible.

PROJECT LOCATION: The proposed property is located at 2210 N Laventure Road. It is identified by the Skagit County Assessor as parcel numbers P25029 and P25030 and is located within a portion of the Northwest ¼ of the Northwest ¼ of Section 16, Township 34 north, Range 4 East, W.M.

APPLICANT/OWNER: Richard & Deborah Thurman, 2288 Austin Lane, Mount Vernon, WA 98273; 360-424-5717

LEAD AGENCY: Mount Vernon Community & Economic Development Department

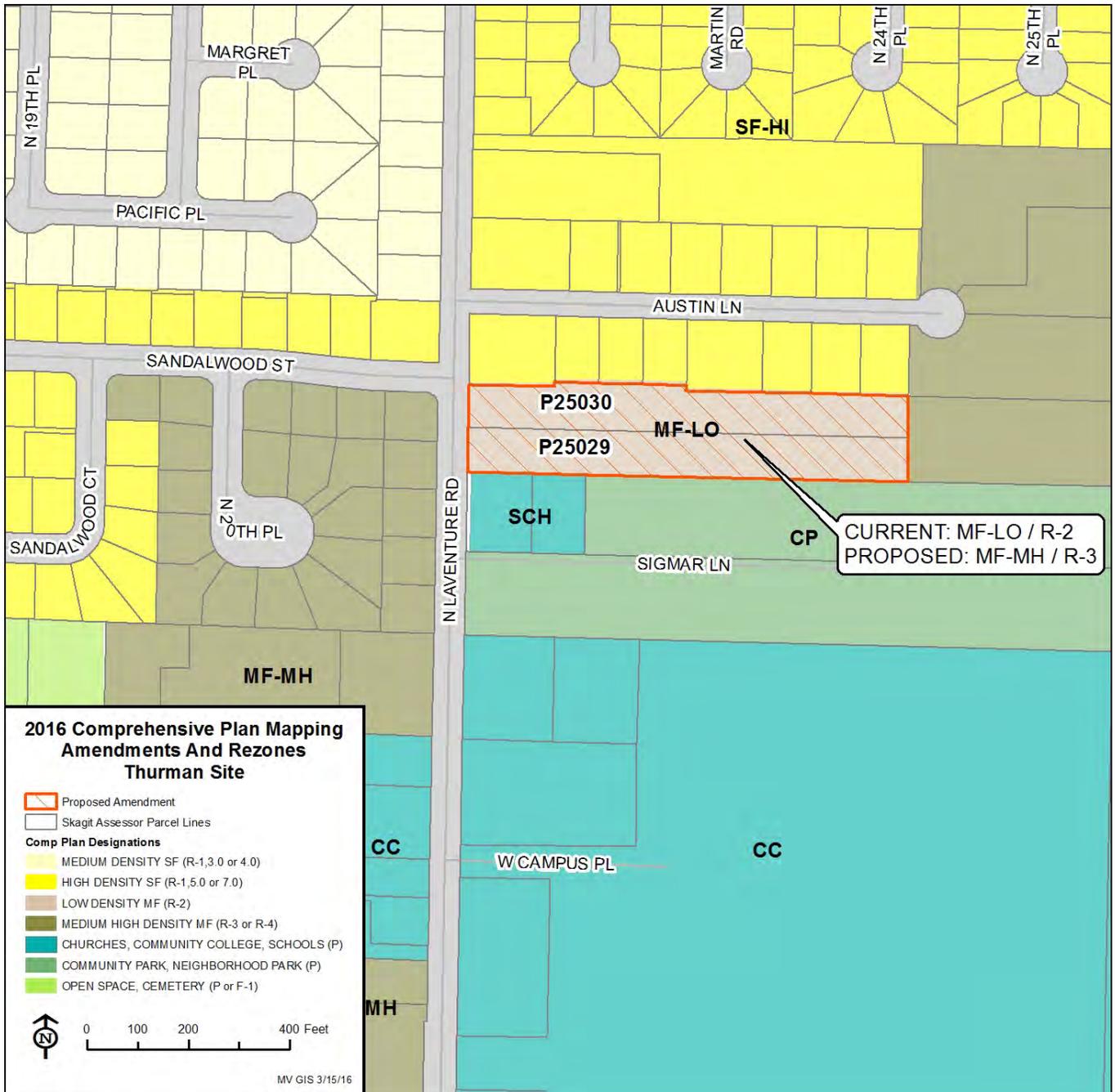
CONTACT PERSON FOR COMMENTS: Marianne Manville-Ailles; Planning Consultant for Community & Economic Development Department; City of Mount Vernon; 910 Cleveland Avenue; Mount Vernon, WA 98273; (360) 336-6214; mma@sseconsultants.com.

Comments on this Notice must be submitted, in writing, no later than **August 17, 2017**. Comments should be as specific as possible. Any person may comment on the application and request a copy of the decision once it is made. Questions about this proposal and requests for additional notification should be directed to the contact person listed herein. Any person who submits written comments will automatically become a 'party of record' and will be notified of any decision made regarding this proposal.

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.

Issued: August 3, 2017
Published: August 3, 2017

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION





February 21, 2017

Richard & Deborah Thurman
2288 Austin Lane
Mount Vernon, WA 98273

Reference: PL16-011 Thurman Comprehensive Plan Amendment Request Docketing and Processing.

Dear Mr. and Mrs. Thurman:

In 2016, you had requested a site specific amendment to the Mount Vernon Comprehensive Plan for parcels P25029 and P25030. The purpose of this letter is to notify you of a public hearing to docket the 2017 requests and to provide you with information regarding the processing of your request.

The City of Mount Vernon accepts applications annually for both map and text revisions to its Comprehensive Plan. The deadline for applications to be considered for the 2017 update was January 31, 2017. Two applications were received.

1. Mount Vernon School District Madison School (PL17-011) a request to redesignate one parcel **FROM** Single Family High Density (SF-HI) **TO** School (SCH) with an associated zoning of Public (P).
2. MV28 LLC (PL17-12) a request to redesignate two parcels **FROM** General Commercial (GC) **TO** Public (P) with an associated zoning of Public (P).
3. Other Municipal Code amendments as necessary.

In addition to the two applications received in 2017 there are five requests that were received in 2016 and were not able to be processed due to the periodic update to the Comprehensive Plan that was taking place in 2016. Those requests will also be processed with the 2017 requests.

1. Summersun Greenhouse Co. (PL15-124), a request to redesignate 2 parcels **FROM** Agricultural (AG) **TO** Medium High Multi Family (MF-MH) with an associated zoning of Multi Family Residential District (R-4) or as an alternative (R-3).
2. PBWA Properties, LLC, (PL16-005), a request to redesignate 1 parcel **FROM** Church (CH) **TO** Medium Density Single Family (SF-MED) with an associated zoning Single Family Residential (R-1 4.0).
3. St. Luke's, (PL16-009), a request to redesignate 2 parcels **FROM** Medium Density Single Family (SF-Med) **TO** Churches (CH) with an associated zoning of Public (P).
4. ALFCO LLC., (PL16-010), a request to redesignate 22 parcels **FROM** Commercial Industrial (CI) **TO** Downtown Retail/Support Commercial (DT/SP) and/or Community Retail, Mixed Use Center (CR) with an associated zoning of a mix of Central Business District (C-1), General Commercial (C-2), and Community Commercial (C-3). The specific locations of each designation and associated zoning would be determined through the amendment process.

February 21, 2017

Page 2 of 2

5. Thurman, (PL16-011), a request to redesignate 2 parcels **FROM** Low Density Multi Family (MF-LO) **TO** Medium High Density Multi Family (MF-MH) with an associated zoning of Multi Family Residential District (R-3).

On Wednesday, March 8, 2017 the Mount Vernon City Council will hold a public hearing to prepare the docket for the 2017 Comprehensive Plan Amendment Requests. The Council Meeting will be held at the City of Mount Vernon Police and Court Campus located at 1805 Continental Place, Mount Vernon. The meeting will commence at 7 pm. The purpose of this hearing is to make a decision regarding which amendments will be considered during the 2017 amendment cycle; no analysis of the merits of any request will be presented at this hearing. The docketing process merely allows staff to begin their study of the applications submitted.

Please note that your request will be included in the docket of Comprehensive plan requests that will be considered in 2017. Once the City Council establishes the docket the Planning Department will begin processing the applications. The process includes Notice of Application, SEPA Notice (Preliminary and Final); a Planning Commission hearing, and finally a City Council hearing and approval. The process is expected to take most of the year will final approval of the requests by the end of 2017.

If you have questions regarding the docketing hearing or the approval process please feel free to contact us at 360-336-6214.

Sincerely,

Development Services Department

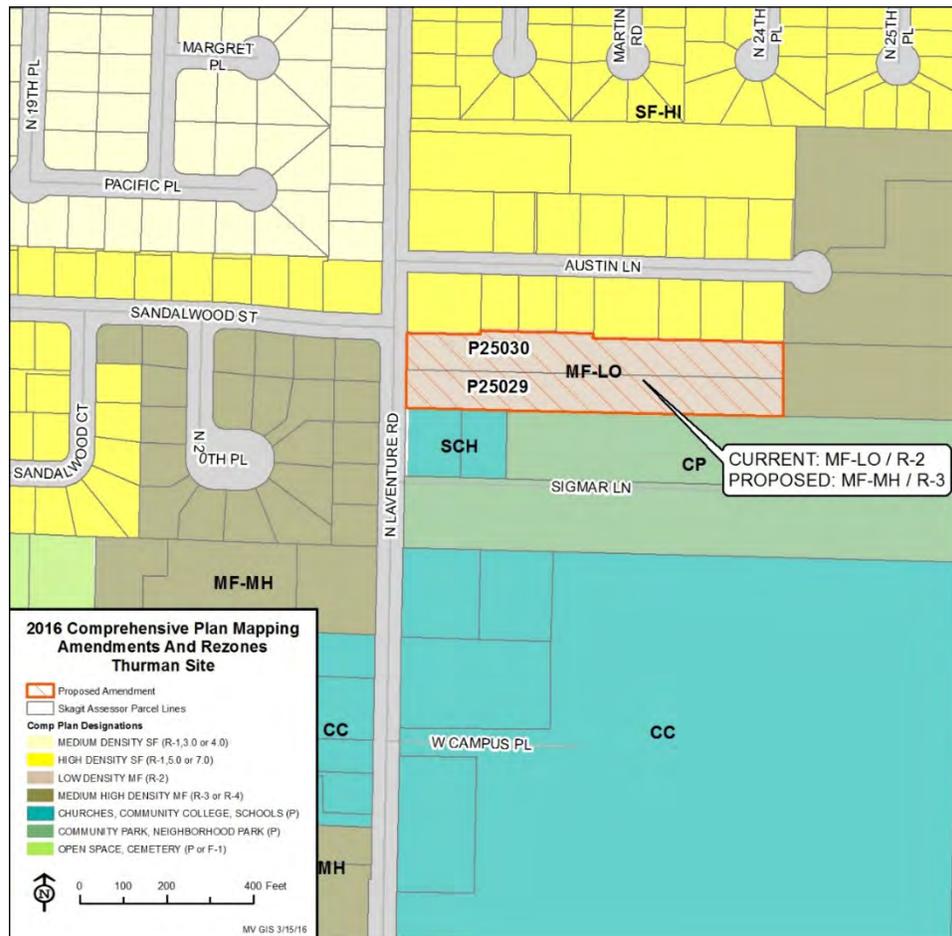


Rebecca Lowell, Senior Planner



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

DATE:	November 16, 2017
APPLICATION NAME:	Richard & Deborah Thurman; 2016-2017 Comprehensive Plan Amendment/Rezone Request, City File No: PL16-011
PROJECT DESCRIPTION:	Proposed is a non-project action to change the land use designation of property that is described below (hereinafter called the 'subject site'). The existing Comprehensive Plan designation of the subject site is Low Density Multi Family (MF-LO) with associated zoning of Two Family Residential (R-2). The applicant, Richard & Deborah Thurman, have requested these designations be changed to a Comprehensive Plan designation of High Density Multi Family (MF-MH) with associated zoning of Multi Family Residential District (R-3). The proposal is to redesignate property owned by the Thurman's to allow for better planning of structure and greenbelt placement and allow for the development of the property to be economically feasible.
PROJECT LOCATION:	The proposed property is located at 2210 N Laventure Road. It is identified by the Skagit County Assessor as parcel numbers P25029 and P25030 and is located within a portion of the Northwest ¼ of the Northwest ¼ of Section 16, Township 34 north, Range 4 East, W.M.



APPLICANT/OWNER: Richard & Deborah Thurman, 2288 Austin Lane, Mount Vernon, WA 98273; 360-424-5717

LEAD AGENCY: Mount Vernon Development Services Department

The lead agency for this proposal has determined that it does not have a probable adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to public on request.

DNS INFORMATION: This DNS is issued under WAC 197-11-340(2). The lead agency will not act on the proposal for 14 days from issuance of this DNS. Comments must be received by 5 p.m. on **November 30, 2017**.

Consistent with MVMC Chapter 15.06 appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on **December 11, 2017**. Appeals must be filed in writing together with the required application fee to: City of Mount Vernon, P.O. Box 809, Mount Vernon, WA 98273. Additional information regarding the appeal process may be obtained from the City of Mount Vernon Development Services Department, (360) 336-6214.

PUBLIC HEARINGS: A public hearing is scheduled before the Mount Vernon Planning Commission on **TUESDAY, DECEMBER 5TH, 2017** at 6 p.m.

Another public hearing will be held before the Mount Vernon City Council on **WEDNESDAY, DECEMBER 13, 2017** at 7 p.m.

Both hearings will be held at the City's Police and Court Campus located at 1805 Continental Place, Mount Vernon.

CONTACT PERSON: Marianne Manville-Ailles; Planning Consultant for Development Services Department; City of Mount Vernon; 910 Cleveland Avenue; Mount Vernon, WA 98273; (360) 336-6214; mma@sseconsultants.com

The application and supporting documentation are available for review at the Development Services Department located at City Hall. Copies will be provided upon request at the cost of reproduction. If you wish to comment on the proposed amendments, you may provide verbal or written comment at the public hearings. You may also provide signed, written comments until 5 p.m. on the day before the hearing to the contact person listed above.

City staff has created a page on the City's website where additional information on this project can be viewed. This webpage can be viewed as follows: navigate to: www.mountvernonwa.gov; once here click on 'Departments' then 'Development Services' then 'News & Notices' once on this page find the project name/number and you will see hyperlinks to documents related to this project.

RESPONSIBLE OFFICIAL: | Rebecca Lowell, Senior Planner

11.16.2017

DATE



SIGNATURE

ISSUED:

PUBLISHED:

November 16, 2017

November 20, 2017



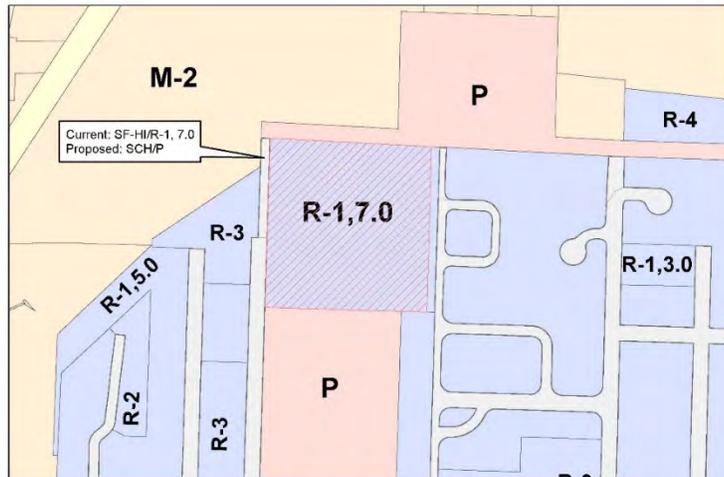
NOTICE OF PUBLIC HEARINGS & DETERMINATION OF NON-SIGNIFICANCE (DNS)

DATE: November 15, 2017

APPLICATION NAME Mount Vernon School District No 320; 2016-2017 Comprehensive Plan Amendment/Rezone Request, City File No: PL17-011

PROJECT DESCRIPTION: Proposed is a non-project action to change the land use designation of property that is described below (hereinafter called the 'subject site'). The existing Comprehensive Plan designation of the subject site is Single Family High Density (SF-HI) with associated zoning of Single Family Residential (R-1 7.0). The applicant, Mount Vernon School District, has requested these designations be changed to a Comprehensive Plan designation of School (SCH) with associated zoning of Public (P). The proposal is to redesignate property owned by the School District to be consistent with its school related uses.

PROJECT LOCATION: The proposed property is located at 1200 9th Street. It is identified by the Skagit County Assessor as parcel number P113446 and is located within a portion of the Northwest ¼ of the Northwest ¼ of Section 16, Township 34 north, Range 4 East, W.M.



APPLICANT/OWNER: Mount Vernon School District 320, Contact: Suzanne Gilbert; 124 E Lawrence Street, Mount Vernon, WA 98273; 360-428-6181

APPLICANT/CONTACT: Shockey Planning Group, Contact: Camie Anderson; 2716 Colby Ave; Everett, WA; 98201

LEAD AGENCY: Mount Vernon Development Services Department

The lead agency for this proposal has determined that it does not have a probable adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to public on request.

DNS INFORMATION: This DNS is issued under WAC 197-11-340(2). The lead agency will not act on the proposal for 14 days from issuance of this DNS. Comments must be received by 5 p.m. on **November 30, 2017**.

Consistent with MVMC Chapter 15.06 appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on **December 11, 2017**. Appeals must be filed in writing together with the required application fee to: City of Mount Vernon, P.O. Box 809, Mount Vernon, WA 98273. Additional information regarding the appeal process may be obtained from the City of Mount Vernon Development Services Department, (306) 336-6214.

PUBLIC HEARINGS: A public hearing is scheduled before the Mount Vernon Planning Commission on **TUESDAY, DECEMBER 5TH, 2017** at 6 p.m.

Another public hearing will be held before the Mount Vernon City Council on **WEDNESDAY, DECEMBER 13, 2017** at 7 p.m.

Both hearings will be held at the City's Police and Court Campus located at 1805 Continental Place, Mount Vernon.

CONTACT PERSON: Marianne Manville-Ailles; Planning Consultant for Development Services Department; City of Mount Vernon; 910 Cleveland Avenue; Mount Vernon, WA 98273; (360) 336-6214; mma@sseconsultants.com.

The application and supporting documentation are available for review at the Development Services Department located at City Hall. Copies will be provided upon request at the cost of reproduction. If you wish to comment on the proposed amendments, you may provide verbal or written comment at the public hearings. You may also provide signed, written comments until 5 p.m. on the day before the hearing to the contact person listed above.

City staff has created a page on the City's website where additional information on this project can be viewed. This webpage can be viewed as follows: navigate to: www.mountvernonwa.gov; once here click on 'Departments' then 'Development Services' then 'News & Notices' once on this page find the project name/number and you will see hyperlinks to documents related to this project.

ISSUED: November 16, 2017

PUBLISHED: November 20, 2017



CITY OF MOUNT VERNON NOTICE OF APPLICATION (NOA)

DATE: August 3, 2017

APPLICATION NAME/NUMBER: PL17-011 Mount Vernon School Distirct No 320; 2016-2017 Comprehensive Plan Amendment/Rezone Request

PROJECT DESCRIPTION: Proposed is a non-project action to change the land use designation of property that is described below (hereinafter called the 'subject site'). The existing Comprehensive Plan designation of the subject site is Single Family High Density (SF-HI) with associated zoning of Single Family Residential (R-1 7.0). The applicant, Mount Vernon School Distirct, has requested these designations be changed to a Comprehensive Plan designation of School (SCH) with associated zoning of Public (P). The proposal is to redesignate property owned by the School Distirct to be consistent with its school related uses.

PROJECT LOCATION: The proposed property is located at 1200 9th Street. It is identified by the Skagit County Assessor as parcel number P113446 and is located within a portion of the Northwest ¼ of the Northwest ¼ of Section 16, Township 34 north, Range 4 East, W.M.

APPLICANT/OWNER: Mount Vernon School Distirct 320, Contact: Suzanne Gilbert; 124 E Lawrence Street, Mount Vernon, WA 98273; 360-428-6181

APPLICANT/CONTACT: Shockey Planning Group, Contact: Camie Anderson; 2716 Colby Ave; Everett, WA; 98201

LEAD AGENCY: Mount Vernon Community & Economic Development Department

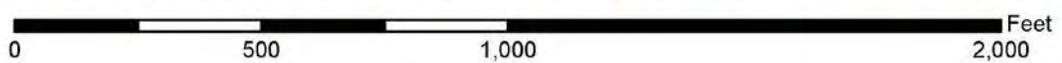
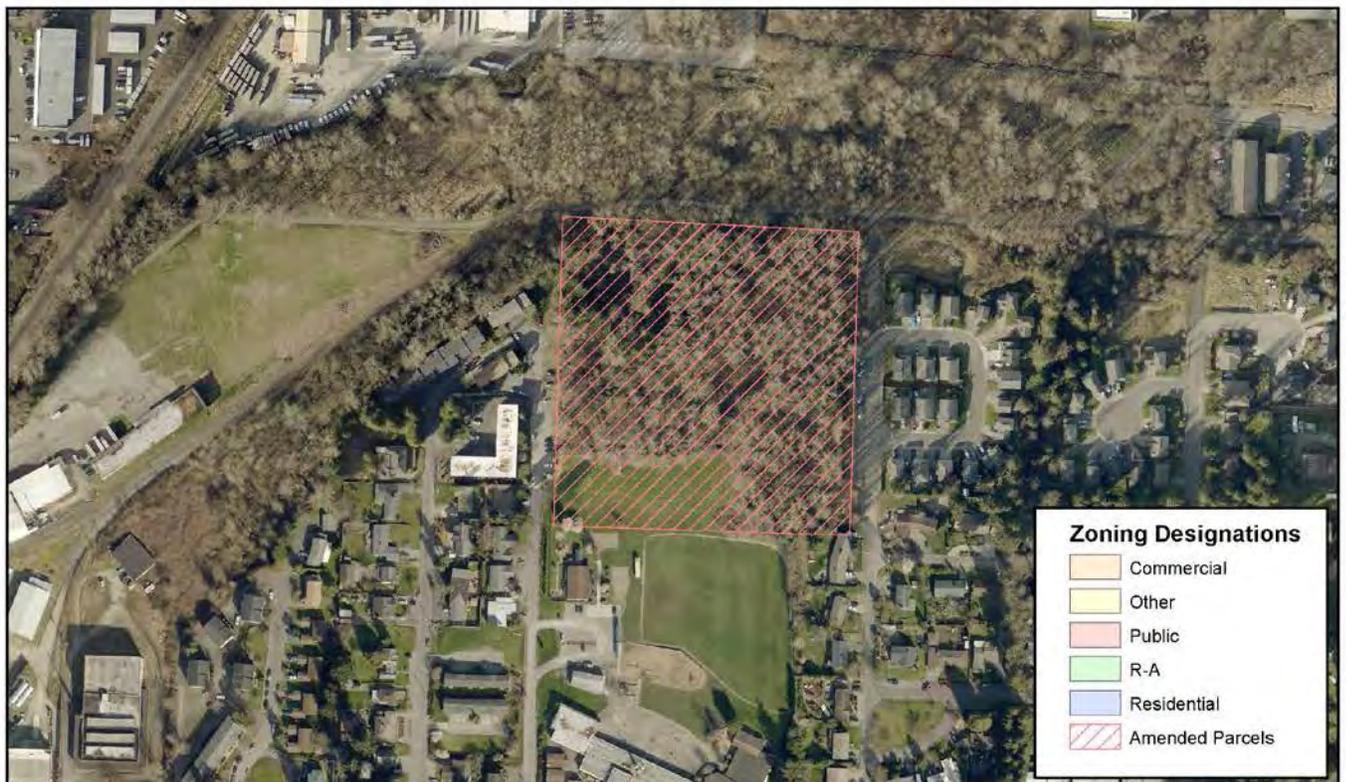
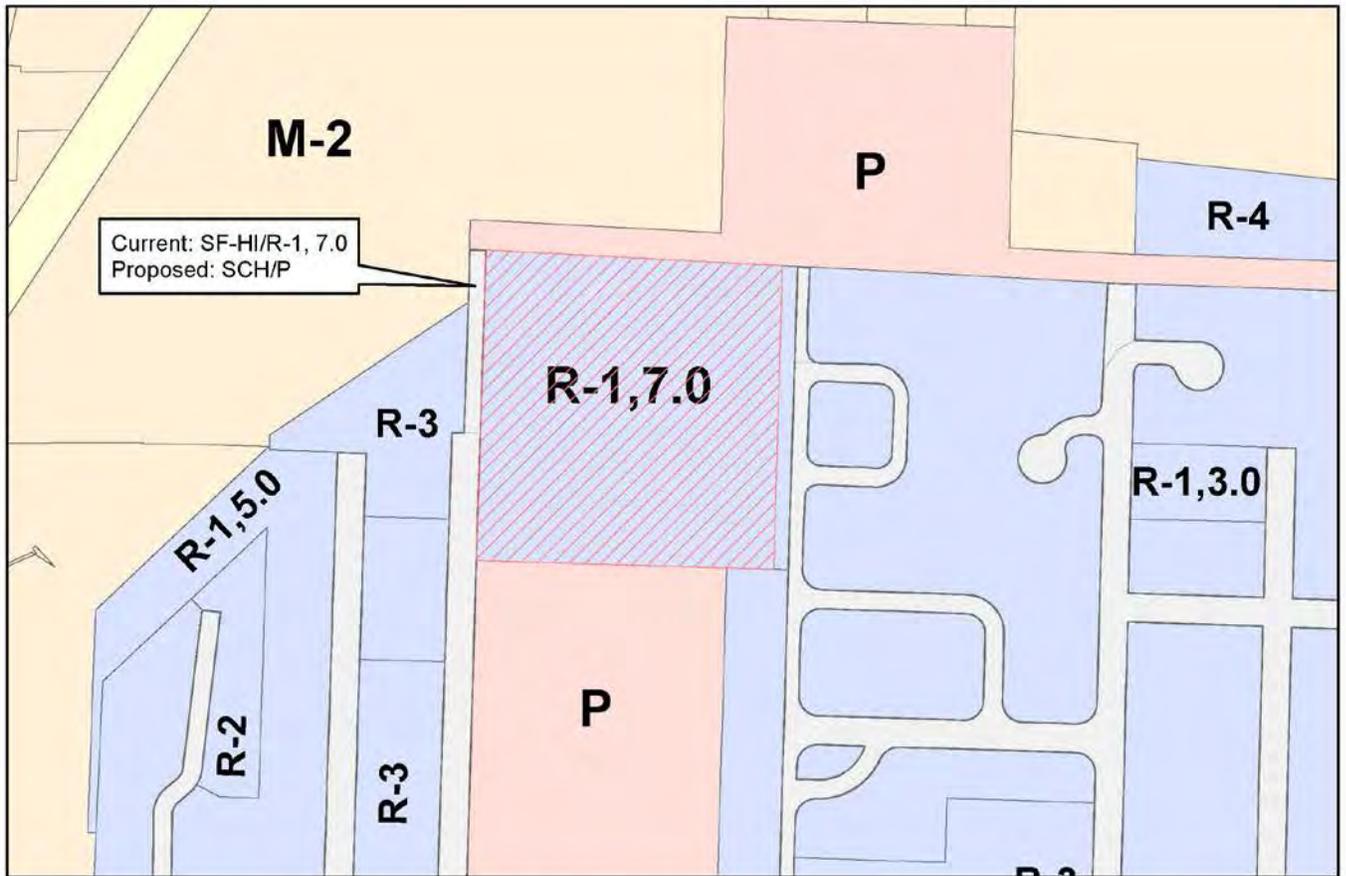
CONTACT PERSON FOR COMMENTS: Marianne Manville-Ailles; Planning Consultant for Community & Economic Development Department; City of Mount Vernon; 910 Cleveland Avenue; Mount Vernon, WA 98273; (360) 336-6214; mma@sseconsultants.com.

Comments on this Notice must be submitted, in writing, no later than **August 17, 2017**. Comments should be as specific as possible. Any person may comment on the application and request a copy of the decision once it is made. Questions about this proposal and requests for additional notification should be directed to the contact person listed herein. Any person who submits written comments will automatically become a 'party of record' and will be notified of any decision made regarding this proposal.

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.

Issued: August 3, 2017
Published: August 3, 2017

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION





February 21, 2017

Mount Vernon School District
 Suzanne Gilbert
 124 E Lawrence Street
 Mount Vernon, WA 98273

Reference: PL17-011 MVSD Madison School Comprehensive Plan Amendment
 Request Docketing and Processing.

Dear Suzanne:

You have requested a site specific amendment to the Mount Vernon Comprehensive Plan for parcel P113446. The purpose of this letter is to notify you of a public hearing to docket the 2017 requests and to provide you with information regarding the processing of your request.

The City of Mount Vernon accepts applications annually for both map and text revisions to its Comprehensive Plan. The deadline for applications to be considered for the 2017 update was January 31, 2017. Two applications were received.

1. Mount Vernon School District Madison School (PL17-011) a request to redesignate one parcel **FROM** Single Family High Density (SF-HI) **TO** School (SCH) with an associated zoning of Public (P).
2. MV28 LLC (PL17-12) a request to redesignate two parcels **FROM** General Commercial (GC) **TO** Public (P) with an associated zoning of Public (P).
3. Other Municipal Code amendments as necessary.

In addition to the two applications received in 2017 there are five requests that were received in 2016 and were not able to be processed due to the periodic update to the Comprehensive Plan that was taking place in 2016. Those requests will also be processed with the 2017 requests.

1. Summersun Greenhouse Co. (PL15-124), a request to redesignate 2 parcels **FROM** Agricultural (AG) **TO** Medium High Multi Family (MF-MH) with an associated zoning of Multi Family Residential District (R-4) or as an alternative (R-3).
2. PBWA Properties, LLC, (PL16-005), a request to redesignate 1 parcel **FROM** Church (CH) **TO** Medium Density Single Family (SF-MED) with an associated zoning Single Family Residential (R-1 4.0).
3. St. Luke's, (PL16-009), a request to redesignate 2 parcels **FROM** Medium Density Single Family (SF-Med) **TO** Churches (CH) with an associated zoning of Public (P).
4. ALFCO LLC., (PL16-010), a request to redesignate 22 parcels **FROM** Commercial Industrial (CI) **TO** Downtown Retail/Support Commercial (DT/SP) and/or Community Retail, Mixed Use Center (CR) with an associated zoning of a mix of Central Business District (C-1), General Commercial (C-2), and Community Commercial (C-3). The specific locations of each designation and associated zoning would be determined through the amendment process.

February 21, 2017

Page 2 of 2

5. Thurman, (PL16-011), a request to redesignate 2 parcels **FROM** Low Density Multi Family (MF-LO) **TO** Medium High Density Multi Family (MF-MH) with an associated zoning of Multi Family Residential District (R-3).

On Wednesday, March 8, 2017 the Mount Vernon City Council will hold a public hearing to prepare the docket for the 2017 Comprehensive Plan Amendment Requests. The Council Meeting will be held at the City of Mount Vernon Police and Court Campus located at 1805 Continental Place, Mount Vernon. The meeting will commence at 7 pm. The purpose of this hearing is to make a decision regarding which amendments will be considered during the 2017 amendment cycle; no analysis of the merits of any request will be presented at this hearing. The docketing process merely allows staff to begin their study of the applications submitted.

Please note that your request will be included in the docket of Comprehensive plan requests that will be considered in 2017. Once the City Council establishes the docket the Planning Department will begin processing the applications. The process includes Notice of Application, SEPA Notice (Preliminary and Final); a Planning Commission hearing, and finally a City Council hearing and approval. The process is expected to take most of the year will final approval of the requests by the end of 2017.

If you have questions regarding the docketing hearing or the approval process please feel free to contact us at 360-336-6214.

Sincerely,

Development Services Department

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

Rebecca Lowell, Senior Planner

CC: Shockley Planning Group—Carrie Anderson



February 21, 2017

MV28, LLC
Timothy White
12708 Leatherwood Lane
Bow, WA 98232

Reference: PL17-012 MV28 Comprehensive Plan Amendment Request Docketing and Processing.

Dear Mr. White:

You have requested a site specific amendment to the Mount Vernon Comprehensive Plan for parcels P26279 and P26054. The purpose of this letter is to notify you of a public hearing to docket the 2017 requests and to provide you with information regarding the processing of your request.

The City of Mount Vernon accepts applications annually for both map and text revisions to its Comprehensive Plan. The deadline for applications to be considered for the 2017 update was January 31, 2017. Two applications were received.

1. Mount Vernon School District Madison School (PL17-011) a request to redesignate one parcel **FROM** Single Family High Density (SF-HI) **TO** School (SCH) with an associated zoning of Public (P).
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3. St. Luke's, (PL16-009), a request to redesignate 2 parcels **FROM** Medium Density Single Family (SF-Med) **TO** Churches (CH) with an associated zoning of Public (P).
4. ALFCO LLC., (PL16-010), a request to redesignate 22 parcels **FROM** Commercial Industrial (CI) **TO** Downtown Retail/Support Commercial (DT/SP) and/or Community Retail, Mixed Use Center (CR) with an associated zoning of a mix of Central Business District (C-1), General Commercial (C-2), and Community Commercial (C-3). The specific locations of each designation and associated zoning would be determined through the amendment process.

February 21, 2017

Page 2 of 2

5. Thurman, (PL16-011), a request to redesignate 2 parcels **FROM** Low Density Multi Family (MF-LO) **TO** Medium High Density Multi Family (MF-MH) with an associated zoning of Multi Family Residential District (R-3).

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If you have questions regarding the docketing hearing or the approval process please feel free to contact us at 360-336-6214.

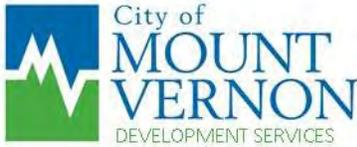
Sincerely,

Development Services Department

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

Rebecca Lowell, Senior Planner

CC: David E. Christensen



CITY OF MOUNT VERNON NOTICE OF APPLICATION (NOA)

DATE: August 3, 2017

APPLICATION NAME/NUMBER: PL17-012 MV28 LLC; 2016-2017 Comprehensive Plan Amendment/Rezone Request

PROJECT DESCRIPTION: Proposed is a non-project action to change the land use designation of property that is described below (hereinafter called the 'subject site'). The existing Comprehensive Plan designation of the subject site is General Commercial (GC) with associated zoning of General Commercial (C-2). The applicant, MV28 LLC, has requested these designations be changed to a Comprehensive Plan designation of Public (P) with associated zoning of Public (P). The proposal is to redesignate property owned by the applicant to allow for development as an RV Resort.

PROJECT LOCATION: The proposed property is located at 1717 Freeway Drive. It is identified by the Skagit County Assessor as parcel numbers P26279 and P26054 and is located within a portion of the Southwest ¼ of the Northeast ¼ of Section 18, Township 34 north, Range 4 East, W.M.

APPLICANT/OWNER: MV28 LLC; 12708 Leatherwood Lane, Bow, WA 98232; 360-757-7806

APPLICANT/CONTACT: Christensen Design Management, Contact: David Christensen; P.O. Box 5068; Bellingham, WA; 98227

LEAD AGENCY: Mount Vernon Community & Economic Development Department

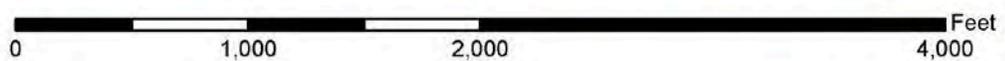
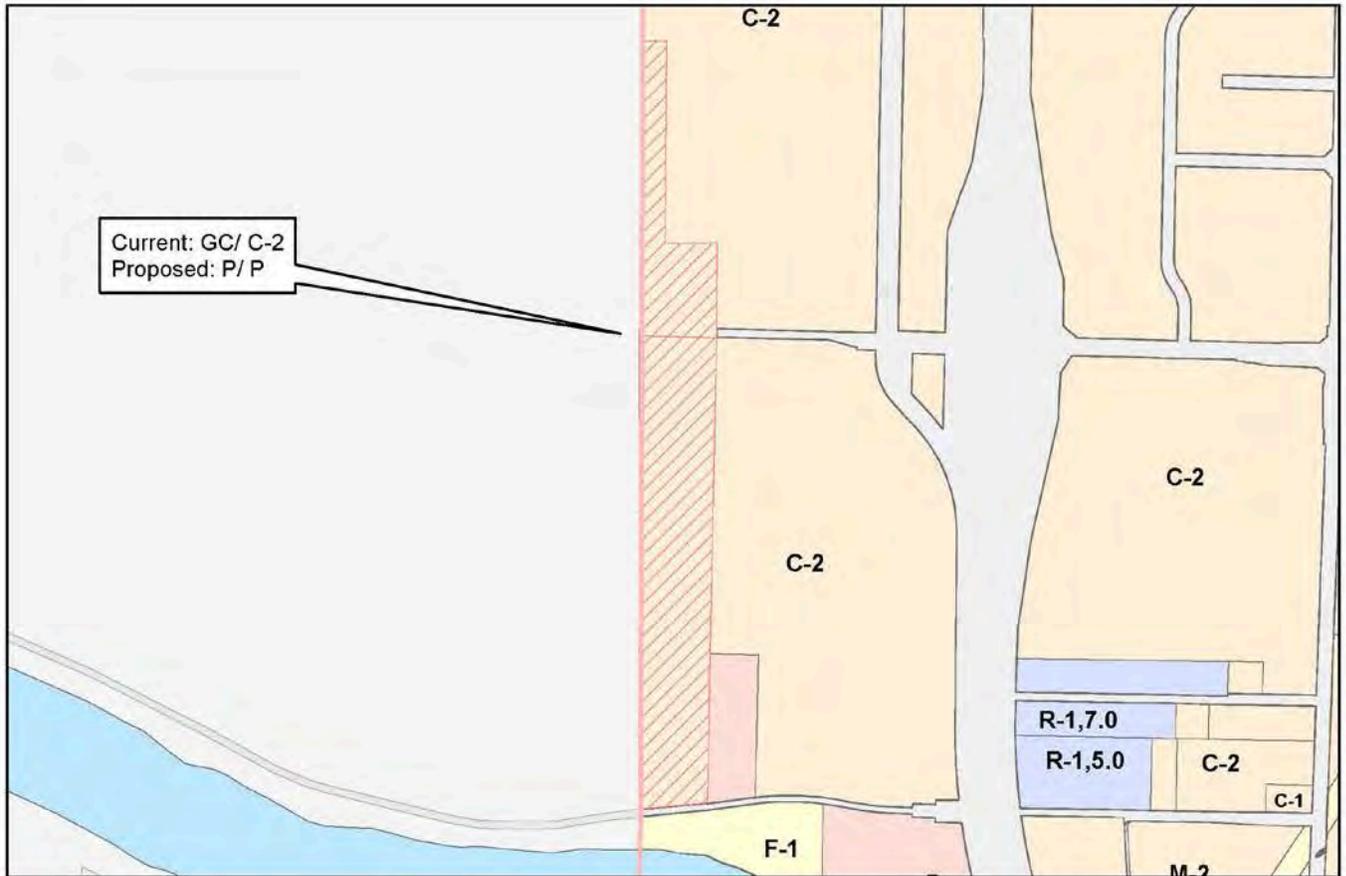
CONTACT PERSON FOR COMMENTS: Marianne Manville-Ailles; Planning Consultant for Community & Economic Development Department; City of Mount Vernon; 910 Cleveland Avenue; Mount Vernon, WA 98273; (360) 336-6214; mma@sseconsultants.com.

Comments on this Notice must be submitted, in writing, no later than **August 17, 2017**. Comments should be as specific as possible. Any person may comment on the application and request a copy of the decision once it is made. Questions about this proposal and requests for additional notification should be directed to the contact person listed herein. Any person who submits written comments will automatically become a 'party of record' and will be notified of any decision made regarding this proposal.

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.

Issued: August 3, 2017
Published: August 3, 2017

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION



**CITY OF MOUNT VERNON
NOTICE OF PUBLIC HEARINGS &
DETERMINATION OF NON-SIGNIFICANCE (DNS)**

This Notice of Public Hearings and Determination of Non-Significance (DNS) is issued for the projects that are described below.

PUBLIC HEARINGS: A public hearing is scheduled before the Mount Vernon Planning Commission on **TUESDAY, DECEMBER 5TH, 2017** at 6 p.m. Another public hearing will be held before the Mount Vernon City Council on **WEDNESDAY, DECEMBER 13, 2017** at 7 p.m. Both hearings will be held at the City's Police and Court Campus located at 1805 Continental Place, Mount Vernon.

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

DNS INFORMATION: This DNS is issued under WAC 197-11-340(2). The lead agency will not act on the proposal for 14 days from issuance of this DNS. Comments must be received by 5 p.m. on **November 30, 2017**.

Consistent with MVMC Chapter 15.06 appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on **December 11, 2017**. Appeals must be filed in writing together with the required application fee to: City of Mount Vernon, P.O. Box 809, Mount Vernon, WA 98273. Additional information regarding the appeal process may be obtained from the City of Mount Vernon Development Services Department, (306) 336-6214.

RESPONSIBLE OFFICIAL: Rebecca Lowell, Senior Planner

CONTACT PERSON: Marianne Manville-Ailles; Planning Consultant for Development Services Department; City of Mount Vernon; 910 Cleveland Avenue; Mount Vernon, WA 98273; (360) 336-6214; mma@sseconsultants.com

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City staff has created a page on the City's website where additional information on this project can be viewed. This webpage can be viewed as follows: navigate to: www.mountvernonwa.gov; once here click on 'Departments' then 'Development Services' then 'News & Notices' once on this page find the project name/number and you will see hyperlinks to documents related to this project.

PROJECT 1:

Application Name: Summersun Greenhouse Company; 2016-2017 Comprehensive Plan Amendment/Rezone Request, City File No: PL15-124

Project Description: Proposed is a non-project action to change the land use designation of property that is described below (hereinafter called the 'subject site'). The existing Comprehensive Plan designation of the subject site is Agricultural (AG) with associated zoning of Residential Agricultural (R-A). The applicant, Summersun Greenhouse Company, has requested these designations be changed to a Comprehensive Plan designation of Medium High Density Multi Family (MF-MH) with associated zoning of Multi Family Residential (R-4). The proposal is on the property that was previously operating as Summersun Nursery. That use is now closed and the applicant is requesting a land use designation change to be more consistent with the uses surrounding it.

Project Location: The proposed is located at 4100 College Way. The proposal is identified by the Skagit County Assessor as parcel numbers P24832 and P113507 and is located within a portion of the Southwest ¼ of the Northeast ¼ of Section 15, Township 34 north, Range 4 East, W.M.

Applicant/Owner: Summersun Greenhouse Company, Contact: Carl Loeb, 4100 College Way, Mount Vernon, WA 98273; 360-661-4947

PROJECT 2:

Application Name: St. Luke's Lutheran Church; 2016-2017 Comprehensive Plan Amendment/Rezone Request, City File No: PL16-009

Project Description: Proposed is a non-project action to change the land use designation of property that is described below (hereinafter called the 'subject site'). The existing Comprehensive Plan designation of the subject site is Medium Density Single Family (SF-MED) with associated zoning of Residential Agricultural (R-1 7.0). The applicant, St. Luke's Lutheran Church, has requested these designations be changed to a Comprehensive Plan designation of Churches (CH) with associated zoning of Public (P). The proposal is to redesignate property owned by the Church to allow for expansion of Church related uses on the property.

Project Location: The proposed property has not yet been addresses but is identified by the Skagit County Assessor as parcel numbers P113150 and P113153 and is located within a portion of the Northwest ¼ of the Southeast ¼ of Section 29, Township 34 north, Range 4 East, W.M.

Applicant/Owner: St. Luke's Lutheran Church, Contact: Pastor Jerrold Dalke, 1524 E. Blackburn, Mount Vernon, WA 98274; 360-428-1750

PROJECT 3:

Application Name: Richard & Deborah Thurman; 2016-2017 Comprehensive Plan Amendment/Rezone Request, City File No: PL16-011

Project Description: Proposed is a non-project action to change the land use designation of property that is described below (hereinafter called the 'subject site'). The existing Comprehensive Plan designation of the subject site is Low Density Multi Family (MF-LO) with associated zoning of Two Family Residential (R-2). The applicant, Richard & Deborah Thurman, have requested these designations be changed to a Comprehensive Plan designation of High Density Multi Family (MF-MH) with associated zoning of Multi Family Residential District (R-3). The proposal is to redesignate property owned by the Thurman's to allow for better planning of structure and greenbelt placement and allow for the development of the property to be economically feasible.

Project Location: The proposed property is located at 2210 N Laventure Road. It is identified by the Skagit County Assessor as parcel numbers P25029 and P25030 and is located within a portion of the Northwest ¼ of the Northwest ¼ of Section 16, Township 34 north, Range 4 East, W.M.

Applicant/Owner: Richard & Deborah Thurman, 2288 Austin Lane, Mount Vernon, WA 98273; 360-424-5717

PROJECT 4:

Application Name: MV28 LLC; 2016-2017 Comprehensive Plan Amendment/Rezone Request, City File No: PL17-012

Project Description: Proposed is a non-project action to change the land use designation of property that is described below (hereinafter called the 'subject site'). The existing Comprehensive Plan designation of the subject site is General Commercial (GC) with associated zoning of General Commercial (C-2). The applicant, MV28 LLC, has requested these designations be changed to a Comprehensive Plan designation of Public (P) with associated zoning of Public (P). The proposal is to redesignate property owned by the applicant to allow for development as an RV Resort.

Project Location: The proposed property is located at 1717 Freeway Drive. It is identified by the Skagit County Assessor as parcel numbers P26279 and P26054 and is located within a portion of the Southwest ¼ of the Northeast ¼ of Section 18, Township 34 north, Range 4 East, W.M.

Applicant/Owner: MV28 LLC (Timothy White the Governor of the LLC) 12708 Leatherwood Lane, Bow, WA 98232; 360-757-7806

PROJECT 5

Application Name: Mount Vernon School District No 320; 2016-2017 Comprehensive Plan Amendment/Rezone Request, City File No: PL17-011

Project Description: Proposed is a non-project action to change the land use designation of property that is described below (hereinafter called the 'subject site'). The existing Comprehensive Plan designation of the subject site is Single Family High Density (SF-HI) with associated zoning of Single Family Residential (R-1 7.0). The applicant, Mount Vernon School District, has requested these designations be changed to a Comprehensive Plan designation of School (SCH) with associated zoning of Public (P). The proposal is to redesignate property owned by the School District to be consistent with its school related uses.

Project Location: The proposed property is located at 1200 9th Street. It is identified by the Skagit County Assessor as parcel number P113446 and is located within a portion of the Northwest ¼ of the Northwest ¼ of Section 16, Township 34 north, Range 4 East, W.M.

Applicant/Owner: Mount Vernon School District 320, Contact: Suzanne Gilbert; 124 E Lawrence Street, Mount Vernon, WA 98273; 360-428-6181

PROJECT 6

Application Name: Comprehensive Plan Amendments to the Transportation Element, City File No: PL17-027

Project Description: Proposed amendments to the Transportation Element of the Comprehensive Plan and a new Chapter named 12.44 Complete Streets is proposed to be added to the Mount Vernon Municipal Code (MVMC). The Transportation Element amendments include adding one new capital project named the Kincaid Corridor Improvements Project, and making the necessary changes to estimated expenses and revenues from this new project. New policies regarding complete streets are proposed to be added within the Transportation Element and to a new chapter of the MVMC to be named 12.44, Complete Streets.

Project Location: The proposed amendments are non-project actions that apply City-wide. The new Kincaid Corridor project is located along Kincaid Street between its intersections with South 3rd and the Interstate-5 (I-5) on/off ramps on the east side of I-5.

Applicant/Owner: City of Mount Vernon



AFFIDAVIT OF MAILING

I, **Linda Beacham**, hereby declare as follows:

1. I am an employee of the City of Mount Vernon, Mount Vernon, Washington, a United States citizen, over the age of eighteen years, and am competent to testify to the matters set forth herein.
2. On **August 3, 2017** I mailed via the United States mail, and email, to the following parties the **PL17-011 NOA MVSD/Madison School Comprehensive Plan Amendment**

See attached lists

I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct. Executed in Mount Vernon this **3rd** day of **August, 2017**

Linda Beacham



AFFIDAVIT OF MAILING

I, **Linda Beacham**, hereby declare as follows:

1. I am an employee of the City of Mount Vernon, Mount Vernon, Washington, a United States citizen, over the age of eighteen years, and am competent to testify to the matters set forth herein.
2. On **August 3, 2017** I mailed via the United States mail, and email, to the following parties the **PL16-011 NOA Thurman Comprehensive Plan Amendment**
See attached lists

I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct. Executed in Mount Vernon this **3rd** day of **August**.

Linda Beacham



AFFIDAVIT OF MAILING

I, **Linda Beacham**, hereby declare as follows:

1. I am an employee of the City of Mount Vernon, Mount Vernon, Washington, a United States citizen, over the age of eighteen years, and am competent to testify to the matters set forth herein.
2. On **November 17, 2017** I mailed via the United States mail, and email, to the following parties the **PL17-012 MV28 LLC CPA Notice of Hearing & DNS**
See attached lists

I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct. Executed in Mount Vernon this **17th** day of **November, 2017.**

Linda Beacham



AFFIDAVIT OF MAILING

I, **Linda Beacham**, hereby declare as follows:

1. I am an employee of the City of Mount Vernon, Mount Vernon, Washington, a United States citizen, over the age of eighteen years, and am competent to testify to the matters set forth herein.
2. On **November 17, 2017** I mailed via the United States mail, and email, to the following parties the **PL17-011 MVSD Madison School CPA Notice of Hearing & DNS**

See attached lists

I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct. Executed in Mount Vernon this **17th** day of **November, 2017.**

Linda Beacham



AFFIDAVIT OF MAILING

I, **Linda Beacham**, hereby declare as follows:

1. I am an employee of the City of Mount Vernon, Mount Vernon, Washington, a United States citizen, over the age of eighteen years, and am competent to testify to the matters set forth herein.
2. On **November 17, 2017** I mailed via the United States mail, and email, to the following parties the **PL17-012 MV28 LLC CPA Notice of Hearing & DNS**
See attached lists

I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct. Executed in Mount Vernon this **17th** day of **November, 2017.**

Linda Beacham



AFFIDAVIT OF MAILING

I, **Linda Beacham**, hereby declare as follows:

1. I am an employee of the City of Mount Vernon, Mount Vernon, Washington, a United States citizen, over the age of eighteen years, and am competent to testify to the matters set forth herein.
2. On **November 17, 2017** I mailed via the United States mail, and email, to the following parties the **PL16-009 St. Luke's Church CPA NOH & DNS**
See attached lists

I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct. Executed in Mount Vernon this **17th** day of **November** **2017.**

Linda Beacham



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

Technical Memorandum

October 18, 2017

Ms. Rebecca Lowell, Senior Planner
City of Mount Vernon
Development Services Department
P.O. Box 809
Mount Vernon, WA 98273

**SUBJECT: 2017 COMPREHENSIVE PLAN AMENDMENTS
NON-PROJECT SEPA TRANSPORTATION CONCURRENCY REVIEW (2017-09) (REVISED 10-18-2017)**

Dear Mrs. Lowell:

The purpose of this technical memorandum is to review transportation concurrency requirements for the Mount Vernon 2017 Comprehensive Plan Amendments.

Project Description

The review contained herein is a non-project concurrency analysis for five Comprehensive Plan amendment requests that require a cumulative analysis of traffic impacts per SEPA regulations. Likely development scenarios for each of the amendment requests were provided by the City and are summarized in **Table 1**. Vicinity maps for each of the amendment requests are attached.

Land use numbers PL15-124 and PL16-011 will consist of up to 91 units and 36 units of multi-family housing, respectively.

Land use PL16-009 involves a church expansion to include three modular buildings (3,388 SF), pole frame building (8,160 SF), and office (400 SF) and kitchen (512 SF) expansions to the existing St. Luke's Church building. In total the expansion will enclose an additional 12,460 square feet.

The area included in PL17-011 will be used for utility crossings and play fields associated with the Madison Elementary redevelopment, which is located on an adjacent parcel. No buildings are proposed.

Land use number PL17-012 will allow the development of a 100-space short-stay Recreational Vehicle resort.

Table 1. Comprehensive Plan Amendment Request Summary

Land Use Number	Address	Parcel	Comprehensive Plan		Zoning		Description
			Existing	Proposed	Existing	Proposed	
PL15-124	4100 College Way	P24832 P113507	Agricultural (AG)	Medium High Multi Family (MF-MH)	Residential Agricultural (R-A)	Multi-Family Residential (R-4)	Multi-family (91 DU)
PL16-009	1524 E Blackburn Rd	P113150 P113153	Medium Density Single-Family (SF-Med)	Churches (CH)	Single Family Residential (R-1 7.0)	Public (P)	Church expansion (12.46 KSF)
PL16-011	2210 N Laventure Rd	P25029 P25030	Low Density Multi Family (MF-LO)	Medium High Multi Family (MF-MH)	Two Family Residential (R-2)	Multi Family Residential (R-3)	Multi-family (36 DU)
PL17-011	1200 N 9 th St	P113446	Single Family High Density (SF-HI)	School (SCH)	Single Family Detached (R-1, 7.0)	Public (P)	Utility crossings and play fields
PL17-012	1717 Freeway Dr	P26279 P26054	General Commercial (GC)	Public (P)	General Commercial (C-2)	Public (P)	RV Resort (100-space)

Trip Generation

Trip generation for each of the proposed land uses was calculated for the PM peak hour of analysis using data published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 9th Edition*.

PL15-124: The project will support up to 91 units of multi-family housing consistent with ITE land use #220 “Apartment.” A total of 57 new PM peak hour trips will be generated.

PL16-009: The project will add 12,460 SF of gross floor area to the existing church site, consistent with ITE land use #560 “Church.” The expansion will generate 7 new PM peak hour trips.

PL16-011: The project will support up to 36 units of multi-family housing consistent with ITE land use #220 “Apartment.” A total of 23 new PM peak hour trips will be generated.

PL17-011: The area included in PL17-011 will be used for utility crossings and play fields for the Madison Elementary redevelopment, which is located on an adjacent parcel. No trips are generated and the land use will have no impacts on the public transportation network.

PL17-012: The proposed 100-space RV resort is consistent with ITE land use #416 “RV park” and will generate 27 new PM peak hour trips.

The amendments are forecasted to generate a total of 114 PM peak hour trips (73 in; 41 out) to the public street network. Trip generation calculations are summarized in **Table 2**.

Table 2. Trip Generation

Land Use Number	Description	ITE LUC	Quantity ¹	Trip Rate	% In	% Out	PM Peak Hr Trips		
							In	Out	Total
PL15-124	Apartment	220	91 DU	0.62	65%	35%	37	20	57
PL16-009	Church	560	12.46 KSF	0.55	48%	52%	3	4	7
PL16-011	Apartment	220	36 DU	0.62	65%	35%	15	8	23
PL17-012	RV Park	416	100 occ.spaces	0.27	65%	35%	18	9	27
New PM Peak Hour Trips, Total							73	41	114

¹KSF = 1,000 square feet; DU = dwelling units; occ.spaces = occupied spaces



Trip Distribution and Assignment

Project-generated trips were added to the Mount Vernon citywide concurrency travel demand model. Trips were distributed to origins and destinations in and around Mount Vernon based on a calibrated trip distribution gravity model, and trips were assigned to the public street network based on a travel time equilibrium procedure. The Mount Vernon concurrency model represents a PM peak hour analysis period and includes trips generated by all permitted ("pipeline") land use changes.

Forecasted traffic volumes were post-processed to remove differences between calibrated base year (2013) modeled volumes and observed base year 2013 PM peak hour traffic counts.

A plot showing growth-related pipeline PM peak hour trips is shown in **Figure 1**.

Concurrency Evaluation

This transportation concurrency review is based on the following Level of Service (LOS) standards and concurrency requirements, per Mount Vernon Municipal Code (MVMC):

- Level of service standards stated in MVMC 14.10.080
- Level of service exemptions stated in MVMC 14.10.060
- Concurrency requirements stated in MVMC 14.10.090
- South Mount Vernon subarea requirements stated in MVMC 14.10.180 (PL16-009)

Pedestrian Safety LOS

The following pedestrian safety LOS requirements apply for each of the proposed developments. All applicants will also ensure that all new or modified sidewalks, curb ramps, and driveway pads comply with current Americans with Disabilities Act (ADA) standards.

PL15-124: The project is located along a section of College Way with existing sidewalk along the project frontage and adjacent to the site. Pedestrian safety LOS is satisfied.

PL16-009: The project is located along a section of Blackburn Road with existing sidewalk along the project frontage and adjacent to the site. Pedestrian safety LOS is satisfied.

PL16-011: The applicant will construct sidewalk on the east side of N Laventure Road along the project frontage and connect with the existing sidewalk at 2120 N Laventure Road.

PL17-012: Minimum pedestrian safety LOS requirements apply to any streets fronted by the project, including River Bend Road and W College Way. The applicant should coordinate with the city engineer to determine the necessary scope of pedestrian safety LOS improvements along River Road, which is currently a two-lane facility with no shoulder or pedestrian facilities to its terminus at Freeway Drive. Per MVMC 14.10.090(B):

Minimum pedestrian safety LOS improvements must be in place along the project frontage and the adjacent street system to the point where they connect to or intersect with an arterial street that meets the three-quarter street LOS on the same side of the street as the development.

Minimum pedestrian safety LOS improvements will include one of the following, at the discretion of the city engineer:

- a. A six-foot wide paved path separated from the paved roadway surface by either an unpaved ditch or swale, three feet wide;
- b. An eight-foot wide paved path constructed integral with paved roadway surface and including adequate delineation for safety; or
- c. Other conditions may be considered equivalent to the minimum pedestrian safety facility at the sole discretion of the city engineer.

Traffic Capacity LOS

Intersection LOS and delay were evaluated using Synchro 9 software based on Highway Capacity Manual 2010 (HCM2010) methodologies, per MVMC 14.10.080(B). Street segment LOS was evaluated based on capacity policy defined in the 2016 Mount Vernon Comprehensive Plan

Pipeline intersection LOS deficiencies and recommended mitigation strategies are summarized in **Table 3**. Pipeline segment LOS deficiencies and recommended mitigation strategies are summarized in **Table 4**.

Table 3. Pipeline (2023) Intersection LOS Deficiencies

ID	Intersection	Before Mitigation			Pipeline Trips	Recommended Mitigation	After Mitigation		
		Control Type ¹	Delay ² (s/veh)	LOS			Control Type ¹	Delay ² (s/veh)	LOS
723	Hoag Rd & Continental Pl	TWSC	36.8	E	24	Add NB-to-WB LT receiving lane on west approach	TWSC	16.7	C
789	S 1 st St/Freeway Dr & W Division St	Signal	104	F	12	Modify left turn treatments (T-09-01)	Signal	48.4	D
828	Broad St & S 13 th St	TWSC	53.6	F	6	Tolerate due to low volume on NB approach	TWSC	53.6	F
1058	Broad St & Blodgett Rd	TWSC	59.8	F	6	Tolerate due to low volume on minor approaches	TWSC	59.8	F
1100	E College Way & N 30 th St	TWSC	414	F	61	New signal or roundabout (T-07-04)	Signal	9.1	A

¹TWSC = Two-way stop control; AWSC = All-way stop control; RAB = Roundabout; Signal = Signalized

²Two-way stop controlled intersection delay is expressed as average worst (i.e. highest delay) movement delay

Figure 1. PM Peak Hour Project Trip Assignment

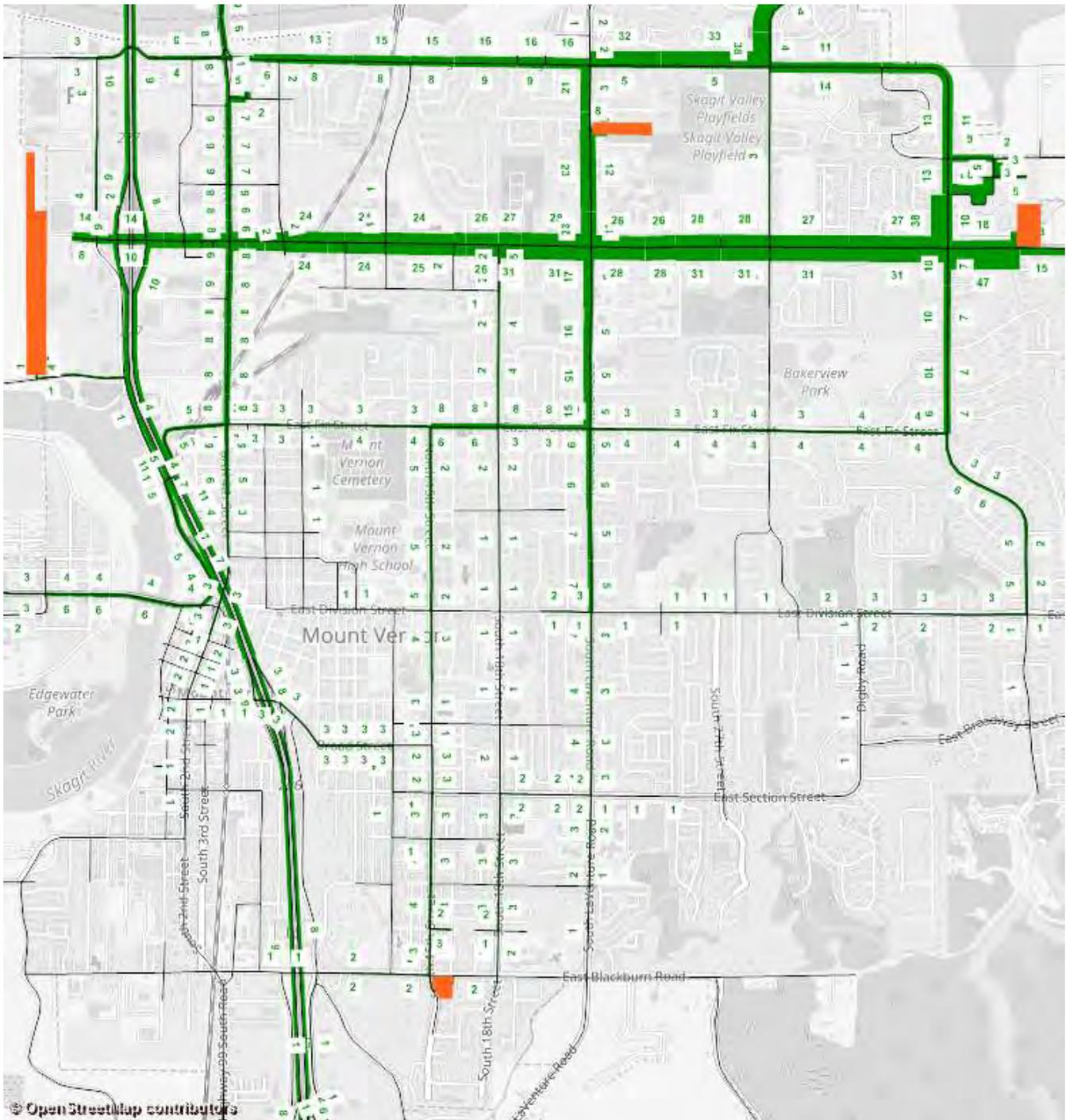


Table 3. Pipeline (2023) Segment LOS Deficiencies

ID	Segment	Limits	V/C	LOS	Pipeline Trips	Proposed Mitigation
2001	Division St	Freeway Dr to Ball St	1.00	E	10	Tolerate; LOS exempt per MVMC 14.10.060

Five intersections within city limits will operate below minimum LOS standards in the pipeline (2023) condition. The 2018-2023 Transportation Improvement Program identifies capacity improvement projects which will mitigate LOS deficiencies at the intersections of E College Way & N 30th Street and at Freeway Drive/S 1st Street & W Division Street.

Three stop-controlled intersections will operate below minimum LOS standards in the pipeline “without-Projects” condition. These deficiencies will continue in the “with Projects” condition. The following three intersections will not satisfy signalization warrants defined in the 2009 Edition of the Manual on Uniform Traffic Control Devices (MUTCD), but should be monitored and may be considered for improvement in the future as PM peak hour demand continues to grow:

- Hoag Road & Continental Place
- Broad Street & S 13th Street
- Broad Street & Blodgett Road

One arterial segment, Division Street from Freeway Drive to Ball Street, will operate at LOS E in the pipeline condition. This segment is exempt from minimum LOS standards per MVMC 14.10.060 and mitigation is not required.

Street Design Standard LOS

The following street design standard LOS requirements apply for each of the proposed developments:

PL15-124: The site is located along a section of College Way with three-quarter street design LOS standards already in place along the project frontage. Street design LOS is satisfied.

PL16-009: The site is located along a section of Blackburn Road with three-quarter street design LOS standards already in place along the project frontage. Street design LOS is satisfied.

PL16-011: Minimum street LOS improvements must be constructed at the project frontage on Laventure Road. Curb, gutter, and sidewalk are not required, however pedestrian safety facilities are required to satisfy pedestrian safety LOS requirements.

PL17-012: Minimum street LOS improvements are required on River Bend Road at the project frontage and continuing east to the Freeway Drive intersection. Minimum street LOS improvements include a minimum 30-foot wide paved street section centered on the ultimate design cross section. Curb, gutter, and sidewalk are not required, however pedestrian safety facilities are required to satisfy pedestrian safety LOS requirements.

On-Site LOS

Any internal circulating roadways or access roads are subject to City design standards for nonarterial streets per MVMC 16.16. On-site roadways and any nonmotorized transportation facilities are also subject to ADA requirements.



Transit LOS

PL15-124: Skagit Transit Routes 305 and 717 stop at E College Way west of the N Waugh Road / Martin Road intersection, 0.25 miles from the project site. Skagit Transit Route 305 provides access to Skagit Valley College, Clear Lake Post Office, and Sedro-Woolley. Route 305 operates on 45-minute headways weekdays from 8:15 AM to 5:40 PM and weekends from 8:15 AM to 5:15 PM. Route 717 provides express service westbound only to Skagit Valley College and Skagit Station weekdays and operates weekdays only.

PL16-009: Skagit Transit Route 206 stops at Jefferson Elementary School approximately 900 feet to the east of the project. Route 206 serves Mount Baker Middle School, Skagit Station, and Skagit Regional Medical Clinic. It operates on 30 minute headways weekdays from 6:30 AM to 8:30 PM and weekends from 8:00 AM to 6:00 PM.

PL16-011: Skagit Transit Route 207 stops on the west side of Laventure Road across from the project frontage. Route 207 serves Skagit Valley College, Bakerview Park, Skagit Valley Hospital, Skagit Station, and Walmart. It operates on 45-minute headways weekdays from 6:30 AM to 8:30 PM and weekends from 8:00 AM to 5:30 PM.

PL17-012: Skagit Transit Route 207 stops on the east side of Freeway Drive north of W College Way, approximately 1,000 feet from the project. Route 207 serves Skagit Valley College, Bakerview Park, Skagit Valley Hospital, Skagit Station, and Walmart. It operates on 45-minute headways weekdays from 6:30 AM to 8:30 PM and weekends from 8:00 AM to 5:30 PM.

Nonmotorized Transportation LOS

The following nonmotorized transportation LOS requirements apply for each of the proposed developments:

PL15-124: Sidewalk currently exists along College Way at the project frontage. Nonmotorized transportation LOS is satisfied.

PL16-009: Blackburn Road is designated a planned bicycle route in the 2016 Comprehensive Plan. Sidewalk currently exists along the project frontage. Pedestrian safety LOS is satisfied.

PL16-011: N Laventure Road is designated a planned bicycle route in the 2016 Comprehensive Plan. Minimum street design LOS standards will provide width for a future bicycle lane along the project frontage. Pedestrian facilities will be provided per pedestrian safety LOS requirements.

PL17-012: Freeway Drive is designated a planned bicycle route in the 2016 Comprehensive Plan. Nonmotorized transportation LOS will be satisfied, assuming minimum pedestrian safety improvements are constructed on W College Way and on River Bend Road.

Pavement Condition LOS

Pavement condition will be evaluated by the City Engineer on a project-specific basis. Pavement overlay and/or reconstruction may be required to provide adequate pavement condition.



Findings and Recommendations

The land uses proposed in the Comprehensive Plan amendment requests will generate an estimated 114 new PM peak hour trips, which will not result in any new street or intersection capacity LOS deficiencies.

Roadway network improvements for land use number PL16-011 should include construction of sidewalk or pedestrian pathway on the east side of Laventure Road from the project frontage to 2210 N Laventure Road to the south of the project to satisfy minimum pedestrian LOS requirements.

Roadway network improvements for land use number PL17-012 may include widening of River Bend Road to satisfy minimum street design LOS standards and construction of sidewalk or pedestrian pathway to satisfy minimum pedestrian LOS standards. Approval of roadway network LOS and pedestrian safety LOS improvements will be the discretion of the city engineer.

All new and modified sidewalks, curb ramps, driveway pads, and on-site transportation facilities must comply with current Americans with Disabilities Act (ADA) standards.

Impact fees are generally adjusted by the City each year to account for inflation. The City’s latest adopted transportation impact fee rate (effective January 1, 2017) is listed below per PM peak hour vehicle trip. Accompanying this review is a summary of the 2017 impact fees that includes additional use details. The transportation impact fee for the proposed projects are calculated as shown in Table 3.

Table 3. Preliminary Transportation Impact Fee Calculations

Table with 7 columns: Land Use Number, Description, Quantity, Units, PM Peak Hour Trips, Transportation Impact Fee Rate, and Transportation Impact Fee. Rows include PL15-124 (Apartment), PL16-009 (Church), PL16-011 (Apartment), PL17-012 (RV Park), and a Total Transportation Impact Fees row.

Sincerely,

Transportation Solutions, Inc.

Handwritten signature of Andrew L. Bratlien

Andrew L. Bratlien, PE

Senior Transportation Engineer

Attachment 1: 2016-2017 Comprehensive Plan Amendments Summary

Attachment 2: Impact Fees and Sewer Connection Fees Summary 2017

2016-2017 Comprehensive Plan Amendments Summary

2016 Comprehensive Plan Amendment Requests and Associated Zoning

Land Use Number: PL15-124

Proponent: Summersun Greenhouse Co

Address: 4100 College Way, Mount Vernon WA 98273

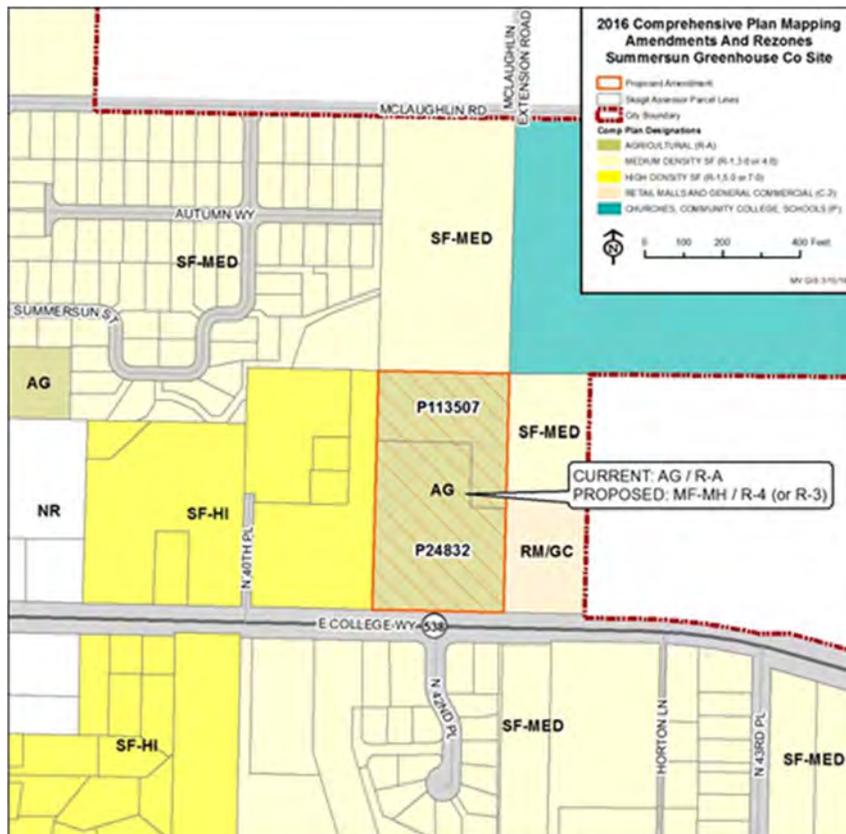
Parcels: P24832 & P113507

Area: 4.58 acres

Comprehensive Plan: **FROM** Agricultural (AG) **TO** Medium High Multi Family (MF-MH)

Zoning: FROM Residential Agricultural District (R-A) TO Multi Family Residential District (R-4) with a fall back to (R-3)—Council Docketed the proposal with the R-3 designation.

Existing/Proposed Uses: The use was the former Summersun Nursery under the R-A zoning. The proposal Under the R-4 the minimum density is 10 du/acre with 15 du/acre being standard and 20 du/acre if specific parking criteria are met. Under a most intense use possible the site could yield 91 multifamily units. The previous concurrency review that was complete for this site assumed that the nursery generated roughly 37 pm peak trips per day. Copies of the previous information are attached.



Land Use Number: PL16-009

Proponent: St. Luke's

Address:

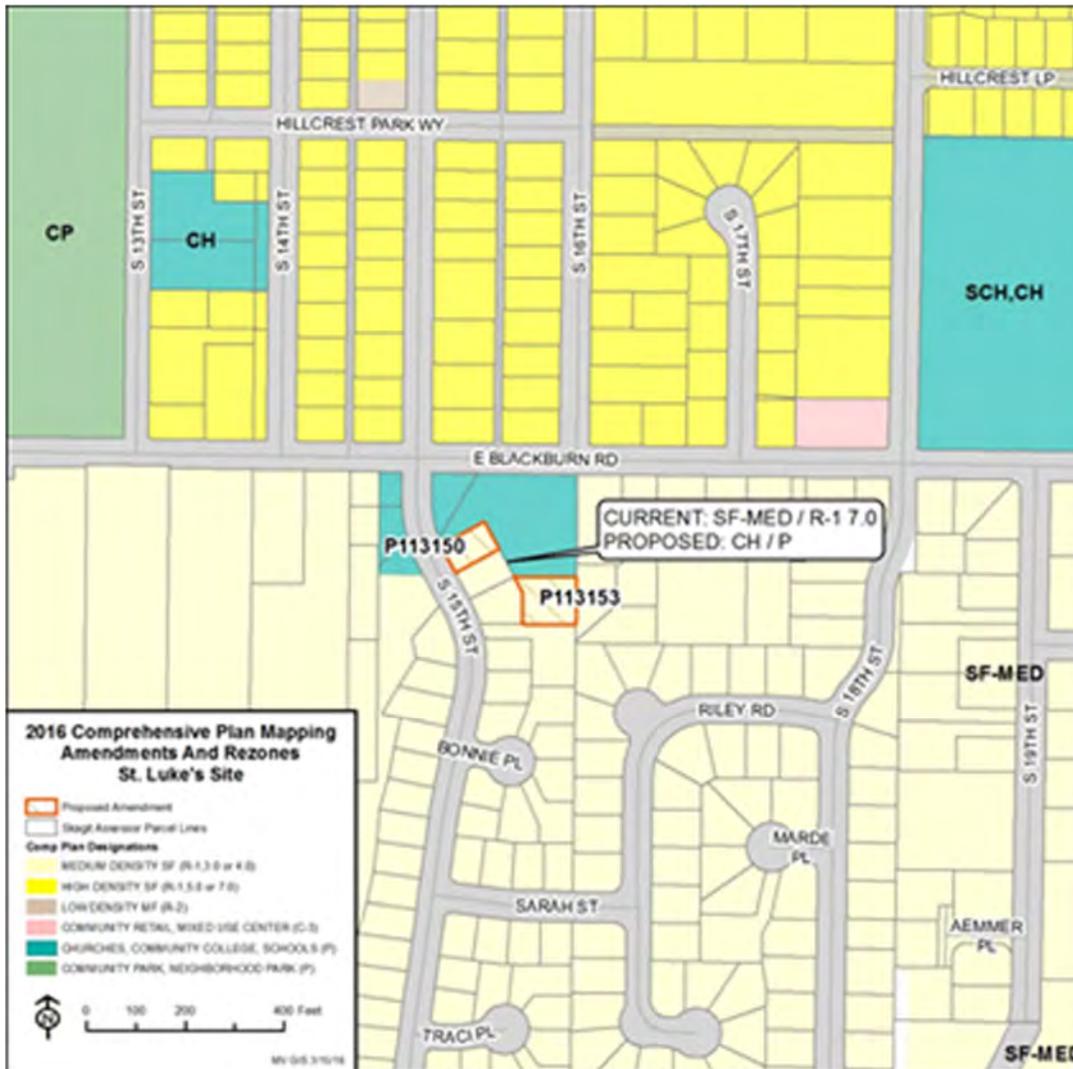
Parcels: P113150 & P113153

Area: 0.39 acres

Comprehensive Plan: **FROM** Medium Density Single Family (SF-Med) **TO** Churches (CH)

Zoning: **FROM** Single Family Residential (R-1 7.0) **TO** Public (P)

Existing/Proposed Uses: The proposal is for two single family platted lots that are adjacent to the existing St. Luke's Church to be redesignated to Churches for use as parking and classrooms for the existing church. One lot has an existing mobile home and the other is vacant. Under existing zoning the two lots could have one single family home on each lot. The proposal is to use the lots for parking for the church and for classrooms for the children's church to use for Sunday School.



Land Use Number: PL16-011

Proponent: Richard & Deborah Thurman

Address 2210 N Laventure Road

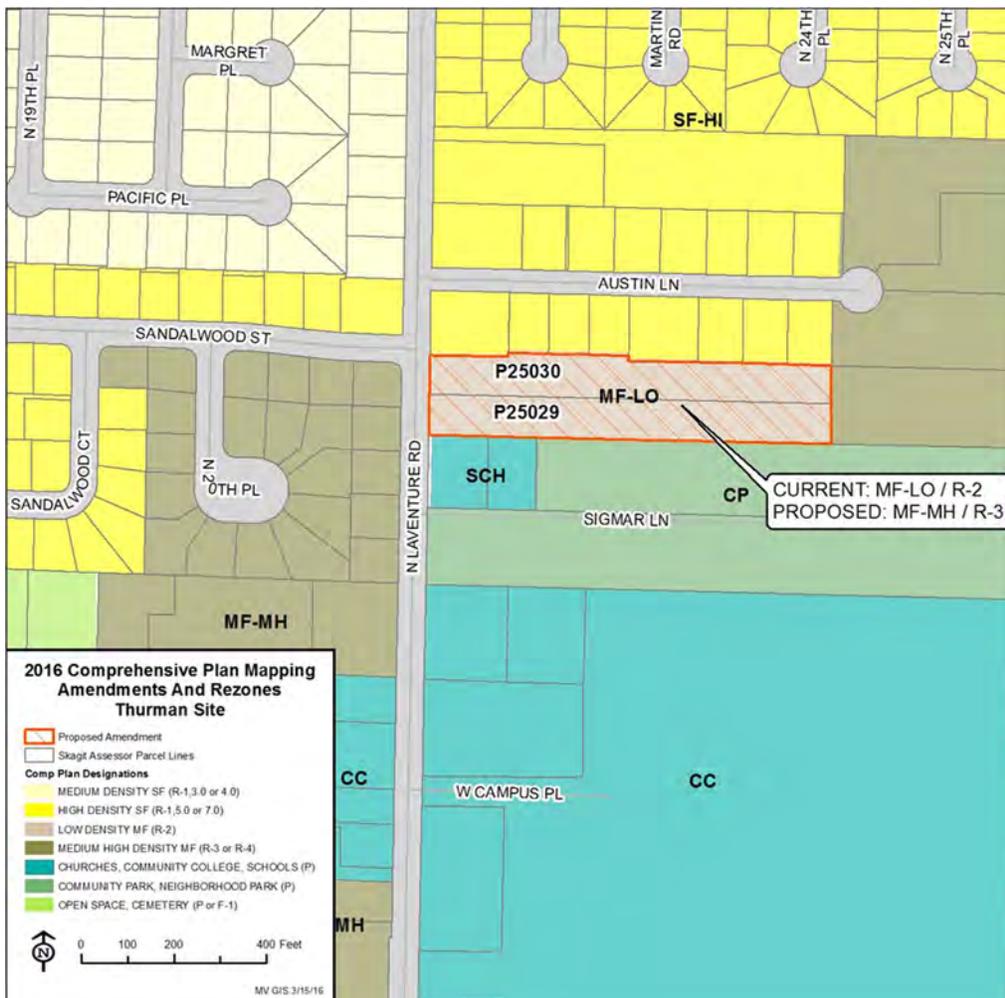
Parcels: P25029 & P25030

Area: 2.45 acres

Comprehensive Plan: From Low Density Multi Family (MF-LO) TO Medium High Density Multi Family MF-MH)

Zoning: **FROM** Two family Residential District (R-2) **TO** Multi Family Residential District (R-3)

Existing/Proposed Uses: The property is currently vacant. Under the Existing R-2 zoning the minimum density is 8.0 du/acre and the maximum density is 10 du/ acre. Under a most intense use possible using the Existing zoning the site could yield 19 single family units. Under the Proposed R-3 zoning the minimum density is 10 du/acre with 12 du/acre being standard and 15 du/acre if specific parking criteria are met. . Under a most intense use possible using the Proposed zoning the site could yield 36 multifamily units.



2017 Comprehensive Plan Amendment Requests and Associated Zoning

Land Use Number: PL17-011

Proponent: Mount Vernon School District Madison School

Address: 1200 N 9th St

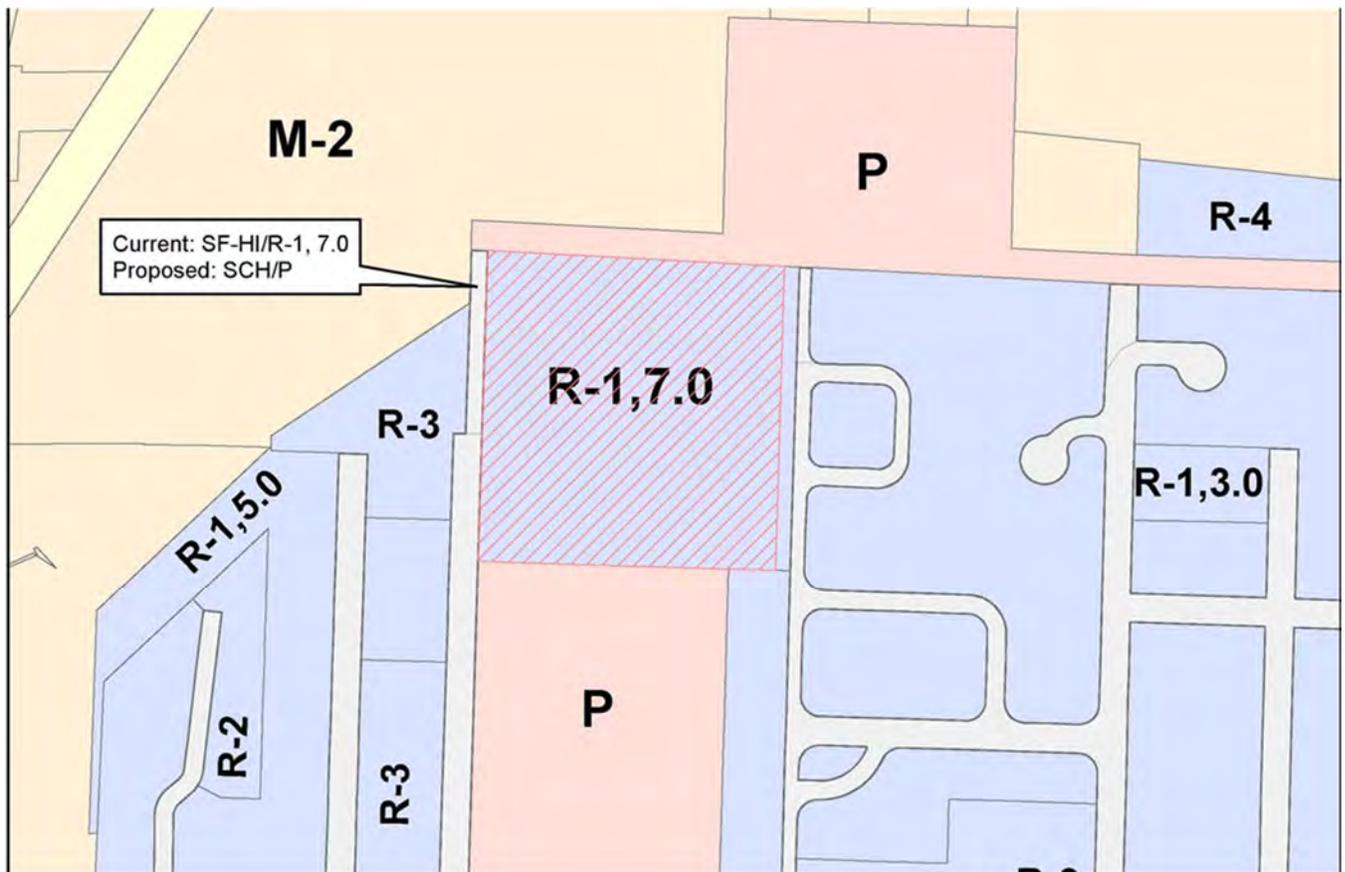
Parcels: P113446

Area: 8.42 acres

Comprehensive Plan: **FROM** Single Family High Density (SF-HI) **TO** School (SCH)

Zoning: **FROM** Single Family Detached Residential District (R-1, 7.0) **TO** Public (P)

Existing/Proposed Uses: Under the Existing R-1, 7.0 zoning docketed by Council, the minimum density is 4.0 du/acre and the maximum density is 7.26 du/ acre. Under a most intense use possible using the Existing zoning, the site could yield 61 single family units. Under the proposed zoning the school district is proposing to replace the existing Madison School with a new school. The area included in the proposed redesignation will be used for utility crossings and possibly play fields. The bulk of the property is critical area and cannot be developed. The new school would be built on adjacent property. The City has requested that the school district redesignate the subject property to Public since schools are not an allowed use on residentially designated property and the proposal would use the subject parcel for school related uses.



Land Use Number: PL17-012

Proponent: MV28 LLC

Address: 1717 Freeway Drive & Riverbend Road

Parcels: P26279 & P26054

Area: 20.30 acres

Comprehensive Plan: **FROM** General Commercial (GC) **TO** Public (P)

Zoning: **FROM** General Commercial (C-2) **TO** Public District (P)

Existing/Proposed Uses: Existing zoning is General Commercial that would allow for any number of Commercial uses ranging from retail stores to hotels to banks to skating rinks to adult entertainment establishments. The C-2 district requires 10 percent of the site to be landscaped and any commercial use would require area for parking and access. The site is challenging due to its shape. For purposes of this analysis we will assume that the area available for development into buildings is 181,000 square feet. This was calculated by eliminating the long panhandle that will only serve as access and assuming that only 30 percent of the remaining area would be used for commercial uses (the remaining area would be necessary to accommodate landscaping, access, parking, and utilities). We will assume that the uses are Retail Box Store (Department Store) 100,000 square feet, Fast Food Store 3,500 square feet, and Specialty Retail Store(s) (up to 8 tenant spaces) 12,000 square feet, grocery store 50,000 square feet. Given the shape of the site this is probably realistically more than could go there. The proposal would be to redesignate to public to allow for the development of a 100 hook up, high end, short stay, RV Resort.





IMPACT FEES AND SEWER CONNECTION FEE SUMMARY
2017

	SINGLE FAMILY & DUPLEX (Per Unit)	MULTI-FAMILY (Per Unit)	NON-RESIDENTIAL**
PARKS	\$855.00	\$789.00	N/A
FIRE	\$152.00	\$152.00	\$0.22/sq. ft.
TRAFFIC	See Page 2	See Page 2	See Page 2
SCHOOL	\$6658.00	\$ 875.00	N/A
ADMINISTRATION*	\$140.00	\$245.00	1% or \$35 min.

Traffic Concurrency Review fee may be required. Contact Permit Tech's prior to application submittal, for calculation of fees based on the specific project .

*Administration fee is \$35.00, per fee, per single family residential unit, \$70.00 per multi-family building permit or 1% of the total impact fee for non-residential permits (\$35.00 minimum).

**Transportation & Fire Impact Fees apply to all new non-residential buildings, and additions to existing buildings. Transportation impact fees will also be calculated for a change of use on an existing non-residential building. The number of average trips per peak P.M. hours are calculated by a traffic engineer which the city has contracted with to review all commercial projects for trip generation.

SEWER FEES:

DWELLING SIZE	SINGLE FAMILY	DUPLEX	MULTI-FAMILY	COMMERCIAL INDUSTRIAL
Permit fee per unit	\$50.00	\$75.00	\$50.00 & \$25.00 ea add	.01 per sf to 100,000 .005 per sf add'l \$50.00 min-\$1,500 max/ See 13.12.030 for mixed use
Sewer Connection	\$6,499.00	\$4,873.00	\$3,249.00 or \$185.00 per fixture unit *	\$308.00 per fixture unit*

Traffic Impact Fees Updated February 2017

Land Use Group (Definitions for these land use groups are provided following this table)	Impact Fee
Residential Groups:	
Single Family Dwelling Units, Duplex, and Any Type of Multi-Family Structure with 50 Dwelling Units or Less	\$7,291.00 per each dwelling unit
Multi-Family Dwelling Units With 51 Units or More	\$4,475.00 per each dwelling unit
Single Family Dwelling Units, Duplex, and Any Type of Multi-Family Structure with 50 Dwelling Units or Less That are restricted to those individuals that are defined as senior citizens	\$1,878.00 per each dwelling unit
Multi-Family Dwelling Units With 51 Units or More that are restricted to those individuals that are defined as senior citizens	\$794.00 per each dwelling unit
Congregate Care Facility and Nursing Homes	\$1,226.00 per bed
Assisted Living Facilities	\$1,578.00 per bed
Commercial and Industrial Groups:	
All uses that are not identified within the Residential Groups above, but excluding private or public schools.	\$2,052.00 per PM peak hour trip

A Single-Family Dwelling Unit is a detached building containing but one kitchen, designed for and occupied exclusively by one family and the household employees of that family.

A Dwelling Unit is defined as a building or portion thereof providing complete housekeeping facilities for one family.

A Duplex is a building that contains two (2) one-family dwellings attached by a common wall and designed to be occupied by two families living independently of each other.

A Multi-Family Structure means a building designed to house three or more families living independently of each other attached by common walls.

Restricting a residential group to those individuals that are defined as senior citizens means that an applicant shall file with the Skagit County Auditor a covenant that will run with the land that restricts the age of the occupants within a dwelling unit. The age restriction shall be no younger than 62.

Congregate Care Facilities and Nursing Homes are licensed facilities that provide constant nursing care of elderly or disabled individuals who do not require hospitalization, but who cannot be cared for at home.

Assisted Living Facilities are used by individuals living separately from others, in a structure designed for the needs of elderly people. These establishments provide services such as the supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of an elderly person. This generally includes the provision of personal care, supervision of self-administered medication, limited health facilities, communal dining facilities and services such as housekeeping, organized social and recreational activities and transportation services.

Having any of the residential groups condominimized shall have no bearing on how the structure is defined. The number of dwelling units and whether or not they are attached by common walls shall be the bases in defining the residential groups.

Commercial and Industrial Groups include all uses not specifically listed within the Residential Group, excluding public and private schools. Commercial and Industrial Groups include, but are not limited to: all commercial, retail, office, industrial, church, governmental, healthcare facilities, hotels and bed and breakfasts, recreational facilities, banks, and eating and drinking establishments.

Impact fees shall be adjusted each January to provide for inflation. The Engineering News Record Construction Cost index for 20 cities shall be used.

From: Tom Ozretich <tom.ozretich@gmail.com<<mailto:tom.ozretich@gmail.com>>>
Sent: Monday, August 7, 2017 5:34 PM
To: Hudson, Mary
Subject: Complete Streets Comments

August 7, 2017

Dear Mary,

I see that 'Complete Streets Policy Feedback' is on the agenda for the coming Public Works Committee. As a constituent who cares about this policy, please take a moment to read my comments and concerns.

Complete Streets are streets for everyone. They are designed and operated to enable safe access for all users, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities. Complete Streets make it easy to cross the street, walk to shops, and bicycle to work. Physical activity, like walking and biking are essential for preventing chronic disease and obesity, Complete Streets positively benefit our citizen's health.

Attributes:

- I'm glad you're looking into implementing a Complete Streets Ordinance. This means you realize that streets are an important community resource. Thank you!
- Complete Streets are sensitive to community context, meaning the improvements reflect the needs of our community and happen over time. Mount Vernon has several projects that are good examples of the different types of possible improvements. For example:
 - o LaVenture Anderson Road with bike lanes and sidewalks on both sides for a primary arterial street,
 - o 18th Street in front of Kiwanis Park with bike lanes, sidewalks, and crossings with bulb outs and curb cuts as a secondary arterial and park facility,
 - o 27th Street with speed humps and sidewalks is a good example of residential improvements.
- The policy includes all 10 elements of a Complete Streets policy. An important first step. Now we need to strengthen what we have by reducing the deficiencies.

Deficiencies:

- As written, the policy is weak. The original policy was copied from Battle Ground, WA that was originally rated an 84 out of 100 by the National Complete Streets Coalition and ranked #10 in the country in 2015. Much of the language has been removed or changed to make it easier to disqualify projects in a discretionary manner and creates too many loopholes to be enforceable. A formal exemption review panel should be established, made of representatives from the City's Planning Department, Mount Vernon Safety Committee, a City Council Member, and a member(s) from the

pedestrian and bicycle advocacy community, to hear Complete Streets exemptions proposals. At a minimum the policy should identify how public participation will be sought.

- Complete Streets implementation relies on using the best and latest design standards. A strong policy clearly names specific recent design guidance or references using the best available. Mount Vernon's policy doesn't do this, please recommend that they include recent design guidance or references the best available.
- Performance measures are needed to measure the City's Complete Streets success. Policy needs to include at least one performance measure or include a direction to create performance measures in 'Implementation Steps'.
- If you adopt the policy as is, the City may not be very competitive for funding. The Transportation Improvement Board (TIB) has a Complete Streets Award Program offering monetary rewards for good Complete Streets practices up to 250,000 dollars. In order to even be considered the city must have a policy. This is not a grant program, but an award program that recognizes an embedded ethic incorporate a Complete Streets lens in completing a transportation network to meet the needs for all users. We have to have both a strong policy and a strong history of implementing Complete Streets projects to be considered for funding.

With improvements, this policy will make positive change to better our community and the City will be a strong candidate for future Complete Streets funding. Please ask Public Works for these improvements!

Sincerely,

Tom Ozretich 360-424-8466

From: [Marianne Manville-Ailles](#)
To: [Beacham, Linda](#)
Cc: [Lowell, Rebecca](#)
Subject: FW: public comment on PL17-012 MV28 , Comprehensive Plan Amendment/Rezone Request
Date: Monday, August 21, 2017 8:57:50 AM
Attachments: [image002.png](#)

FYI to go in the file.

Marianne Manville-Ailles

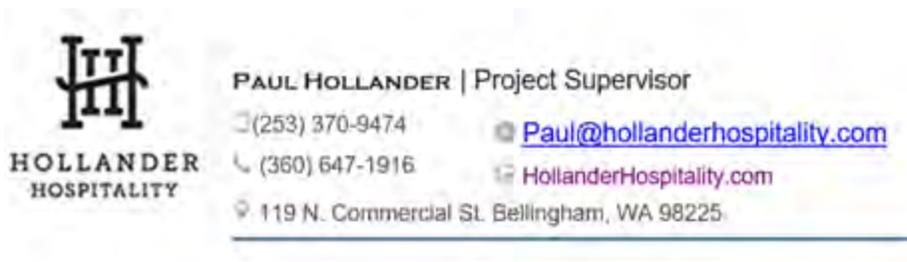
From: Paul Hollander [mailto:paul@hollanderhospitality.com]
Sent: Thursday, August 17, 2017 7:37 PM
To: Marianne Manville-Ailles <mma@sseconsultants.com>
Cc: Mark Hollander <mark@hollanderhospitality.com>
Subject: FW: public comment on PL17-012 MV28 , Comprehensive Plan Amendment/Rezone Request

From: Paul Hollander
Sent: Thursday, August 17, 2017 7:34 PM
To: 'mma@sseconsultant.com' <mma@sseconsultant.com>
Cc: Mark Hollander <mark@hollanderhospitality.com>
Subject: public comment on PL17-012 MV28 , Comprehensive Plan Amendment/Rezone Request

Hello Marianne,

Hollander Investments strongly objects to the proposed Rezone. There is inadequate information presented about the project that would follow the rezone. There is inadequate time to study impacts and respond to such a significant rezone. We anticipate that this rezone will lead to a significant decrease in our property's value.

Best regards,



8/8/2017

RECEIVED
CITY OF MOUNT VERNON

AUG 14 2017

C.E.D. DEPARTMENT
BY _____

Proposal # PL 16-011

To whom this concerns,

We have owned property to the west of this proposed site since 1991. In this time span of 26 years, the traffic, population, theft & vandalism activities have only continued to increase. In contrast, our infrastructure to support this has not kept pace (roads, law enforcement, etc). This specific area has seen an increase in theft, vandalism & drug use as I am sure is evident within police records. This can partially be attributed to the already existing large apartment complexes to the south and the many problems such a facility brings with it. The current zoning of R-2 should be found more than sufficient for this area as it is comprised of single family homes going north on both the east/west sides of N. La Venture. The request to change zoning to R-3 for better planning of structure location & economically feasible is an insufficient reason to alter the properties current zoning. Several suitable locations exist for a structure under current R-2 requirements & economically feasible? For who the current owners? There is no economic benefit for the existing community. The property zoning was established well in advance of the purchased property and with the current trend of problems in a residential area of families & children this change will only add to the burden of people who live here & our local city agencies.

I request that consideration be given to deny changing the zoning on application PL 16-011 at this time. Thank you for your consideration.

Pat Rawlins

360-420-1126



Exhibit 3a
 RECEIVED
 CITY OF MOUNT VERNON
 DEC 10 2015
 C.E.D. DEPARTMENT
 BY _____

15-124

MASTER LAND USE APPLICATION FORM

FILE NUMBER: PL15-124

PROPERTY OWNER(S):	
(If there is more than one legal owner, please attach an additional notarized Master Application for each owner)	
NAME: Summersun Greenhouse Co.	
ADDRESS: 4100 E. College Way	
CITY/STATE:	ZIP:
Mount Vernon, WA 98273	
TELEPHONE NUMBER and EMAIL ADDRESS: 360-424-1663	
APPLICANT (if other than owner):	
NAME: Carl Loeb	
COMPANY: Summersun Greenhouse Co. (If applicable)	
ADDRESS: 4100 E. College Way	
CITY/STATE:	ZIP:
Mount Vernon, WA 98273	
TELEPHONE NUMBER and EMAIL ADDRESS: 360-424-1663 <i>nathanloeb@windermere.com</i>	
CONTACT (if this section is completed, correspondence will only be sent to this individual, if left blank, materials will only be sent to the property owner):	
NAME: Bruce G. Lisser c/o Lisser & Associates, PLLC	
ADDRESS: P.O. Box 1109	
CITY/STATE:	ZIP:
Mount Vernon, WA 98273	
TELEPHONE NUMBER and EMAIL ADDRESS: 360-419-7442 <i>bruce@lisser.com</i>	

PROJECT INFORMATION
Project or development name: Summersun Greenhouse Co. Comp. Plan Amend.
Property/project address(es)/location: 4100 E. College Way Mount Vernon, WA
A copy of the site legal description from either: 1) a recent title report; or 2) a description written and/or reviewed by a P.L.S., must be attached.
Skagit County Assessor's parcel number(s): P-24832 and P-113507
Existing land use(s): Existing greenhouse and retail garden center
Proposed land uses: Multi family apartments
Existing Comprehensive Plan designation: Agriculture
Proposed Comprehensive Plan designation (if applicable): Medium-High Density Multifamily
Existing Zoning designation: R/A
Proposed Zoning designation (if applicable): R-4 with a fall back to R-3
Site Area (sq. ft. or acreage): P-113505=76,364 sq ft P-24832=131,838 sq. ft
Project value: Assessor office evaluation =\$504,100
Is the site located in any type of environmentally sensitive area? Yes, stream runs through property

PROJECT CONTACTS

It is imperative that the members of the City Council, Planning Commission and that the Hearing Examiner know all of the people involved with your application so that they can act without any conflict of interest charges or violations of the appearance of fairness doctrine. Therefore, the following information **MUST** be complete and **MUST** be updated when new companies or individuals become involved with your project. **The following persons are associated with this project. Attach additional pages as necessary to ensure complete disclosure:**

Developers:	Address:	Phone and Email Address:
Not known at this time		
Architect:	Address:	Phone and Email Address:
Not known at this time		
Engineer:	Address:	Phone and Email Address:
Not known at this time		
Surveyor:	Address:	Phone and Email Address:
Lisser & Associates, PLLC	P.O. Box 1109 Mount Vernon	360-419-7442 bruce@lisser.com
Title Company:	Address:	Phone and Email Address:
Land Title Co.	111 E George Hopper Burl.	360-707-2158
Lender/Loan Officer:	Address:	Phone and Email Address:
Not known at this time		
Attorney:	Address:	Phone and Email Address:
Not known at this time		
Contractors:	Address:	Phone and Email Address:
Not known at this time		
Real Estate Agents:	Address:	Phone and Email Address:
Not known at this time		
Investors:	Address:	Phone and Email Address:
Not known at this time		
Other parties providing similar, significant services:	Address:	Phone and Email Address:

ACKNOWLEDGEMENTS

The following statements **MUST** be read and initialed by the property owner. Land Use applications involve many steps and processes; and most applications are conditioned through the process. The following disclosure statements involve items that the Community & Economic Development Department wishes to bring to your attention at the beginning of a project. The following statements in no way contain all of the conditions that could be applied to your project, but rather, are conditions that could seem out of the ordinary to an applicant who does not regularly work with land use codes.

OWNER'S INITIALS:	LAND USE PERMITTING DISCLOSURE STATEMENTS:
OL	I understand that land use permits do not authorize earth disturbing activities, the removal of vegetation, or the construction of buildings. I understand that additional permits will be required after my land use permitting process is completed. I understand that no earth disturbing activities (including the removal vegetation) may take place until after my land use process is complete, and only after I have received additional permits such as Fill & Grade, Utility, or Right-of-Way permit(s). Additionally, I understand that structures can not be constructed until after my land use permitting processes are complete and I receive a Building Permit(s).
OL	I understand that if critical areas (wetlands, streams, steep slopes, et cetera) are found on or near my property I will be required to leave an undisturbed buffer area around the critical area. I also understand that depending upon the size and scope of my project that I may be required to enhance a critical area buffer.
OL	I understand that depending upon the size and scope of my project, I may be required to provide maintenance and/or performance bonds for items such as landscaping, public roads and/or public utilities that I construct or install.
OL	I understand that depending on the type of critical areas on or near my property I may be required to provide both monitoring and maintenance bonds for work within a critical area buffer. I also understand that if I choose to utilize the ecosystem alternative within the City's Critical Areas Ordinance I will be required to "buy down" the buffer and to enhance the buffer areas left on my property.
OL	I understand that I am solely responsible for providing complete and accurate information to the City. I understand that if my application is missing information or if inaccurate materials are submitted, my land use process will be delayed. I understand that depending on how inaccurate and how incomplete my application is or becomes, the Community & Economic Development Department could require an entirely new application to be submitted. I understand that when and if conditions change from that which my application originally represented, I am responsible for letting the planner assigned to my project know.
OL	I understand that I am applying for permits from the City of Mount Vernon only; and that additional permits from other Federal and State agencies will likely be required. I understand that the City of Mount Vernon can not advise me of permits that are required from other agencies, and that I must contact these agencies to make sure I comply with their requirements. These agencies include (but are in no way limited to): Corps of Engineers, Department of Natural Resources, Department of Ecology, and Northwest Clean Air Agency.
OL	I understand that I may be required to properly and timely post a pink land use sign on my property during my land use permitting process. I understand that I am responsible for making sure that this sign continues to be posted on my property until my land use process is completed; and I understand that I am responsible for removing and disposing of this sign once my land use process is completed.
OL	I understand that I will be responsible for paying consultants that the City may deem necessary to review certain aspects of my application. I understand that these consultant reviews could include traffic concurrency, critical area, landscaping, et cetera.

Fee Calculations
Please note that CEDD staff uses this area to calculate the application fees for all submittals.

Annexation	\$ _____
Binding Site Plan	\$ _____
Boundary Line Adjustment	\$ _____
Comprehensive Plan Amendment	\$ 1000.00
Conditional Use Permit, Administrative	\$ _____
Conditional Use Permit	\$ _____
Critical Area Permit	\$ _____
Design Review	\$ _____
Environmental Review (SEPA)	\$ 200.00
Environmental Review with critical areas	\$ _____
Fill and Grade Permit	\$ _____
Landscape Modifications	\$ _____
Major Modification	\$ _____
Master Plan	\$ _____
Non-Conforming	\$ _____
Other Permit Write in Below:	
	\$ _____

Plat, Preliminary	\$ _____
Planned Unit Development	\$ _____
Rezones	\$ _____
Shoreline Permits:	
Conditional Use	\$ _____
Substantial Development	\$ _____
Variance	\$ _____
Short Plat, Preliminary	\$ _____
Site Plan Approval	\$ _____
Special Use Permit	\$ _____
Special Use Permit for ADU	\$ _____
Temporary Use Permit	\$ _____
Transportation Concurrency	\$ _____
Variations, Administrative	\$ _____
Variations	\$ _____
Postage	\$ 10.29
Land Use Signs:	\$ 13.50

AFFIDAVIT OF OWNERSHIP

Only the property owner or an authorized representative may sign this form. If your title report lists a company, partnership or other owners you must submit evidence that you are authorized to sign on behalf of the entity or others that are listed. If you are an authorized representative you must provide a signed and notarized statement from the property owner(s) that you are authorized to sign on their behalf. Please attached additional signature sheets if there are more than one owner.

I, Carl Loeb, declare that I am (please check one) the owner of the property involved in this application, _____ the authorized representative to act for the property owner (proof of authorization must be attached), and that the statements and answers herein contained and the infoamtion herewith submitted are in all respects true and correct to the best of my knowledge and belief.

Applicant Signature: *Carl F. Loeb Pres.*

On this, the 9TH day of December, 2015 before me personally appeared Carl F. Loeb known to me to be the same person whose name is subscribed to the within instrument and acknowledged that he/she voluntarily executed the same for the purpose therein contained.

BRUCE G. LISSER
STATE OF WASHINGTON
NOTARY --o-- PUBLIC
My Commission Expires 7-14-2016

IN WITNESS WHEREOF, hereunto set my hand and official seal.
Bruce G. Lisser
Notary Public in and for the State of Washington
Residing at Mount Vernon
My Appointment Expires 7-14-16

**Summersun Greenhouse Co.
Re-zone Description R/A to R-4
Skagit County Assessor's Parcel Numbers P-24832 and P-113507**

The South 616 feet of the following described property:

The East 1/2 of the East 1/2 of the Southwest 1/4 of the Northwest 1/4 of
Section 15, Township 34 North, Range 4 East, W.M.,

EXCEPT that portion conveyed to the State of Washington for highway
purposes, by deed dated May 29, 1986, and recorded under Auditor's File
No. 8610010020, records of Skagit County, Washington.

AND ALSO EXCEPT road right-of-way.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants,
liens, leases, court causes and other instruments of record

Situate in the City of Mount Vernon, County of Skagit, State of Washington

Containing 208,202 sq ft, 4.78 acres



12-16-15

15-124

Summersun Greenhouse Co.
Comprehensive Plan Amendment/Property Re-zone
Portion of the Southwest 1/4 of the Northwest 1/4 of Section 15, Township 34 North,
Range 4 East, W.M.
City of Mount Vernon WA

Project Narrative

A detailed statement describing the requested change to the Comprehensive plan and/or Zoning Map, and/or Text Amendments, and the reasons for the change:

The subject property is located north of East College Way, east of Martin Road and south of McLaughlin Road on the eastern edge of the city. The property is identified by Skagit County Assessor's Parcel Numbers P-24832 and P-113507. The current land owner is Summersun Greenhouse Co., 4100 E College Way, Mount Vernon WA 98273. The project area contains 208,202 sq ft, 4.8 acres.

The applicant is requesting a change to the Comprehensive Plan from the current designation of Agricultural (R-A) to Medium High Density Multi-Family (R-3 or R-4). The current comprehensive plan designation and zoning does not meet the current land use designations that are applicable to urban growth standards within the city limits. The surrounding land use designations are as follows: West – High Density Single Family (SF-HI) with a zoning of R-1, 5.0 PUD, which accommodates multi-family housing owned and operated by Skagit County Housing Authority; North – Single Family Medium (SF-Med) with a zoning of R-1, 4.0; Northeast – Church (CH) with a zoning designation of Public (P), this parcel is now owned by a bank due to foreclosure, it will probably be the subject of a future comprehensive plan amendment to a non-public use. East – is a single parcel with split land use designations, it has a comprehensive plan designation of Single Family Medium (SF-Med) with a zoning of R-1, 4.0 and the southern half of the ownership is zoned C-2 Commercial. South – East College Way and south of that the comprehensive plan is Single Family Medium (SF-Med) with a zoning of R-1, 4.0.

Based upon conversations with planning staff, it was agreed that this request would fill an underserved need with respect to both affordable housing as well as address the lack of multi-family housing units in the city. The site is well situated with respect to multi-family, the multi-family units to the west are a compatible use, the streams to the north and the one that runs through the southeast portion of the property provide a natural buffer, it has easy access to the city via East College Way and all utilities are available with respect to development.

City staff indicated that a request for an R-4 zoning would be appropriate for this site as it provides better development opportunities. A fall back zoning of R-3 would be acceptable, but would not be the preferred zoning.

15-124

When comparing the R-3 zoning to that of R-4 there are not significant differences, you can achieve an additional 2 units per acre with R-4 over R-3, but with the critical area constraints it will be difficult to maximize the density, with the R-4 designation there will be a better opportunity to provide more affordable housing. The other important benefit of the R-4 over the R-3 is the ability to construct to three floors, again an added benefit with respect to site planning, useable density opportunities and affordability.

The request for the comprehensive plan change is to support a change in use of the property to a higher and better use and one that is more consistent with urban growth in the City of Mount Vernon. The owners of Summersun Greenhouse are looking to retire and see development as a better use for the property.

A) Current zoning and Comprehensive Plan Designation

R/A, Agriculture (See attached maps)

B) Current use of the site and any existing improvements

Property has several developed greenhouse buildings, a sales office and outdoor plant storage and display areas. The property is fenced on the north, west and east and there is a stream running through the property (see attached maps and aerial photography).

C) Specific site features (wetlands, etc)

As previously mentioned, there is a stream running through the property, which will need to be properly protected and buffered with any site development. There is also a stream to the north that has been recently improved for fish passage and spawning purposes. This rezone request will have no impact to critical areas. As can be seen on the attached maps, the property was part of a large greenhouse business that was scaled back to its current use, the buildings on site will all be removed with any future construction or development on the property.

D) Soils/Drainage

On-site soils are identified by the USDA Soil Survey of Skagit County as being Bellingham Silt Loam a very deep, poorly drained soil.

The property is relatively flat and slopes from southwest to northeast (see attached maps).

E) Proposed use of property after change from Public to Single-Family Residential

Multi-family affordable apartments. This development will include on-site improvements for roads, storm drainage, water extension as well as upgrade to the sewer line.

F) Proposed off-site improvements

Not known at this time, but may include some improvement for pedestrian access along the north side of East College Way.

G) Total estimated construction cost/market value of the proposed project

Total construction cost is not known at this time as any design will be based upon the approval of the comprehensive plan change and the associated zoning the city feels is most appropriate, R-3 or R-4.

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

Not known

I) Number, type and size of trees to be removed

Not known, all trees within the stream buffer area will likely remain, which will probably represent all of the trees on site.

J) Explanation of any land to be dedicated to the City

Not Applicable at this time

K) Shorelines:

Not Applicable

L) Subdivision Applications

Not Applicable

M) Flood Zone Hazard

A-7, elevation 43 FIRM Panel No. 530158/0001/B dated January 3, 1985

A statement of anticipated impacts that may be caused by the change, including geographic areas affected and issues presented:

The current site development (greenhouses, retail store, etc) will likely be razed and the property will be re-developed to accommodate apartment buildings. There will probably not be a major impact with respect to traffic as the current retail setting creates a lot of traffic, the access to East College Way may need to be modified.

The change from the greenhouse/retail store business to apartment units will cause increase need for social services including police, fire and ambulance as may be necessary to support the residents.

A demonstration of why an existing comprehensive plan policy, plan or recommendation should not continue to be in effect, or why an existing policy, plan or recommendation no longer applies; a statement of how the amendment complies with the comprehensive plan's community vision statements, goals, objectives and

policy directives:

The existing land use as Agriculture R/A is not consistent with appropriate land use in an urban setting.

The re-designation of the property to multi-family is appropriate for the area, there is a higher density development to the west and the City is in desperate need of affordable housing. The benefit of multi-family zoning is the ability to construct to a higher density at a lower cost, which is another reason the R-4 zoning is the preferred designation.

A statement of how the change affects land use regulations (i.e. zoning, subdivision, etc), and the necessary text changes to bring the land use regulations into compliance with the plan:

There will be a significant change to the type of buildings on the site, but not the overall building coverage on the property. Most of the developable area of the property is already used for greenhouses or sales offices. The height of the structures will change, but since the property is bordered to the north and southeast by streams, the required critical area buffers will soften the impact from the neighboring properties.

Specific responses to the following decision criteria:

- **The comprehensive plan amendment (and any associated rezone) bears a substantial relation to the public health, safety, or welfare;**
The City of Mount Vernon has a current high level of homelessness with its population as well as a high percentage of poverty. It is the hope that the approval of this request will provide land to provide affordable housing and thus help the under-served population.
- **The comprehensive plan amendment (and any associated rezone) addresses changing circumstances or the needs of the city as a whole;**
As previously stated, the City needs more affordable housing for its residents. Affordable housing also helps attract businesses who are looking for a healthy workforce. Affordable housing is a first step in this process.
- **The comprehensive plan amendment (and any associated rezone) is compatible with the provisions of the comprehensive plan or other goals or policies of the city;**
Goal 1 – Achieve a mix of housing styles that are appealing and affordable to a diversity of ages, incomes and cultural backgrounds.

This proposal is one of the first multi-family projects in the city in many years and will help to achieve Goal 1.

Goal 2 – Encourage affordable housing development that meets community needs and is integrated into the community

Goal 3 – Provide a variety of housing opportunities for those with special needs.

This request further meets the City's goals for affordable housing. Depending upon who the developer is on the property, not only could affordable housing be met, but there could be housing to accommodate the mental health needs in the community.

- **The comprehensive plan amendment (and any associated rezone) is compatible and not materially detrimental to adjacent land uses and surrounding neighborhoods;**
As previously mentioned, this request will fit very nicely into the area, the developable property is set back and buffered from East College Way, the property on the west is multi-family and is developed on the southerly side of the ownership, the stream to the north and southeast provides a nice natural vegetated buffer and the property to the east is set up for commercial use, which should benefit from a multi-family development.
- **The comprehensive plan amendment (and any associated rezone) will not result in development which will adversely impact community facilities, including but not limited to utilities, transportation, parks, or schools;**
This change should result in a benefit to the community. It has been shown that providing affordable housing for a population has had a beneficial impact to the health of the population being served as well as a positive savings due to reduction in social service costs.

Generally multi-family developments provide on-site recreation (playground areas), laundry facilities and meeting rooms, all of which can reduce the impact to neighboring parks.

- **The subject property is suitable for development in general conformance with zoning standards under the proposed zoning classification**
The site is well suited for multi-family apartment development

This request is appropriate for the area and will provide a much needed opportunity for the construction of affordable housing in the City.

Fee Paid _____
 Receipt No. _____

SEPA CHECKLIST

A. BACKGROUND

15-124

1. Name of proposed project, if applicable:
Summersun Greenhouse Co. Comprehensive Plan Amendment
2. Name of applicant:
Summersun Greenhouse Co.
3. Address and phone number of applicant and contact person:
4100 E College Way, Mount Vernon WA 98273
Carl Loeb (360) 424-1663
 Contact: **Bruce G. Lisser**
Lisser & Associates, PLLC
PO Box 1109 Mount Vernon WA 98273
Phone: (360) 419-7442 E-mail: Bruce@lisser.com
4. Date checklist prepared:
December 8, 2015
5. Agency requesting checklist:
City of Mount Vernon Department of Community & Economic Development
6. Proposed project timing or schedule (including phasing, if applicable):
2016
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
Yes, if comprehensive plan amendment is approved an apartment development plan will commence
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
None required for the land-use designation
9. Do you know of pending applications for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
None known
10. List any government approvals or permits that will be needed for your proposals, if known.
City of Mount Vernon Planning and Council approval for the comprehensive plan amendment and associated zoning change.
11. Give a complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist which ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.
The property is located at 4100 East College Way in Mount Vernon, Skagit County Assessor's Parcel Numbers P-24832 and P-113507 have been assigned to the property. The property is in the Southwest 1/4 of the Northwest 1/4 of Section 15, Township 34 North, Range 4 East, W.M. The assessor's office shows the property as being 4.58 acres in area.

The current use of the property is for a retail greenhouse and gardening center. There are currently three greenhouse areas, retail building, a shed and office, all of which would probably be removed prior to any site development.

Summersun Greenhouse Co is terminating its operation in 2016 and feels that the site is better served for multi-family housing.

If the land-use change is approved a future application for apartment buildings on the property will be submitted for approval. This SEPA is dealing with the change in land-use request only.

See attached maps and aerial photos for a better understanding of the site and its features.

12. Location of the proposal. Please give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any. If a proposal would occur over a range of area, please provide the range or boundaries of the site(s). Please provide a legal description, site plan, vicinity map, and topographic map if possible. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. (Indicate if maps or plans have been submitted as part of a permit application.)
The site is located at 4100 E College Way, Mount Vernon WA 98273. See attached maps for additional information.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (underline one):
flat rolling hilly steep slopes mountainous other _____
- b. What is the steepest slope on the site (approximate % slope)?
3%
- c. What general types of soils are found on the site (for example: clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, please specify and note any prime farmland.
Bellingham Silt Loam
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
None noticed.
- e. Describe the purposes, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
None with this application.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Yes, this application is limited to a change in land-use designation, no work will be performed in conjunction with the approval.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example: asphalt or buildings)?
Not know at this time, no development plans have been prepared for this site.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
None with this land-use application

2. Air

- a. What types of emissions to the air would result from the proposal (i.e.: dust, automobile, odors, industrial wood smoke) during construction, and when the project is completed? If any, generally describe and give approximate quantities if known.
None, this application is only for a change in land-use designation.
- b. Are there any off-site sources of emissions or odor which may affect your proposal? If so, generally describe.
None known
- c. What are the proposed measures to reduce or control emissions or other impacts, if any?
None proposed

3. Water

- a. Surface:
 - i. Is there any surface water on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, associated wetlands)? If yes, describe type, provide names, and, if known, state what stream or river it flows into.
Yes, a stream runs in a southwest to northeast direction through the southeast quadrant of the property.
 - ii. Will the project require any work over or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.
Not with this land-use application.
 - iii. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.
None proposed with this land-use application.
 - iv. Will surface water withdrawals or diversions be required by the proposal? Give general description, purpose, and approximate quantities if known.
No
 - v. Does the proposal lie within a 100-year floodplain? Note location on the site plan, if any.
Yes, entire property is within Zone A-7, elevation 43 per FIRM Map 530158/0001/B dated January 3, 1985.
 - vi. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
No
- b. Ground:
 - i. Will ground water be withdrawn or recharged? Give general description, purpose, and approximate quantities if known.
No
 - ii. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the

following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None with this land-use application.

c. Water Runoff (including storm water):

i. Describe the source of runoff and storm water and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, please describe.

Currently rainwater is collected on site and runs through a storm drain system, which discharges into the creek or infiltrates.

ii. Could waste materials enter ground or surface waters? If so, generally describe.

Yes, the current use of the property is a greenhouse and garden store, which has chemicals, a spill could occur and it could enter the storm system.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:
Proper storage and handling of chemicals.

4. Plants

a. Check or circle types of vegetation found on the site:

- X deciduous tree: alder, maple, aspen, other
- X evergreen tree: fir cedar pine other
- X shrubs
- X grass
- _____ pasture
- _____ crop or grain
- X wet soil plants: cattail buttercup bullrush
skunk cabbage other
- _____ water plants: water lily eelgrass milfoil other
- _____ other types of vegetation

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

None with this land-use application

c. List threatened or endangered species known to be on or near the site.

None known

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

None proposed

5. Animals

a. Underline any birds and animals which have been observed on or known to be on or near the site:

Birds: hawk heron eagle songbirds other

Mammals: deer bear elk beaver other
 Fish: bass salmon trout shellfish other

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

c. Is the site part of a migration route? If so, explain.
Entire property is within the Pacific Flyway, no migratory waterfowl have been observed on the site.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

None with this land-use application

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

No

c. What kinds of energy conservation features are included in the plans of this proposal?

None proposed

d. What are the proposed measures to reduce or control energy impacts, if any?

None proposed

7. Environmental Health

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

No

i. Describe special emergency services that might be required.

None known

ii. Proposed measures to reduce or control environmental health hazards, if any:

None proposed, if land-use application is approved, any measures will be presented with a development plan.

b. Noise

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

Traffic from East College Way

iv. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

None, if the land-use application is approved, this will be addressed with a development application.

v. What are the proposed measures to reduce or control noise impacts, if any:

None

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?
Site: Greenhouse, Retail Garden Store
West: Multi-Family housing
North: Stream buffer and Single-Family
East: Single-Family, large lot
South: Roadway
- b. Has the site been used for agricultural purposes? If so, describe.
Yes, greenhouses
- c. Describe any structures on the site.
Greenhouse units, storage shed, office building, retail store.
- d. Will any structures be demolished? If so, what?
Not with the land-use application
- e. What is the current zoning classification of the site?
R/A
- f. What is the current comprehensive plan designation of the site?
Agriculture
- g. If applicable, what is the current shoreline master program environment designation of the site?
Not applicable
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.
Yes, a stream runs through the property
- i. What are proposed measures to ensure the proposal is compatible with existing and project land uses and plans, if any:
None with this land-use application, these will be addressed with future development applications
- j. Approximately how many people would reside or work in the completed project?
If the zoning was maximized with R-4 it could be 57 units
- k. Approximately how many people would the completed project displace?
None – there are no residences on site
- l. What are proposed measures to avoid or reduce displacement or other impacts, if any:
None with the land-use application.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
No units are being provided with this application, as mentioned above, with R-4 density 57 units could be built, at this time there is interest for low income housing.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
None

- c. What are proposed measures to reduce or control housing impacts, if any:
None with this application, if approved the ability to have affordable housing in the community will be beneficial.
- 10. Aesthetics**
- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building materials(s) proposed?
None proposed at this time.
- b. What views in the immediate vicinity would be altered or obstructed?
None.
- c. What are the proposed measures to reduce or control aesthetic impacts, if any?
None at this time.
- 11. Light and Glare**
- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
This application will not produce any light or glare.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
Not applicable.
- c. What existing off-site sources of light or glare may affect your proposal?
None observed.
- d. What are the proposed measures to reduce or control light and glare impacts, if any?
None.
- 12. Recreation**
- a. What designated and informal recreational opportunities are in the immediate vicinity?
Bakerview Park
- b. Would the proposed project displace any existing recreational uses? If so, describe.
Not applicable
- c. What are the proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any?
None
- 13. Historic and Cultural Preservation**
- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
None known.
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on the site.
None observed.
- c. What are the proposed measures to reduce or control impacts, if any?
None proposed.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
Property is accessed via East College Way.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
Yes.
- c. How many parking spaces would the completed project have? How many would the project eliminate?
No project is proposed with this land-use application.
- d. Will the proposal require any new roads or streets, or improvements to any existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
No applicable.
- e. Will the project use or occur in the immediate vicinity of water, rail, or air transportation? If so, generally describe.
No.
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
Not pertinent to this application.
- g. What are proposed measures to reduce or control transportation impacts, if any:
None proposed, any project mitigations will take place with a development application.

15. Public Services

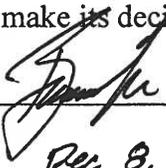
- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
Not at this time.
- b. What are proposed measures to reduce or control direct impacts on public services, if any.
None proposed, any project mitigations will take place with a development application.

16. Utilities

- a. Underline utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other: _____
- b. Describe the utilities which are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.
Not known at this time as no site development application can be submitted until the land-use change has been approved.

C. SIGNATURE

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

Signature:  _____

Date Submitted: Dec 8, 2015

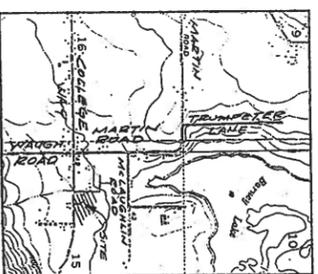
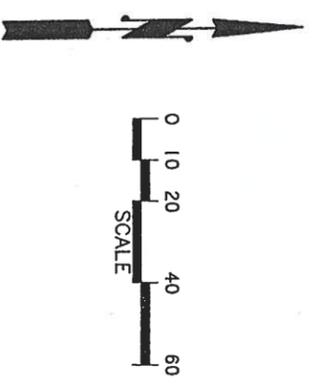
D. SUPPLEMENT SHEET FOR NONPROJECT ACTIONS
(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, that would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. *Respond briefly and in general terms.*

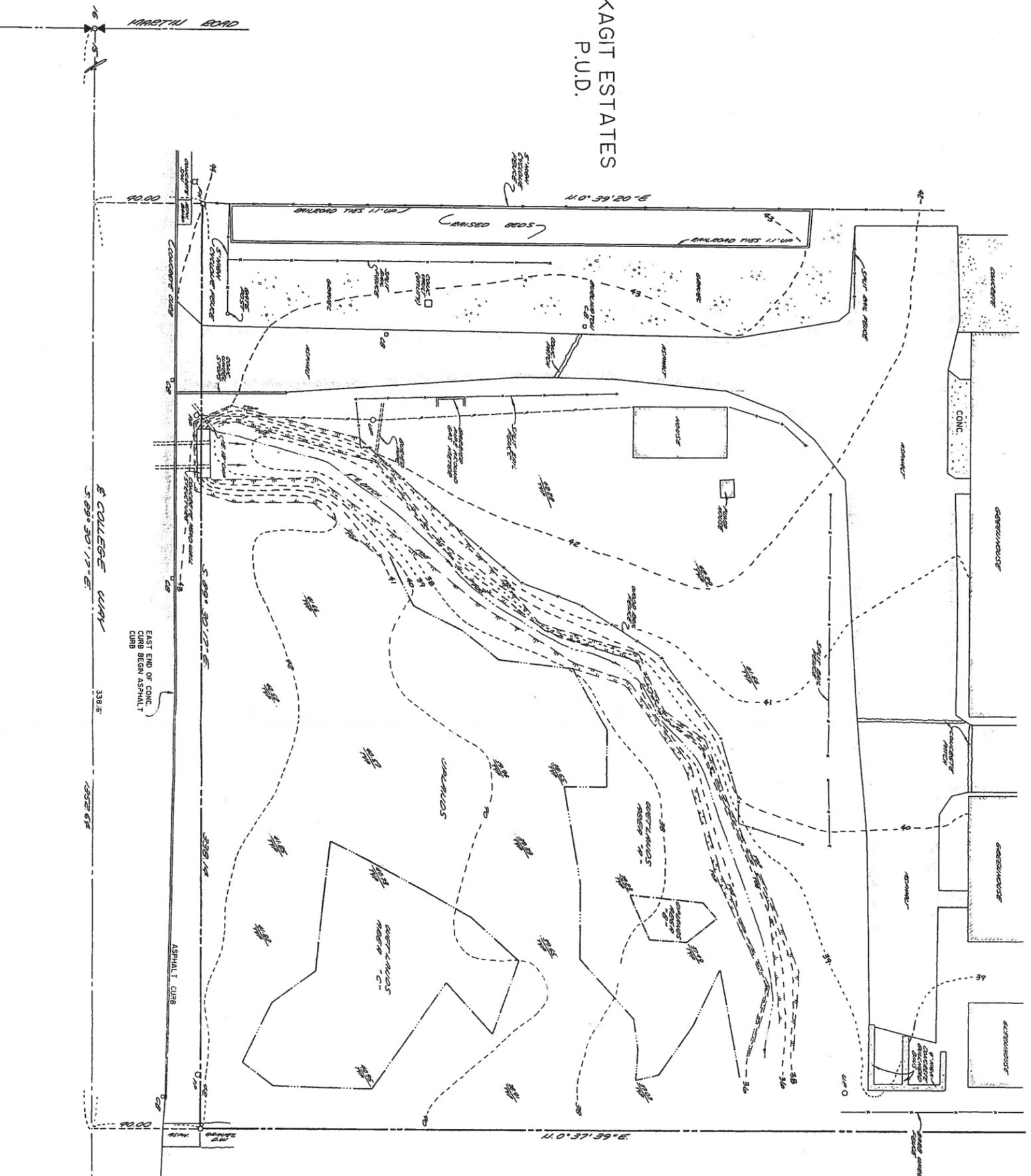
1. How would the proposal be likely to increase the discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?
Not applicable to the land-use application
 - a. Proposed measures to avoid or reduce such increases are:
None proposed
2. How would the proposal be likely to affect plants, animals, fish, or marine life?
Not applicable to the land-use application
 - a. Proposed measures to protect or conserve plants, animals, fish, or marine life are:
None proposed
3. How would the proposal be likely to deplete energy or natural resources?
Not applicable to the land-use application
 - a. Proposed measures to protect or conserve energy and natural resources are:
None proposed
4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural site, wetlands, floodplains, or prime farmlands?
Not applicable to the land-use application
 - a. Proposed measures to protect such resources or to avoid or reduce impacts are:
None proposed
5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?
Not applicable to the land-use application
 - a. Proposed measures to avoid or reduce shoreline and land use impacts are:
None proposed
6. How would the proposal be likely to increase demands on transportation or public services and utilities?
Not applicable to the land-use application
 - a. Proposed measures to reduce or respond to such demand(s) are:
None proposed
7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.
This application is for a change in land-use zoning, there will be no impacts until a development application is submitted.

15-124



- NOTES:
 1. ALL DIMENSIONS ARE IN FEET
 2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED

SKAGIT ESTATES
 P.U.D.



TOPOGRAPHIC SURVEY FOR
 SUMMERSUN GREENHOUSE CO.
 SECTION 15, T. 34 N., R. 4 E., W.M.
 MOUNT VERNON, WASHINGTON
 MAY 1992

SURVEY DESCRIPTION

Parcel "A". That portion of the Southeast 1/4 of the Northwest 1/4 of Section 15, Township 34 North, Range 4 East of the W.M., described as follows:

Commencing at the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section; thence South along the West line thereof a distance of 20.00 feet to the Southeast corner of the TRUE POINT OF BEGINNING; thence continuing South along said West line a distance of 666.63 feet to the Northwest corner of that certain parcel described in real estate contract in favor of Kenneth Moore and Phyllis Marie Moore and recorded under Auditor's File No. 830270004; records of Skagit County, Washington; thence East along the North line of said Moore parcel and said line extended a distance of 980.15 feet; thence North parallel with the West line of said Southeast 1/4 of the Northwest 1/4 a distance of 666.63 feet, more or less, to the South line McLaughlin Road; thence West along the South line to the POINT OF BEGINNING.

Parcel "B". The East 1/2 of the East 1/2 of the Southwest 1/4 of Section 15, Township 34 North, Range 4 East of the W.M.,

EXCEPT roads along the North and South lines;

ALSO EXCEPT that portion conveyed to the State of Washington for highway purposes by deed dated May 29, 1986, and recorded under Auditor's File No. 8610010020; records of Skagit County, Washington;

AND ALSO EXCEPT the following described tract:

COMMENCING at the Southeast corner of the above described subdivision; thence North 00°37'39" East a distance of 40.00 feet along the East line of said subdivision to the Northern margin of that certain right-of-way conveyed to the State of Washington by deed recorded under Auditor's File No. 8610010020, records of Skagit County, Washington, East College Way, and being the TRUE POINT OF BEGINNING; thence continue North 00°37'39" East a distance of 271.00 feet along said East subdivision line; thence North 89°20'17" West a distance of 92.00 feet parallel with the South line of said subdivision; thence North 00°37'39" East a distance of 163.00 feet; thence North 89°15'47" West a distance of 245.93 feet to the West line of said subdivision; thence South 00°39'20" West a distance of 435.04 feet along said West line to the North margin of said East College Way at a point bearing North 89°20'17" West from the TRUE POINT OF BEGINNING; thence South 89°20'17" East a distance of 381.14 feet along said North margin of East College Way to the TRUE POINT OF BEGINNING.

Parcel "C". The West 1/2 of the East 1/2 of the Southwest 1/4 of Section 15, Township 34 North, Range 4 East of the W.M.;

EXCEPT State Road No. 149 running along the South line thereof as conveyed to the State of Washington by deed recorded September 6, 1978, in Volume 175 of Deeds, Page 303, records of Skagit County, Washington.

ALSO EXCEPT from the above described tract the South 626.00 feet thereof;

AND ALSO EXCEPT the North 30.00 feet thereof as decided to the City of Mount Vernon in deed dated October 24, 1984 and recorded under Auditor's File No. 841270016, records of Skagit County, Washington.

Parcel "D".

An easement for ingress, egress and underground utilities over and across the West 30 feet of Tracts A and B of Mount Vernon Short Plat No. MV-5-82, approved August 23, 1982, and recorded August 24, 1982, in Volume 6 of Short Plats, Page 10, under Auditor's File No. 8208240024, records of Skagit County, Washington, as conveyed and set forth in that certain Easement and Development Agreement recorded November 30, 1982, under Auditor's File No. 8211300047, records of Skagit County, Washington.

Parcel "E". The West 1/2 of the Southwest 1/4 of Section 15, Township 34 North, Range 4 East of the W.M.,

EXCEPT the South 511.00 feet thereof.

ALSO EXCEPT that portion conveyed to the City of Mount Vernon by Quit Claim Deed recorded under Auditor's File Numbers 8312270017 and 3207280047, records of Skagit County, Washington.

AND ALSO EXCEPT county roads.

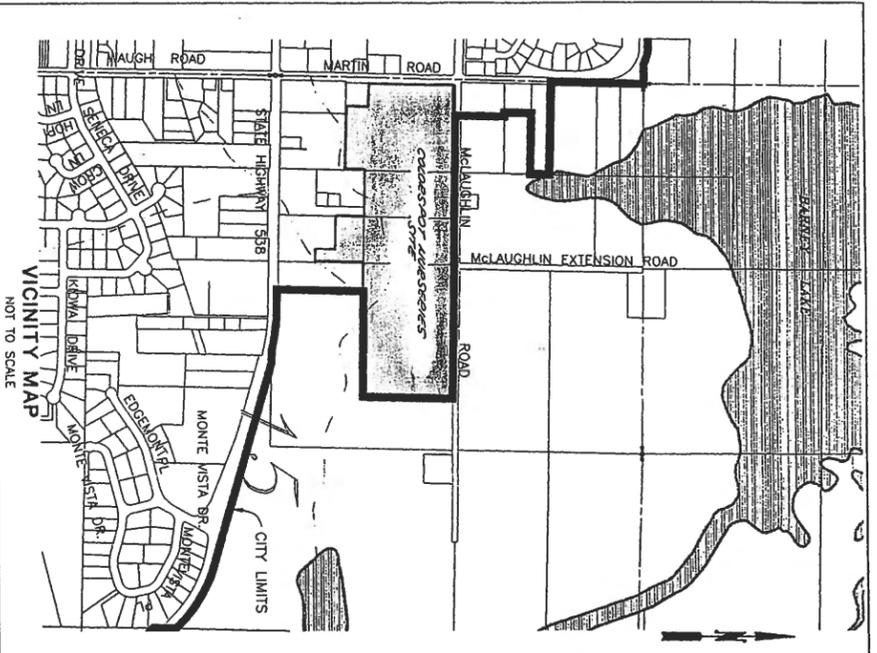
AND ALSO EXCEPT from the above described tract the West 177.00 feet (as measured from the East right-of-way margin of Martin Road as conveyed to the City of Mount Vernon by Quit Claim Deed recorded under Auditor's File No. 9207280047, records of Skagit County, Washington) of the South 185.00 feet thereof.

ALL OF THE ABOVE PARCELS BEING SUBJECT TO AND TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases and other instruments of record.

All being situate in the County of Skagit, State of Washington.

NOTES

- No corners were set as a part of this survey.
- Description, easement and exception information is from Island Title Company of Skagit County, commitment for the insurance, Order #1593 dated September 30, 1998.
- This property is SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record as shown on the plat herewith and the following Auditor's File Numbers: 9108310129, 910101303, 9409060099, 921001093, 9408310130, 9211120006, 8707160037, 8301070019, 8412270018, 28616, 864159, 865370, 821300047, 8301070019, 545054, 8211300047, 8011300094, 8302570054, 8610010020, 800284, 9008090001, 9708200033, 9708260105, 9708280001, 9708200034, 9708200035, 9709080677, 9712340079, 9802270118, 9806400071, 8508020024, 8606250055, 841270016, 8288240024, 8312270017, 9207280047, 9808200071, and Volume No. 34 of Deeds, Pages 384 and Volume No. 175 of Deeds Page 303.
- For additional meridian and survey information see Mount Vernon Short Plat Number MV 5-82 recorded in Volume 6 of Short Plats, Page 10 and Mount Vernon Short Plat Number MV 7-47 recorded in Volume 7 of Short Plats, Page 124 and Record of Survey recorded in Volume 7 of Surveys, Page 35, all in records of Skagit County, Washington.
- Meridian: Assumed
- Basis of Bearing: Monumented West line of the Northwest 1/4 of Section 15, Township 34 North, Range 4 East, W.M. Bearing = North 00°44'25" East
- Instrumentation: Litch Set 4A Theodolite Distance meter
- Survey Procedure: Standard Field Traverses
- Flood Zone Designation: A-7 per National Flood Insurance Map Map No. 520158-0001-B dated January 3, 1985 and No. 530151-0250-C dated January 3, 1985.
- Lease Area: 37.38 acres
- Zoning: R-4 (Residential Agriculture)
- Setback Requirements: Minimum setback requirements are as follows:
 - Front yard: 35 feet on arterial streets and 30 feet on all other streets. Buildings on corner lots and through lots shall observe the minimum setback on both streets.
 - Side yard: 10 feet.
 - Rear yard: 20 feet.
- This survey was prepared at the request of Suzanne R. Kalitkiewicz, legal representative for Color Spot Nurseries, who are leasing the described property from the owner, Sunnystan Greenhouses Co., Inc.
- Approximate locations of existing utilities have been obtained from the land owner and/or available records and are shown for convenience. The utility companies do not locate their utilities outside of public rights-of-way. Underground on site utilities and the utility locations are not shown or were not available to us at this time except as shown. Underground utility information may be requested from the following sources:
 - Water (-W-) Cascade Natural Gas Co. 1520 S. 2nd St., Mount Vernon WA 98273 (360) 336-4133 Public Utility District No. 1 1413 Freeway Dr., Mount Vernon WA 98273 (360) 424-7184
 - Sanitary Sewer (-SS-) City of Mount Vernon Department 1024 Cleveland St., Mount Vernon, WA 98273 (360) 336-6204
 - Storm Sewer (-D-) City of Mount Vernon Engineering Department (360) 757-4220
 - Telephone (-T-) Puget Sound Energy 720 W Division St., Mount Vernon WA 98273 (360) 336-9004
 - Electrical (-E-) TCI Cablevision 201 Liba Ln., Burlington WA 98233 (360) 757-2877
 - Television (-TV)
- This survey has shown occupational indicators per W.A.C. Chapter 232.130. Lines of occupations may indicate areas for potential claims of unrecorded ownership. This survey has only shown the relationship of lines of occupation to the deeded lines of record. No resolution of ownership based on unrecorded rights has been made or implied by this survey.



SURVEYOR'S CERTIFICATE

The undersigned declares to First Capital Corporation, as agent, and Color Spot Nurseries, Inc., its successors, nominees and assigns, and Chicago Title Insurance Company: (a) that the survey represented herein is an accurate survey of the real property legally described herein (the "Property"); (b) that the within survey property and acreage indicated does not include any improvements on the Property as of November 12, 1998; (c) that the actual surveying was performed under the direct supervision and control of the undersigned from whom the survey money here except the property legally described herein; (d) that the surveying instrument was personally prepared, drawn, and shown in the title insurance commitment issued by Chicago Title Insurance Company dated September 30, 1998; (e) subject to and gross from the Property is provided by Martin Road and McLaughlin Roads upon which the Property abuts, the same being paved and dedicated rights-of-way maintained by the City of Mount Vernon and the County of Skagit; (f) the Property is located in an area designated as a "Flood Hazard Area" as disclosed by the applicable Flood Insurance Rate Map issued by FEMA; (g) the Property does service adjoining property for drainage, ingress, egress or any other purpose; (h) that the Property (as delineated) on the survey, does not constitute an illegal subdivision of land under local, county or city ordinances; (i) that the location of the improvements on the Property does constitute a violation setback requirements as disclosed in Boundary Line Adjustment document recorded under Skagit County Auditor's File No. 9808200071; and (j) that the within survey was prepared in accordance with "minimum standard detail requirements for ALTA/ACSM land title surveys" jointly established and adopted by ALTA, ACSM, and NSPS in 1997, and includes items 3, 4, 6, 10 and 13 of Table A thereof with the exception that the survey measurement standards used for this survey are based upon Washington Administration Code (WAC) 332-130.

BRUCE G. LISSER, P.L.S., Certificate No. 22960 DATE _____
 BRUCE G. LISSER
 2118 Richmond Drive Suite 104
 Mount Vernon, WA 98273
 Phone: (360) 424-9566

PREPARED BY:
 SEMRAU & LISSER
 SURVEYING - PLANNING - ENGINEERING
 MOUNT VERNON, WASHINGTON 98273
 (360) 424-9566

DATE _____ REVISION _____

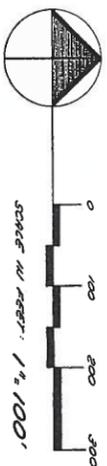
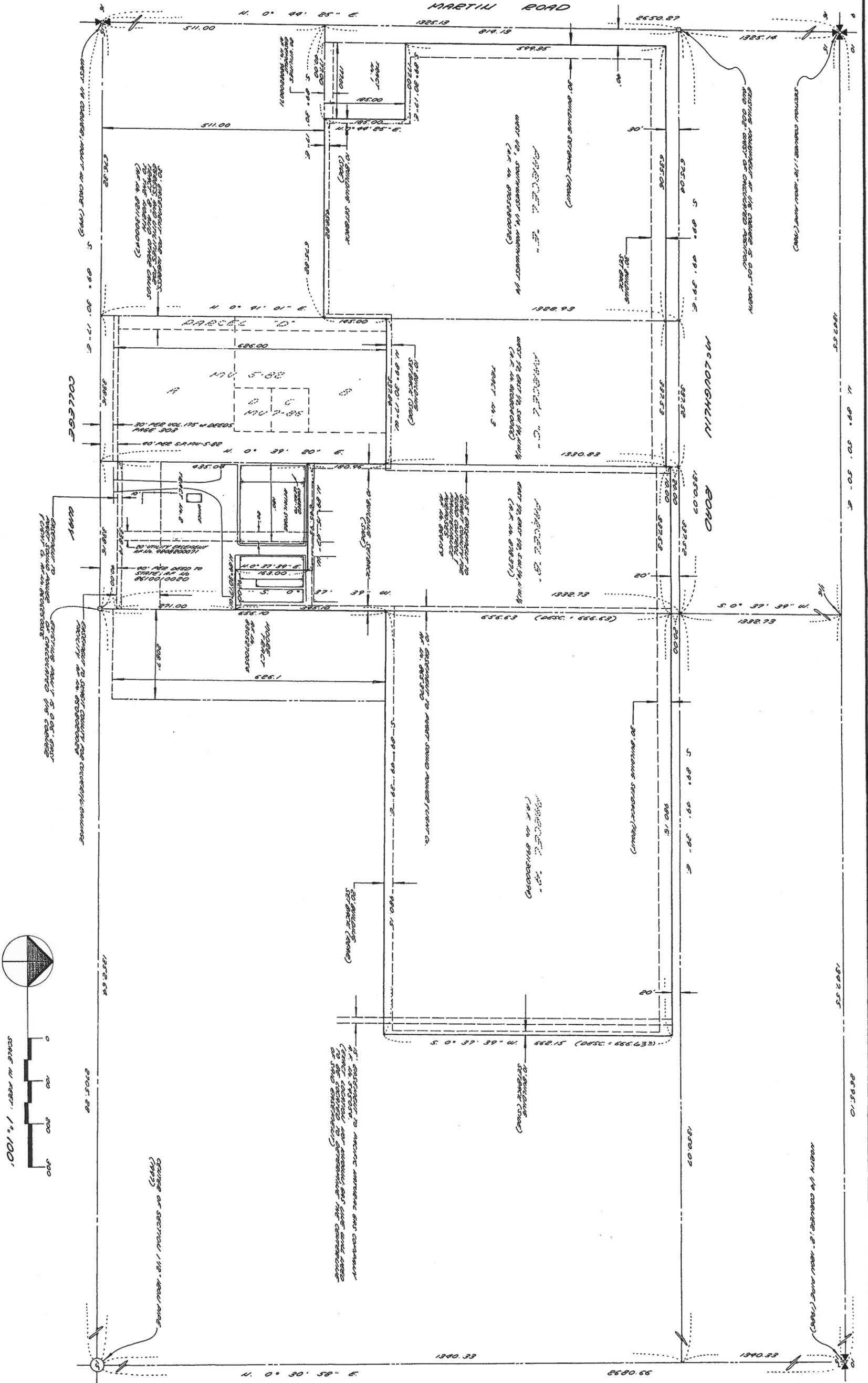
ALTA/ACSM SURVEY
 FOR: COLOR SPOT NURSERIES, INC
 NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
 CITY OF MOUNT VERNON, WASHINGTON
 NOVEMBER 1998

SCALE: 1" = 50'
 JOB No. 86-067-B
 SHEET 1 OF 8

15-124

PREPARED BY:
SEMPAU & LISSER
SURVEYING - PLANNING - ENGINEERING
MOUNT VERNON, WASHINGTON 98273
(360) 424-9566

DATE REVISION



A.L.T.A. / A.C.S.M. SURVEY
FOR: COLOR SPOT NURSERIES, INC
NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
CITY OF MOUNT VERNON, WASHINGTON
NOVEMBER 1998

SCALE: 1" = 100'
JOB NO. 86-067-B
SHEET 2 OF 2

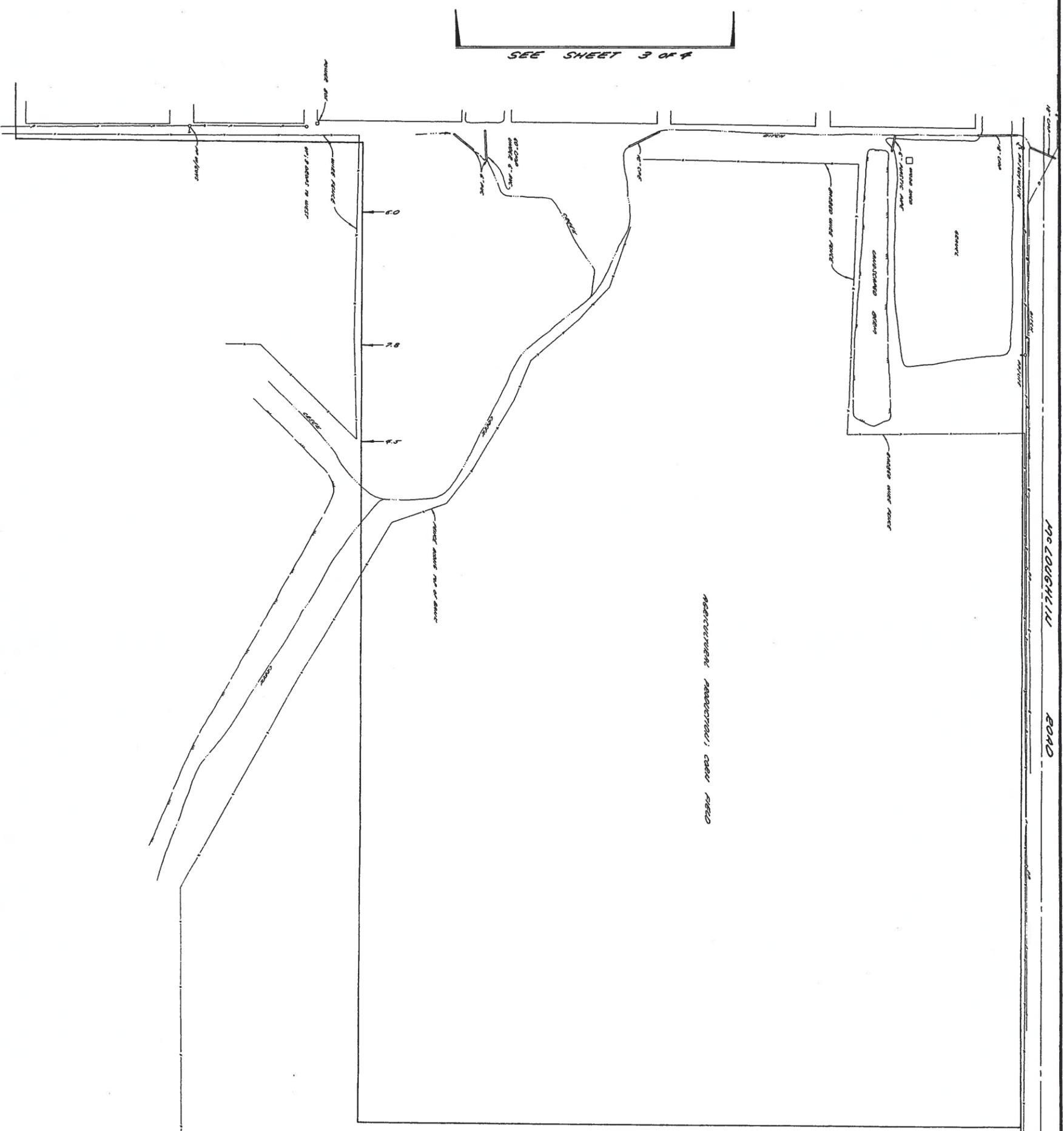
15-124

PREPARED BY:
SEMPRAU & LISSER
SURVEYING - PLANNING - ENGINEERING
MOUNT VERNON, WASHINGTON 98273
(360) 424-9586

DATE REVISION

A.L.T.A. / A.C.S.M. SURVEY
FOR: COLOR SPOT NURSERIES, INC
NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
CITY OF MOUNT VERNON, WASHINGTON
NOVEMBER 1998

SCALE: 1" = 50'
JOB No. 86-067-B
SHEET 3 OF 4





RECEIVED
CITY OF MOUNT VERNON

JAN 26 2016

C.E.D. DEPARTMENT

MASTER LAND USE APPLICATION FORM

FILE NUMBER:

PL2016-009

PROPERTY OWNER(S):	
(If there is more than one legal owner, please attach an additional notarized Master Application for each owner)	
NAME:	
ADDRESS:	
CITY/STATE:	ZIP:
TELEPHONE NUMBER and EMAIL ADDRESS:	
APPLICANT (if other than owner):	
NAME: Charles Wray <i>Pastor Jernold Dalke</i>	
COMPANY: (if applicable) <i>St. Luke's Lutheran</i>	
ADDRESS: 1524 E Blackburn Rd	
CITY/STATE:	ZIP:
Mount Vernon WA	98274
TELEPHONE NUMBER and EMAIL ADDRESS: <i>428-1750</i> 360-502-1820 <i>cmwray68@hotmail.com</i> <i>708-5994</i>	
CONTACT (If this section is completed, correspondence will only be sent to this individual, if left blank, materials will only be sent to the property owner):	
NAME: <i>Pastor Jernold Dalke</i>	
ADDRESS: <i>1524 E Blackburn Rd</i>	
CITY/STATE: <i>MV</i>	ZIP: <i>98274</i>
TELEPHONE NUMBER and EMAIL ADDRESS: <i>shependjer@comcast.net</i>	

PROJECT INFORMATION
Project or development name: St. Luke Comp. Plan Amendment /Rezone
Property/project address(es)/location: 1524 E Blackburn Rd <small>A copy of the site legal description from either: 1) a recent title report; or 2)a description written and/or reviewed by a P.L.S., must be attached.</small>
Skagit County Assessor's parcel number(s): P113153 and P113150
Existing land use(s): P113153 has an existing manufactured home on it
Proposed land uses: Church Uses
Existing Comprehensive Plan designation: Single-Family Medium Density
Proposed Comprehensive Plan designation (if applicable): Church uses
Existing Zoning designation: R-1, 7.0
Proposed Zoning designation (if applicable): Public
Site Area (sq. ft. or acreage):
Project value:
Is the site located in any type of environmentally sensitive area? Yes, near Flowers Creek

Fee Calculations
Please note that CEDD staff uses this area to calculate the application fees for all submittals.

Annexation	\$ _____
Binding Site Plan	\$ _____
Boundary Line Adjustment	\$ _____
Comprehensive Plan Amendment	\$ <u>1000</u>
Conditional Use Permit, Administrative	\$ _____
Conditional Use Permit	\$ _____
Critical Area Permit	\$ _____
Design Review	\$ _____
Environmental Review (SEPA)	\$ <u>200</u>
Environmental Review with critical areas	\$ _____
Fill and Grade Permit	\$ _____
Landscape Modifications	\$ _____
Major Modification	\$ _____
Master Plan	\$ _____
Non-Conforming	\$ _____
Other Permit Write in Below:	
	\$ _____

Plat, Preliminary	\$ _____
Planned Unit Development	\$ _____
Rezones	\$ _____
Shoreline Permits:	
Conditional Use	\$ _____
Substantial Development	\$ _____
Variance	\$ _____
Short Plat, Preliminary	\$ _____
Site Plan Approval	\$ _____
Special Use Permit	\$ _____
Special Use Permit for ADU	\$ _____
Temporary Use Permit	\$ _____
Transportation Concurrency	\$ _____
Variations, Administrative	\$ _____
Variations	\$ <u>101.92</u>
Postag	<u>208</u>
Land Use Signs:	\$ <u>20</u>

Total \$1321.92

AFFIDAVIT OF OWNERSHIP

Only the property owner or an authorized representative may sign this form. If your title report lists a company, partnership or other owners you must submit evidence that you are authorized to sign on behalf of the entity or others that are listed. If you are an authorized representative you must provide a signed and notarized statement from the property owner(s) that you are authorized to sign on their behalf. Please attached additional signature sheets if there are more than one owner.

I, Charles Wray, declare that I am (please check one) _____ the owner of the property involved in this application, X the authorized representative to act for the property owner (proof of authorization must be attached), and that the statements and answers herein contained and the infoamtion herewith submitted are in all respects true and correct to the best of my knowledge and belief.

Applicant Signature: Charles Wray

On this, the 26 day of January, 2016 before me personally appeared Charles Wray known to me to be the same person whose name is subscribed to the within instrument and acknowledged that he/she voluntarily executed the same for the purpose therein contained.



IN WITNESS WHEREOF, I hereunto set my hand and official seal.
Linda H. Beacham
Notary Public in and for the State of Washington
Residing at Mount Vernon
My Appointment Expires 9.25.2018

PROJECT CONTACTS

It is imperative that the members of the City Council, Planning Commission and that the Hearing Examiner know all of the people involved with your application so that they can act without any conflict of interest charges or violations of the appearance of fairness doctrine. Therefore, the following information **MUST** be complete and **MUST** be updated when new companies or individuals become involved with your project. **The following persons are associated with this project. Attach additional pages as necessary to ensure complete disclosure:**

Developers:	Address:	Phone and Email Address:
Architect:	Address:	Phone and Email Address:
Engineer:	Address:	Phone and Email Address:
Ronald T. Jepsen & Associates	222 Grand Ave Suite C Bellingham	360-733-5760 rjepson@jepsonengineer.com
Surveyor:	Address:	Phone and Email Address:
Ronald T. Jepsen & Associates	222 Grand Ave Suite C Bellingham	360-733-5760 rjepson@jepsonengineer.com
Title Company:	Address:	Phone and Email Address:
Land Title & Escrow	111 E George Hopper Rd, Burlington	360-707-2158 barry@ltco.com
Lender/Loan Officer:	Address:	Phone and Email Address:
Lutheran Association for Church Extension	7075 Gratiot Rd, Suite #2, Saginaw	989-781-1600 dkrueger@laceinc.org
Attorney:	Address:	Phone and Email Address:
Contractors:	Address:	Phone and Email Address:
Real Estate Agents:	Address:	Phone and Email Address:
Investors:	Address:	Phone and Email Address:
Other parties providing similar, significant services:	Address:	Phone and Email Address:

Legal Description

Blackburn Ridge

P113150 – PTN of NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Sec. 29 TWP. 34 N. RNG 4 E., WM,
LOT 1

P113153 – PTN of NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Sec. 29 TWP. 34 N. RNG 4 E., WM,
LOT 4

P113198 – PTN of NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Sec. 29 TWP. 34 N. RNG 4 E., WM,
LOT 48

Project Narrative

Rezone parcels P113153 and P113150 from residential R 1.7 to public

Justification for Proposal

Currently parcels P113153 and P113150 are zoned residential R 1.7. Parcel P113153 (lot 4) on plat of Blackburn Ridge currently has a manufactured home on it. The home is need of major repairs would like to remove it and replace it with a modular educational building that be used for Sunday School activities.

Parcel P113150 (lot 1) on plat of Blackburn Ridge. It is an vacant lot that has a driveway located in it. It is a small lot not enough space to build a home with the current location of the driveway.

PLAT OF BLACKBURN RIDGE

PTN OF NW 1/4 OF SE 1/4 OF SEC. 29, TWP. 34 N. RNG. 4 E. W.M.
CITY OF MOUNT VERNON,
SKAGIT COUNTY, WASHINGTON

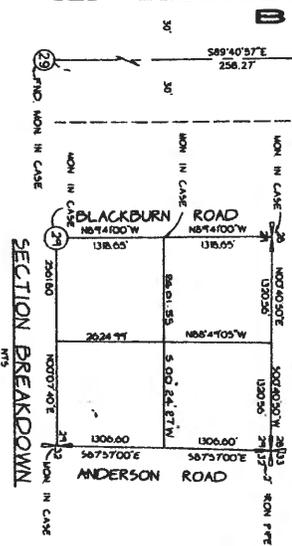
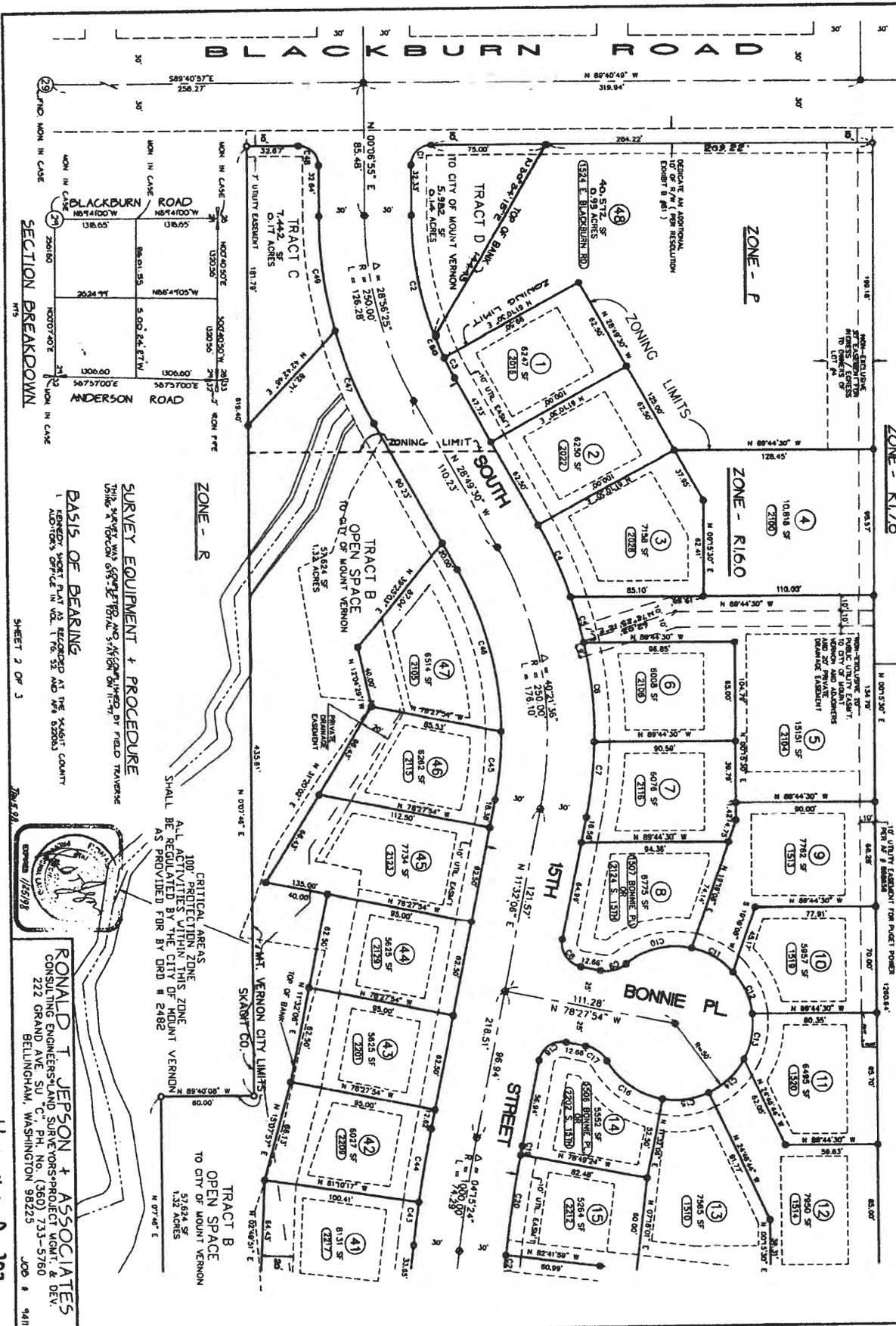
NOTE
THE OWNER OF THIS PLAT AND THE CITY OF MOUNT VERNON SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CITY OF MOUNT VERNON SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

NOTE
THE FOLLOWING DOCUMENTS REFER TO ALL THE NECESSARY RECORDS AND RECORDS OF THE CITY OF MOUNT VERNON AND SKAGIT COUNTY, WASHINGTON, WHICH ARE ON FILE IN THE OFFICE OF THE CITY CLERK OF MOUNT VERNON, WASHINGTON.

NOTE
THE FOLLOWING DOCUMENTS REFER TO ALL THE NECESSARY RECORDS AND RECORDS OF THE CITY OF MOUNT VERNON AND SKAGIT COUNTY, WASHINGTON, WHICH ARE ON FILE IN THE OFFICE OF THE CITY CLERK OF MOUNT VERNON, WASHINGTON.



9801300134



CRITICAL AREAS
100' PROTECTION ZONE
ALL ACTIVITIES WITHIN THIS ZONE SHALL BE REGULATED BY THE CITY OF MOUNT VERNON AS PROVIDED FOR BY ORD # 2482

TRACT B OPEN SPACE
TO CITY OF MOUNT VERNON
53,694 SF
1.22 ACRES

TRACT C
7,442 SF
0.17 ACRES

TRACT D
5,982 SF
0.14 ACRES

TRACT A
40,572 SF
0.93 ACRES

TRACT B
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TRACT C
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TRACT D
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TRACT E
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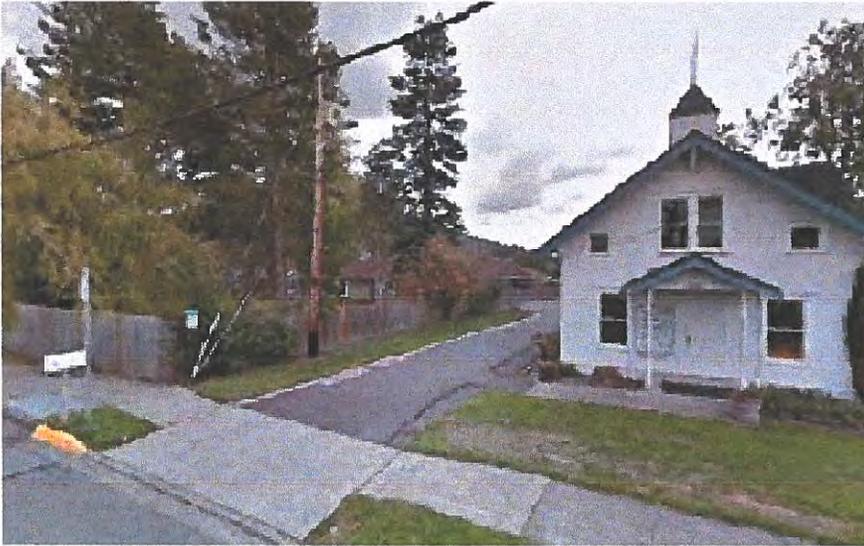
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Imagery ©2016 Google, Map data ©2016 Google 20 ft



1524 E Blackburn Rd
Mt Vernon, WA 98274



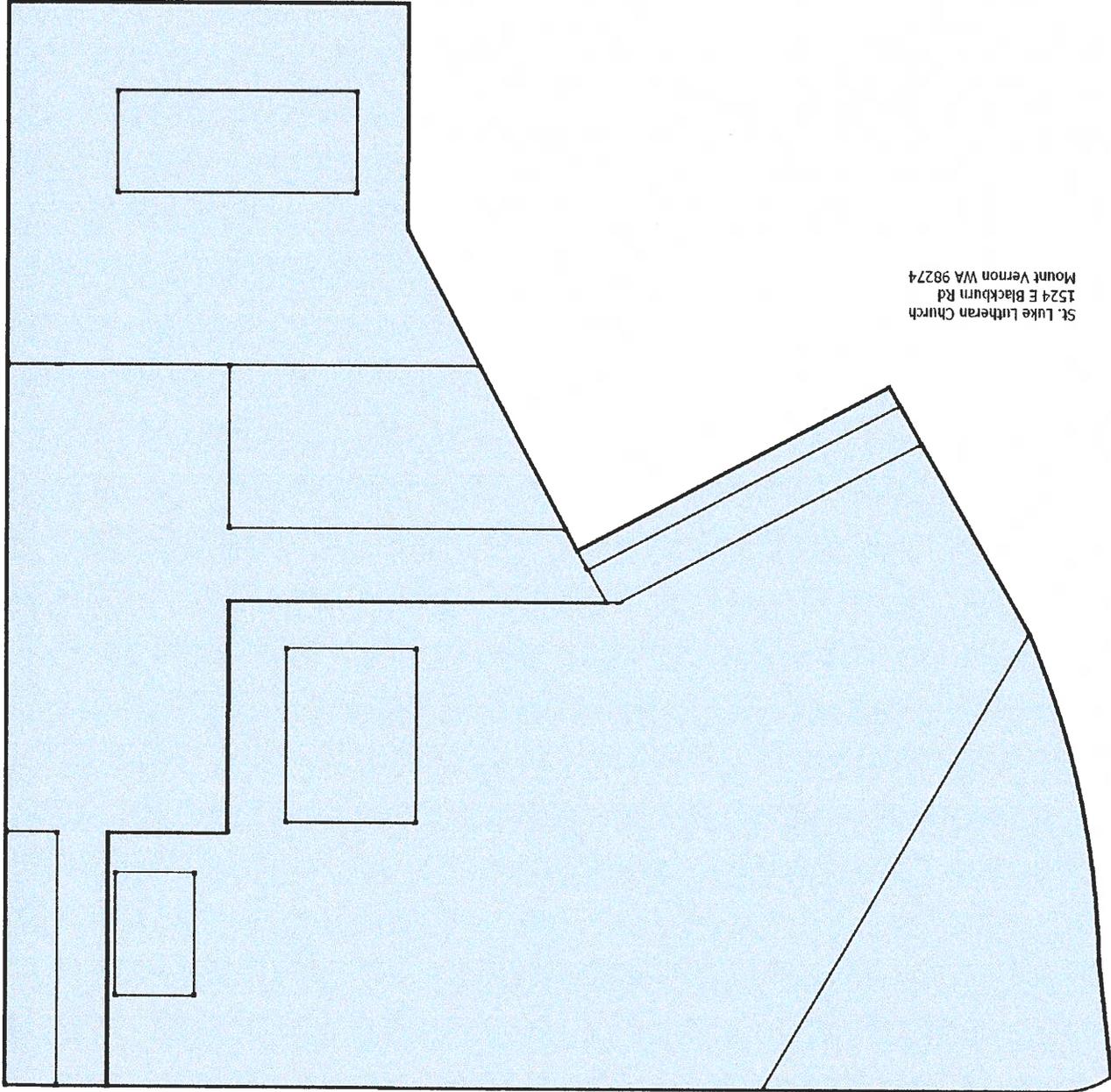
At this location

Saint Luke Lutheran Church

Lutheran Church · E Blackburn Rd



St. Luke Lutheran Church
1524 E Blackburn Rd
Mount Vernon WA 98274



North



SEPA ENVIRONMENTAL CHECKLIST

16-009

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants: [\[help\]](#)

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. BACKGROUND [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)
Rezone parcels P113153 and P113150
2. Name of applicant: [\[help\]](#)
St. Luke Lutheran Church
3. Address and phone number of applicant and contact person: [\[help\]](#)
1524 E Blackburn Rd, Mount Vernon, WA 98274
Charles Wray 360-502-1820
4. Date checklist prepared: [\[help\]](#)
1/8/2016
5. Agency requesting checklist: [\[help\]](#)
City of Mount Vernon
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)
N/A

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

No

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

No

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

No

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

Rezone parcel number P113153 and P113150 from residential to public

No construction or earth disturbance

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

Located on the south side of E Blackburn Rd between 15th and 16th streets

Address is 1524 E Blackburn Rd

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth

a. General description of the site [\[help\]](#)

(circle one): Flat, rolling, hilly, steep slopes, mountainous,
other _____ slope _____

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

2 %

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)
None
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)
Does not apply
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)
No
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)
Does not apply
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)
None

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)
None
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)
No
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)
Does not apply

3. Water

- a. Surface Water: [\[help\]](#)
- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)
Yes, Flowers Creek at the Northwest corner
 - 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)
No
 - 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)
None

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No

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

[\[help\]](#)

No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

No

b. Ground Water:

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

No

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

Does not apply

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

Roof drains to the south

2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

No

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

No

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

No

4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

- ___ Orchards, vineyards or other permanent crops.
- ___ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ___ water plants: water lily, eelgrass, milfoil, other
- ___ other types of vegetation

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

None

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Existing

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

Knotweed and blackberries

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [\[help\]](#)

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

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

b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

None

c. Is the site part of a migration route? If so, explain. [\[help\]](#)

Yes, the Pacific Flyway

d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

N/A

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

N/A

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

Natural gas – heating

Electric- lighting

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

No

- c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

Does not apply

7. Environmental health

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

No

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

No

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

No

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

No

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

No

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

None

b. Noise

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

None

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

None

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Does not apply

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

Church

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

Yes, Blackburn farm

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

Does not apply

c. Describe any structures on the site. [\[help\]](#)

24x36 farmhouse built in 1920 wood frame

36x48 built in 2011 pole building

28x66 Manufactured home in 1982 to be removed

d. Will any structures be demolished? If so, what? [\[help\]](#)

None

e. What is the current zoning classification of the site? [\[help\]](#)

Residential

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

In progress

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

Adjoining parcel owned by the City of Mount Vernon

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

None

j. Approximately how many people would the completed project displace? [\[help\]](#)

None

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

NONE

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

None

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

N/A

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

None

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

24 feet metal siding

b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

None

c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

N/A

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

None

b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

None

c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

None

d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

None

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

Hilltop Park

b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

None

13. Historic and cultural preservation

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

None

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

None

b. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

None

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

None

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

E Blackburn Rd, Cedardale Rd, Andersen Rd, and I5

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

Yes

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

15 none will be eliminated

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

NO

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

No

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

15 Sunday

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

n/a

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

15. Public services

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

No

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

No

16. Utilities

- a. Underline utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
 other _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

None

C. SIGNATURE [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision. Under penalty of perjury I swear that all information provided is true and correct.

Signature: Charles Wray

Name of signee Charles Wray

Position and Agency/Organization Worshiper of St. Luke Lutheran Church

Date Submitted: 1/8/2016

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposal is not likely to increase the discharge to water, emissions to air, production, storage or release toxic or hazardous substances or production of noise.

Proposed measures to avoid or reduce such increases are:

None needed

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

The proposal should not affect plants, animals, fish or marine life.

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

None needed.

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

The proposal should not deplete energy or natural resources

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

None needed

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposal is not likely to use or effect environmental sensitive areas

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

None needed

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

The proposal will a church to expand in its current location.

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

None needed

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

The proposal should not significantly increase demands on transportation or public services

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

None needed

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

It will not conflict.



JAN 28 2016

C.E.D. DEPARTMENT
BY _____

MASTER LAND USE APPLICATION FORM

FILE NUMBER: PL2016-011

PROPERTY OWNER(S):	
(If there is more than one legal owner, please attach an additional notarized Master Application for each owner)	
NAME: Richard Thurman Deborah Thurman	
ADDRESS: 2288 Austin Lane	
CITY/STATE:	ZIP:
Mount Vernon WA	98273
TELEPHONE NUMBER and EMAIL ADDRESS: 360 424 5717 rick.deb.thurman@comcast.net	
APPLICANT (if other than owner):	
NAME:	
COMPANY: (If applicable)	
ADDRESS:	
CITY/STATE:	ZIP:
TELEPHONE NUMBER and EMAIL ADDRESS:	
CONTACT (If this section is completed, correspondence will only be sent to this individual, if left blank, materials will only be sent to the property owner):	
NAME:	
ADDRESS:	
CITY/STATE:	ZIP:
TELEPHONE NUMBER and EMAIL ADDRESS:	

PROJECT INFORMATION
Project or development name:
Property/project address(es)/location: 2210 N. LAventure Rd Mount Vernon, WA 98273
A copy of the site legal description from either: 1) a recent title report; or 2) a description written and/or reviewed by a P.L.S., must be attached.
Skagit County Assessor's parcel number(s): P25029 P25030
Existing land use(s): single family dwelling raw land
Proposed land uses: R-3 multi-family
Existing Comprehensive Plan designation: MF-LD
Proposed Comprehensive Plan designation (if applicable):
Existing Zoning designation: R-2
Proposed Zoning designation (if applicable): R-3
Site Area (sq. ft. or acreage):
Project value:
Is the site located in any type of environmentally sensitive area?

PROJECT CONTACTS

It is imperative that the members of the City Council, Planning Commission and that the Hearing Examiner know all of the people involved with your application so that they can act without any conflict of interest charges or violations of the appearance of fairness doctrine. Therefore, the following information **MUST** be complete and **MUST** be updated when new companies or individuals become involved with your project. **The following persons are associated with this project. Attach additional pages as necessary to ensure complete disclosure:**

Developers:	Address:	Phone and Email Address:
Architect:	Address:	Phone and Email Address:
Engineer:	Address:	Phone and Email Address:
Surveyor:	Address:	Phone and Email Address:
Title Company:	Address:	Phone and Email Address:
Lender/Loan Officer:	Address:	Phone and Email Address:
Attorney:	Address:	Phone and Email Address:
Contractors:	Address:	Phone and Email Address:
Real Estate Agents:	Address:	Phone and Email Address:
Investors:	Address:	Phone and Email Address:
Other parties providing similar, significant services:	Address:	Phone and Email Address:

ACKNOWLEDGEMENTS

The following statements MUST be read and initialed by the property owner. Land Use applications involve many steps and processes; and most applications are conditioned through the process. The following disclosure statements involve items that the Community & Economic Development Department wishes to bring to your attention at the beginning of a project. The following statements in no way contain all of the conditions that could be applied to your project, but rather, are conditions that could seem out of the ordinary to an applicant who does not regularly work with land use codes.

OWNER'S INITIALS:	LAND USE PERMITTING DISCLOSURE STATEMENTS:
RS	I understand that land use permits do not authorize earth disturbing activities, the removal of vegetation, or the construction of buildings. I understand that additional permits will be required after my land use permitting process is completed. I understand that no earth disturbing activities (including the removal vegetation) may take place until after my land use process is complete, and only after I have received additional permits such as Fill & Grade, Utility, or Right-of-Way permit(s). Additionally, I understand that structures can not be constructed until after my land use permitting processes are complete and I receive a Building Permit(s).
RS	I understand that if critical areas (wetlands, streams, steep slopes, et cetera) are found on or near my property I will be required to leave an undisturbed buffer area around the critical area. I also understand that depending upon the size and scope of my project that I may be required to enhance a critical area buffer.
RS	I understand that depending upon the size and scope of my project, I may be required to provide maintenance and/or performance bonds for items such as landscaping, public roads and/or public utilities that I construct or install.
RS	I understand that depending on the type of critical areas on or near my property I may be required to provide both monitoring and maintenance bonds for work within a critical area buffer. I also understand that if I choose to utilize the ecosystem alternative within the City's Critical Areas Ordinance I will be required to "buy down" the buffer and to enhance the buffer areas left on my property.
RS	I understand that I am solely responsible for providing complete and accurate information to the City. I understand that if my application is missing information or if inaccurate materials are submitted, my land use process will be delayed. I understand that depending on how inaccurate and how incomplete my application is or becomes, the Community & Economic Development Department could require an entirely new application to be submitted. I understand that when and if conditions change from that which my application originally represented, I am responsible for letting the planner assigned to my project know.
RS	I understand that I am applying for permits from the City of Mount Vernon only; and that additional permits from other Federal and State agencies will likely be required. I understand that the City of Mount Vernon can not advise me of permits that are required from other agencies, and that I must contact these agencies to make sure I comply with their requirements. These agencies include (but are in no way limited to): Corps of Engineers, Department of Natural Resources, Department of Ecology, and Northwest Clean Air Agency.
RS	I understand that I may be required to properly and timely post a pink land use sign on my property during my land use permitting process. I understand that I am responsible for making sure that this sign continues to be posted on my property until my land use process is completed; and I understand that I am responsible for removing and disposing of this sign once my land use process is completed.
RS	I understand that I will be responsible for paying consultants that the City may deem necessary to review certain aspects of my application. I understand that these consultant reviews could include traffic concurrency, critical area, landscaping, et cetera.

Fee Calculations
Please note that CEDD staff uses this area to calculate the application fees for all submittals.

Annexation	\$ _____
Binding Site Plan	\$ _____
Boundary Line Adjustment	\$ _____
Comprehensive Plan Amendment	\$ <u>1000</u>
Conditional Use Permit, Administrative	\$ _____
Conditional Use Permit	\$ _____
Critical Area Permit	\$ _____
Design Review	\$ _____
Environmental Review (SEPA)	\$ <u>200</u>
Environmental Review with critical areas	\$ _____
Fill and Grade Permit	\$ _____
Landscape Modifications	\$ _____
Major Modification	\$ _____
Master Plan	\$ _____
Non-Conforming	\$ _____
Other Permit Write in Below:	
	\$ _____

Plat, Preliminary	\$ _____
Planned Unit Development	\$ _____
Rezones	\$ _____
Shoreline Permits:	
Conditional Use	\$ _____
Substantial Development	\$ _____
Variance	\$ _____
Short Plat, Preliminary	\$ _____
Site Plan Approval	\$ _____
Special Use Permit	\$ _____
Special Use Permit for ADU	\$ _____
Temporary Use Permit	\$ _____
Transportation Concurrency	\$ _____
Variations, Administrative	\$ _____
Variations	\$ _____
Postage	<u>4 x .49 x ³⁹ # Labels 76.44</u>
Land Use Signs:	\$ <u>10</u>

Total \$ 1,290.44

AFFIDAVIT OF OWNERSHIP

Only the property owner or an authorized representative may sign this form. If your title report lists a company, partnership or other owners you must submit evidence that you are authorized to sign on behalf of the entity or others that are listed. If you are an authorized representative you must provide a signed and notarized statement from the property owner(s) that you are authorized to sign on their behalf. Please attached additional signature sheets if there are more than one owner.

I, Richard Thurman, declare that I am (please check one) the owner of the property involved in this application, _____ the authorized representative to act for the property owner (proof of authorization must be attached), and that the statements and answers herein contained and the infoamtion herewith submitted are in all respects true and correct to the best of my knowledge and belief.

Applicant Signature: [Signature]

On this, the 28th day of January, 2016 before me personally appeared Richard Thurman known to me to be the same person whose name is subscribed to the within instrument and acknowledged that he/she voluntarily executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Linda H Beacham
Notary Public in and for the State of Washington
Residing at Mount Vernon
My Appointment Expires 9-25-2018

Richard and Deborah Thurman
2288 Austin Lane
Mount Vernon, WA 98273
January 25, 2016

January 25, 2016

City of Mount Vernon
PO Box 809
910 Cleveland Ave
Mount Vernon, WA 98273

RE: Thurman rezone

I am writing to request a rezone of property located at 2210 North LaVenture Rd., Mount Vernon, Washington (Parcels P25029 and P25030) from R-2 to R-3.

Several years ago, the City of Mount Vernon approached my wife and me regarding several zonings which existed on this property as a result of surrounding developments. The City proposed and approved R-2A zoning which allowed for better planning of structures and greenbelt areas. Since that time, the City eliminated the R-2A zoning designation and rezoned the property as R-2.

At this time, I am requesting a property rezone to R-3; this zoning is compatible with neighboring property zonings (R-4 to the east, Public to the south, R-1,4.0 to the north, and R-3 and Commercial to the west). Over the years, I have met with several contractors who reviewed the property. All have stated that development of the property would be cost-prohibitive given the current R-2 zoning. While I have no plans for property development at this time, a rezone to R-3 would allow for better planning of structure and greenbelt area placement and allow development of the property to become economically feasible.

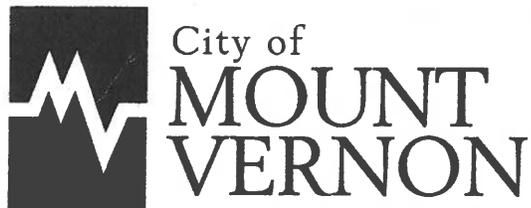
Thank you for your consideration.

Sincerely,



Richard M. Thurman
Mount Vernon, WA

16-011



SEPA CHECKLIST

PURPOSE OF THE CHECKLIST:

The State Environmental Policy Act (SEPA), Chapter 43.21 RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probability of significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts on the quality of the environment. The purpose of the checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposals, if it can be done) and to help the agency decide whether an EIS is required.

INSTRUCTIONS FOR THE APPLICANTS:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. **Answer the questions briefly, with the most precise information known, or give the best description you can.**

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the question from your own observation or project plans without the need to hire experts. If you really do not know the answer, or a question does not apply to your proposal, write "do not know" or "does not apply." **Complete answers to the questions now may avoid unnecessary delays later.**

Some questions ask about governmental regulations, such as zoning, shoreline and landward designations. Answer these questions if you can. *If you have problems, the governmental agencies can assist you.*

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. **Attach any additional information that will help describe your proposal or its environmental effects.** The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF THE CHECKLIST FOR NONPROJECT PROPOSALS:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply". In addition, complete the Supplemental Sheet for Nonproject Actions (part D).

For nonproject actions, the references in the checklist to the words "project", "applicant", and "property or site" should be read as "proposal", "proposer", and "affected geographic area", respectively.

FEE:

There is a \$200.00 fee required for each environmental checklist submitted. Environmental review, sensitive lands, or lands covered by water, except minor residential additions or modifications is \$400.00. All costs associated with the preparation of any required environmental impact statements shall be borne by the applicant.

A. BACKGROUND

1. Name of proposed project (if applicable):

None

2. Name of applicant:

RICHARD and Deborah Thurman

3. Address and phone number of applicant and contact person:

2288 Austin Lane
Mount Vernon WA 98273

360 424 5717

4. Date checklist prepared:

1-25-16

5. Agency requesting checklist:

None

6. Proposed project timing or schedule (including phasing, if applicable):

None

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

No

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

None

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

No

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

None

11. Give a complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

rezone from R-2 to R-3 only

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any. If a proposal would occur over a range of area, please provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map if possible. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. (Indicate if maps or plans have been submitted as part of a permit application.)

2210 N. L'Aventure Mount Vernon
See map

B. ENVIRONMENTAL ELEMENTS

1. Earth:

- a. General description of the site (underline one): flat, rolling, hilly steep, slope, mountainous, other. Flat, gentle slope
- b. What is the steepest slope on the site (approximate % of slope)?
< 1%
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, please specify and note any prime farmland. mount vernon soils - clay
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
No

- e. Describe the purposes, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

None

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

No

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

None

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

None

2. Air:

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction, and when the project is completed? If any, generally describe and give approximate quantities known.

None

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

No

- c. What are the proposed measures to reduce or control emissions or other impacts, if any?
None (Does not apply)

3. Water:

a. Surface:

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

No

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

Does Not Apply

- iii. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

- iv. Will surface water withdrawals or diversions be required by the proposal? Give general description, purpose, and approximate quantities if known.

None

- v. Does the proposal lie within a 100-year floodplain? Note location on the site plan, if any.

No

- vi. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground:

- i. Will ground water be withdrawn or recharged? Give general description, purpose, and approximate quantities of known.

No

- ii. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals; agricultural, etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None

c. Water runoff (including storm water):

- i. Describe the source of runoff and storm water and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, please describe.

No change

ii. Could waste materials enter ground or surface waters? If so, generally describe.

No

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

None

4. Plants:

a. Check or circle types of vegetation found on the site:

- Deciduous tree: alder, maple, aspen, other _____.
- Evergreen tree: fir, cedar, pine, other _____.
- Shrubs
- Grass
- Pasture
- Crop or grain
- Wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other _____.
- Water plants: water lily, eelgrass, milfoil, other _____.
- Other types of vegetation _____.

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

None

c. List threatened or endangered species known to be on or near the site.

None

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

None

5. Animals:

- a. Underline any birds and animals that have been observed on or known to be on or near the site:

Birds: hawk, heron, eagle, songbirds, other _____.

Mammals: deer, bear, elk, beaver, other coyotes.

Fish: bass, salmon, trout, shellfish, other _____.

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

None

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

No

- d. List proposed measures to preserve or enhance wildlife, if any:

Does not apply

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed projects energy needs? Describe whether it will be used for heating, manufacturing, etc.

None

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

No

- c. What kinds of energy conservation features are included in the plans of this proposal?

None

7. Environmental Health

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

No

- i. Describe special emergency service that might be required.

- ii. Proposed measures to reduce or control environmental health hazards, if any:

b. Noise

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

None

- iv. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

- v. What are the proposed measures to reduce or control noise impacts, if any:

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?

Single Family residential. Adjacent South is Public
Adjacent East is R-4
Adjacent North is R1,4.0
Adjacent West is Road

- b. Has the site been used for agricultural purposes? If so, describe.

No

- c. Describe any structures on the site.

Single Family Dwelling

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

No

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

R-2

- f. What is the current comprehensive plan designation of the site?
- g. If applicable, what is the current shoreline master program environment designation of the site? N/A
- h. Has any part of the site been classified as an "environmentally sensitive area"? If so, specify.
No
- i. What are proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
N/A
- j. Approximately how many people would reside or work in the completed project?
N/A
- k. Approximately how many people would the completed project displace?
None
- l. What are proposed measures to avoid or reduce displacement of other impacts, if any:
N/A

9. Housing

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

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

- c. What are proposed measures to reduce or control housing impacts, if any? *N/A*

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? *N/A*

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

- c. What are the proposed measures to reduce or control aesthetic impacts, if any? *N/A*

11. Light and Glare

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

- b. Could light or glare from the finished project be a safety hazard or interfere with views?
N/A

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

- d. What are the proposed measures to reduce or control light and glare impacts, if any:
N/A

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Skagit County Park

- b. Would the proposed project displace any existing recreational uses? If so, describe.
No

- c. What are the proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
N/A

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on the site.

None

- c. What are the proposed measures to reduce or control impacts, if any?

N/A

14. Transportation

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

North LAventure

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Yes

- c. How many parking spaces would the completed project have? How many would the project eliminate?

N/A

- d. Will the proposal require any new roads or streets, or improvements to any existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
No

- e. Will the project use or occur in the immediate vicinity of water, rail, or air transportation? If so, generally describe.
No

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
N/A

- g. What are proposed measures to reduce or control transportation impacts, if any:
N/A

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
No

- b. What are proposed measures to reduce or control direct impacts on public services, if any.
None

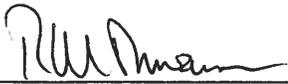
16. Utilities

- a. Underline utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity that might be needed. N/A

C. SIGNATURE

The above answers are true to the best of my knowledge. I understand that the lead agency is relying on them to make its decision. Under penalty of perjury I swear that all information provided is true and correct.

Signature: 

Date Submitted: 1-25-16

D. SUPPLEMENT SHEET FOR NONPROJECT ACTIONS
(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, that would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. *Respond briefly and in general terms.*

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

No changes

- a. Proposed measures to avoid or reduce such increases are:

N/A

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

No changes

- a. Proposed measures to protect or conserve plants, animals, fish, or marine life are:

No changes

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

No changes

- a. Proposed measures to protect or conserve energy and natural resources are:

No changes

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural site, wetlands, floodplains, or prime farmlands?

No changes

- a. Proposed measures to protect such resources or to avoid or reduce impacts are:

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

No changes

- a. Proposed measures to avoid or reduce shoreline and land use impacts are:

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

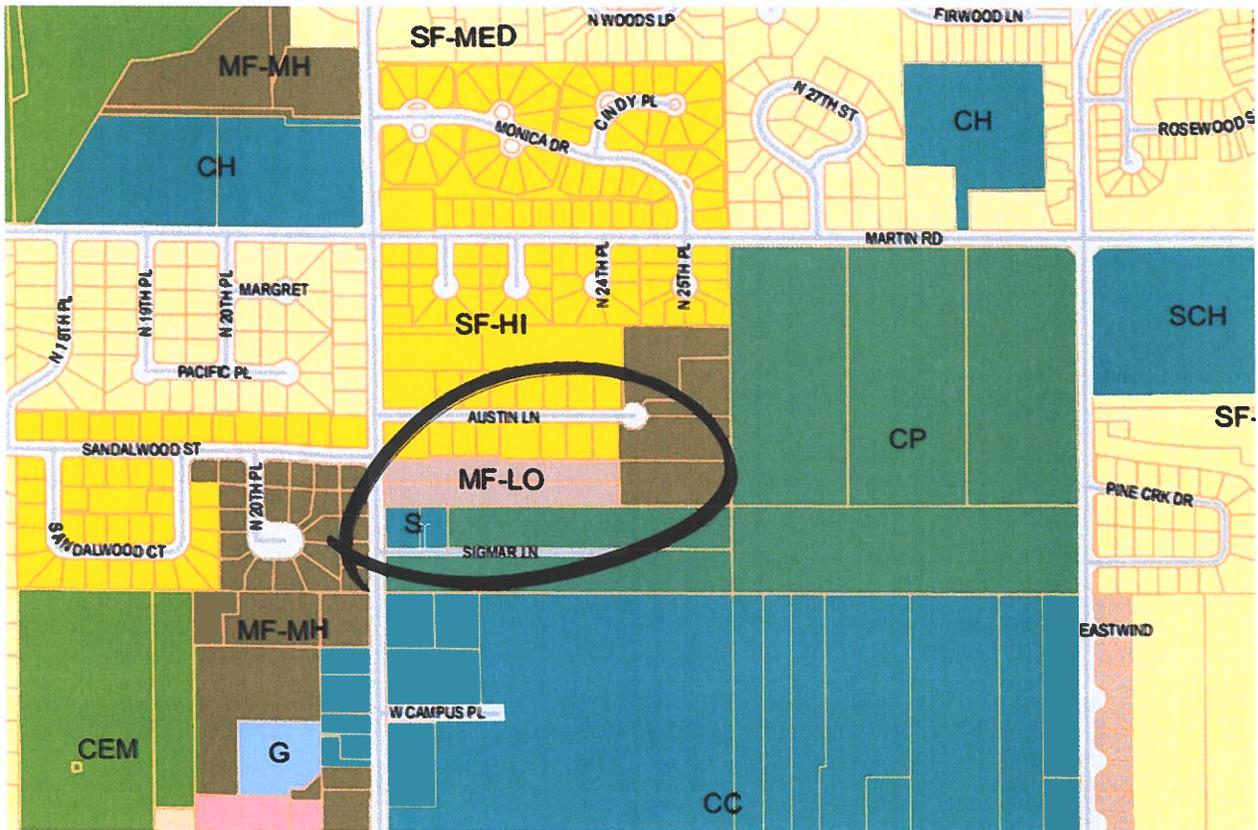
No changes

- a. Proposed measures to reduce or respond to such demand(s) are:

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

None

Comprehensive Plan designation:



16-011



2' Contours Provided by City of Mt. Vernon
Printed: 1/28/16
0 50 100 200 Feet

16-011





17-011

MASTER LAND USE APPLICATION FORM

FILE NUMBER: PL17-011

PROPERTY OWNER(S):	
(If there is more than one legal owner, please attach an additional notarized Master Application for each owner)	
NAME: Mount Vernon School District No. 320	
ADDRESS: 124 E. Lawrence Street	
CITY/STATE:	ZIP:
Mount Vernon, WA	98273
TELEPHONE NUMBER and EMAIL ADDRESS: 360-428-6181 sgilbert@mvsd320.org	
APPLICANT (if other than owner):	
NAME:	
COMPANY: (If applicable)	
ADDRESS:	
CITY/STATE:	ZIP:
TELEPHONE NUMBER and EMAIL ADDRESS:	
CONTACT (If this section is completed, correspondence will only be sent to this individual, if left blank, materials will only be sent to the property owner):	
NAME: Shockey Planning Group Attn: Camie Anderson	
ADDRESS: 2716 Colby Avenue	
CITY/STATE:	ZIP:
Everett, WA	98201
TELEPHONE NUMBER and EMAIL ADDRESS: 425-258-9308 canderson@shockeyplanning.com	

PROJECT INFORMATION
Project or development name: Madison Elementary Rezone
Property/project address(es)/location: 1200 N 9th Street
A copy of the site legal description from either: 1) a recent title report; or 2) a description written and/or reviewed by a P.L.S., must be attached.
Skagit County Assessor's parcel number(s): P113446
Existing land use(s): Vacant, some school related uses
Proposed land uses: N/A
Existing Comprehensive Plan designation: SF-HI
Proposed Comprehensive Plan designation (if applicable): SCH
Existing Zoning designation: R-1, 7.0
Proposed Zoning designation (if applicable): P
Site Area (sq. ft. or acreage): 8.42 acres
Project value: N/A
Is the site located in any type of environmentally sensitive area? Wetlands

PROJECT CONTACTS

It is imperative that the members of the City Council, Planning Commission and that the Hearing Examiner know all of the people involved with your application so that they can act without any conflict of interest charges or violations of the appearance of fairness doctrine. Therefore, the following information **MUST** be complete and **MUST** be updated when new companies or individuals become involved with your project. **The following persons are associated with this project. Attach additional pages as necessary to ensure complete disclosure:**

Developers:	Address:	Phone and Email Address:
Architect:	Address:	Phone and Email Address:
TCF Architecture Attn: Brian Ho	902 N Second Street Tacoma, WA 98403	253-572-3993 BrianH@tcfarchitecture.com
Engineer:	Address:	Phone and Email Address:
Harmsen & Associates Attn: David Harmsen	603 South First Street Mount Vernon, WA 98273	360-336-9199 davidh@harmeninc.com
Surveyor:	Address:	Phone and Email Address:
Harmsen & Associates Attn: David Harmsen	603 South First Street Mount Vernon, WA 98273	360-336-9199 davidh@harmeninc.com
Title Company:	Address:	Phone and Email Address:
Lender/Loan Officer:	Address:	Phone and Email Address:
N/A		
Attorney:	Address:	Phone and Email Address:
Pacifica Law Group Attn: Denise Stiffarm	1191 2nd Ave, Suite 2000 Seattle, WA 98101	206-602-1203 denise.stiffarm@pacificallawgroup.com
Contractors:	Address:	Phone and Email Address:
N/A		
Real Estate Agents:	Address:	Phone and Email Address:
N/A		
Investors:	Address:	Phone and Email Address:
N/A		
Other parties providing similar, significant services:	Address:	Phone and Email Address:
Shockey Planning Group, Inc. Attn: Camie Anderson	2716 Colby Avenue Everett, WA 98201	425-258-9308 canderson@shockeyplanning.com

ACKNOWLEDGEMENTS

The following statements MUST be read and initialed by the property owner. Land Use applications involve many steps and processes; and most applications are conditioned through the process. The following disclosure statements involve items that the Community & Economic Development Department wishes to bring to your attention at the beginning of a project. The following statements in no way contain all of the conditions that could be applied to your project, but rather, are conditions that could seem out of the ordinary to an applicant who does not regularly work with land use codes.

OWNER'S INITIALS:	LAND USE PERMITTING DISCLOSURE STATEMENTS:
SRG	I understand that land use permits do not authorize earth disturbing activities, the removal of vegetation, or the construction of buildings. I understand that additional permits will be required after my land use permitting process is completed. I understand that no earth disturbing activities (including the removal vegetation) may take place until after my land use process is complete, and only after I have received additional permits such as Fill & Grade, Utility, or Right-of-Way permit(s). Additionally, I understand that structures can not be constructed until after my land use permitting processes are complete and I receive a Building Permit(s).
SRG	I understand that if critical areas (wetlands, streams, steep slopes, et cetera) are found on or near my property I will be required to leave an undisturbed buffer area around the critical area. I also understand that depending upon the size and scope of my project that I may be required to enhance a critical area buffer.
SRG	I understand that depending upon the size and scope of my project, I may be required to provide maintenance and/or performance bonds for items such as landscaping, public roads and/or public utilities that I construct or install.
SRG	I understand that depending on the type of critical areas on or near my property I may be required to provide both monitoring and maintenance bonds for work within a critical area buffer. I also understand that if I choose to utilize the ecosystem alternative within the City's Critical Areas Ordinance I will be required to "buy down" the buffer and to enhance the buffer areas left on my property.
SRG	I understand that I am solely responsible for providing complete and accurate information to the City. I understand that if my application is missing information or if inaccurate materials are submitted, my land use process will be delayed. I understand that depending on how inaccurate and how incomplete my application is or becomes, the Community & Economic Development Department could require an entirely new application to be submitted. I understand that when and if conditions change from that which my application originally represented, I am responsible for letting the planner assigned to my project know.
SRG	I understand that I am applying for permits from the City of Mount Vernon only; and that additional permits from other Federal and State agencies will likely be required. I understand that the City of Mount Vernon can not advise me of permits that are required from other agencies, and that I must contact these agencies to make sure I comply with their requirements. These agencies include (but are in no way limited to): Corps of Engineers, Department of Natural Resources, Department of Ecology, and Northwest Clean Air Agency.
SRG	I understand that I may be required to properly and timely post a pink land use sign on my property during my land use permitting process. I understand that I am responsible for making sure that this sign continues to be posted on my property until my land use process is completed; and I understand that I am responsible for removing and disposing of this sign once my land use process is completed.
SRG	I understand that I will be responsible for paying consultants that the City may deem necessary to review certain aspects of my application. I understand that these consultant reviews could include traffic concurrency, critical area, landscaping, et cetera.

Fee Calculations
 Please note that CEDD staff uses this area to calculate the application fees for all submittals.

Annexation	\$ _____
Binding Site Plan	\$ _____
Boundary Line Adjustment	\$ _____
Comprehensive Plan Amendment	\$ _____
Conditional Use Permit, Administrative	\$ _____
Conditional Use Permit	\$ _____
Critical Area Permit	\$ _____
Design Review	\$ _____
Environmental Review (SEPA)	\$ _____
Environmental Review with critical areas	\$ _____
Fill and Grade Permit	\$ _____
Landscape Modifications	\$ _____
Major Modification	\$ _____
Master Plan	\$ _____
Non-Conforming	\$ _____
Other Permit Write in Below:	
	\$ _____

Plat, Preliminary	\$ _____
Planned Unit Development	\$ _____
Rezoning	\$ _____
Shoreline Permits:	
Conditional Use	\$ _____
Substantial Development	\$ _____
Variance	\$ _____
Short Plat, Preliminary	\$ _____
Site Plan Approval	\$ _____
Special Use Permit	\$ _____
Special Use Permit for ADU	\$ _____
Temporary Use Permit	\$ _____
Transportation Concurrency	\$ _____
Variances, Administrative	\$ _____
Variances	\$ _____
Postage	\$ _____
Land Use Signs:	\$ _____

AFFIDAVIT OF OWNERSHIP

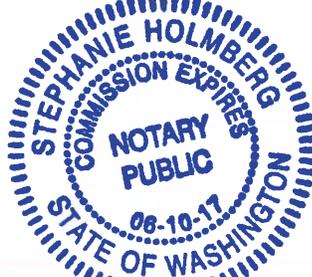
Only the property owner or an authorized representative may sign this form. If your title report lists a company, partnership or other owners you must submit evidence that you are authorized to sign on behalf of the entity or others that are listed. If you are an authorized representative you must provide a signed and notarized statement from the property owner(s) that you are authorized to sign on their behalf. Please attached additional signature sheets if there are more than one owner.

I, Suzanne Gilbert, Capital Project Manager, declare that I am (please check one) _____ the owner of the property involved in this application, the authorized representative to act for the property owner (proof of authorization must be attached), and that the statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief.

Applicant Signature: Suzanne Gilbert

On this, the 23rd day of January, 2017 before me personally appeared Suzanne Gilbert known to me to be the same person whose name is subscribed to the within instrument and acknowledged that he/she voluntarily executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Stephanie Holmberg
 Notary Public in and for the State of Washington
 Residing at Mount Vernon, WA
 My Appointment Expires 6-10-2017

17-011

Legal Description
For North Parcel of
Madison Elementary School

Parcel # **P113446**

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

17-011

JUSTIFICATION FOR PROPOSAL/ PROJECT NARRATIVE

REQUESTED ACTION

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

The Requested Action is to:

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

PROPERTY DESCRIPTION

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

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

COMPREHENSIVE PLAN AND ZONING OVERVIEW

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

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

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

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

PROJECT JUSTIFICATION

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

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

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

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

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

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

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

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

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

PROJECT NARRATIVE

A. Project Name, size and location of site.

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

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

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

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

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

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

D. Statement addressing soil type and drainage conditions.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

17-011

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

January 2017



SHOCKEY
PLANNING GROUP, Inc.

Project

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

Applicant

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

Environmental Consultant

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

January 2017

TABLE OF CONTENTS

A. BACKGROUND.....	1
Figure 1 – Vicinity/Parcel Map	3
B. ENVIRONMENTAL ELEMENTS.....	3
1. EARTH.....	3
2. AIR.....	5
3. WATER.....	5
4. PLANTS.....	7
5. ANIMALS.....	8
6. ENERGY AND NATURAL RESOURCES.....	9
7. ENVIRONMENTAL HEALTH	10
8. LAND AND SHORELINE USE	12
9. HOUSING.....	14
10. AESTHETICS.....	14
11. LIGHT AND GLARE.....	14
12. RECREATION.....	15
13. HISTORIC AND CULTURAL PRESERVATION	15
14. TRANSPORTATION	16
15. PUBLIC SERVICES.....	18
16. UTILITIES	18
C. SIGNATURE	19
D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS	20

List of Figures

Figure 1 – Vicinity/Parcel Map	3
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Appendices

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



ENVIRONMENTAL CHECKLIST

A. BACKGROUND

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

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

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

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

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

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

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

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



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

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

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

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

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

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

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.).

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

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

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

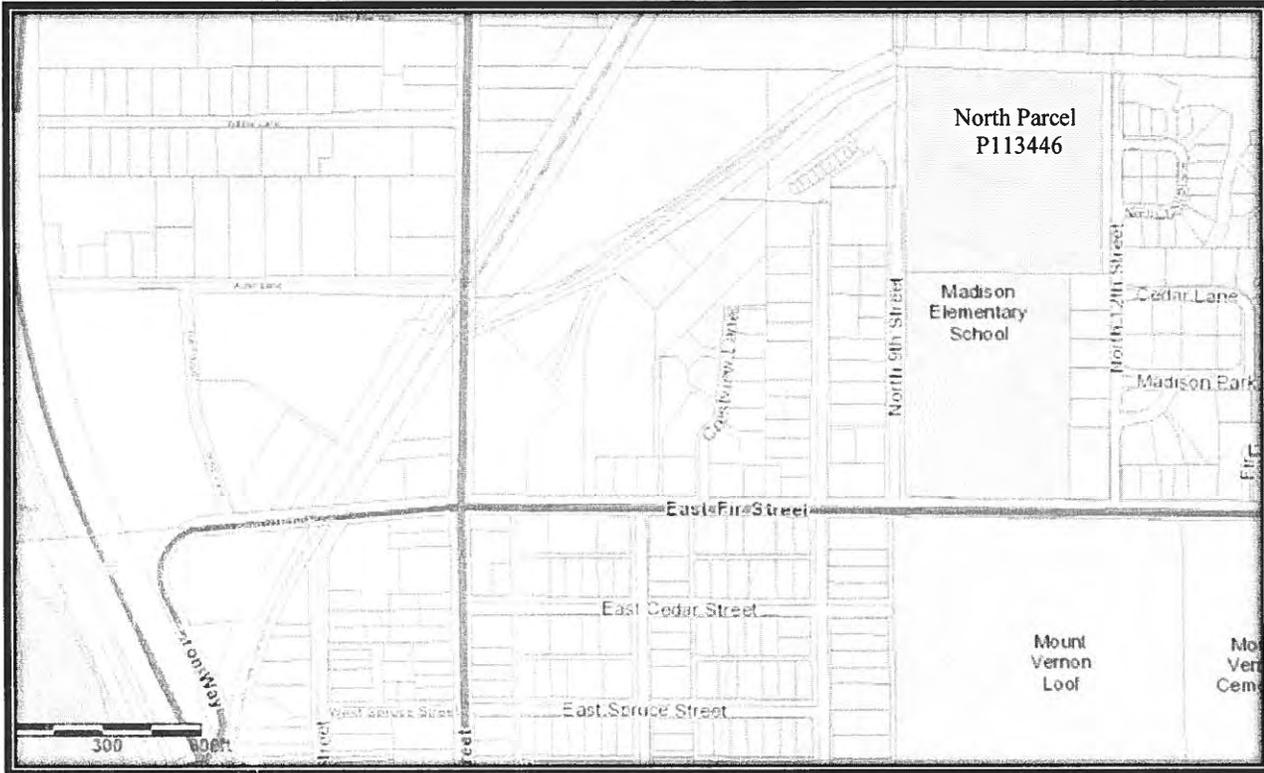
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

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



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

Figure 1 – Vicinity/Parcel Map



Madison Elementary School, North Parcel, 1200 N. 9th Street, Mount Vernon, Washington

EVALUATION FOR
AGENCY USE ONLY

B. ENVIRONMENTAL ELEMENTS

1. EARTH

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

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

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

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



- c. **What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.**

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

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

There are no surface indications of unstable soils.

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

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

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

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

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

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

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

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



2. AIR

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction, operation and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

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

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

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

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

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

3. WATER

- a. Surface Water:**

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

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

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

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

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**



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

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

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

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

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

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No discharge of waste materials is proposed for the properties under the comprehensive plan map change and rezone.

b. Ground Water:

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

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

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

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

c. Water Runoff (including stormwater):



- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

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

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

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

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

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

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

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

4. PLANTS

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

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

✓ evergreen tree: fir, cedar, pine, other: _____

✓ shrubs

✓ grass

___ pasture

___ crop or grain

___ Orchards, vineyards or other permanent crops

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

___ water plants: water lily, eelgrass, milfoil, other: _____

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

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



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

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

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

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

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

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

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

Class B

Japanese knotweed (*Polygonum cuspidatum*)

Class C

Canada thistle (*Cirsium arvense*)

English hawthorn (*Crataegus monogyna*)

English ivy (*Hedera helix*)

Himalayan blackberry (*Rubus armeniacus*)

5. ANIMALS

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

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

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

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

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

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



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

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

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

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

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

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

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

6. ENERGY AND NATURAL RESOURCES

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

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



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

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

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

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

7. ENVIRONMENTAL HEALTH

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

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

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

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

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

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

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



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

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

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

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

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

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

b. Noise

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

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

- 2) **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.**

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

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

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



8. LAND AND SHORELINE USE

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

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

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

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

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

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

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

There are no structures on the site.

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

No structures would be demolished.

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

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

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

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



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

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

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

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

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

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

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

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

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

No impacts are anticipated, therefore no measures are proposed.

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

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

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

No impacts are anticipated, therefore no measures are proposed.



9. HOUSING

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

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

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

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

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

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

10. AESTHETICS

- a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

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

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

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

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

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

11. LIGHT AND GLARE

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



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

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

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

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

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

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

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

12. RECREATION

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

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

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

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

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

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

13. HISTORIC AND CULTURAL PRESERVATION

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



There are no structures on site.

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

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

There are no known landmarks, feature or other evidence of Indian or historic use or occupation on the site. The Mount Vernon Cemetery is directly south of the site, on the south side of East Fir Street. The WISAARD site classifies the site in multiple ways using its predictive model for finding archaeological resources. The northern one third of the site is labeled as “Moderate Risk;” the middle portion of the site is labeled as “High Risk,” and the southern portion of the site on which the existing school building is located is labeled as “Very High Risk” for encountering subsurface cultural resources. No professional studies were conducted. *(Data obtained from WISAARD¹ website on 9/28/16, <http://dahp.wa.gov/learn-and-research/find-a-historic-place>).*

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

WISAARD (was researched September and December 2016).

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

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

14. TRANSPORTATION

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

¹ Washington Information System for Architectural and Archaeological Records Data



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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

15. PUBLIC SERVICES

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

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

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

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

16. UTILITIES

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other: _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

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

C. SIGNATURE

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

Signature: 
Applicant Representative

Name of signee: Camie Anderson

Position and Agency/Organization: Senior Associate

Date submitted: January 20, 2017



D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of elements on the environment.

When answering these questions, be aware of the extent of the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage or release of toxic or hazardous substances; or production of noise?

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

Proposed measures to avoid or reduce such increases are:

No specific measures are proposed.

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

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

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

No specific measures are proposed.

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

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

Proposed measures to protect or conserve energy and natural resources:

Not applicable.

4. How would the proposal be likely to affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such



as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

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

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

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

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

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

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

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

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

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

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

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

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

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



Appendix A
Legal Description

Parcel # **P113446**

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



Appendix B
Docket Request



JUSTIFICATION FOR PROPOSAL/ PROJECT NARRATIVE

REQUESTED ACTION

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

The Requested Action is to:

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

PROPERTY DESCRIPTION

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

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

COMPREHENSIVE PLAN AND ZONING OVERVIEW

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

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

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

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

PROJECT JUSTIFICATION

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

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

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

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

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

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

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

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

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

PROJECT NARRATIVE

A. Project Name, size and location of site.

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

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

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

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

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

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

D. Statement addressing soil type and drainage conditions.

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

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

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

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

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

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

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

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

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

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

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

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

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

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



P113446

Legend

- P113446
- Skagit County Parcels



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



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BY _____

17-012



MASTER LAND USE APPLICATION FORM

FILE NUMBER: PL17-012

PROPERTY OWNER(S): <small>(If there is more than one legal owner, please attach an additional notarized Master Application for each owner)</small>	
NAME:	MV28 LLC
ADDRESS:	12708 Leatherwood Lane
CITY/STATE:	Bow/WA 98232
ZIP:	
TELEPHONE NUMBER and EMAIL ADDRESS:	360-757-7806
APPLICANT (if other than owner):	
NAME:	David E. Christensen AIA
COMPANY:	Christensen Design Management <small>(If applicable)</small>
ADDRESS:	P.O. Box 5068
CITY/STATE:	Bellingham / WA 98227
ZIP:	
TELEPHONE NUMBER and EMAIL ADDRESS:	360-676-4800, cdm@masterplanning.com
CONTACT (If this section is completed, correspondence will only be sent to this individual, if left blank, materials will only be sent to the property owner):	
NAME:	David E. Christensen AIA
ADDRESS:	P.O. Box 5068
CITY/STATE:	Bellingham / WA 98227
ZIP:	
TELEPHONE NUMBER and EMAIL ADDRESS:	360-676-4800 cdm@masterplanning.com

PROJECT INFORMATION
Project or development name: MV28
Property/project address(es)/location: Unassigned. Legal attached.
<small>A copy of the site legal description from either: 1) a recent title report; or 2)a description written and/or reviewed by a P.L.S., must be attached.</small>
Skagit County Assessor's parcel number(s): P26279 and P26054
Existing land use(s): Unimproved, Temp Agriculture use.
Proposed land uses: Non Project Rezone from C-2 to P.
Existing Comprehensive Plan designation: General Commercial
Proposed Comprehensive Plan designation (if applicable): Public District (RV Resort Park CUP)
Existing Zoning designation: C-2
Proposed Zoning designation (if applicable): P (RV Park as a Cond. use)
Site Area (sq. ft. or acreage): 20.8 acres
Project value: N/A
Is the site located in any type of environmentally sensitive area? No.

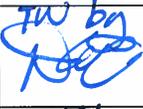
PROJECT CONTACTS

It is imperative that the members of the City Council, Planning Commission and that the Hearing Examiner know all of the people involved with your application so that they can act without any conflict of interest charges or violations of the appearance of fairness doctrine. Therefore, the following information **MUST** be complete and **MUST** be updated when new companies or individuals become involved with your project. **The following persons are associated with this project. Attach additional pages as necessary to ensure complete disclosure:**

Developers:	Address:	Phone and Email Address:
MV28 LLC	12708 Leatherwood Lane, Bow	360-757-7806
Architect:	Address:	Phone and Email Address:
David E. Christensen AIA	P.O. Box 5068, Bellingham, WA	676-4800, cdm@masterplanning.com
Engineer:	Address:	Phone and Email Address:
Pat Severin PE	1111 Cleveland Ave., MV.98273	360-404-2010, pat@sdg-llc.com
Surveyor:	Address:	Phone and Email Address:
Title Company:	Address:	Phone and Email Address:
R. Nelson, Chicago Title	425 Commercial St.	424-1700, Rebecca.Nelson@ctt.com
Lender/Loan Officer:	Address:	Phone and Email Address:
N/A		
Attorney:	Address:	Phone and Email Address:
N/A		
Contractors:	Address:	Phone and Email Address:
N/A		
Real Estate Agents:	Address:	Phone and Email Address:
N/A		
Investors:	Address:	Phone and Email Address:
N/A		
Other parties providing similar, significant services:	Address:	Phone and Email Address:

ACKNOWLEDGEMENTS

The following statements MUST be read and initialed by the property owner. Land Use applications involve many steps and processes; and most applications are conditioned through the process. The following disclosure statements involve items that the Community & Economic Development Department wishes to bring to your attention at the beginning of a project. The following statements in no way contain all of the conditions that could be applied to your project, but rather, are conditions that could seem out of the ordinary to an applicant who does not regularly work with land use codes.

OWNER'S INITIALS:	LAND USE PERMITTING DISCLOSURE STATEMENTS:
	I understand that land use permits do not authorize earth disturbing activities, the removal of vegetation, or the construction of buildings. I understand that additional permits will be required after my land use permitting process is completed. I understand that no earth disturbing activities (including the removal vegetation) may take place until after my land use process is complete, and only after I have received additional permits such as Fill & Grade, Utility, or Right-of-Way permit(s). Additionally, I understand that structures can not be constructed until after my land use permitting processes are complete and I receive a Building Permit(s).
	I understand that if critical areas (wetlands, streams, steep slopes, et cetera) are found on or near my property I will be required to leave an undisturbed buffer area around the critical area. I also understand that depending upon the size and scope of my project that I may be required to enhance a critical area buffer.
	I understand that depending upon the size and scope of my project, I may be required to provide maintenance and/or performance bonds for items such as landscaping, public roads and/or public utilities that I construct or install.
	I understand that depending on the type of critical areas on or near my property I may be required to provide both monitoring and maintenance bonds for work within a critical area buffer. I also understand that if I choose to utilize the ecosystem alternative within the City's Critical Areas Ordinance I will be required to "buy down" the buffer and to enhance the buffer areas left on my property.
	I understand that I am solely responsible for providing complete and accurate information to the City. I understand that if my application is missing information or if inaccurate materials are submitted, my land use process will be delayed. I understand that depending on how inaccurate and how incomplete my application is or becomes, the Community & Economic Development Department could require an entirely new application to be submitted. I understand that when and if conditions change from that which my application originally represented, I am responsible for letting the planner assigned to my project know.
	I understand that I am applying for permits from the City of Mount Vernon only; and that additional permits from other Federal and State agencies will likely be required. I understand that the City of Mount Vernon can not advise me of permits that are required from other agencies, and that I must contact these agencies to make sure I comply with their requirements. These agencies include (but are in no way limited to): Corps of Engineers, Department of Natural Resources, Department of Ecology, and Northwest Clean Air Agency.
	I understand that I may be required to properly and timely post a pink land use sign on my property during my land use permitting process. I understand that I am responsible for making sure that this sign continues to be posted on my property until my land use process is completed; and I understand that I am responsible for removing and disposing of this sign once my land use process is completed.
	I understand that I will be responsible for paying consultants that the City may deem necessary to review certain aspects of my application. I understand that these consultant reviews could include traffic concurrency, critical area, landscaping, et cetera.

Fee Calculations
Please note that CEDD staff uses this area to calculate the application fees for all submittals.

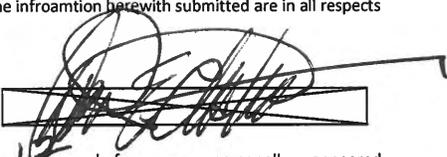
Annexation	\$ _____
Binding Site Plan	\$ _____
Boundary Line Adjustment	\$ _____
Comprehensive Plan Amendment	\$ _____
Conditional Use Permit, Administrative	\$ _____
Conditional Use Permit	\$ _____
Critical Area Permit	\$ _____
Design Review	\$ _____
Environmental Review (SEPA)	\$ _____
Environmental Review with critical areas	\$ _____
Fill and Grade Permit	\$ _____
Landscape Modifications	\$ _____
Major Modification	\$ _____
Master Plan	\$ _____
Non-Conforming	\$ _____
Other Permit Write in Below:	
	\$ _____

Plat, Preliminary	\$ _____
Planned Unit Development	\$ _____
Rezoning	\$ _____
Shoreline Permits:	
Conditional Use	\$ _____
Substantial Development	\$ _____
Variance	\$ _____
Short Plat, Preliminary	\$ _____
Site Plan Approval	\$ _____
Special Use Permit	\$ _____
Special Use Permit for ADU	\$ _____
Temporary Use Permit	\$ _____
Transportation Concurrency	\$ _____
Variances, Administrative	\$ _____
Variances	\$ _____
Postage	\$ _____
Land Use Signs:	\$ _____

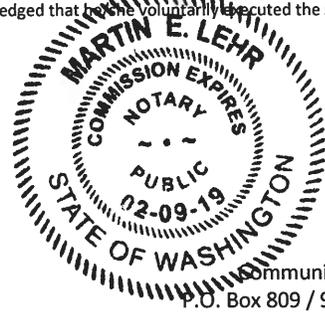
AFFIDAVIT OF OWNERSHIP

Only the property owner or an authorized representative may sign this form. If your title report lists a company, partnership or other owners you must submit evidence that you are authorized to sign on behalf of the entity or others that are listed. If you are an authorized representative you must provide a signed and notarized statement from the property owner(s) that you are authorized to sign on their behalf. Please attached additional signature sheets if there are more than one owner.

I, David E. Christensen, declare that I am (please check one) _____ the owner of the property involved in this application, _____ the authorized representative to act for the property owner (proof of authorization must be attached), and that the statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief.

Applicant Signature: 

On this, the 25 day of JANUARY, 2019 before me personally appeared David E. Christensen known to me to be the same person whose name is subscribed to the within instrument and acknowledged that he/she voluntarily executed the same for the purpose therein contained.



IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Martin E. Lehr
Notary Public in and for the State of Washington
Residing at AA Conner
My Appointment Expires 2-9-19

17-012

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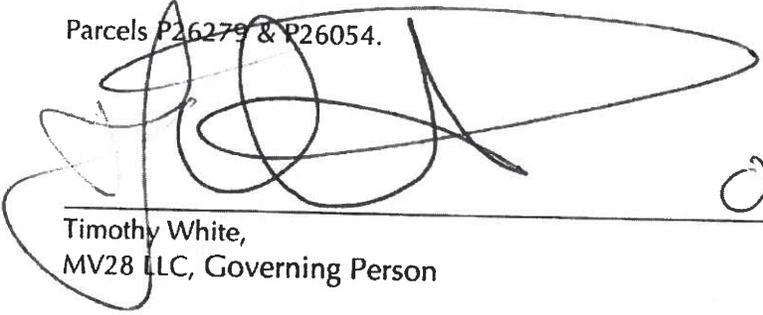
JAN 26 2017

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BY _____

PROOF OF AUTHORIZATION

January 25, 2017

David E. Christensen is an authorized representative to act on behalf of the property owner, for all documentation and submittals required for a "Comprehensive Plan Map & Text Amendment & Associated Rezone" for property known as MV28, Tax Parcels P26279 & P26054.



Timothy White,
MV28 LLC, Governing Person

01/25/2017

Date

MV28 Legal Description (From Skagit County Assessor)

Re: COMPREHENSIVE PLAN MAP & TEXT AMENDMENTS & ASSOCIATED REZONE

Owner: MV 28 LLC

P26054:

OPEN SPACE #572 #762925 1973: DK 3: That portion of Government Lot 6 and of the Northeast Quarter of the Southwest Quarter of Section 18, Township 34 North, Range 4 East of the W.M., described as follows: Beginning at center of said Section 18; Thence West 32 rods; Thence South 1,980 feet, more or less, to North line of the county road running through government Lot 6 of said section; Thence Easterly to North and South Quarter section line through said section; Thence North to point of beginning; EXCEPT dike and ditch rights of way; AND EXCEPT the West 10 acres thereof.

P26279:

OPEN SPACE #572 #762925 1973: DK 17: Part of the Southeast Quarter of the Northwest Quarter of Section 18, Township 34 North, Range 4 East of the W.M., described as follows: Beginning at a point on the South line of said Southeast Quarter of the Northwest Quarter, 680 feet, 11 inches East of the Southwest corner thereof Thence East 680 feet, 11 inches, more or less, to the Southeast corner of said Southeast Quarter of the Northwest Quarter Thence North 1,271 feet, 7 inches, more or less Thence West on the North line of said Southeast Quarter of the Northwest Quarter 689 feet, 4 inches Thence South 1,271 feet, 7 inches, more or less, to the point of beginning. EXCEPT the South 870.00 feet of the North 918 feet 5 inches of the East 225.00 feet of the Southeast Quarter of the Northwest Quarter of Section 18, Township 34 North, Range 4 East of the W.M. and except the west 351 feet

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BY _____

17-012

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DESIGN MANAGEMENT

January 23, 2017

17-012

JAN 26 2017
C.E.D. DEPARTMENT
BY _____**PROJECT NARRATIVE**

- a. Rezone C-2 area to P, for an eventual Riverwalk RV Resort Conditional use. Site Area: Approximate 315' x 2600' and 100' x 870' (20.8 Acres) with a small parcel on south side of Dike Road (River Bend) within the City Limits. There is another adjacent parcel of approx. 1250' x 350' parcel that is in County Jurisdiction area zoned as Agricultural Natural Resource Lands (AG-NRL), not included in this re zone proposal. The very south end of Parcel 26054, south of River Bend Road, is currently Zoned F-1, and will remain unchanged.
- a. Current Zoning at subject site and adjacent properties: C-2. Updated Comprehensive Plan Designation: General Commercial.
- b. Current Use of site is a temporary Agricultural use, with no existing improvements.
- c. Special site features: Existing finish grade is below FEMA food elevations. Generally flat topography.
- d. Soil Type and Drainage conditions:
- e. Non-Project Rezone proposal. However, the intent is to apply for an allowed Conditional Use for an RV Resort land use.
- f. Off -Site Improvements: N/A for a Non-Project Rezone proposal. However, off site road access improvements will occur if an RV Resort CUP is granted after a Rezone.
- g. Total Estimated Construction Cost: N/A for a Non-Project Rezone proposal.
- h. Excavation and Fill: N/A for a Non-Project Rezone proposal.
- i. Tree Removal: N/A for a Non-Project Rezone proposal.
- j. Land dedicated to City: N/A for a Non-Project Rezone proposal.
- k. Shoreline: N/A. (C-2 Zoned Property is just over 200' north of Skagit River OHWM. F-1 zoned property south of Riverbend Road within Shoreline jurisdiction is not included in rezone application.) There will be no development proposed within the 200' shoreline jurisdiction area.
- l. Subdivision: N/A.

Christensen

DESIGN MANAGEMENT

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C.E.D. DEPARTMENT
BY _____

January 23, 2017

MV28 Rezone Justification of Proposal
(Future Riverbend RV Resort)

Re: COMPREHENSIVE PLAN MAP & TEXT AMENDMENTS & ASSOCIATED REZONE

This Application will change the existing Zoning from C2 to P for the sole intent of submitting a subsequent Conditional Use proposal for an RV Resort land use. It is only allowed as a CUP in the P zone, versus the current C2 zone. The proposed land use was allowed as a Conditional Use in the C2 zone in prior regulations, but was subsequently removed by previous administrations. Due to sequencing requirements, this is a non-project proposal for a zone change only, because concurrent applications are not allowed at this time. If a zone change is successful, a Conditional Use application will be submitted for an RV Resort, meeting all regulatory requirements.

The justification rationale includes the following two main criteria:

1. Economic viability of this specific site for other uses.
2. Compatibility with Goals of the new Mount Vernon Comprehensive Plan.

This particular, and unusual land parcel layout, cannot be otherwise utilized for any current allowed use, to meet economic goals for the C-2 commercial zone in Mount Vernon. The intent is to meet the goals of the Mount Vernon Comprehensive Plan, and the Overall Economic Development Plan to everyone's benefit.

This is an undesirable site location for potential commercial users. The existing site grade is significantly below 100 Year FEMA Flood Elevation and the cost of improving the site to be "development ready" renders the project economically infeasible, when compared to other available properties. This will be explained below.

The dilemma for the property owner, was to find a development land use that was compatible for Comprehensive Plan goals, while still making financial sense for development and to contribute to the Goals for Mount Vernon. After exploring all land use possibilities, a short stay, tourist-oriented RV Resort seemed to make the most sense, because only part of the site that would need to be elevated above FEMA flood plain elevations; a small Commons Building. Not the Resort RV spaces. A preliminary economic feasibility analysis made sense. As explained above, the only way to accomplish the development, was to go through this particular process.

The key, would be to allow for a use that meets planning & environmental goals, while providing economic gain for the community. It is also important to make sure that any project does not allow undesirable development. Seems clear that unique land parcels require special conditions to assure the community gets what is right.

Below is a more thorough explanation and justification.

MV28 Rezone Justification of Proposal

Re: COMPREHENSIVE PLAN MAP & TEXT AMENDMENTS & ASSOCIATED REZONE

Page 2

As an Architect and Planner, for numerous projects throughout the northwest, I see frustration by Planning staff, and my clients, who want to...*do the right thing*. But...regulatory language may not allow a creative and ideal land use, because the current rules do not allow a way to get there. It may be the right thing to do, but...the rules don't allow it. In helping create regulatory language for some cities, I find it always good to add a paragraph at the beginning of all codified chapters about...*the intent*. It is very difficult to know all the unique land parcel situations, neighborhoods, changing markets, and economic drivers that affect land use development. But...if you know the *intent*...the property owner is given the freedom to propose a unique solution that meets personal and Community goals. And everyone is happy.

This property fits this situation. So, the intent here is to find a way to do the right thing, by allowing for a land use zone to get us where we all want to go...to meet *the intent*.

Economic Viability

C-2 Zoning should preserve Commercial uses, in areas that could be developed for those uses. In order to enhance commercial type uses that add economic value, with minimal impact costs to the City of Mount Vernon, Zoning should be allowed, that meet the goals of the Overall Economic Development Plan.

The subject land parcel is extremely long, narrow and very expensive to upgrade. It is unsuitable for large commercial retail-type uses, according to local Commercial Real Estate Brokers for several reasons:

- a. The subject land is in a Flood Zone. To get to above FEMA flood elevation, approx. 10-12' of compacted structural fill would be required. It is not ready to develop. It is expensive to improve. The landfill costs could add approximately \$6,377,272 for 18.73 usable acres or 7.81\$/sf.
- b. A full perimeter retaining wall would have to be built to contain all of this fill with Ultrablock or similar. 4430 lineal ft x 12' ht x +/- \$22/sf = \$1,169,520. Or approx. \$1.47/sf of usable land area
- c. All utilities and access road would have to be brought to the site at a cost of approx. \$200,000
- d. ***The total cost to bring the site up to "Development Ready" would be approximately \$7,746,792, + soft costs of 20%, or \$11.66/sf at a minimum.***
- e. There is no frontage, or visibility, on a commercial arterial or street of any kind, required by any commercial business for easy customer access.
- f. This Land parcel varies from 700'-1000' from the retail road (Freeway Drive), it is not visible by normal commercial traffic & customers. It is behind other frontage businesses.
- g. Most all commercial retailers desire a land parcel that is more "square" in shape, to allow for customer parking to be near front entry of store and the access. This land parcel is long and skinny, which does not allow for any viable uses desired by any commercial enterprise allowed in C-2 Zone, currently.
- h. These issues were verified by local Commercial Brokers and Appraisers. If this site was "Development-Ready" with fill and infrastructure brought to the site, there would be a premium of an additional \$11-12 /sf added to the base land value. ***This would be significantly more than any commercial developer or user would pay for similar land...if it even had a "usable" or desirable land shape, visibility and accessibility.***

January 23, 2017

MV28 Rezone Justification of Proposal

Re: COMPREHENSIVE PLAN MAP & TEXT AMENDMENTS & ASSOCIATED REZONE

Page 3

- i. This site is not economically feasible to use for any Retail type commercial uses as intended by the C-2 Zone. It is very difficult to imagine ANY commercial use that could be developed here. Except one. RV Resorts. They can be built on a low-lying grade, because there are few permanent structures. They include tourists that are generally staying in Mount Vernon area 1 to 7 nights. If flooding conditions occur (usually in low tourist season), it will be easy to clear them out, well in advance. Any permanent guest structure on site (office, commons area, etc.) would be designed to be above required FEMA floor elevations. But, not the rest of the site. It can flood over. This rezone would allow this type of Conditional Use.

Comprehensive Plan Issues :

Compatibility with Goals of the new Mount Vernon Comprehensive Plan.

C-2 Zoning should preserve Commercial uses, in areas that could be developed for those uses. In order to enhance commercial type uses that add economic value, with minimal impacts costs to the City of Mount Vernon, Zoning with Conditional Uses should be allowed that meet the goals of the Overall Economic Development Plan, such as:

In the Mount Vernon Comprehensive Plan, under *Development Goals, Objectives and Policies, and the Overall Economic Development Plan (Ord. 2990)* approved by Council; (Paraphrased below)

- *Land use ordinances and zoning codes should be reviewed to remove roadblocks to development.
- * Create competitive Tax base
- * Position Mount Vernon to capture year-round visitor-related businesses...
- *Encourage continued private investment and improvement of a more appealing, accessible and expanded Freeway Drive commercial corridor.
- * Coordinated Visitor & local Shopper marketing
- * Tourism Attractor Development

The new Mount Vernon Comprehensive Plan document starts with an appropriate "Land Use Vision";

"...Emphasis will be placed on creating and promoting land uses that will help to balance land uses where people live, work, and play."

January 23, 2017

MV28 Rezone Justification of Proposal

Re: COMPREHENSIVE PLAN MAP & TEXT AMENDMENTS & ASSOCIATED REZONE

Page 4

Subject property allows connectivity to existing P zoned land at the south end of the parcel and the area south of Riverbend Road, (Riverbend walkway and Lion's Park) adjacent to land that is part of this proposal. The land area directly south of Riverbend Road is part of the same ownership as the proposal, and it currently zoned F-1 Open Space, which would allow a trail connection and that zoning would remain unchanged.

Under General Land Use Goals, Policies & Objectives in the New Comprehensive Plan, this proposal meets the following summarized policies;

LU-1.1.6 Encourage infill development on vacant properties with existing public services and utilities.

LU-1.3.1 Provide adequate land for...development that provides jobs & augments the City's tax base

LU-1.3.2 Ensure zoning regulations accommodate a range of allowable businesses...in appropriate locations...

LU-1.3.3 review...development regulations to remove unnecessary requirements that unnecessarily hinder the development process.

LU-2.1.1 Designate land for...commerce, recreation...on the Land use map.

This specific parcel area is NOT included In the Comprehensive Plan Appendix A Exhibit (Map 7.0) for Commercial/Industrial Parcels with Development potential.

This land parcel is also NOT included in the Comprehensive Plan Appendix A Table 3 Commercial/Industrial Developments with infrastructure.

Additionally, Skagit County Planning policies, dated 10/10/07 under Economic Development policy 5.7 calls for: Tourism, recreation...shall be promoted ..

Rezone Conditional Use issues

As stated above, this proposal is for a Comprehensive Plan Map & Text Amendment & Associated rezone, as recommended by Staff. Again, the only reason for this process is to apply for a Conditional Use for an RV Resort land use if this Rezone is approved.

This is a non-project proposal at this time.

However, it may be important for the review of this proposal, to understand the intent for a subsequent Conditional Use application for an RV Resort. Below is some discussion about the future use. This is not intended to be as a comprehensive CUP application, but it may be informative for the Rezone justification.

January 23, 2017

MV28 Rezone Justification of Proposal

Re: COMPREHENSIVE PLAN MAP & TEXT AMENDMENTS & ASSOCIATED REZONE

Page 5

The subject property, known as MV28 (*Hopefully named Riverwalk RV Resort*), would be a quality Motor Coach/RV Resort, not a permanent trailer park, catering to visitors to Mount Vernon, that could add approx. \$30,000,000* to the local economy in the first year of operation alone.

** Independent studies indicating amount spent per night and std. economic multipliers.*

This certainly meets the "intent" of the C-2 Zone.

As an Architect, I have been working with clients who have developed these "RV Resorts". They are quite popular. High-end, quality Recreational Vehicles (RV's) continue to sell well throughout the country, locally and Canada. The big problem these owners have, is there are very few quality RV resorts to stay at. There are NONE in Washington State. None. The demand is there, according to a National RV Consultant, Rich Stockwell. These projects are very high quality, and they have higher income clientele, that want to visit our region. It should be noted that the BERK Consulting report done for the City of Mount Vernon, for employment projections, lists the Leisure and hospitality sector at an annual growth rate 0.6% vs 0.2% for Retail trade. An approximate 300% increase. It would be a very desirable land use.

A future Conditional Use application would meet all development criteria for Recreational Vehicle Parks in MVMC 17.30.040, allowed in the P zone. The regulations will clearly limit amount days RV's can stay and will clearly not be a permanent resident "trailer park". As stated above, It will cater to very High-end, quality Recreational Vehicles. Tourists to add value to our local economy with sales tax dollars.

An approval of this proposed Comprehensive Plan Map & Text Amendment to change this Parcel from C-2 to P will help maintain other viable commercially zoned properties, and allows for development to meet other Goals of the City and Comprehensive Plan.

Sincerely,

David E. Christensen AIA, LEED AP

Architect and Planner

A handwritten signature in black ink, appearing to read "David E. Christensen", with a long horizontal line extending to the right.



SEPA ENVIRONMENTAL CHECKLIST

RECEIVED
CITY OF MOUNT VERNON

JAN 26 2017

C.E.D. DEPARTMENT
BY _____

17-012

MV28 Rezone (*Future Riverbend RV Resort*)

Use of checklist for nonproject proposals:

A. BACKGROUND

1. Name of proposed project, if applicable:

Riverbend RV Resort Rezone

2. Name of applicant:

MV28 LLC

3. Address and phone number of applicant and contact person:

David E. Christensen AIA, Christensen Design Management, P.O. Box 5068, Bellingham, WA 98227, 360-676-4800

4. Date checklist prepared:

January 20, 2017

5. Agency requesting checklist:

City of Mount Vernon, WA

6. Proposed timing or schedule (including phasing, if applicable):

Immediately upon receipt of land use approvals and building permits.

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

No.

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

No reports prepared to date for this non-project rezone action. Other reports may be necessary in future for any Conditional Uses and Bldg. Permits.

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

No.

10. List any government approvals or permits that will be needed for your proposal, if known City of Mount Vernon for a non-project rezone application.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain

aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Non-Project proposal to rezone this specific approx. 20.5 acre land parcel from C2 to P designation in order to allow for a conditional use application for an RV resort land Use.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Tracts A and B description lengthy. See attached. Located in Qtr3, Sec.18, T34, R4. TPN: P26054. Legal description: TPN: P26054 AND P26279

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site

(circle one): Flat, rolling, hilly, steep slopes, mountainous,
other _____

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

1-3%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Soil Classifications; 57/96/136. Majority Silt & sandy loam

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

No.

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

N/A. Non-Project proposal.

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

N/A. Non-Project proposal.

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

N/A. Non-Project proposal.

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

N/A. Non-Project proposal.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known

N/A. Non-Project proposal.

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

N/A. Non-Project proposal.

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

N/A. Non-Project proposal.

3. Water

- a. Surface Water:

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

Skagit River is just beyond 200' to the south of subject land parcel across River Bend road.

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

No.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A. Non-Project proposal.

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

N/A. Non-Project proposal.

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

Yes. Entire site.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground Water:

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

N/A. Non-Project proposal.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

N/A. Non-Project proposal.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

N/A. Non-Project proposal.

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

N/A. Non-Project proposal.

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

N/A. Non-Project proposal.

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

N/A. Non-Project proposal.

4. Plants

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

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

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

N/A. Non-Project proposal.

c. List threatened and endangered species known to be on or near the site.

N/A. Non-Project proposal.

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

N/A. Non-Project proposal.

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

N/A. Non-Project proposal.

5. Animals

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

- birds: hawk, heron, eagle, songbirds, other:
- mammals: deer, bear, elk, beaver, other:
- fish: bass, salmon, trout, herring, shellfish, other _____

N/A. Non-Project proposal.

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

N/A. Non-Project proposal.

c. Is the site part of a migration route? If so, explain. [help]

N/A. Non-Project proposal.

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

N/A. Non-Project proposal.

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

No. N/A. Non-Project proposal.

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [

N/A. Non-Project proposal.

b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe

N/A. Non-Project proposal.

c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any:

N/A. Non-Project proposal.

7. Environmental health

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

If so, describe. [

N/A. Non-Project proposal.

- 1) Describe any known or possible contamination at the site from present or past uses.
- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.
- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.
- 4) Describe special emergency services that might be required.
- 5) Proposed measures to reduce or control environmental health hazards, if any:

b. Noise

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

None. Nearby local and state Arterial will be a positive effect for site.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

N/A. Non-Project proposal.

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

N/A. Non-Project proposal.

8. Land and shoreline use

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

Current temporary agricultural use. Commercial uses to the East and farming/agricultural uses to the West of the subject property

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

N/A. Non-Project proposal. However, A successful rezone and conditional use for an RV Resort would convert 100% of this current use to RV Resort.

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

No.

c. Describe any structures on the site.

None.

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

No.

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

C2 Commercial.

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

Commercial.

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

N/A.

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

Yes. Flood Plain.

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

None.

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

None.

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

N/A.

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

A successful Rezone and Conditional use for an RV resort is 100% compatible, and desired for adjacency to commercial uses. Appropriate regulatory buffers will be included for property adjacent to County Agricultural land uses.

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

N/A Non project proposal. However, A successful rezone and conditional use for an RV Resort desires views to Skagit Valley agriculture as a view amenity to the west, and adjacency to commercial uses to the east for short term tourist activity.

9. Housing

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

One middle-income live-in Caretaker Unit if developed as an RV resort.

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

None. N/A.

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

None. N/A.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

N/A. Non-Project proposal. However, A successful rezone and conditional use for an RV Resort may include one, 1 story structure.

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

None. N/A..

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

N/A.

11. Light and glare

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

N/A. Non-Project proposal

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

N/A. Non-Project proposal

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

N/A. Non-Project proposal

- d. Proposed measures to reduce or control light and glare impacts, if any: [help]

N/A. Non-Project proposal

12. Recreation

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

Riverwalk Trail and Lion's Park.

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

No.

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

N/A. Non-Project proposal

13. Historic and cultural preservation

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

No.

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

No.

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

N/A. Non-Project proposal

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

N/A. Non-Project proposal

14. Transportation

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

Access to site via College Way. Site has a private easment access at north end of site and frontage on River Bend road to the south.

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

Riverside Drive/College Way intersection that serves the site on SKAT Route 207, approximately 600 feet East of this proposal.

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

N/A. Non-Project proposal

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

N/A. Non-Project proposal

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

N/A. Non-Project proposal

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

N/A. Non-Project proposal

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

No. N/A. Non-Project proposal

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

N/A. Non-Project proposal

15. Public services

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

N/A. Non-Project proposal

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

N/A. Non-Project proposal

16. Utilities

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

None.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

N/A. Non-Project proposal

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision. Under penalty of perjury I swear that all information provided is true and correct.



Signature:

Name of signee David E. Christensen

Position and Agency/Organization : Agent for Owner/ Christensen Design Management

Date Submitted: January 25, 2017

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

N/A. Non-Project proposal. However, A successful rezone and conditional use for an RV Resort would affect stormwater controls and emissions from vehicular circulation into site.

Proposed measures to avoid or reduce such increases are:

N/A. Non-Project proposal. However, A successful rezone and conditional use for an RV Resort would include stormwater controls to meet current Department of ecology rqmts.

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

N/A. Non-Project proposal. However, A successful rezone and conditional use for an RV Resort may increase potential small bird habitat with new landscaping.

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

N/A. Non-Project proposal. However, A successful rezone and conditional use for an RV Resort would utilize native plant materials for any new landscaping.

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

N/A. Non-Project proposal. However, A successful rezone and conditional use for an RV Resort would utilize a minor amount of electricity and Infrastructure utilization for site access, sewer, etc.

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

N/A. Non-Project proposal. However, A successful rezone and conditional use for an RV Resort will meet or exceed current energy efficient, LID standards by the WSEC and DOE, in addition to city of Mount Vernon rqmts.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

N/A. Non-Project proposal. However, A successful rezone and conditional use for an RV Resort could result in additional use of city trails, parks and other tourist-oriented destinations, as is their goal.

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

N/A. Non-Project proposal. However, A successful rezone and conditional use for an RV Resort will provide additional tourist sales tax into the local economy to help maintain tourist-oriented facilities and commerce.

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

N/A. Non-Project proposal. However, A successful rezone and conditional use for an RV Resort would meet Comprehensive Plan goals.

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

N/A.

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

N/A. Non-Project proposal. However, A successful rezone and conditional use for an RV Resort may increase utilization of local transportation to a small extent, since all RV inhabitants may have private vehicles.

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

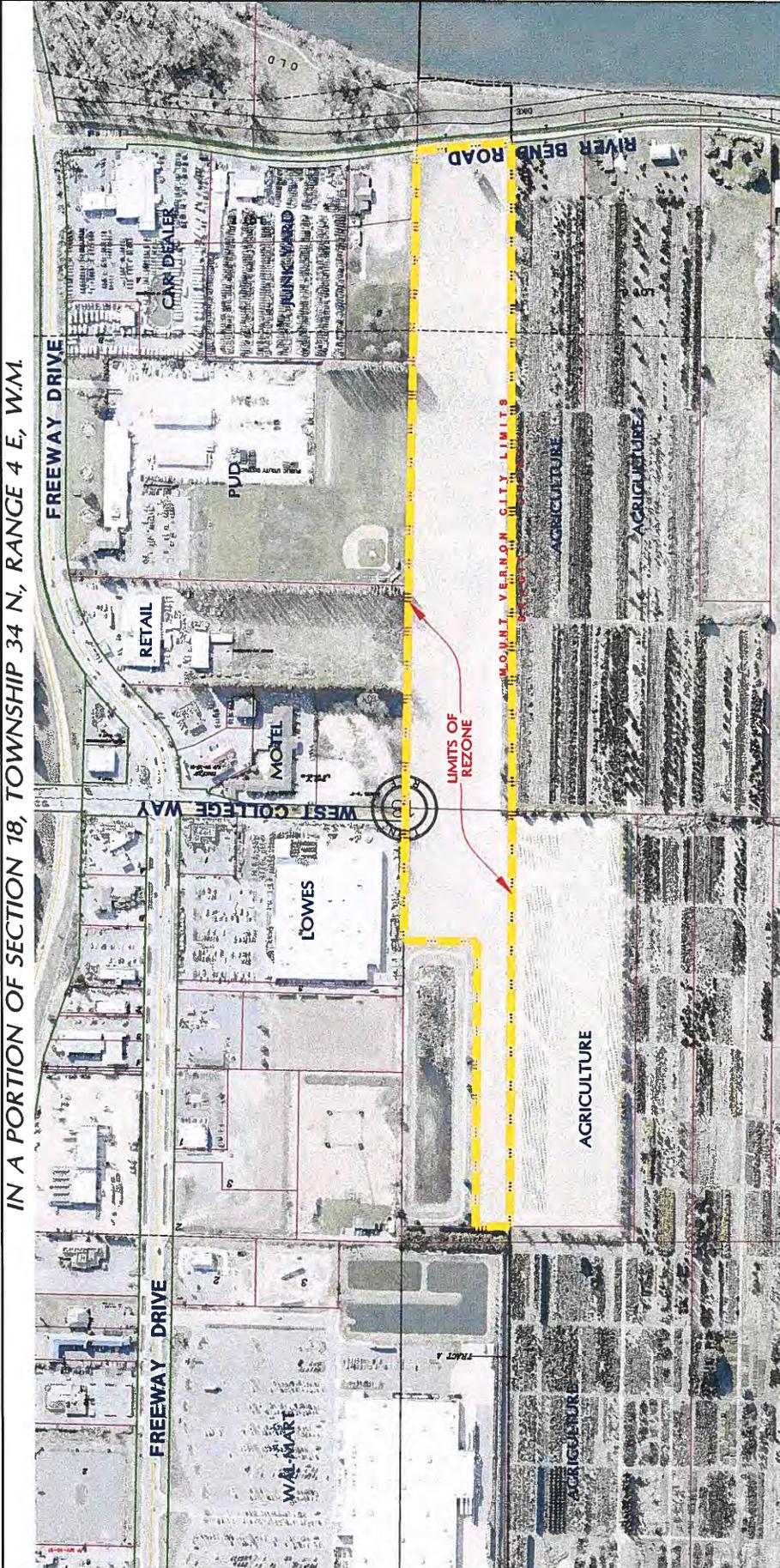
None.

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

N/A. Non-Project proposal. However, A successful rezone and conditional use for an RV Resort will not conflict with any laws to our knowledge.

RECEIVED
 CITY OF MOUNT VERNON
 JAN 26 2017
 C.E.D. DEPARTMENT
 BY _____

IN A PORTION OF SECTION 18, TOWNSHIP 34 N, RANGE 4 E, W.M.



Sound Development Group
 ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
 P.O. Box 1702, 1111 Cleveland Avenue, Suite 202
 Mount Vernon, WA 98273
 Tel: 360-604-2010 Fax: 360-604-2013

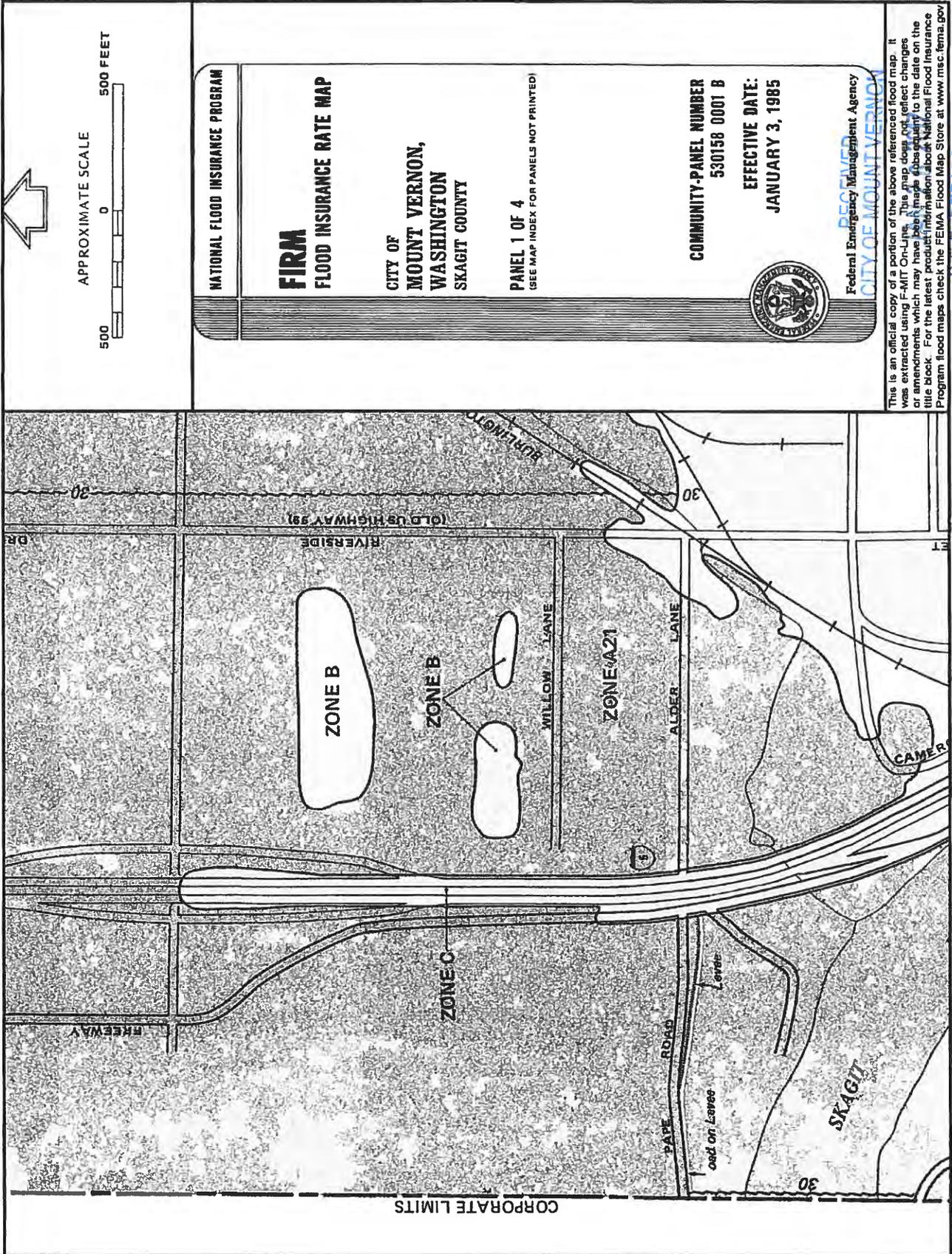
SHEET DESCRIPTION

NEIGHBORHOOD
 DETAIL MAP

SCALE: 1" = 300' PROJECT
 DRAWN BY: PLAU
 JOB NUMBER: 10088
 DATE: 01/20/17

REZONE APPLICATION
 FOR
 MV28

DRAWING NAME
 10088REZONE.dwg
 SHEET
 1 OF 1

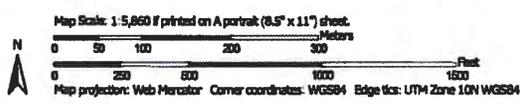


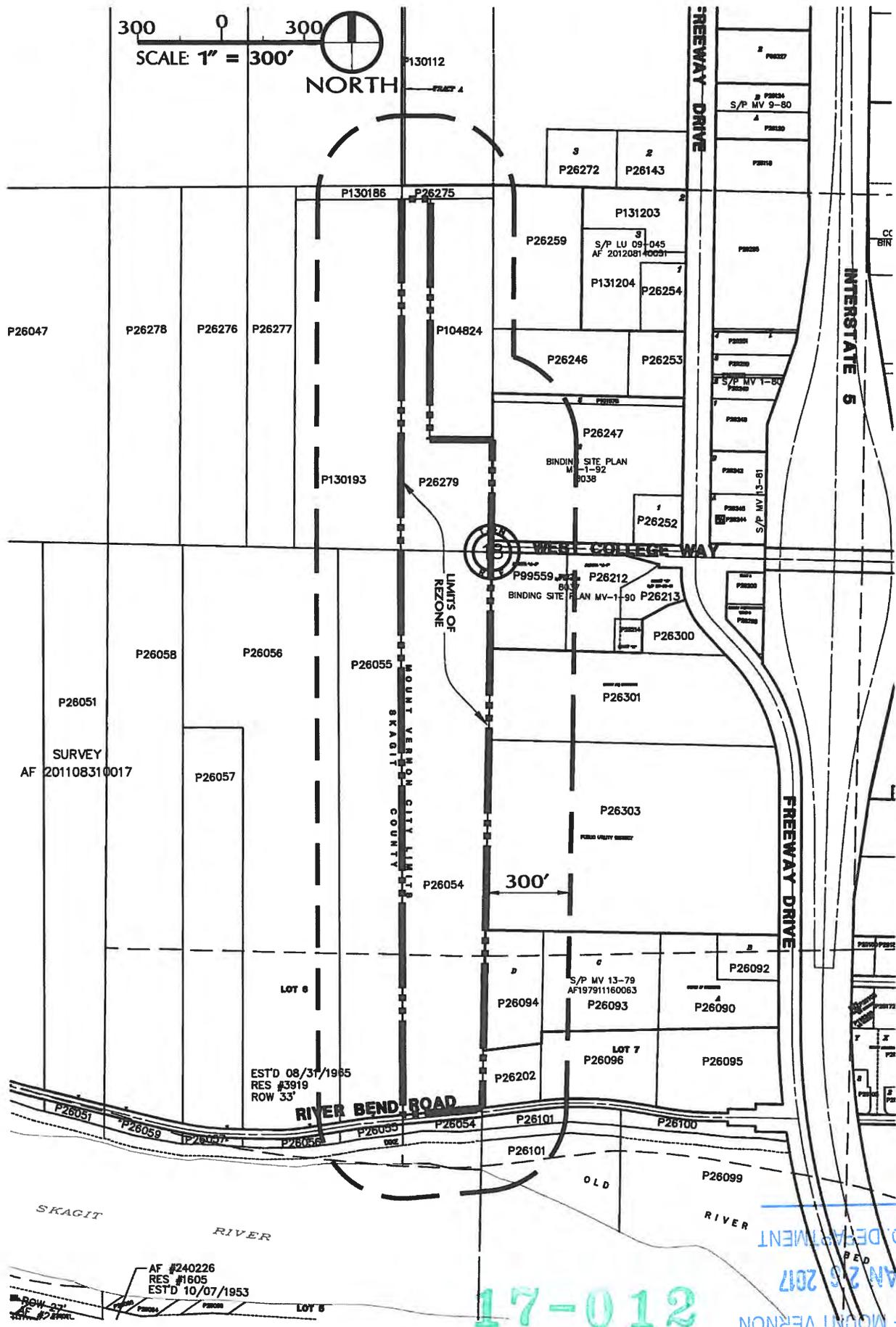
BY _____
CITY DEPARTMENT

Soil Map—Skagit County Area, Washington



Soil map is not to scale with the aerial photo.





17-012

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CITY OF MOUNT VERNON
JAN 25 2017
C.E.D. DEPARTMENT

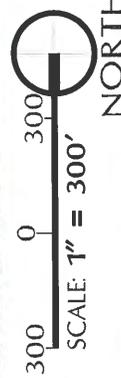
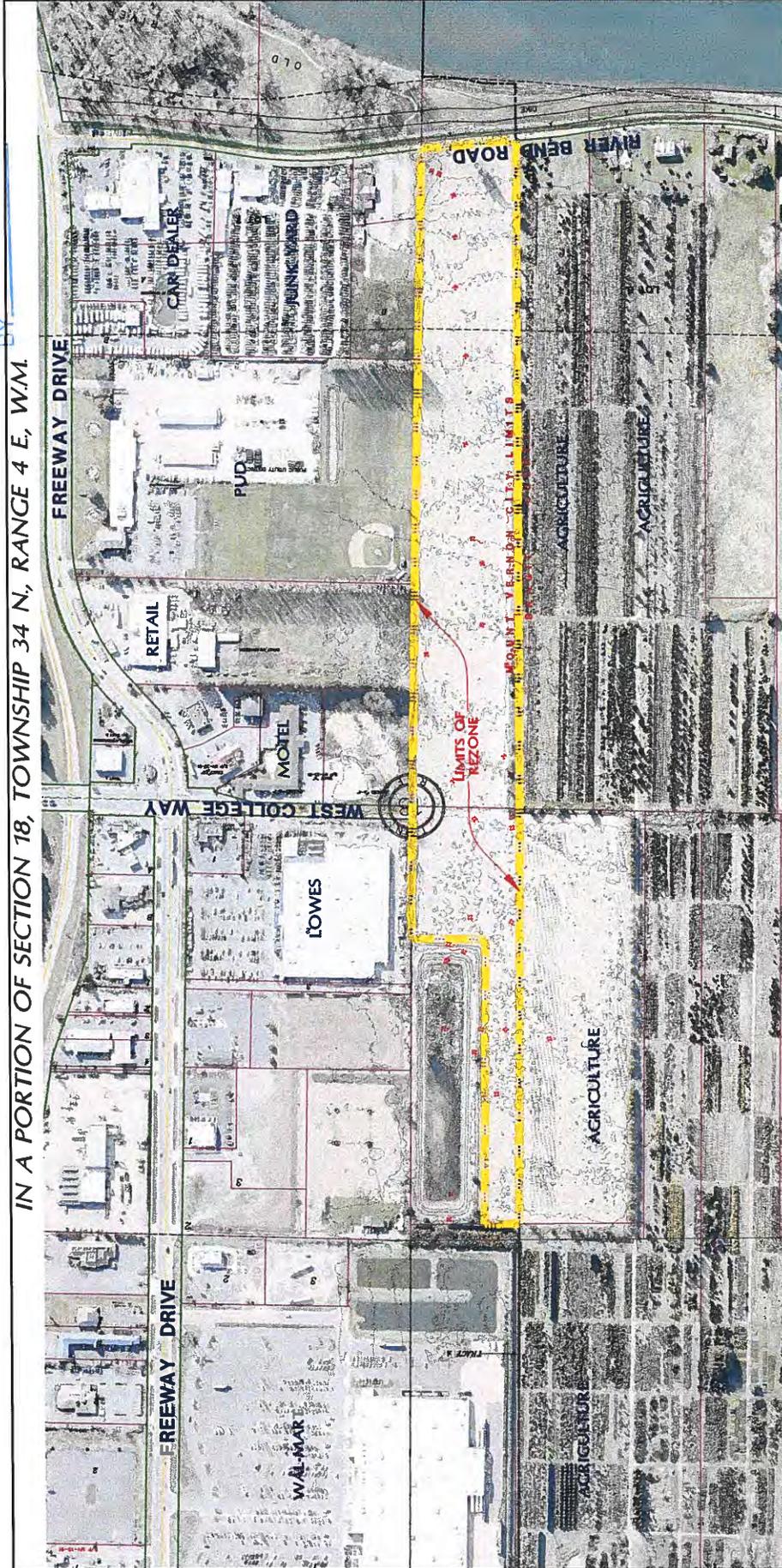
AF #240226
RES #1605
ESTD 10/07/1953
LOT 8
ROW 33
AF #240226

RECEIVED
CITY OF MOUNT VERNON

JAN 26 2017

C.E.D. DEPARTMENT

IN A PORTION OF SECTION 18, TOWNSHIP 34 N., RANGE 4 E., WM.

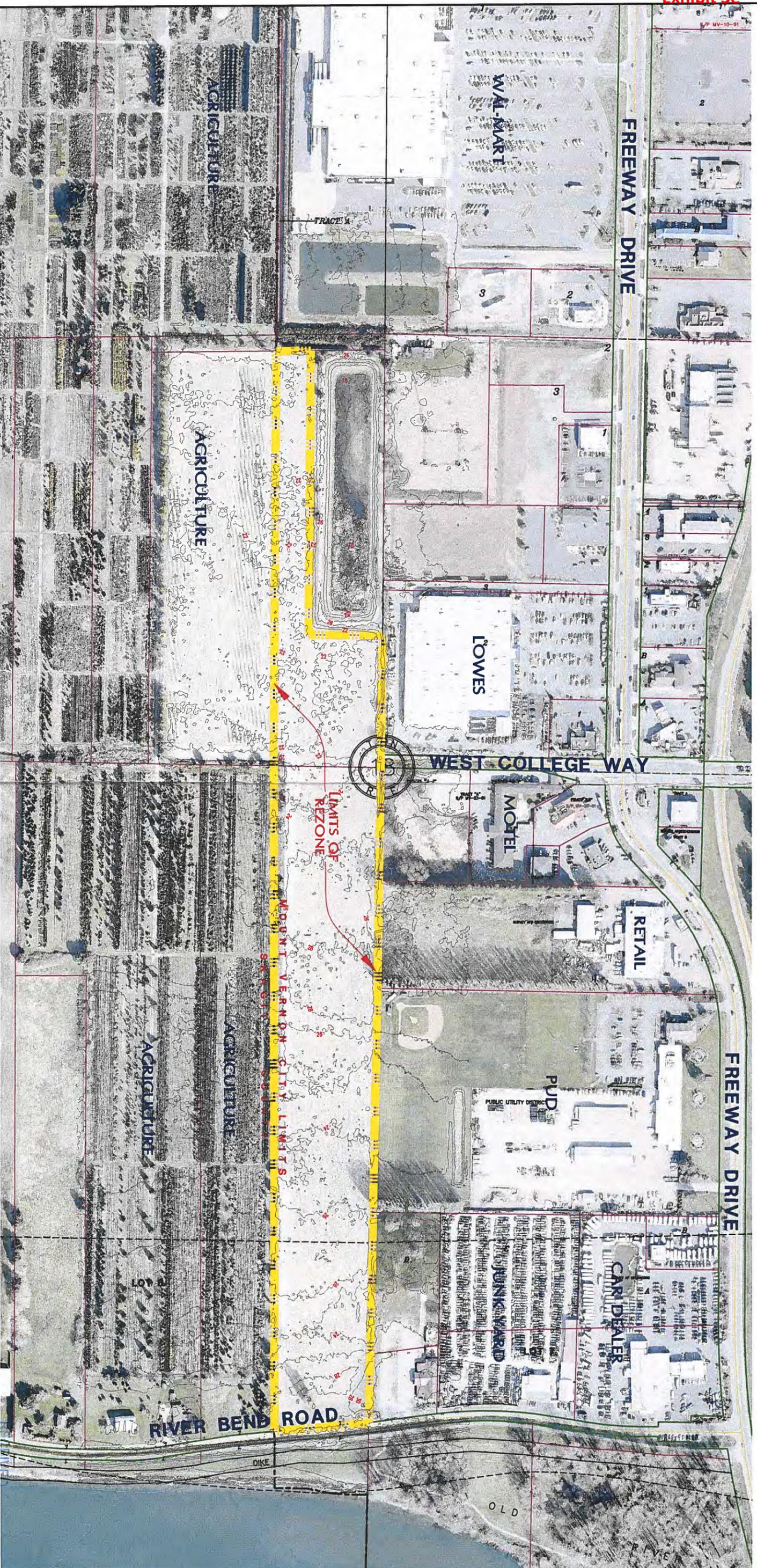


Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
P.O. Box 1705, 1111 Cleveland Avenue, Suite 202
Mount Vernon, WA 98273
Tel: 360-404-2010 Fax: 360-401-2013

DRAWING NAME 10088REZONE.dwg SHEET 1 OF 1	REZONE APPLICATION FOR MV28	SCALE DRAWN BY JOB NUMBER DATE PROJECT PLAU 10088 012017
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EXISTING
CONDITIONS

IN A PORTION OF SECTION 18, TOWNSHIP 34 N., RANGE 4 E., W.M.



Sound Development Group

ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
 P.O. Box 1705 1111 Cleveland Avenue, Suite 202
 Mount Vernon, WA 98273
 Tel: 360-404-2010 Fax: 360-404-2013

SHEET DESCRIPTION	EXISTING CONDITIONS
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SCALE	1" = 300'	PROJECT
DRAWN BY:	PLAU	REZONE APPLICATION
JOB NUMBER:	10088	FOR MV28
DATE:	01/20/17	

SCALE	1" = 300'	PROJECT
DRAWN BY:	PLAU	REZONE APPLICATION
JOB NUMBER:	10088	FOR MV28
DATE:	01/20/17	

DRAWING NAME	10088REZONE.dwg
SHEET	1 OF 1



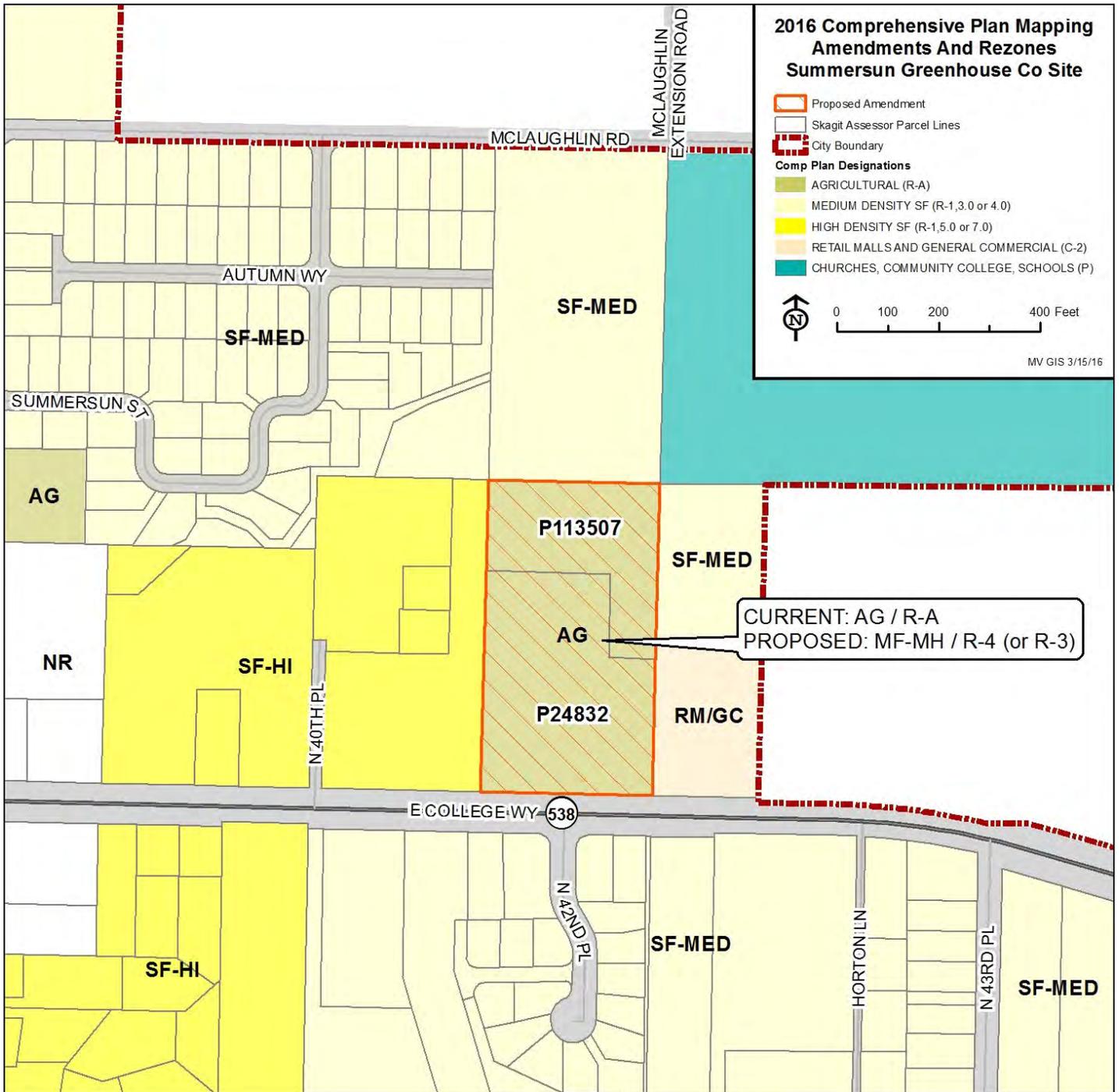
NORTH

CITY OF MOUNT VERNON

JAN 26 2017

C.E.D. DEPARTMENT
 BY _____







2017 Google Oblique Map Imagery, north at top of image



2017 Google Oblique Map Imagery, south at top of image

Exhibit 4

PL15-124, Summersun Mapping
Storm Sewer

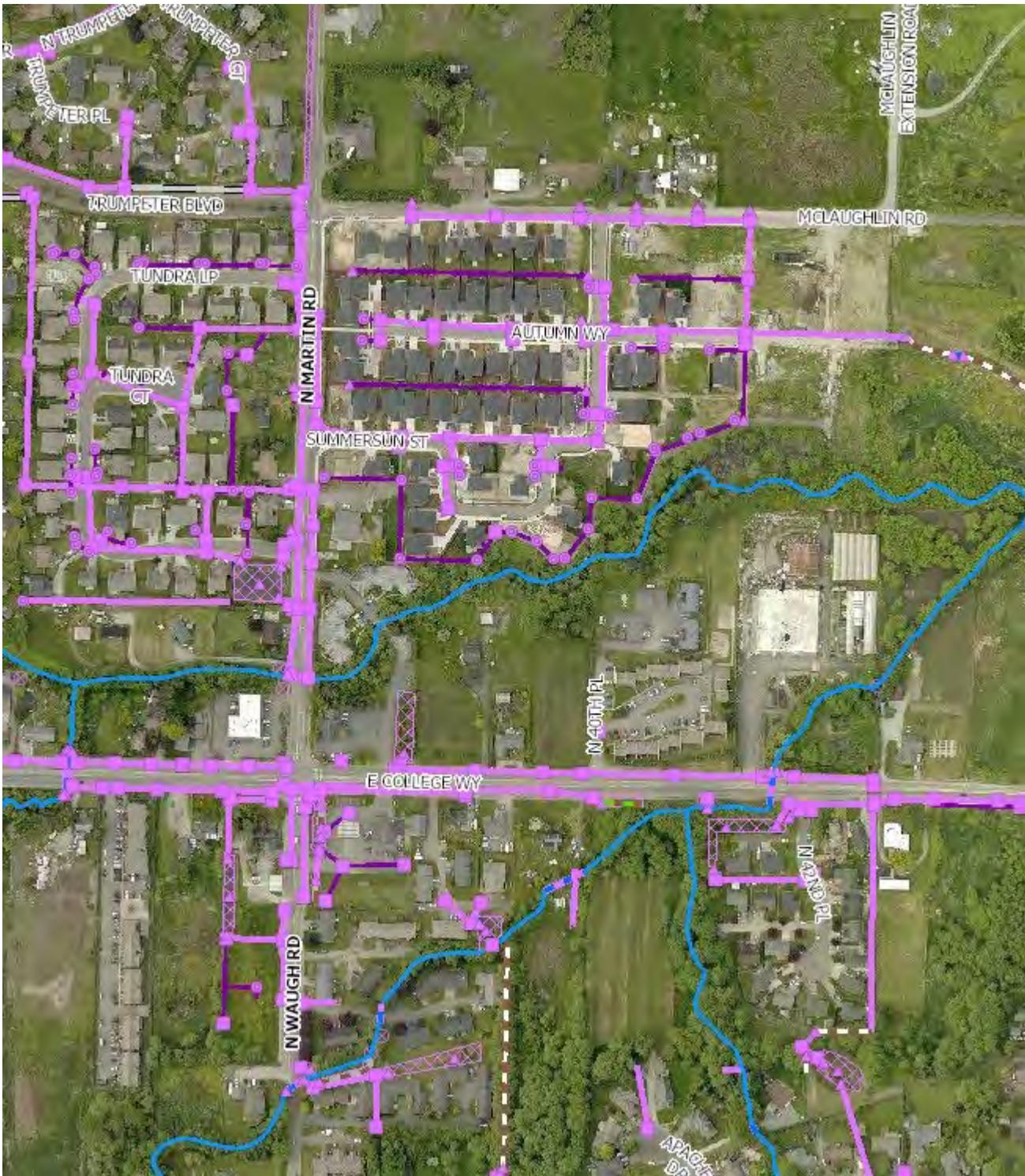
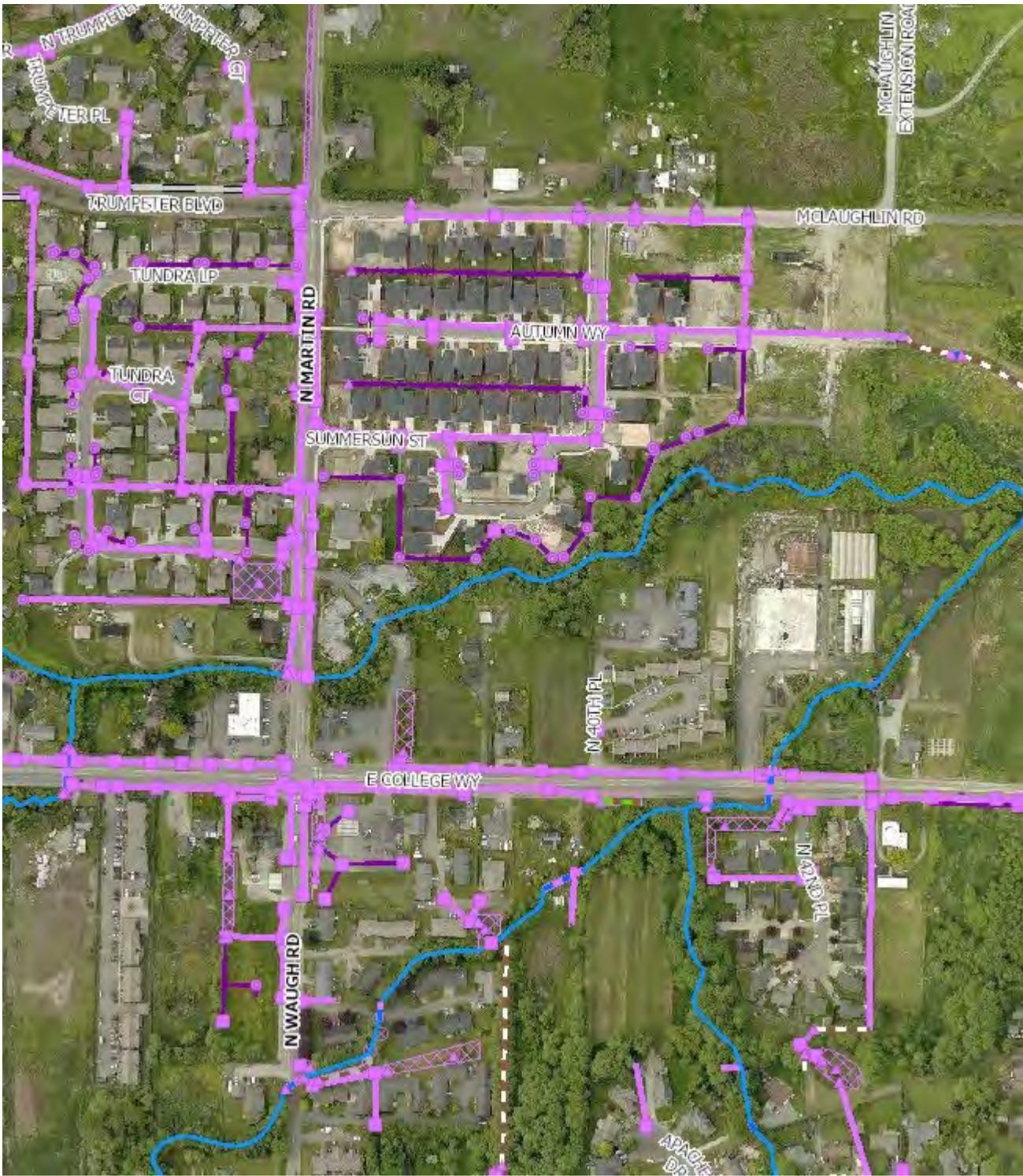
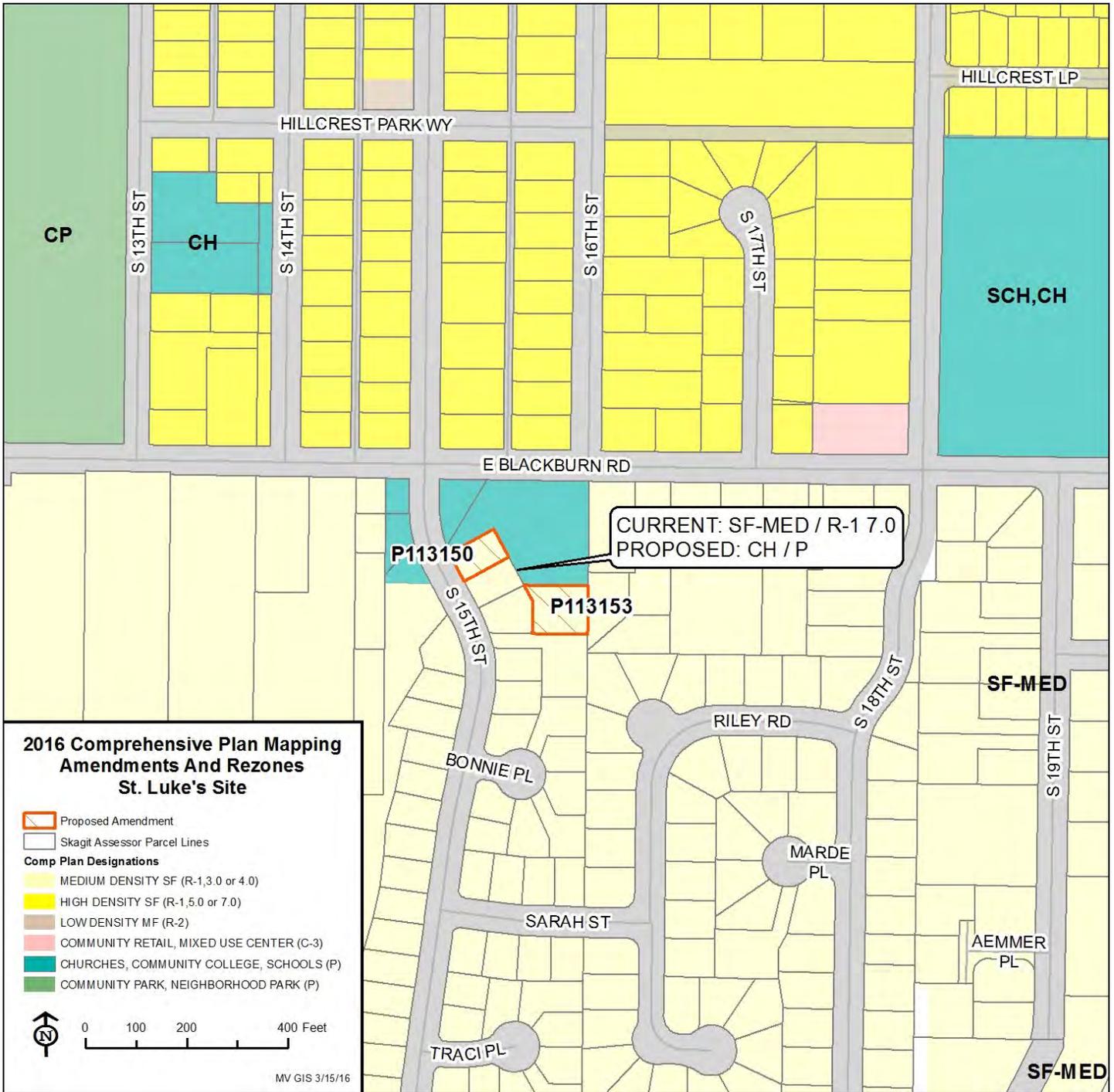


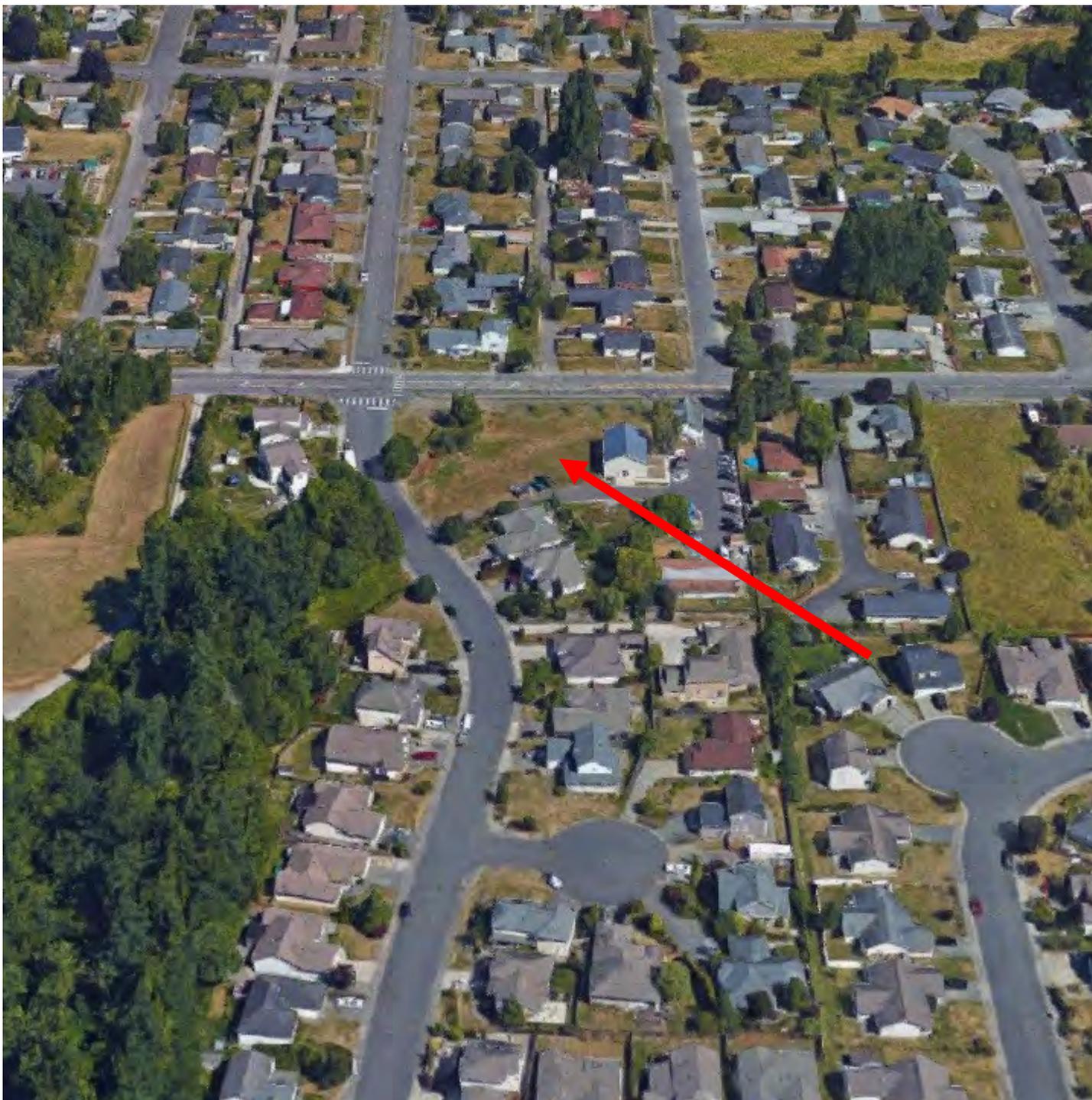
Exhibit 4

PL15-124, Summersun Mapping
Storm Sewer









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2017 Google Oblique Map Imagery, south at top of image

Exhibit 4

PL16-009, St. Luke's Church

Sanitary Sewer

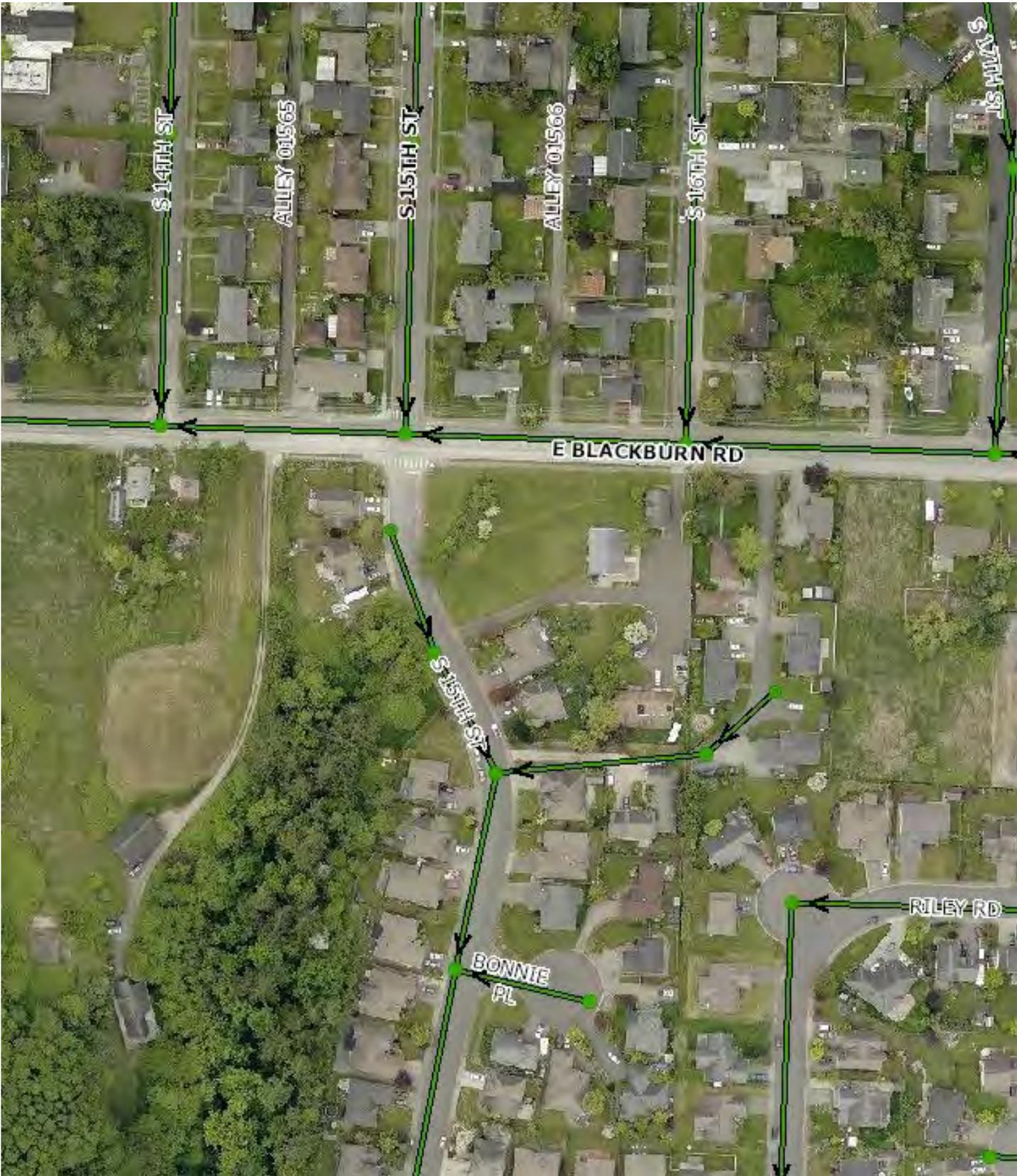
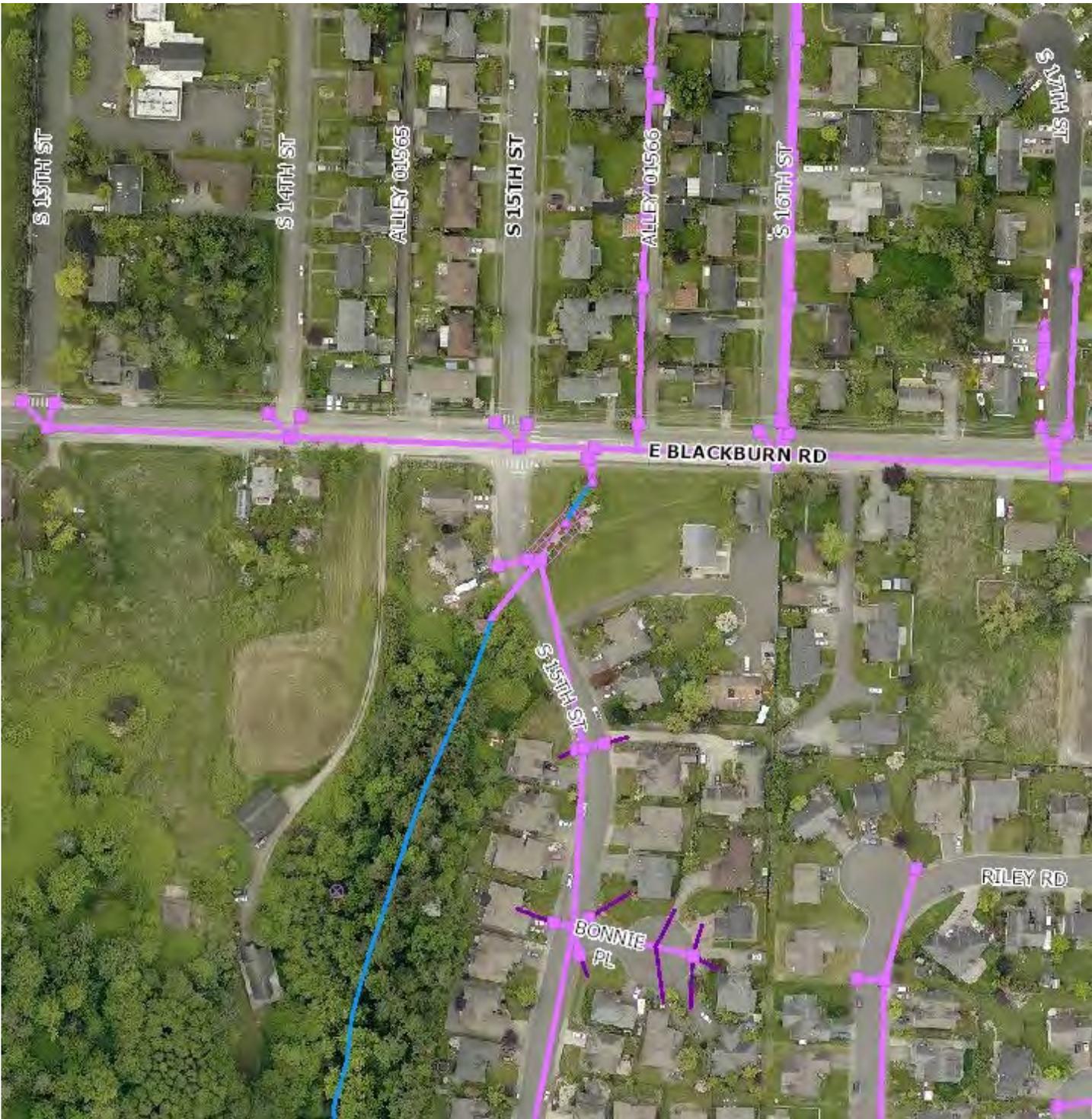
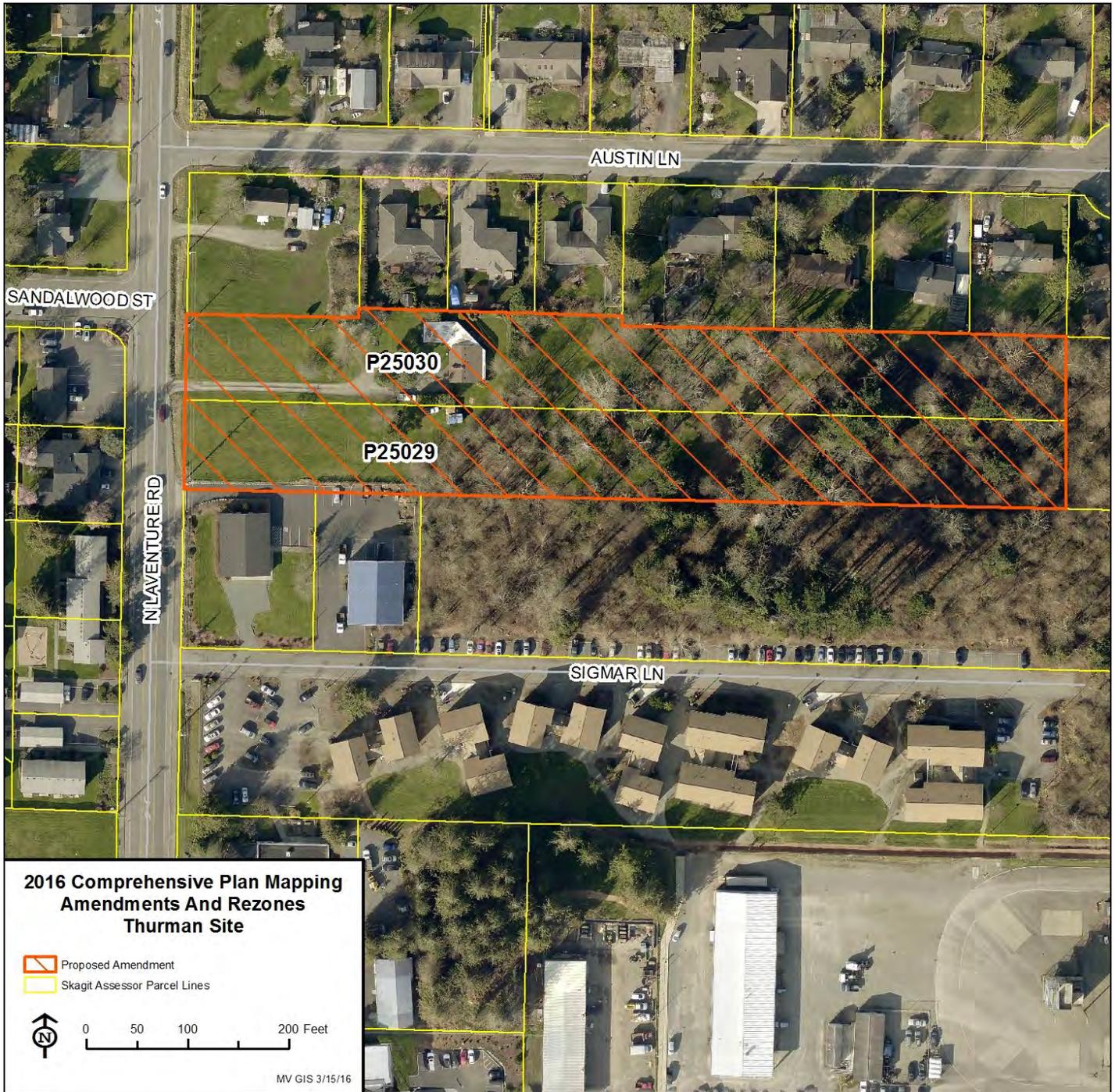


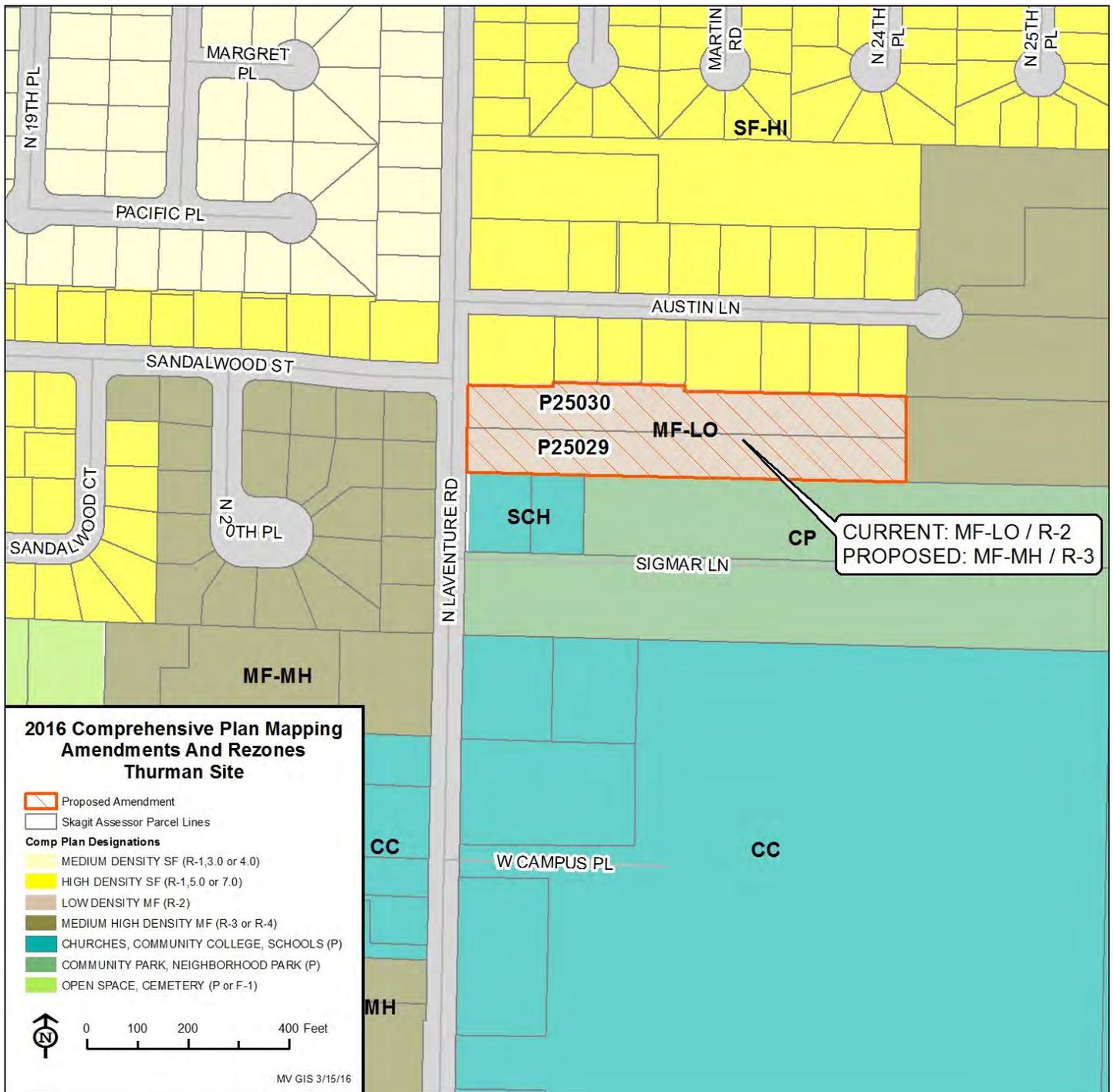
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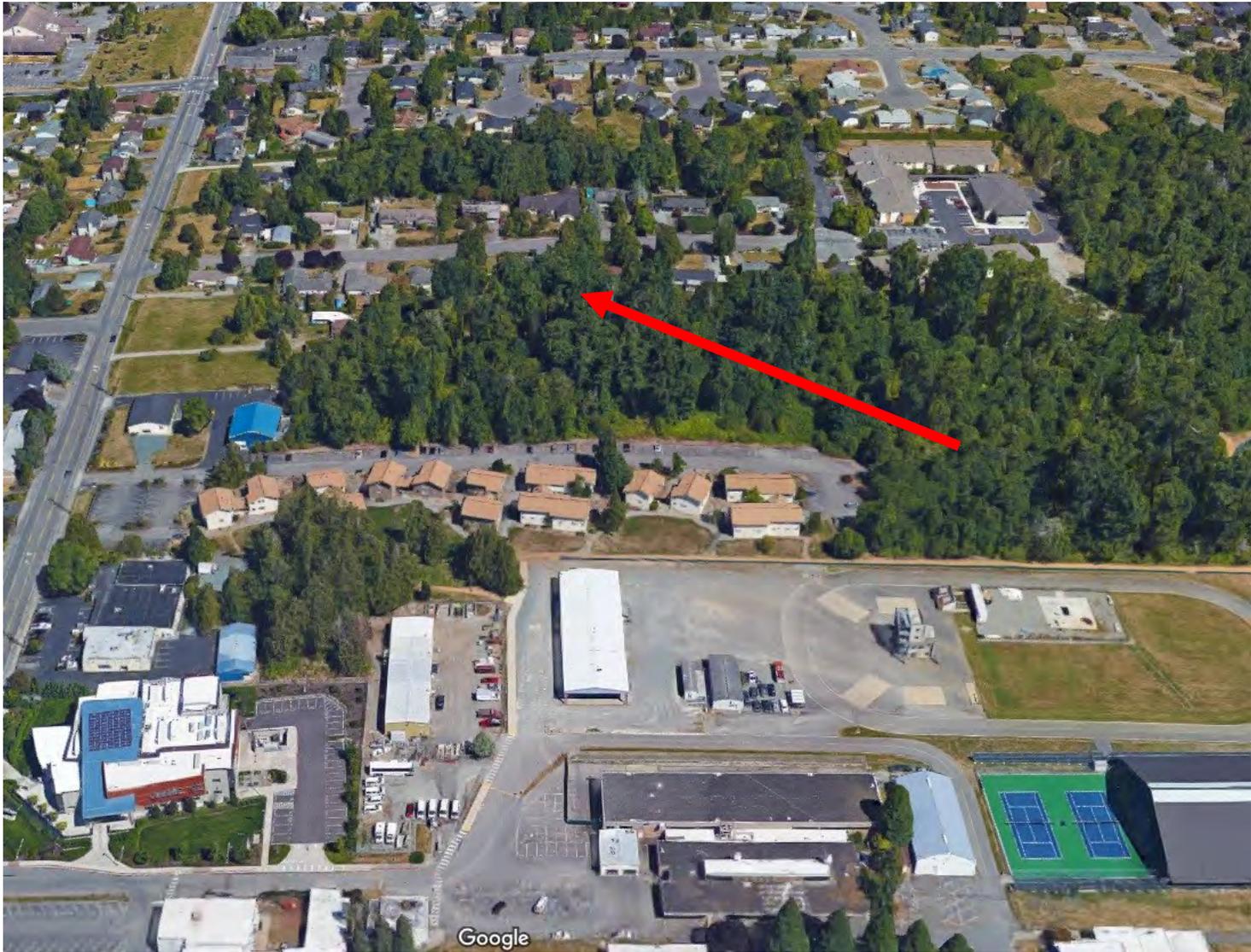
PL16-009, St. Luke's Church

Storm Sewer









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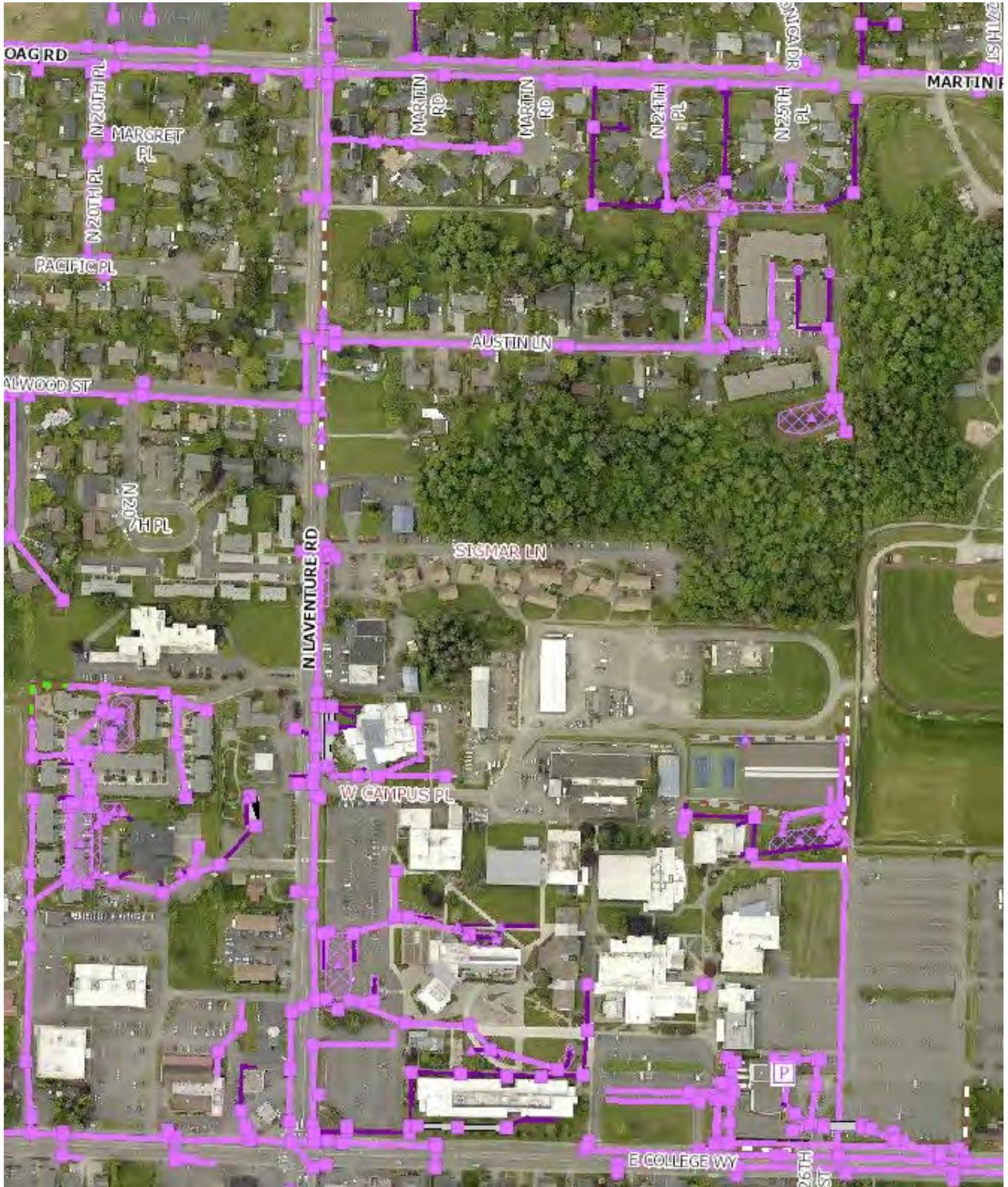


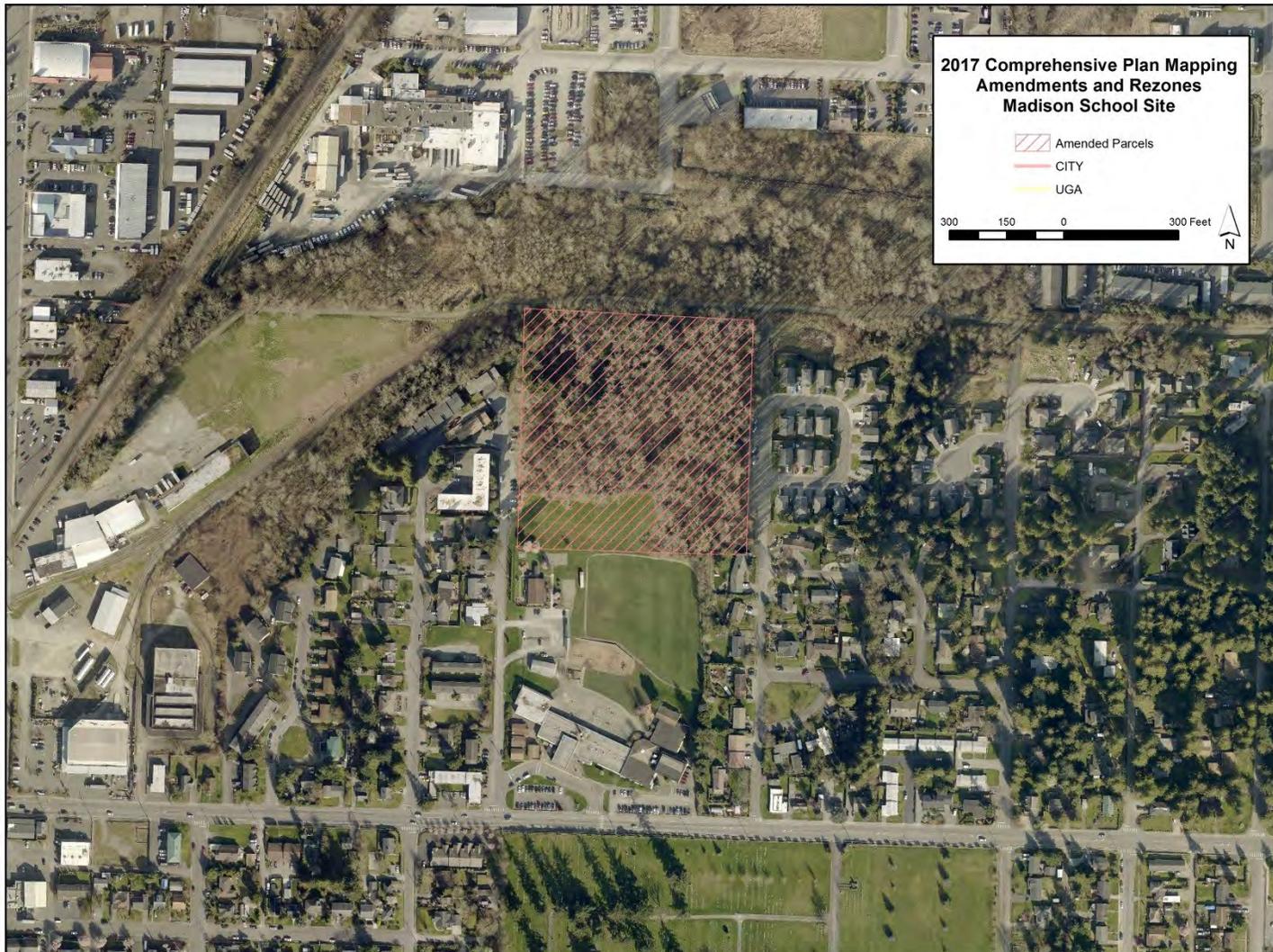
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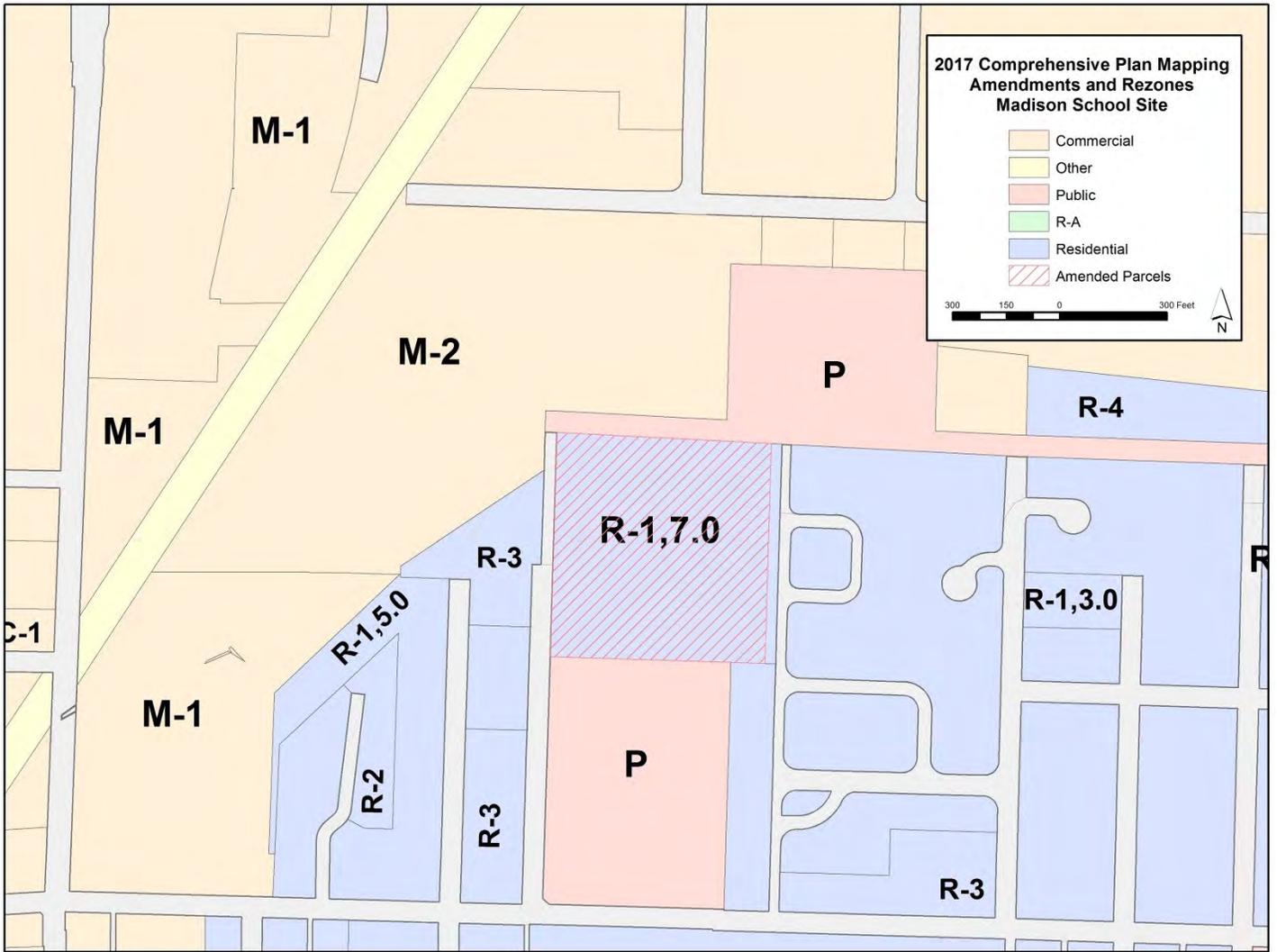
Exhibit 4

PL16-011, Thurman

Storm Sewer









2017 Google Oblique Map Imagery, north at top of image



2017 Google Oblique Map Imagery, south at top of image

Exhibit 4

PL17-011 Madison Elementary

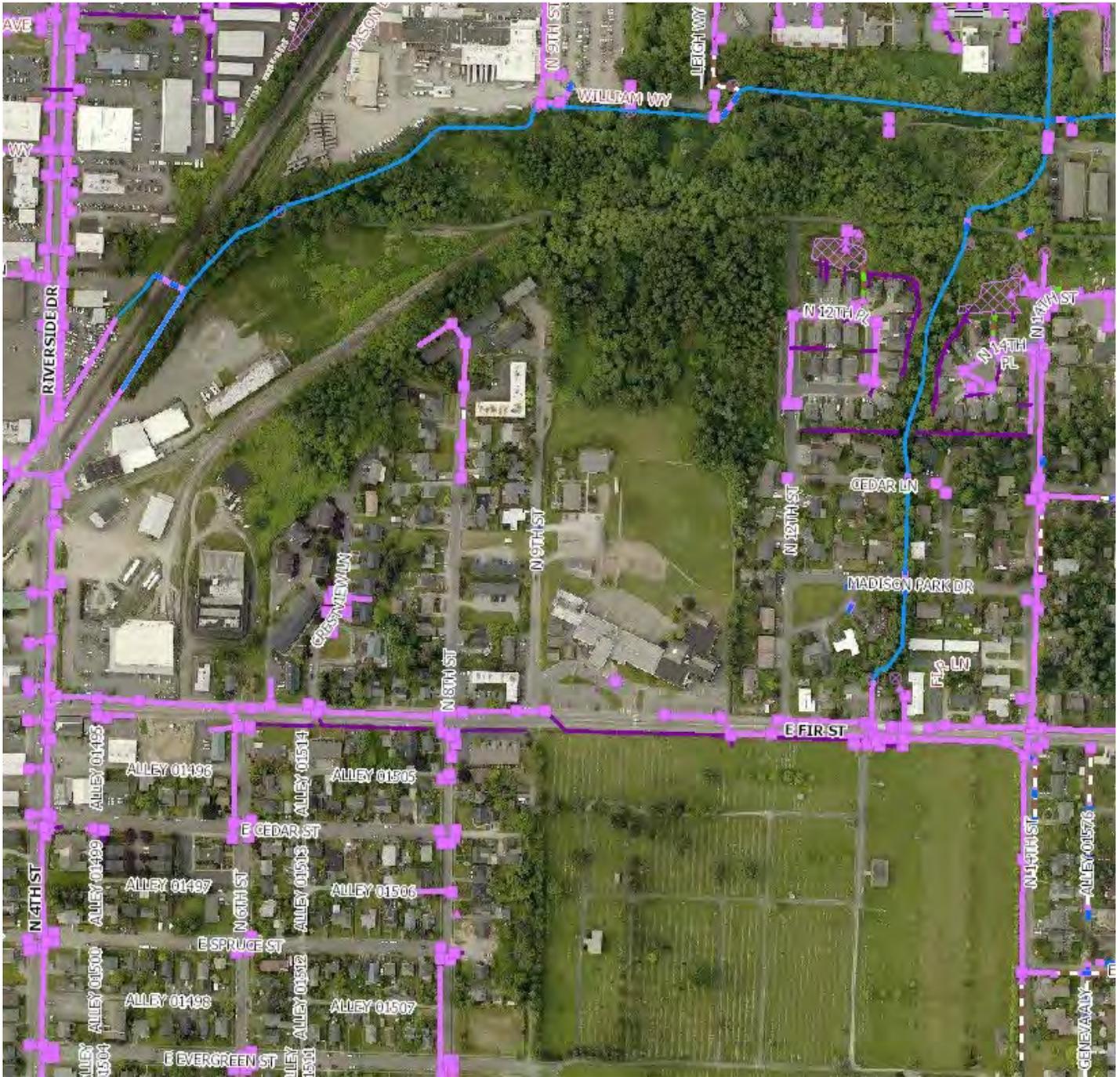
Sanitary Sewer

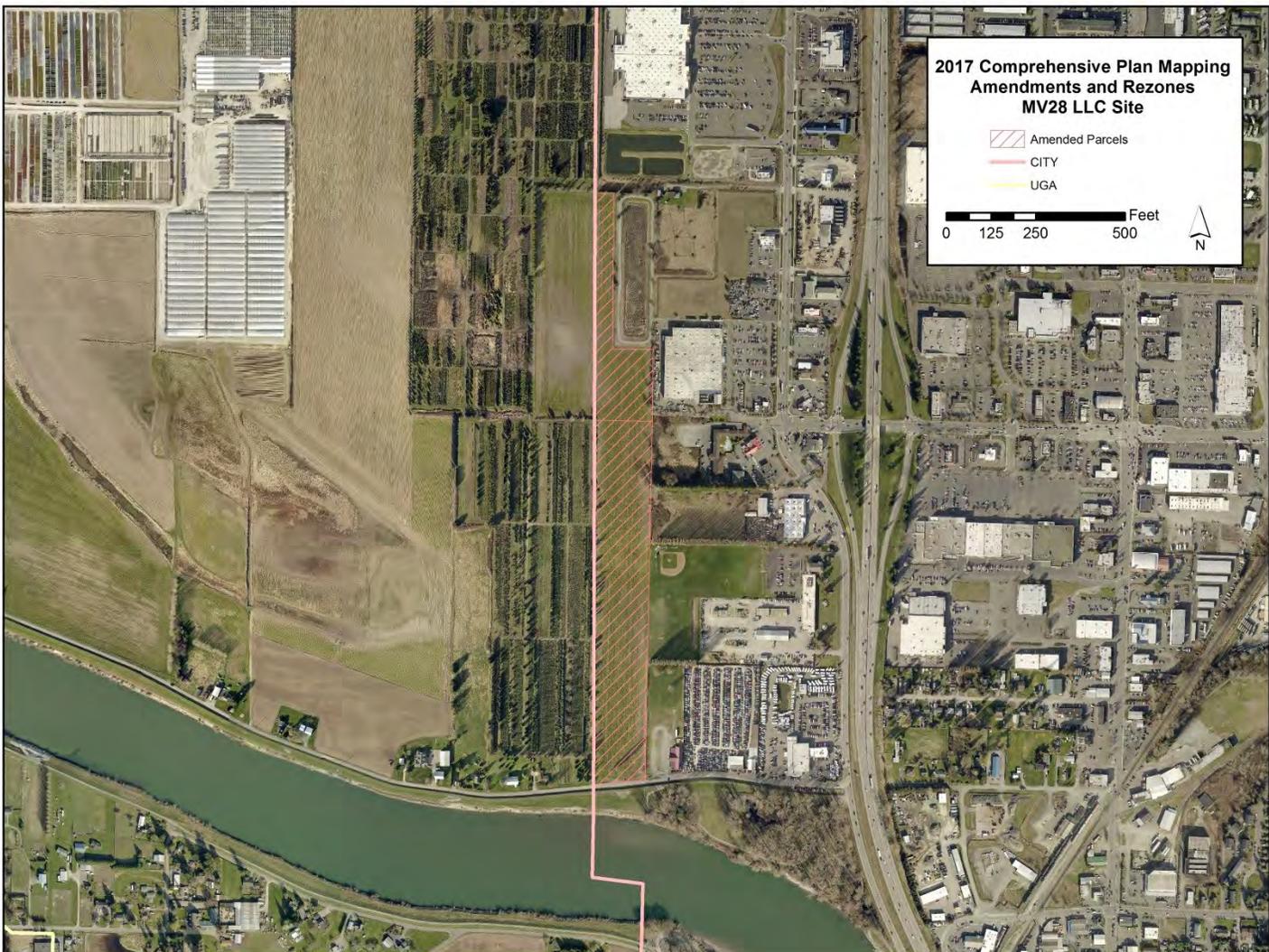


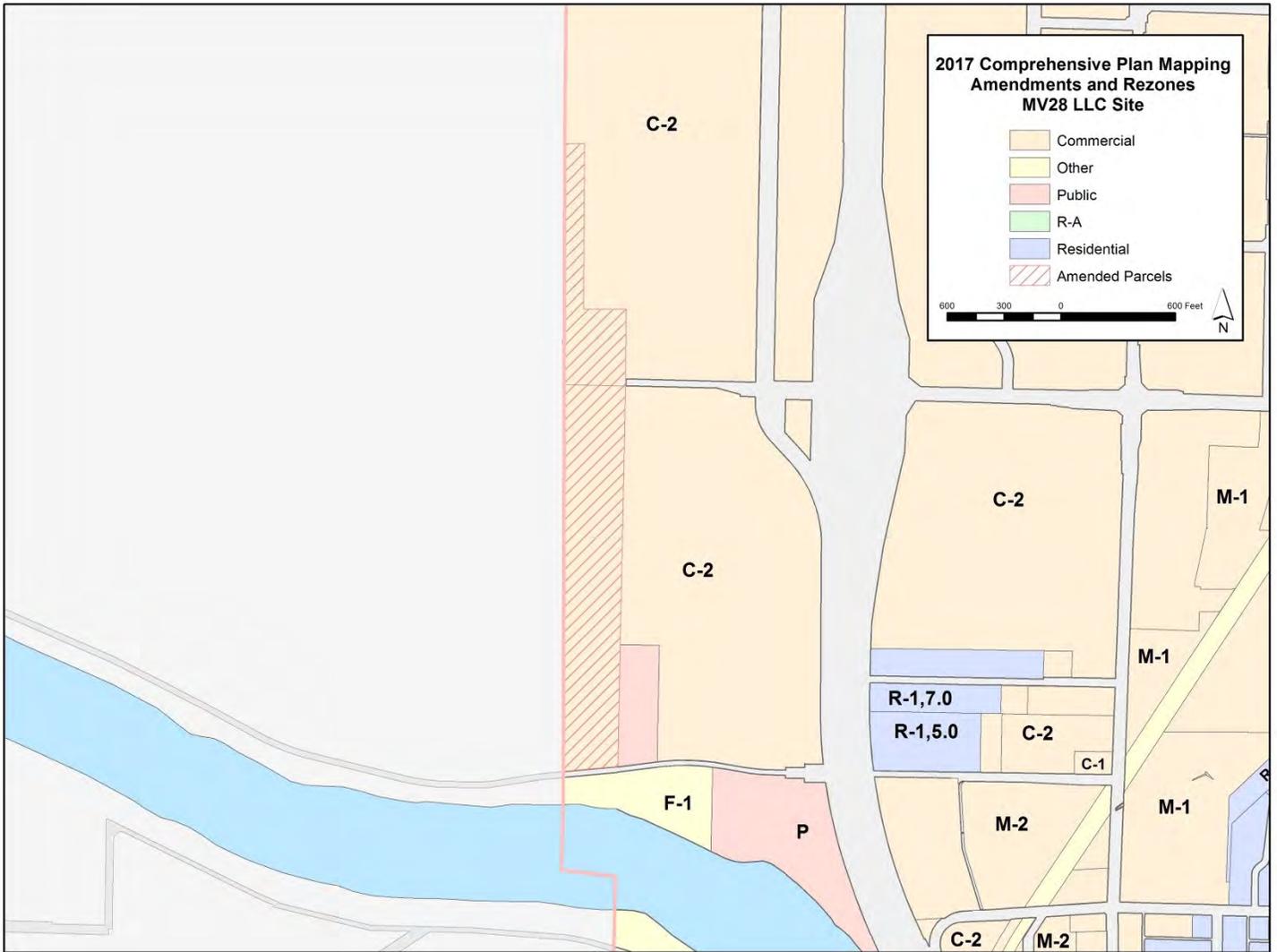
Exhibit 4

PL17-011 Madison Elementary

Storm Sewer









2017 Google Oblique Map Imagery, north at top of image



2017 Google Oblique Map Imagery, south at top of image

Exhibit 4
PL17-012, MV-28, LLC
Sanitary Sewer

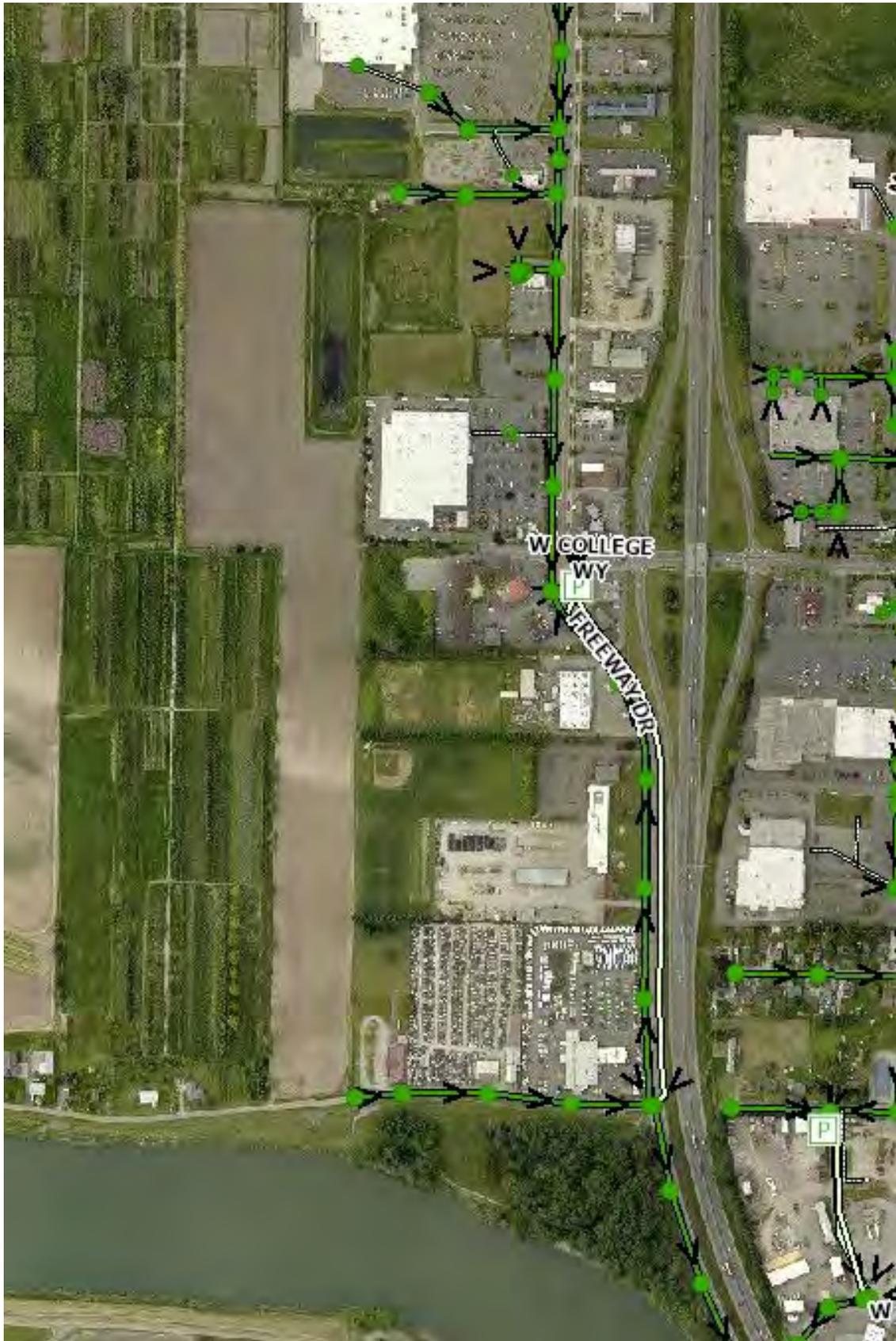
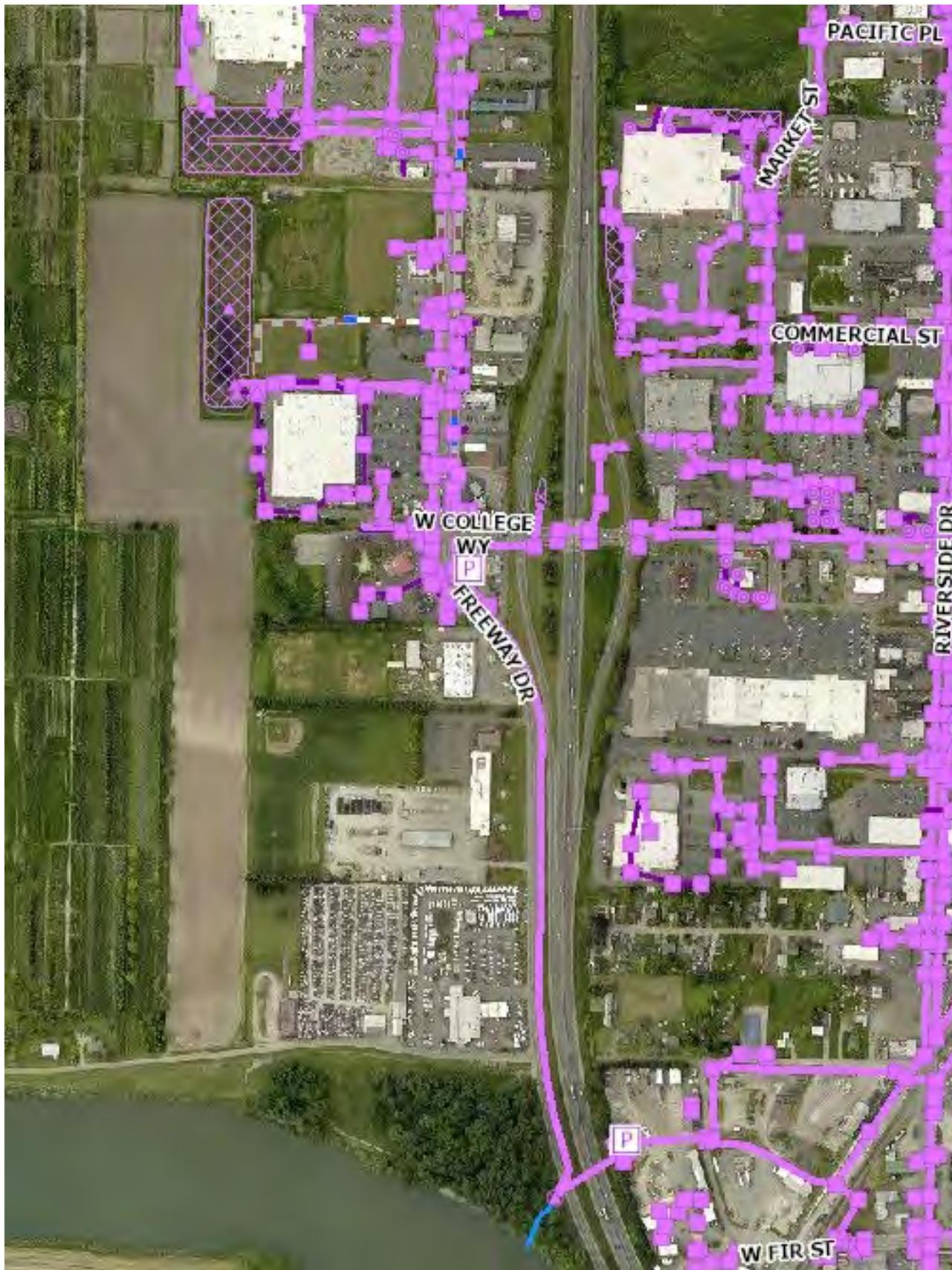


Exhibit 4

PL17-012, MV-28, LLC

Storm Sewer



Chapter 17.12

R-A RESIDENTIAL AGRICULTURAL DISTRICT

Sections:

- 17.12.010 Intent.
- 17.12.020 Permitted uses.
- 17.12.030 Accessory uses.
- 17.12.035 Administrative conditional uses.
- 17.12.040 Conditional uses.
- 17.12.045 Special uses.
- 17.12.050 Lot area and width.
- 17.12.060 Setbacks.
- 17.12.070 Lot coverage.
- 17.12.080 Signs.
- 17.12.090 Parking.

17.12.010 Intent.

The intent of this chapter is to provide for uses and activities more rural in character than those found in more concentrated, urban residential neighborhoods. Properties zoned R-A that do not have an associated comprehensive plan designation of agricultural (AG) shall be rezoned to be consistent with their existing comprehensive plan designation when a development project for anything other than one single-family house or an accessory use per lot is proposed. (Ord. 3315, 2006; Ord. 2352, 1989).

17.12.020 Permitted uses.

Permitted primary uses in the R-A districts include:

- A. Detached, single-family residential dwelling units. This use is limited to the placement of one such dwelling unit per certified lot and may consist of manufactured homes;
- B. The growing of crops;
- C. The sale of products produced on the premises; provided, that the lot area is greater than two acres; and provided, that only one sales stand, 300 square feet or less, shall be permitted; and provided that marijuana and marijuana products shall not be permitted;
- D. The raising of livestock, except commercial hogs; provided, that the operation conforms to all applicable health laws; and provided, that no more than one hooved animal (excluding sucklings) shall be permitted for each one-half acre of lot area. In no case shall any building housing livestock be located less than 200 feet from any property line;
- E. Municipal parks and playgrounds of less than one-half acre. (Ord. 3627 § 13, 2014; Ord. 3429 § 49, 2008).

17.12.030 Accessory uses.

Permitted accessory uses in the R-A district include:

- A. Those accessory uses permitted in the R-1 districts;
- B. Animal and implement barns, silos, sheds and similar buildings needed in agricultural activities. Animal roaming areas shall be fenced;
- C. Home occupations as set forth in Chapter 17.96 MVMC and subject to the conditions contained therein;
- D. Private garage; and
- E. Each single-family residence is permitted to have one accessory structure, which is exempt from building permit requirements, by definition of the International Building Code (120 square feet or less). These exempt structures are

required to be located in the rear yard and maintain a minimum of 10-foot setback from any other building or property line. (Ord. 3429 § 50, 2008).

17.12.035 Administrative conditional uses.

Uses permitted by an administrative conditional use and classified as Type II permits in R-A districts are as follows:

A. Day nurseries. (Ord. 3315, 2006; Ord. 3193 § 2, 2004).

17.12.040 Conditional uses.

Uses permitted by a conditional use permit and classified as Type III permits in R-A districts are as follows:

A. Kennels; provided, that:

1. The portion of the building or structure housing animals is soundproofed;
2. Any run areas are enclosed by eight-foot-high solid walls;
3. Animal runs are surfaced with impervious materials;
4. Drainage is away from the nearest adjoining properties;
5. All applicable health laws are met;
6. The lot area is not less than one acre.

B. Bed and breakfast establishments which meet the following criteria:

1. The structure shall be “owner-occupied” and serve as the primary residence of the owner.
2. Adequate off-street parking of one parking space per guest room plus two spaces for the owner shall be provided but shall not be in the required front yard unless it is screened and is compatible with the surrounding neighborhood.
3. The structure shall meet all city building and fire codes to protect the safety of customers.
4. Individual rooms that are rented shall not contain cooking facilities.
5. The only meal to be provided to guests shall be breakfast and it shall only be served to guests taking lodging in the facility.
6. There shall not be any other bed and breakfast establishments within a 300-foot radius.
7. The maximum number of days that a guest may stay shall be limited to 14 consecutive days. Guests may not stay more than 60 days in any one year.
8. The building structure may not be altered or remodeled to the extent that the resulting structure would be incompatible with the residential character of the neighborhood. (Ord. 3315, 2006; Ord. 3193 § 3, 2004; Ord. 2379 § 1, 1990; Ord. 2352, 1989).

17.12.045 Special uses.

Uses permitted by a special use permit in R-A districts are as follows:

A. Accessory dwelling unit, subject to the restrictions and regulations set forth in MVMC 17.81.110. (Ord. 3315, 2006; Ord. 2593 § 3, 1994).

17.12.050 Lot area and width.

Minimum lot area per dwelling unit shall be 35,000 square feet. The minimum lot area for any other permitted primary use without a selling unit on the premises shall be 30,000 square feet. Minimum lot width of the building line shall be 100 feet. (Ord. 3315, 2006; Ord. 2352, 1989).

17.12.060 Setbacks.

Minimum setback requirements are as follows:

A. Front yard: 35 feet on arterial streets and 30 feet on all other streets. Buildings on corner lots and through lots shall observe the minimum setback on both streets;

B. Side yard: 10 feet on each side;

C. Rear yard: 20 feet. (Ord. 3315, 2006; Ord. 2531 § 5, 1993; Ord. 2352, 1989).

17.12.070 Lot coverage.

Not more than 35 percent of the area of a lot may be covered by buildings and other structures, including accessory structures and any parking areas; provided, however, such limitation shall not include temporary growing structures that are exempt from building permit requirements and that have the sides and roof covered with polyethylene, polyvinyl, or similar flexible synthetic material and are used to provide plants with either frost protection or increased heat retention. (Ord. 3315, 2006; Ord. 2761 § 1, 1996; Ord. 2352, 1989).

17.12.080 Signs.

No signs are permitted except as provided in Chapter 17.87 MVMC. (Ord. 3315, 2006; Ord. 2352, 1989).

17.12.090 Parking.

There shall be provided and maintained for each residence at least two enclosed (private garage) parking spaces plus a driveway apron that can accommodate a minimum of two vehicles used by the residents and guests of a residence for a total of not fewer than four parking spaces per dwelling unit.

Exception: The community and economic development director may reduce the amount and type of required off-street parking for:

A. Affordable housing units as defined by Chapter 17.06 MVMC;

B. Senior housing developments. (Ord. 3429 § 51, 2008).

Chapter 17.15

R-1 SINGLE-FAMILY DETACHED RESIDENTIAL DISTRICT

Sections:

- 17.15.010 Intent.
- 17.15.020 Subdistricts – Lot area requirements.
- 17.15.030 Permitted uses.
- 17.15.040 Accessory uses.
- 17.15.045 Administrative conditional uses.
- 17.15.050 Conditional uses.
- 17.15.055 Special uses.
- 17.15.060 Lot area and width.
- 17.15.070 Setbacks.
- 17.15.080 Maximum land coverage.
- 17.15.090 Building height.
- 17.15.100 Parking.
- 17.15.110 Signs.

17.15.010 Intent.

The intent of this chapter is to provide for single-family residential housing in neighborhoods of varying densities. (Ord. 3315, 2006; Ord. 2352, 1989).

17.15.020 Subdistricts – Lot area requirements.

District R-1 is further subdivided into districts as provided in the following table. Density is calculated per the definition of such found in Chapter 17.06 MVMC.

ZONING DESIGNATION	COMPREHENSIVE PLAN DESIGNATION	MINIMUM NET DENSITY	MAXIMUM NET DENSITY	MINIMUM LOT SIZE
R-1, 7.0 Single-Family Residential	High Density Single-Family (SF-HI)	4.0 du/acre	7.26 du/acre	4,500 square feet
R-1, 5.0 Single-Family Residential	High Density Single-Family (SF-HI)	4.0 du/acre	5.73 du/acre	6,000 square feet
R-1, 4.0 Single-Family Residential	Medium Density Single-Family (SF-MED)	4.0 du/acre	4.54 du/acre	7,500 square feet
R-1, 3.0 Single-Family Residential	Medium Density Single-Family (SF-MED)	3.23 du/acre (See the land use element of the comprehensive plan for minimum and maximum density policies)	3.23 du/acre	9,000 square feet

(Ord. 3429 § 52, 2008).

17.15.030 Permitted uses.

The uses that are permitted as a matter of right in R-1 districts are:

- A. Detached, single-family residential dwelling units. This use is limited to the placement of one such dwelling unit per certified lot and may consist of manufactured homes.
- B. Group homes and shelter homes.
- C. Municipal parks and playgrounds of less than one-half acre.
- D. Planned unit developments may be permitted in the R-1, 7.0; R-1, 5.0; and R-1, 4.0 districts according to the procedures specified in Chapter 17.69 MVMC and may include additional uses recommended by the comprehensive plan (i.e., multifamily and/or commercial retail centers).

Mount Vernon Municipal Code
Chapter 17.15 R-1 SINGLE-FAMILY DETACHED
RESIDENTIAL DISTRICT

E. Residential subdivisions platted and approved after the effective date of the ordinance codified in this section may request approval as part of the subdivision application to provide single-family attached dwellings in the form of duplexes; provided, that each unit shall be situated on an individually platted lot and separated by a common wall having a two-hour fire rating.

Further provided, that all of the following conditions and requirements shall be met:

1. The lot area shall be a minimum of 6,500 square feet or equal to the zoning of the property, whichever is greater.
2. The lot area, setbacks, building height, maximum land coverage, landscaping, parking and signage shall be the same as the current zoning for the subdivision.
3. The design of each two-family unit shall be similar to other units in the subdivision and be designed to provide the appearance of a single-family unit by altering, for example, the location of front doors and windows, garages and access to garages, landscaping and fencing, etc.
4. The site plan (including all exterior improvements on the lot), building floor plans, elevations, landscaping plans, exterior colors, and location and design of fencing are approved as part of the preliminary and final plat process.
5. The site plan and supplemental information is recorded along with the final plat.
6. The CC&Rs and final plat shall identify for future lot owners the locations of all two-family units within the subdivision.
7. Building height shall not exceed the average height of all units within the subdivision.
8. The units may be allowed at a minimum spacing of 300 feet or more. The 300-foot spacing shall be measured from the lot lines.
9. A phasing plan for the development of the subdivision and each of the duplex units shall be provided and approved.
10. No more than 10 percent of the single-family density that will actually be constructed within the subdivision can be duplexes. For example, if 20 single-family homes were permitted, an applicant could, if they meet all of the conditions above, create 18 single-family homes and one duplex. (Ord. 3429 § 53, 2008).

17.15.040 Accessory uses.

Permitted accessory uses in R-1 districts include:

- A. Playgrounds when developed in connection with a small school, park, or community clubhouse not meeting size criteria of the public (P) district; provided, that playfields developed to the limits of a property shall be fenced with a six-foot-high fence with landscaping meeting the requirements of Chapter 17.99 MVMC along each side adjacent to developed private property. In lieu of fencing, a 15-foot buffer may be permitted;
- B. Home occupations, as defined in Chapter 17.96 MVMC, and subject to the home conditions contained therein;
- C. Housing of Small Animals. An accessory building used for the housing of small animals or fowl shall not exceed 36 square feet in floor area when located on a minimum lot and neither the building nor the fenced area for their roaming shall be closer than 25 feet to a property line, except by the recorded agreement of adjacent owners. The keeping of mink, goats, foxes or hogs is prohibited;
- D. Gardening and fruit raising;
- E. Private garages;

F. Day nurseries, as defined in Chapter 17.06 MVMC; provided, they maintain a valid city business license, are state-licensed, and provide in-home care for 12 or fewer children, and provided there shall be no visible change in any dwelling or housekeeping unit, such as lighting, signs, exterior display, or outdoor storage of materials and equipment, which would attract attention to the day nursery conducted therein;

G. Each single-family residence is permitted to have one accessory structure, which is exempt from building permit requirements, by definition of the International Building Code (120 square feet or less). These exempt structures are required to be located in the rear yard and maintain a minimum of five-foot setback from any other building or property line. (Ord. 3429 § 54, 2008).

17.15.045 Administrative conditional uses.

Uses permitted by an administrative conditional use permit and classified as a Type II permit in R-1 districts are as follows:

A. Duplexes, subject to the regulations of Chapter 17.18 MVMC, where there is no more than one other duplex or multifamily use within 600 feet of the proposed use; provided, that there is at least a 100-foot separation between another duplex or multifamily use within a single-family zone. The 600 feet may be reduced to 300 feet; provided, that 80 percent of the lots in the area described have single-family homes already built and that there is at least a 100-foot separation between another duplex or multifamily use within a single-family zone;

B. Day nurseries; provided, that the size, location and design are compatible with the residential character of the neighborhood;

C. Rooms may be rented to not more than two persons, other than the family which occupies a single-family dwelling; provided, there is compliance with health and building code requirements. (Ord. 3429 § 55, 2008).

17.15.050 Conditional uses.

Uses permitted by a conditional use permit and classified as a Type III permit in R-1 districts are as follows:

A. Churches; provided, that their principal access is from a secondary arterial street or greater and they shall conform to all the development standards and requirements of the public (P) zone and concurrent with approval the city shall require both the comprehensive plan and zoning designations to be changed to public (P) during the city's next comprehensive plan amendment cycle.

B. Community clubhouses and community association offices serving the immediate neighborhood;

C. Public utilities serving the immediate neighborhood;

D. Bed and breakfast establishments which meet the following criteria:

1. The structure shall be "owner-occupied" and serve as the primary residence of the owner;
2. Adequate off-street parking of one parking space per guest room plus two spaces for the owner shall be provided but shall not be in the required front yard unless it is screened and is compatible with the surrounding neighborhood;
3. The structure shall meet all city building and fire codes to protect the safety of customers;
4. Individual rooms that are rented shall not contain cooking facilities;
5. The only meal to be provided to guests shall be breakfast and it shall only be served to guests taking lodging in the facility;
6. There shall not be any other bed and breakfast establishments within a 300-foot radius;
7. The maximum number of days that a guest may stay shall be limited to 14 consecutive days. Guests may not stay more than 60 days in any one year;

8. The building structure may not be altered or remodeled to the extent that the resulting structure would be incompatible with the residential character of the neighborhood.

E. Specialized housing for the elderly that meets the following criteria:

1. This use must be sited on a lot that is no smaller than 10 gross acres in size.
2. This use must have its primary access off of a city designated arterial street.
3. The total number of resident rooms within any one structure used for specialized housing for the elderly shall not exceed 100. This criteria is meant to limit the size of these facilities; and as such, an applicant cannot use construction methods to provide separations according to the building code that would result in a structure with more than 100 resident rooms.
4. The structures must meet the setbacks, lot coverage and building height specified within this chapter.
5. Type I landscape screening (as defined within MVMC 17.93.040) shall be installed around the perimeter of the lot where it abuts other residential or public zoned properties.
6. All road frontages shall have no less than a 15-foot-wide landscape strip that complies with MVMC 17.93.020(D) installed. Additionally, no less than 20 percent of the gross site area shall be landscaped; and all parking areas with more than 20 parking spaces shall comply with MVMC 17.93.030(B).
7. A limited number of duplex units can be constructed to house the elderly; or a spouse of an elderly resident residing within the specialized housing for the elderly facility, so long as the following criteria are satisfied:

a. The number of overall units shall be calculated by taking the gross site area and subtracting out all public rights-of-way, critical areas as defined in Chapter 15.40 MVMC (but not buffer areas), the footprint(s) of all planned or existing buildings for specialized housing for the elderly and the parking and landscape areas associated with this use. The acreage that is left shall be multiplied by eight. Following is an example of how the maximum number of duplex units shall be calculated:

Example: 20-acre site

6 acres of public right-of-way

4.5 acres of building footprint(s) of specialized housing for the elderly

2.5 acres of parking for the specialized housing for the elderly

4 acres of landscaping

0.5 acre of wetlands

20-acre site minus 17.5 acres listed above = 2.5 net acres

2.5 net acres x 8 = 20 units; which means that 10 duplexes could be constructed so long as all of the listed siting criteria are met.

- b. The duplex units shall meet the setbacks, lot coverage, parking and building height specified within this chapter.
- c. The duplex units shall comply with the city’s design standards and guidelines for duplex units codified under Chapter 17.70 MVMC.
- d. The duplex units can only be constructed at the same time or following the construction of facilities for specialized housing for the elderly.

e. The elderly occupants of the duplexes shall be able to utilize the facilities of the specialized housing for the elderly such as their cafeteria, transportation services, the organized social and recreational activities, etc.; and the applicant for such facilities shall be required to record CC&Rs to ensure compliance with this forever.

f. The duplex units and the specialized housing for the elderly shall remain under the same ownership.

8. If single-family detached housing units are constructed on the same site with specialized housing for the elderly facilities (as opposed to being located on individual platted lots), the number of single-family units that can be constructed shall be calculated by using the “density for mixed use buildings or developments” definition found in Chapter 17.06 MVMC. Single-family detached units must comply with the density and the other dimensional requirements of this chapter, they must remain under the same ownership as the specialized housing for the elderly facility unless they are located on individually platted lots, and shall comply with the city’s design standards and guidelines codified under Chapter 17.70 MVMC. (Ord. 3474 § 4, 2009).

17.15.055 Special uses.

Uses permitted by a special use permit in R-1 districts are as follows:

A. A day nursery, as defined in Chapter 17.06 MVMC; provided, they are state-licensed and care for more than six but less than 12 children, exclusive of the child care provider’s own children, at one time.

B. Accessory dwelling unit, subject to the restrictions and regulations set forth in Chapter 17.81 MVMC. (Ord. 3429 § 56, 2008).

17.15.060 Lot area and width.

A. Minimum lot area per dwelling unit shall be as specified in MVMC 17.15.020. Minimum lot width at the street line shall be 20 feet; however, two individually platted lots can share one common access point as long as both lots have legal access directly off of a right-of-way or a legally recognized access easement that is at least 20 feet in width. Minimum mean depth of lot shall be 60 feet.

B. Those parcels identified on Map LU-5 within the city’s comprehensive plan shall have a net density no greater than 3.23 dwelling units per acre. (Ord. 3315, 2006; Ord. 3026 § 4, 2000; Ord. 2599 § 2, 1994; Ord. 2352, 1989).

17.15.070 Setbacks.

Minimum setback requirements are as follows:

A. Front yard: 25 feet on arterial streets and 20 feet on all other streets. Buildings on corner lots and through lots shall observe the minimum setback on both streets;

B. Side yard: five feet. The total of the two side yards shall be a minimum of 15 feet;

C. Rear yard: 20 feet. Where a rear yard abuts an alley, accessory buildings such as private garages and carports may be located no closer than eight feet to the rear property line. (Ord. 3429 § 57, 2008).

17.15.080 Maximum land coverage.

Maximum land coverage by buildings shall be 35 percent. (Ord. 3315, 2006; Ord. 2352, 1989).

17.15.090 Building height.

Maximum building height shall be two stories, but not more than 35 feet, except that churches may exceed this height with special permission of the city council. (Ord. 3315, 2006; Ord. 2352, 1989).

17.15.100 Parking.

There shall be provided and maintained for each residence at least two enclosed (private garage) parking spaces plus a driveway apron that will accommodate no less than two vehicles to accommodate vehicles used by the residents and guests of a residence, for a total of not fewer than four parking spaces per dwelling unit.

Exception: The community and economic development director may reduce the amount and type of required off-street parking for:

Mount Vernon Municipal Code
Chapter 17.15 R-1 SINGLE-FAMILY DETACHED
RESIDENTIAL DISTRICT

- A. Affordable housing units as defined by Chapter 17.06 MVMC;
- B. Senior housing developments. (Ord. 3429 § 58, 2008).

17.15.110 Signs.

No signs are permitted except as provided in Chapter 17.87 MVMC. (Ord. 3315, 2006; Ord. 2352, 1989).

Chapter 17.18

R-2 DUPLEX AND TOWNHOUSE RESIDENTIAL DISTRICT

Sections:

- 17.18.010 Intent.
- 17.18.020 Permitted uses.
- 17.18.030 Accessory uses.
- 17.18.040 Conditional uses.
- 17.18.045 Administrative conditional uses.
- 17.18.050 Lot area and width.
- 17.18.060 Setbacks – Maximum land coverage – Building height.
- 17.18.070 Landscaping.
- 17.18.080 Parking.
- 17.18.090 Signs.

17.18.010 Intent.

The intent of this chapter is to provide for areas within neighborhoods containing attached dwellings in the form of duplexes or townhouses at a minimum net density of eight to a maximum net density of 10 dwelling units per acre. (Ord. 3315, 2006; Ord. 2352, 1989).

17.18.020 Permitted uses.

Permitted primary uses in the R-2 district include:

A. Those uses permitted in the R-1 district as long as the minimum net density for the district can be achieved;

B. Two-family dwelling unit also known as a duplex;

C. Townhomes;

D. Planned unit developments may be permitted according to procedures specified in Chapter 17.69 MVMC and may include additional uses recommended by the comprehensive plan (i.e., multifamily and/or commercial retail centers);

E. Municipal parks and playgrounds of less than one-half acre. (Ord. 3429 § 59, 2008).

17.18.030 Accessory uses.

A. Permitted accessory uses in the R-2 district include those uses permitted in the R-1 district, except that no buildings to house small animals or fowl other than normal household pets shall be permitted.

B. Each dwelling unit is permitted to have one accessory structure, which is exempt from building permit requirements, by definition of the International Building Code (120 square feet or less). These exempt structures are required to be located in the rear yard and maintain a minimum of five-foot setback from any other building or property line. (Ord. 3429 § 60, 2008).

17.18.040 Conditional uses.

Uses permitted by a conditional use permit and classified as a Type III permit in R-2 districts are as follows:

A. Churches; provided, that their principal access is from a secondary arterial street or greater and they shall conform to all the development standards and requirements of the public (P) zone and concurrent with approval the city shall require both the comprehensive plan and zoning designations to be changed to public (P) during the city's next comprehensive plan amendment cycle.

B. Community clubhouses and community association offices serving the immediate neighborhood.

C. Public utilities.

D. Bed and breakfast establishments which meet the following criteria:

1. The structure shall be “owner-occupied” and serve as the primary residence of the owner;
2. Adequate off-street parking of one parking space per guest room plus two spaces for the owner shall be provided but shall not be in the required front yard unless it is screened and is compatible with the surrounding neighborhood;
3. The structure shall meet all city building and fire codes to protect the safety of customers;
4. Individual rooms that are rented shall not contain cooking facilities;
5. The only meal to be provided to guests shall be breakfast and it shall only be served to guests taking lodging in the facility;
6. There shall not be any other bed and breakfast establishments within a 300-foot radius;
7. The maximum number of days that a guest may stay shall be limited to 14 consecutive days. Guests may not stay more than 60 days in any one year;
8. The building structure may not be altered or remodeled to the extent that the resulting structure would be incompatible with the residential character of the neighborhood.

E. Specialized housing for the elderly that meets the following criteria:

1. This use must be sited on a lot that is no smaller than 10 gross acres in size.
2. This use must have its primary access off of a city designated arterial street.
3. The total number of resident rooms within any one structure used for specialized housing for the elderly shall not exceed 100. This criteria is meant to limit the size of these facilities; and as such, an applicant cannot use construction methods to provide separations according to the building code that would result in a structure with more than 100 resident rooms.
4. The structures must meet the setbacks, lot coverage and building height specified within this chapter.
5. Type I landscape screening as defined within MVMC 17.93.040 shall be installed around the perimeter of the lot where it abuts other residential or public zoned properties.
6. All road frontages shall have no less than a 15-foot-wide landscape strip that complies with MVMC 17.93.020(D) installed. Additionally, no less than 20 percent of the gross site area shall be landscaped; and all parking areas with more than 20 parking spaces shall comply with MVMC 17.93.030(B). (Ord. 3474 § 5, 2009).

17.18.045 Administrative conditional uses.

Uses permitted by an administrative conditional use permit and classified as a Type II permit in R-2 districts are as follows:

A. Day nurseries; provided, that the size, location and design are compatible with the residential character of the neighborhood. (Ord. 3315, 2006; Ord. 3193 § 7, 2004).

17.18.050 Lot area and width.

Minimum lot area for a single-family residence shall be 4,500 square feet. Minimum lot area for a duplex or townhouse residence shall be 6,500 square feet. Minimum lot width at building line for a single-family residence shall be 40 feet. Minimum lot width at building line for two-family residence shall be 60 feet. (Ord. 3315, 2006; Ord. 2352, 1989).

17.18.060 Setbacks – Maximum land coverage – Building height.

All other area and dimensional regulations in the R-2 district shall be the same as for the R-1 district. (Ord. 3315, 2006; Ord. 2352, 1989).

17.18.070 Landscaping.

Landscaping shall be required pursuant to the terms of Chapter 17.93 MVMC. (Ord. 3315, 2006; Ord. 2352, 1989).

17.18.080 Parking.

There shall be provided and maintained for each residence at least two enclosed (private garage) parking spaces plus a driveway apron that will accommodate no less than two vehicles to accommodate vehicles used by the residents and guests of a residence, for a total of not fewer than four parking spaces per dwelling unit.

Exception: The community and economic development director may reduce the amount and type of required off-street parking for:

- A. Affordable housing units as defined by Chapter 17.06 MVMC;
- B. Senior housing developments. (Ord. 3429 § 61, 2008).

17.18.090 Signs.

No signs are permitted except as provided in Chapter 17.87 MVMC. (Ord. 3315, 2006; Ord. 2352, 1989).

Chapter 17.24

R-3 MULTIFAMILY RESIDENTIAL DISTRICT

Sections:

- 17.24.010 Intent.
- 17.24.020 Permitted uses.
- 17.24.030 Accessory uses.
- 17.24.040 Conditional uses.
- 17.24.045 Administrative conditional uses.
- 17.24.050 Lot area and width.
- 17.24.060 Setbacks.
- 17.24.070 Maximum land coverage.
- 17.24.080 Building height.
- 17.24.090 Distance between buildings.
- 17.24.100 Landscaping.
- 17.24.110 Parking.
- 17.24.120 Signs.
- 17.24.130 Site plan review.

17.24.010 Intent.

The intent of this chapter is to provide for areas within neighborhoods with good access containing multifamily residential development at a minimum net density of 10 to a maximum net density of 12 dwelling units per acre. (Ord. 3315, 2006; Ord. 2352, 1989).

17.24.020 Permitted uses.

Permitted primary uses in the R-3 district include:

- A. Two-family and townhouse dwelling units that can meet the minimum density requirements of this zone;
- B. Multifamily residential developments of 75 dwelling units or less; provided, that no less than 50 percent of the sum of the building footprints shall be in open space, landscaping, and active play or activity areas. The definition of “density for multifamily zoned developments” found in Chapter 17.06 MVMC describes how the maximum density is calculated within this zone;
- C. Municipal parks and playgrounds of less than one-half acre;
- D. Professional offices, such as medical and dental, under 4,000 square feet in gross floor area, providing the siting criteria of MVMC 17.24.045(A) are met and mitigate the impacts on the neighborhood. (Ord. 3429 § 62, 2008).

17.24.030 Accessory uses.

A. Permitted accessory uses in the R-3 district include those uses permitted in the R-1 district, except that accessory buildings for small animals or fowl, other than normal household pets, shall not be permitted.

B. Each primary building (regardless of number of units) of a multifamily residence is permitted to have one accessory structure which is exempt from building permit requirements by definition of the International Building Code (120 square feet or less). These exempt structures are required to be located in the rear yard and maintain a minimum of five-foot setback from any other building or property line. (Ord. 3429 § 63, 2008).

17.24.040 Conditional uses.

Uses permitted by a conditional use permit and classified as a Type III permit in the R-3 district are as follows:

A. Churches; provided, that their principal access is from a secondary arterial street or greater and they shall conform to all the development standards and requirements of the public (P) zone and concurrent with approval the city shall require both the comprehensive plan and zoning designations to be changed to public (P) during the city’s next comprehensive plan amendment cycle;

B. Public utilities;

C. Specialized housing for the elderly over 12,000 square feet cumulative;

D. Multifamily residential developments of 76 dwelling units or more; provided, that no less than 50 percent of the sum of the building footprints shall be in open space, landscaping, and active play or activity areas. The definition of density for multifamily zoned developments found in Chapter 17.06 MVMC describes how the maximum density is calculated within this zone;

E. Neighborhood convenience uses; provided, that:

1. They are incorporated with the design of a multifamily structure or complex;
2. The number of dwelling units in such a complex exceeds 30;
3. At least 50 percent of the planned residential units are constructed before the neighborhood convenience, professional office, restaurant or day care center can be constructed;
4. No use shall exceed 1,500 square feet in area;
5. The design, landscaping and arrangement of parking are compatible with the residential character of the project and neighborhood;
6. Access is from a major street and is located such that it is compatible with the residential use and will not create a traffic hazard or congestion; and
7. The multifamily density meets the definition for density for mixed use buildings or developments found within Chapter 17.06 MVMC;

F. Bed and breakfast establishments which meet the following criteria:

1. The structure shall be owner-occupied and serve as the primary residence of the owner;
2. Adequate off-street parking of one parking space per guest room plus two spaces for the owner shall be provided but shall not be in the required front yard unless it is screened and is compatible with the surrounding neighborhood;
3. The structure shall meet all city building and fire codes to protect the safety of customers;
4. Individual rooms that are rented shall not contain cooking facilities;
5. The only meal to be provided to guests shall be breakfast and it shall be served to guests taking lodging in the facility;
6. There shall not be any other bed and breakfast establishments within a 300-foot radius;
7. The maximum number of days that a guest may stay shall be limited to 14 consecutive days. Guests may not stay more than 60 days in any one year;
8. The building structure may not be altered or remodeled to the extent that the resulting structure would be incompatible with the residential character of the neighborhood. (Ord. 3429 § 64, 2008).

17.24.045 Administrative conditional uses.

Uses permitted by an administrative conditional use permit and classified as a Type II permit in R-3 districts are as follows:

A. Professional offices, such as medical and dental offices; provided, that:

1. The type, size and construction are compatible with the residential intent or character of the district;

Mount Vernon Municipal Code
Chapter 17.24 R-3 MULTIFAMILY RESIDENTIAL
DISTRICT

2. The design, landscaping and arrangement of parking spaces are compatible with the residential character of the project and the neighborhood;
3. Access is from a street capable of handling the traffic generated from the use, and is located such that it is compatible with the residential use and will not create a traffic hazard or congestion;

B. Specialized housing for the elderly with total building area under 12,000 square feet;

C. Day nursery; provided, that the size, location and design are compatible with the residential character of the development and neighborhood. (Ord. 3429 § 65, 2008).

17.24.050 Lot area and width.

A. Minimum lot area requirements in the R-3 district are as follows:

1. Minimum lot area for a two-family or two-unit townhouse dwelling shall be 6,500 square feet.
2. Increased density up to a maximum of 15 du/acre may be achieved if at least 50 percent of the required parking spaces are located in an enclosed area beneath the habitable floors of the building or complex.

B. Minimum lot dimensions for multifamily structures shall be 60-foot width at the front building line, 30-foot minimum width at the street line, and 80-foot minimum mean depth. (Ord. 3315, 2006; Ord. 2723 § 1, 1996; Ord. 2531 § 4, 1993; Ord. 2352, 1989).

17.24.060 Setbacks.

Minimum setback requirements are as follows:

- A. Front yard: 25 feet on arterial streets and 20 feet on all other streets. Buildings on corner lots shall observe the minimum setback on both streets.
- B. Side yard: 10 feet on each side. No portion of a second-story wall shall be closer than 15 feet to the side yard line. No portion of a third-story wall shall be closer than 20 feet to the side yard line.
- C. Rear yard: 20 feet.
- D. Duplex or townhouses constructed in this zone shall meet the setbacks listed in MVMC 17.15.070. (Ord. 3315, 2006; Ord. 2531 § 8, 1993; Ord. 2352, 1989).

17.24.070 Maximum land coverage.

Maximum land coverage by buildings shall be 40 percent. (Ord. 3315, 2006; Ord. 2352, 1989).

17.24.080 Building height.

Maximum building height shall be two stories, but not more than 25 feet. These maximum limits may be increased to three stories and 35 feet if parking is provided beneath the habitable stories. (Ord. 3315, 2006; Ord. 2352, 1989).

17.24.090 Distance between buildings.

The minimum distance between any two buildings on the same lot shall be 10 feet where either or both contain dwelling units. (Ord. 3315, 2006; Ord. 2352, 1989).

17.24.100 Landscaping.

Landscaping shall be required pursuant to the terms of Chapter 17.93 MVMC. (Ord. 3315, 2006; Ord. 2352, 1989).

17.24.110 Parking.

Parking shall be provided pursuant to the terms of Chapter 17.84 MVMC for all uses allowed in this chapter, except that duplexes and two-unit townhomes that are not part of a larger multifamily development on the same property shall provide and maintain for each residence at least two enclosed (private garage) parking spaces plus a driveway apron that will accommodate no less than two vehicles to accommodate vehicles used by the residents and guests of a residence, for a total of not fewer than four parking spaces per dwelling unit.

Mount Vernon Municipal Code
Chapter 17.24 R-3 MULTIFAMILY RESIDENTIAL
DISTRICT

Exception: The community and economic development director may reduce the amount and type of required off-street parking for:

- A. Affordable housing units as defined by Chapter 17.06 MVMC;
- B. Senior housing developments. (Ord. 3429 § 66, 2008).

17.24.120 Signs.

No signs are permitted except as provided in Chapter 17.87 MVMC. (Ord. 3315, 2006; Ord. 2352, 1989).

17.24.130 Site plan review.

All developments of five or more units and all conditional uses shall be subject to a site plan review as provided in Chapter 17.90 MVMC. (Ord. 3429 § 67, 2008).

Chapter 17.27

R-4 MULTIFAMILY RESIDENTIAL DISTRICT

Sections:

- 17.27.010 Intent.
- 17.27.020 Permitted uses.
- 17.27.030 Accessory uses.
- 17.27.040 Conditional uses.
- 17.27.045 Administrative conditional uses.
- 17.27.050 Lot area and width.
- 17.27.060 Setbacks.
- 17.27.070 Maximum land coverage.
- 17.27.080 Building height.
- 17.27.090 Distance between buildings.
- 17.27.100 Landscaping.
- 17.27.110 Parking.
- 17.27.120 Signs.
- 17.27.130 Site plan review.

17.27.010 Intent.

The intent of this chapter is to provide for neighborhoods with close proximity to major arterials containing multifamily residential development at a minimum net density of 10 to a maximum net density of 15 dwelling units per acre. (Ord. 3315, 2006; Ord. 2352, 1989).

17.27.020 Permitted uses.

Permitted primary uses in the R-4 district include the following:

- A. Two-family and townhouse dwelling units that can meet the minimum density requirements of this zone;
- B. Multifamily residential developments of 75 dwelling units or less; provided, that no less than 50 percent of the sum of the building footprints shall be in open space, landscaping, and active play or activity areas. The definition of “density for multifamily zoned developments” found in Chapter 17.06 MVMC describes how the maximum density is calculated within this zone;
- C. Municipal parks and playgrounds of less than one-half acre;
- D. Professional offices, such as medical and dental, under 4,000 square feet in gross floor area, providing the siting criteria of MVMC 17.27.040(D) are met and mitigate the impacts on the neighborhood. (Ord. 3429 § 68, 2008).

17.27.030 Accessory uses.

A. Permitted accessory uses in the R-4 district shall include those permitted in the R-1 district except that accessory buildings for small animals or fowl, other than normal household pets, shall not be permitted.

B. Each primary building (regardless of number of units) of a multifamily residence is permitted to have one accessory structure which is exempt from building permit requirements by definition of the International Building Code (120 square feet or less). These exempt structures are required to be located in the rear yard and maintain a minimum of five-foot setback from any other building or property line. (Ord. 3429 § 69, 2008).

17.27.040 Conditional uses.

Uses permitted by conditional use permit and classified as a Type III permit in the R-4 district are as follows:

A. Churches; provided, that their principal access is from a secondary arterial street or greater and they shall conform to all the development standards and requirements of the public (P) zone and concurrent with approval the city shall require both the comprehensive plan and zoning designations to be changed to public (P) during the city’s next comprehensive plan amendment cycle;

Mount Vernon Municipal Code
Chapter 17.27 R-4 MULTIFAMILY RESIDENTIAL
DISTRICT

- B. Community clubhouses and community association offices serving the immediate neighborhood;
- C. Public utilities;
- D. Professional offices, such as medical and dental offices; provided, that:
1. The type, size and construction are compatible with the residential intent or character of the district;
 2. The design, landscaping and arrangement of parking spaces are compatible with the residential character of the project and the neighborhood;
 3. Access is from a street capable of handling the traffic generated from the use, and is located such that it is compatible with the residential use and will not create a traffic hazard or congestion;
- E. Specialized housing for the elderly exceeding 10,000 square feet in size and/or 15 units;
- F. Multifamily residential developments of 76 dwelling units or more; provided, that no less than 50 percent of the sum of the building footprints shall be in open space, landscaping, and active play or activity areas. The definition of density for multifamily zoned developments found in Chapter 17.06 MVMC describes how the maximum density is calculated within this zone;
- G. Neighborhood convenience uses; provided, that:
1. They are incorporated with the design of a multifamily structure or complex;
 2. At least 50 percent of the planned residential units are constructed before the neighborhood convenience, professional office, restaurant or day care center can be constructed;
 3. The number of dwelling units in such a complex exceeds 30;
 4. No use shall exceed 1,500 square feet in area;
 5. The design, landscaping and arrangement of parking are compatible with the residential character of the project and neighborhood;
 6. Access is from a major street and is located such that it is compatible with the residential use and will not create a traffic hazard or congestion; and
 7. The multifamily density meets the definition for density for mixed use buildings or developments found within Chapter 17.06 MVMC;
- H. Restaurants; provided, that they meet the same requirements for neighborhood convenience uses as set forth in subsection G of this section;
- I. Bed and breakfast establishments which meet the following criteria:
1. The structure shall be owner-occupied and serve as the primary residence of the owner;
 2. Adequate off-street parking of one parking space per guest room plus two spaces for the owner shall be provided but shall not be in the required front yard unless it is screened and is compatible with the surrounding neighborhood;
 3. The structure shall meet all city building and fire codes to protect the safety of customers;
 4. Individual rooms that are rented shall not contain cooking facilities;
 5. The only meal to be provided to guests shall be breakfast and it shall only be served to guests taking lodging in the facility;

Mount Vernon Municipal Code
Chapter 17.27 R-4 MULTIFAMILY RESIDENTIAL
DISTRICT

6. There shall not be any other bed and breakfast establishments within a 300-foot radius;
7. The maximum number of days that a guest may stay shall be limited to 14 consecutive days. Guests may not stay more than 60 days in any one year;
8. The building structure may not be altered or remodeled to the extent that the resulting structure would be incompatible with the residential character of the neighborhood. (Ord. 3429 § 70, 2008).

17.27.045 Administrative conditional uses.

Uses permitted by an administrative conditional use permit and classified as a Type II permit in the R-4 district are as follows:

A. Day nursery; provided, that the size, location and design are compatible with the residential character of the development and neighborhood. (Ord. 3429 § 71, 2008).

17.27.050 Lot area and width.

A. Minimum lot area requirements in the R-4 district are as follows:

1. Minimum lot area for a two-family or two-unit townhouse dwelling unit shall be 6,500 square feet.
2. Increased density up to a maximum of 20 du/acre may be achieved if at least 50 percent of the required parking spaces are located in an enclosed area beneath the habitable floors of the building or complex.
3. Minimum lot dimensions for a multifamily development shall be 60-foot width at the front building line, 30-foot minimum width at the street line, and 80-foot minimum mean depth.
4. For specialized housing for the elderly, the required lot area shall be the same as that provided in the R-3 district.

B. Minimum lot dimensions shall be the same as in the R-3 district. (Ord. 3429 § 72, 2008).

17.27.060 Setbacks.

Minimum setback requirements shall be the same as for the R-3 district, except that in areas served by alleys that provide rear fire access, the side yards may be eliminated upon approval by the fire marshal. Approval is contingent upon findings that windows in a residential building on the adjacent property not be closer than 15 feet to the wall that would be built on the side yard property line and further, that the wall itself would not contain any windows. (Ord. 3315, 2006; Ord. 2352, 1989).

17.27.070 Maximum land coverage.

Maximum land coverage by buildings shall be 40 percent. (Ord. 3315, 2006; Ord. 2352, 1989).

17.27.080 Building height.

Maximum building height shall be three stories but not more than 35 feet. The maximum units may be increased to four stories and 45 feet if parking is provided beneath the habitable stories. (Ord. 3315, 2006; Ord. 2352, 1989).

17.27.090 Distance between buildings.

Minimum distance between buildings shall be the same as for the R-3 district. (Ord. 3315, 2006; Ord. 2352, 1989).

17.27.100 Landscaping.

Landscaping shall be required pursuant to the terms of Chapter 17.93 MVMC. (Ord. 3315, 2006; Ord. 2352, 1989).

17.27.110 Parking.

Parking shall be provided pursuant to the terms of Chapter 17.84 MVMC for all uses allowed in this chapter, except that duplexes and two-unit townhomes that are not part of a larger multifamily development on the same property shall provide and maintain for each residence at least two enclosed (private garage) parking spaces plus a driveway apron that will accommodate no less than two vehicles to accommodate vehicles used by the residents and guests of a residence, for a total of not fewer than four parking spaces per dwelling unit.

Mount Vernon Municipal Code
Chapter 17.27 R-4 MULTIFAMILY RESIDENTIAL
DISTRICT

Exception: The community and economic development director may reduce the amount and type of required off-street parking for:

- A. Affordable housing units as defined by Chapter 17.06 MVMC;
- B. Senior housing developments. (Ord. 3429 § 73, 2008).

17.27.120 Signs.

No signs are permitted except as provided in Chapter 17.87 MVMC. (Ord. 3315, 2006; Ord. 2352, 1989).

17.27.130 Site plan review.

All developments of five or more units and all conditional uses shall be subject to a site plan review as provided in Chapter 17.90 MVMC. (Ord. 3315, 2006; Ord. 2352, 1989).

Chapter 17.30

P PUBLIC DISTRICT

Sections:

- 17.30.010 Intent.
- 17.30.020 Permitted uses.
- 17.30.030 Accessory uses.
- 17.30.040 Conditional uses.
- 17.30.045 Administrative conditional uses.
- 17.30.050 Lot area and width.
- 17.30.060 Setbacks.
- 17.30.070 *Repealed.*
- 17.30.071 *Repealed.*
- 17.30.080 Building height.
- 17.30.090 Special regulations.
- 17.30.100 Landscaping.
- 17.30.110 Parking.
- 17.30.120 Signs.
- 17.30.130 Site plan review.
- 17.30.140 Development exceptions adjacent to C-1 district.

17.30.010 Intent.

The intent of these regulations is to provide areas within the community that are available for public uses and to have master plans prepared for some of those uses. (Ord. 3429 § 74, 2008).

17.30.020 Permitted uses.

Permitted primary uses in the P district shall include:

- A. Institutions such as schools, colleges, sanatoriums, convalescent centers and charitable uses;
- B. Churches, memorial buildings, community clubhouses and museums;
- C. Governmental buildings, including police and fire stations;
- D. Public parks;
- E. Cemeteries;
- F. Public and private vocational and technical schools;
- G. Emergency shelter for the homeless; provided, an emergency shelter for the homeless shall not be located within a 1,000-foot radius of any other emergency shelter for the homeless and an existing shelter shall not expand the existing square footage of their facility to accommodate additional homeless, except that the hearing examiner may approve a location within a lesser distance or an increase in square footage of the existing facility to serve additional homeless if the applicant can demonstrate that such location will not be materially detrimental to neighboring properties due to excessive noise, lighting, or other interference with the peaceful use and possession of said neighboring properties; and provided further, an emergency shelter for the homeless shall have 100 square feet of gross floor area per resident as defined by the city Building Code (MVMC Title 15); and provided further, an emergency shelter for the homeless shall have any and all licenses as required by state and local law;
- H. Open space, wetland preserves, agricultural and critical areas;
- I. Public utility buildings, telephone exchanges, sewage pumping stations, electrical distribution substations, water tanks, water pumping stations and similar developments necessary for the operation of a public utility; and

J. Commercial or public parking garages and/or commercial or public surface parking. (Ord. 3429 § 75, 2008).

17.30.030 Accessory uses.

A. Permitted accessory uses in the P district shall include those uses and activities customarily associated with and necessary to the operation of the permitted primary use. This shall include day nurseries, preschools, heliports, medical office buildings (MOB), when associated with, and included as, part of the master plan for a hospital, and college housing/dormitories (group living quarters for a student body), subject to the regulations of the R-4 multifamily residential district and included as part of a master plan for a college, and where it can be shown the particular accessory use is necessary to and customarily associated with the particular permitted use.

B. Each primary building or structure may be permitted to have one accessory building, which is exempt from building permit requirements, by definition of the International Building Code (120 square feet or less). These exempt structures are required to be shown on the master plan. (Ord. 3429 § 76, 2008).

17.30.040 Conditional uses.

Uses permitted by a conditional use permit in the P district shall include:

A. Recreational vehicle (RV) parks subject to the following requirements:

1. Minimum Site Area. The minimum gross site area for a recreational vehicle park shall be no less than 15 acres.
2. Density of RV Pads and Paving Required. There shall be no more than one recreational vehicle space per each 2,000 net square feet of site area (as described within this subsection). Each RV space and its associated parking pad (described below in subsection (A)(7) of this section) shall be paved. The paved RV pad shall be sized to accommodate the minimum dimension of the largest RV unit allowed to occupy that space. The developer shall be required to complete a study to justify the varying sizes of RV pads that are proposed to ensure that they are appropriately sized. In determining the net site area the following shall be subtracted from the gross site area: public or private roads or driveways, and all areas classified as critical areas per Chapter 15.40 MVMC.
3. Open Space Amenities. There shall be a minimum of 10 percent of the gross site area provided as usable open space areas for the users of the recreational vehicle park. The site developer shall be responsible for installing amenities within the site such as play areas for children, gazebos, picnic tables, etc. to make the open space areas provided usable. Critical areas and their associated buffers and perimeter landscaping treatments cannot be counted towards the usable open space requirement.
4. Spacing Between Pads. There shall be a minimum side-to-side dimension of 12 feet between paved RV and parking pads; and a minimum end-to-end dimension of 10 feet between RV and parking pads. These spaces between paved pads shall be left open, shall be landscaped with grass or other ground cover, and shall not be used as parking spaces or spaces for any other types of temporary or permanent structures.
5. Perimeter Landscaping. There shall be a minimum 20-foot-wide, Type II, landscape treatment (as defined within Chapter 17.93 MVMC), around the entire perimeter of the RV park.
6. Setbacks. The following setbacks shall be observed:
 - a. Twenty-five feet from all abutting public streets;
 - b. Ten feet from all interior private streets.
7. Vehicle/Truck/Guest Parking. Abutting each recreational vehicle space shall be a paved parking pad sized to accommodate a towing vehicle if the RV pad is sized as such; or sized to accommodate a tow behind vehicle. In addition to the vehicle space abutting each RV space there shall be a guest parking area that shall be calculated by dividing the total number of RV spaces created by three. The guest parking area shall meet all of the requirements found within Chapter 17.84 MVMC.

8. Access Requirements. The internal access roads within a recreational vehicle park shall be private roads unless the city's public works director deems it necessary that such a road be dedicated to the public. The minimum width of the paved private internal access roads shall be 26 feet; and these roads shall have turning radius of 28 feet inside and 45 feet outside. This is the minimum road standard; and based upon site-specific details the public works director can require a different road section be constructed. There shall be no less than two ingress/egress points; however, one can be for emergency vehicle access only. The public works director shall specify how the road shall be constructed based on information from the applicant on the types of vehicles that will likely use the park (i.e., gravel base and asphalt depths).

9. Utility Requirements. The following requirements for utilities shall apply:

a. A water supply system shall be provided in the recreational vehicle park for each recreational vehicle space designed to accommodate the park user occupying a self-contained recreational vehicle; the water system for a recreational vehicle park shall be constructed and maintained in accordance with all applicable state and local codes and regulations;

b. Watering Stations. Each recreational vehicle park shall be provided with one or more accessible water supply outlets for filling recreational vehicle water storage tanks;

c. Sewage Disposal System. An adequate and safe sewage disposal system shall be provided in a recreational vehicle park for each recreational vehicle space designed to accommodate the park user occupying a self-contained vehicle and shall be connected to public sewage system. The sewage disposal system in a recreational vehicle park shall be constructed and maintained in accordance with all applicable state and local codes and regulations;

d. Sanitary Stations. Each recreational vehicle park shall be provided with sanitary dumping stations in the ratio of one for every 100 recreational vehicle spaces or fractional part thereof. The construction of the sanitary station shall be in accordance with the direction of the public works director. Sanitary stations shall be screened from other activities by a visual barrier such as fences, walls, or natural growth and shall be separated from any recreational vehicle space by a distance of not less than 50 feet;

e. Electrical Supply System. Each recreational vehicle park shall be provided with an underground electrical system which shall be installed and maintained in accordance with all applicable state and local codes and regulations;

f. Other Utility Systems. If other utility systems such as natural gas, television cable, or telephone are installed in a recreational vehicle park, such installation shall be in accordance with state and local codes and regulations.

10. On-Site Facilities Mandated. There shall be one permanent dwelling unit within the RV park to house the on-site manager. In addition, all RV parks shall have laundry facilities, bathroom facilities and facilities for showers. The laundry, bathroom and shower facilities shall be designed to accommodate the maximum number of users expected to utilize these facilities during the RV park's peak usage. It will be the applicant's responsibility to show that the size of the facilities they are proposing will be adequate to serve their expected guests.

11. Safe Pedestrian Travel. A paved pedestrian walking system shall be constructed that connects the guest parking spaces, the service buildings (showers, on-site manager, laundry services, etc.), the usable open space areas, the ingress/egress of the site, and the RV spaces.

12. Duration of Stay. No recreational vehicles shall remain within a recreational vehicle park for more than 90 days in any one-year period. Either the on-site manager or the owner of the RV park shall maintain a register of all tenants. This register shall contain: (a) the name and address of the occupants; (b) the dates of arrivals and departures; and (c) the license or registration number of all RVs, along with the state that issued said license or registration numbers. This register shall be submitted to the city on a yearly basis to ensure that the 90-day maximum timeframe that an RV is allowed to stay per year is abided by. The register must also be made available to the city or other state or federal agencies upon request.

13. Miscellaneous Requirements. All recreational vehicle spaces shall be well marked and numbered. (Ord. 3447 § 3, 2009).

17.30.045 Administrative conditional uses.

Uses permitted by an administrative conditional use permit and classified as a Type II permit in the P district are as follows:

A. Parking lots located separately from a permitted primary use. (Ord. 3315, 2006; Ord. 3193 § 14, 2004).

17.30.050 Lot area and width.

There are no limitations on lot area and width. (Ord. 3315, 2006; Ord. 2352, 1989).

17.30.060 Setbacks.

Minimum setback requirements are as follows:

A. Front yard: 10 feet. Buildings on corner lots and through lots shall observe the minimum setback on both streets. For properties that front on an arterial, the minimum setback from the right-of-way shall be 25 feet. The community and economic development and public works directors can through a Type I decision process administratively reduce, for good cause shown, this setback.

B. Side and rear yards: none, except along any property line adjoining a residentially zoned district, with no intervening street or alley, there shall be a setback of 20 feet. (Ord. 3429 § 78, 2008).

17.30.070 Maximum land coverage.

Repealed by Ord. 3267. (Ord. 2352, 1989).

17.30.071 Buildable area calculation – Transfer of floor area.

Repealed by Ord. 3267. (Ord. 3014 § 17, 2000).

17.30.080 Building height.

Maximum building height in the P district shall be four stories, but not more than 50 feet. Building height in excess of four stories or 50 feet may be approved through the conditional use process. Uninhabitable portions of structures such as a church spire, fleche, campanile or high nave, a dome and lantern or a clock tower may be permitted to exceed the height limit; provided, such appurtenances are not intended as advertising devices. (Ord. 3315, 2006; Ord. 2352, 1989).

17.30.090 Special regulations.

For all uses allowed under this chapter that are 10 acres in size or larger, a master plan shall be prepared. The master plan shall be processed as a type IV permit under Chapter 14.05 MVMC and shall meet the requirements outlined below. A site plan for each permitted and conditional use under 10 acres shall be prepared and reviewed as a type III permit under Chapter 14.05 MVMC for new construction or major addition(s) to an existing structure as determined by the development services director.

A. Master Plan Submittal Requirements. The master plan shall include proposed land use information (land use, densities, site design, adjacent uses, circulation, utility corridors and alignments, wetlands) for review and approval by the city pursuant to the procedures of this chapter. The master plan shall also be accompanied by a phasing plan describing the general boundaries of each phase and the expected date at which a detailed site plan for that phase will be submitted. No project to be developed in phases may exceed 10 years from the time the master plan is approved until the final plan is submitted.

B. The master plan shall be reviewed by the hearing examiner, recognizing the lesser level of detail included in the master plan application.

C. Subsequent applications for approval shall be consistent with any approved master plan and shall contain all of the detailed information and materials deemed necessary by the development services director to adequately review the project. (Ord. 3315, 2006; Ord. 3092 § 41, 2002; Ord. 2967 § 1, 1999; Ord. 2943 § 45, 1999; Ord. 2855 § 15, 1997; Ord. 2531 § 16, 1993; Ord. 2352, 1989).

17.30.100 Landscaping.

Landscaping shall be required pursuant to the terms of Chapter 17.93 MVMC. (Ord. 3315, 2006; Ord. 2352, 1989).

17.30.110 Parking.

Parking shall be provided pursuant to the terms of Chapter 17.84 MVMC. (Ord. 3315, 2006; Ord. 2352, 1989).

17.30.120 Signs.

Signs shall meet the requirements as provided in Chapter 17.87 MVMC for a comprehensive sign plan. (Ord. 3315, 2006; Ord. 2352, 1989).

17.30.130 Site plan review.

All developments in this district shall be subject to a site plan review as provided in Chapter 17.90 MVMC. (Ord. 3315, 2006; Ord. 2352, 1989).

17.30.140 Development exceptions adjacent to C-1 district.

In cases where a permitted or conditional use in the P district is adjacent to a C-1 district, the setbacks, lot coverage, building height, landscaping and sign requirements of the C-1 district may apply provided all other development regulations of the P district are observed. (Ord. 3315, 2006; Ord. 2531 § 15, 1993).

Chapter 17.48

C-2 GENERAL COMMERCIAL DISTRICT

Sections:

- 17.48.010 Intent.
- 17.48.020 Permitted uses.
- 17.48.025 Accessory uses.
- 17.48.030 Prohibited uses.
- 17.48.040 Conditional uses.
- 17.48.050 Lot area and width.
- 17.48.060 Setbacks.
- 17.48.070 Building height.
- 17.48.080 Landscaping.
- 17.48.090 Parking.
- 17.48.100 Signs.
- 17.48.110 Site plan review.

17.48.010 Intent.

The intent of this chapter is to establish and preserve general commercial areas having a variety of uses and accessible primarily by automobile. (Ord. 3315, 2006; Ord. 2352, 1989).

17.48.020 Permitted uses.

Permitted primary uses in the C-2 district are as follows:

A. Commercial Uses.

1. Retail stores;
2. Personal services;
3. Offices, banks, and financial institutions;
4. Hotels, motels and lodging houses;
5. Eating and drinking establishments;
6. Theaters, bowling alleys, skating rinks and other entertainment uses;
7. Laundry and dry cleaning pickup stations;
8. Outside sales of vehicles, boats, mobile homes or equipment;
9. Drive-in banks and eating establishments;
10. Gasoline service stations and automobile repair garages;
11. Adult entertainment establishments, as herein defined; provided, that no adult entertainment establishment shall be located nearer than 1,000 feet from any other adult entertainment establishment; and provided further, that no adult entertainment establishment shall be located nearer than 1,000 feet from any public or private school, church, or public park. Distances as provided in this subsection shall be measured by following a straight line, without regard to intervening buildings, from the nearest point of the property parcel upon which the proposed use is to be located to the nearest point of the parcel of property of the land use from which the proposed use is to be separated; and
12. Day nurseries;

B. Public and Quasi-Public Uses.

1. Governmental buildings, including fire and police stations and administrative offices; and
2. Museums, art galleries, libraries, clubs or fraternal societies and memorial buildings;

C. Other Uses Specifically Permitted.

1. Printing operations;
2. Upholstery and furniture repair shops;

D. On-site hazardous waste treatment and storage facilities as an accessory use to a permitted use provided such facilities comply with the State Hazardous Waste Siting Standards and Mount Vernon and State Environmental Policy Act requirements;

E. Emergency shelter for the homeless; provided, an emergency shelter for the homeless shall not be located within a 1,000-foot radius of any other emergency shelter for the homeless and an existing shelter shall not expand the existing square footage of their facility to accommodate the homeless, except that the hearing examiner may approve a location within a lesser distance or an increase in square footage of the existing facility to serve additional homeless if the applicant can demonstrate that such location will not be materially detrimental to neighboring properties due to excessive noise, lighting, or other interference with the peaceful use and possession of said neighboring properties; and provided further, an emergency shelter for the homeless shall have 100 square feet of gross floor area per resident as defined by the city building code (MVMC Title 15); and provided further, an emergency shelter for the homeless shall have any and all licenses as required by state and local law;

F. Expansion of Existing Mini-Storage Facilities. Proposed new mini-storage facilities when adjacent to existing mini-storage facilities under the same ownership. (Ord. 3429 § 96, 2008).

17.48.025 Accessory uses.

Permitted accessory uses in the C-2 district include:

- A. Residence for watchman, custodian, manager or property owner of permitted use provided it is located within the same building as the principal use;
- B. Each primary building or structure is permitted to have one accessory building, which is exempt from building permit requirements, by definition of the International Building Code (120 square feet or less). These exempt structures are required to be located in the rear yard and maintain a minimum of five-foot setback from any other building or property line;
- C. Mini-storage facilities;
- D. Commercial or public parking garages and/or commercial or public surface parking; and
- E. Card room. (Ord. 3429 § 97, 2008).

17.48.030 Prohibited uses.

Uses specifically prohibited in the C-2 district are:

- A. Sales of inoperable vehicles or used parts;
- B. Junkyards;
- C. Auto wrecking yards. (Ord. 3315, 2006; Ord. 2352, 1989).

17.48.040 Conditional uses.

Uses permitted by conditional use permit, and classified as a Type III permit in the C-2 district, are as follows:

A. Restricted limited manufacturing uses involving the processing or fabrication of commodities or products subject to all the following restrictions, development and performance standards:

1. All manufacturing activities including storage and warehousing shall be confined to enclosed buildings on the property.
2. The use does not inflict upon the surrounding permitted land uses in the district smoke, dirt, glare, odors, vibration, noise, excessive hazards or water pollution detrimental to the health, welfare, or safety of the public occupying or visiting such areas.
3. The design of all buildings and related improvements shall employ design standards to support and maintain the commercial character of the area.

B. Churches; provided, that their principal access is from a collector street or greater and they shall conform to all the development standards and requirements of the public (P) zone and concurrent with approval the city shall require both the comprehensive plan and zoning designations to be changed to public (P) during the city's next comprehensive plan amendment cycle. (Ord. 3447 § 2, 2009).

17.48.050 Lot area and width.

There are no limitations on lot area and width. (Ord. 3315, 2006; Ord. 2352, 1989).

17.48.060 Setbacks.

Minimum setback requirements in the C-2 district are as follows:

A. Front yard: 10 feet. Buildings on corner lots and through lots shall observe the minimum setback on both streets. For properties that front on an arterial, the minimum setback from the right-of-way shall be 25 feet. The community and economic development and public works directors can through a Type I decision process administratively reduce, for good cause shown, this setback.

B. Side yard and rear yard: none, except along any property line adjoining a residentially zoned district, with no intervening street or alley, there shall be a setback of at least five feet. (Ord. 3405 § 3, 2008).

17.48.070 Building height.

Building height in the C-2 district is unrestricted except for fire safety considerations, and building code considerations. (Ord. 3315, 2006; Ord. 3072 § 10, 2001).

17.48.080 Landscaping.

Landscaping shall be required pursuant to the terms of Chapter 17.93 MVMC. (Ord. 3315, 2006; Ord. 2352, 1989).

17.48.090 Parking.

Parking shall be provided pursuant to the terms of Chapter 17.84 MVMC. (Ord. 3315, 2006; Ord. 2352, 1989).

17.48.100 Signs.

Signs shall meet the requirements as provided in Chapter 17.87 MVMC. (Ord. 3315, 2006; Ord. 2352, 1989).

17.48.110 Site plan review.

All developments in this district shall be subject to site plan review as provided in Chapter 17.90 MVMC. (Ord. 3315, 2006; Ord. 2352, 1989).

3.4 TRAFFIC CONTROL & CALMING DEVICES

Traffic control and traffic calming devices share the same overriding goals of reducing vehicle speeds and improving safety.



TRAFFIC CONTROL

Traffic control at City intersections with higher traffic volumes is provided in large part with traffic signals and stop signs. In total, on arterial streets, the City has:

- 33 34 signalized intersections;
- Two (2) emergency signals;
- Eight (8) all-way stop controlled intersections; and,
- 55 54 two, and three-way stop controlled intersections.

In addition to traffic signals and stop signs the City has promoted the use of roundabouts in the recent past.

One roundabout has been constructed at the intersection of Anderson and Cedardale Roads, and the City expects to see additional roundabouts designed and built in the coming years. Map 3.3 identifies the location of traffic signals, all-way stops and the roundabout.

5.0

FINANCIAL PLAN: MITIGATING IMPACTS OF FUTURE GROWTH

Ensuring there are funding mechanisms in place to pay for the transportation infrastructure necessary to maintain the City's adopted levels-of-service over the 20-year planning horizon is a key aspect to this element of the Comprehensive Plan.

This financial plan provides the City with assurances that nearly all of the needed arterial roadway infrastructure can be paid for over the 20-year planning horizon.

However, this plan also alerts the City to the fact that contingency measures need to be in-place and vetted should a revenue shortfall become a reality over the next 20-years.

This financial plan includes four (4) main elements:

1. 20-year transportation expenses;
2. 20-year transportation revenues;
3. Comparison of transportation expenses and revenues; and,
4. Potential contingency measures.

5.1 TRANSPORTATION EXPENSES

Table 4.7 is a list of all the transportation projects that have been identified through the transportation modeling process detailed in previous sections of this element with existing or future LOS deficiencies; and through the City's existing 6-year Capital Improvements Plan (CIP).

In 2016 dollars the 45 projects identified as being needed over the 20-year planning horizon total approximately **\$115.6 million**.

Cost estimates for the transportation projects listed in Table 4.7 were prepared (1) based on an engineer's estimate (when available); (2) by taking historic costs and projecting them forward; or (3) by taking average costs of both public and private transportation projects from nearby areas and applying these costs to future projects.



5.2 TRANSPORTATION REVENUE

Transportation expenses for this financial plan are limited to those that are anticipated within the next 20 years. However, there are several projects that are listed in Table 4.7 that the City expects to be constructed beyond the 20-year planning horizon. These projects, although not required to be listed, are because it is important that policy makers are aware of the significant, very expensive, projects that will be needed beyond 2036.

The forecast of anticipated revenues is based on the City's past history, ability to obtain state, federal, and local grants, and the amount of local revenue available from the gas tax, sales tax, and other sources; with the major revenue sources generally described below.

TRAFFIC IMPACT FEES – Impact fees are paid by developers to mitigate the impacts on the City's transportation system attributed to their specific project(s).

Of the 44 projects listed in Table 4.7 that are expected to be constructed over the next 20-years over one-half have level-of-service deficiencies directly correlated to trips from new growth expected over the planning horizon. As such, these projects will be the basis of the traffic impact fee calculation.

The City's traffic impact fee program is administered through the provisions of Mount Vernon Municipal Code Chapter 3.40. The City estimates that approximately \$37 to \$50 million in traffic impact fees will be collected by the City over the 20-year planning horizon.

GRANTS – Federal, State and local grants are obtained by the City through different competitive application processes. Various grant programs fund specific types of projects such as: capacity, congestion relief, safety, mobility, sidewalks and/or bicycle routes. Mount Vernon has been successful in the past in obtaining a variety of different types of grants.

For forecasting purposes, an analysis of transportation projects funded by Federal, State, local, and other sources between 1997 and 2014 was completed.

From this analysis the City estimates that approximately \$40 to \$56 million in Federal, State, and local grants are anticipated to be received by the City for transportation projects over the 20-year planning horizon.

CITY UTILITY FUNDS – Most transportation projects include underground utility installation and/or upgrades of sanitary and storm sewers. Since these utilities are, for the most part, owned and maintained by the City, funds from these utilities are, when feasible, used to fund this component of a transportation project.

Using the same methodology described above under the 'Grants' sub-section the City estimates that approximately \$3 million in utility funds are anticipated to be used for transportation projects over the 20-year planning horizon.

CITY FUNDS - Local taxes are allocated to transportation improvements by the City Council during their annual budget. The four (4) primary sources of these revenues include:

- Motor Vehicle Fuel Tax (MVFT)
- Real Estate Excise Tax (REET)
- City Property/Sales Tax Funds
- Transportation Benefit District (TBD)

RCW 82.46.010 and .035 allows cities to collect a 0.25% tax on the first quarter percent of real estate excise tax (REET I) and a second 0.25% on all sales of real estate (REET II). All REET funds are required to be used for capital projects.

At the discretion of the City Council, general tax income can be allocated for transportation improvements. The largest portion of general taxes is from property and sales taxes.

Mount Vernon voters approved a TBD that will generate funds starting in 2017 by imposing a 0.2% sales and use tax within the City limits.

The City estimates that approximately \$22 to \$30 million in MVFT, REET, TBD and other City funds will be available for transportation projects over the 20-year planning horizon.

5.3 EXPENSES & REVENUES

The 2016 to 2036 transportation project expenses and revenues are summarized in Table 4.8 below. There is a **maximum** shortfall **of approximately \$16 million** forecasted over the next 20 years **comparing the estimated expenses to the minimum revenues**. This **maximum potential** shortfall comprises approximately **fourteen percent (14%)** of the overall 20-year forecasted costs. Contingency measures to address this projected shortfall are outlined within Section 5.4.

TABLE 4.8 SUMMARY OF TRANSPORTATION EXPENSES AND REVENUES

EXPENSES		
FOR ADDITIONAL DETAILS SEE	DESCRIPTION	AMOUNT
Table 4.7	2016 to 2036 Transportation Project Costs	\$130,000,000.00± \$115.6 million ±
REVENUES		
FOR ADDITIONAL DETAILS SEE	DESCRIPTION	AMOUNT
Section 5.2:		
	Transportation Impact Fees:	\$37 to \$50 million
	Federal & State Grants, Utility Funds:	\$40 to \$56 million
	MVFT, REET, TBD	\$22 to \$30 million
	TOTAL:	\$99 to \$136 million
	Expenses – Minimum Revenues	\$115,663,000.00 - \$99,000,000.00
	Maximum Unfunded Transportation Projects	\$16 million

The transportation expenses and revenues outlined within this financial plan are projections based on past projects and occurrences, historical trends, and current regulations.

These projections are intended to provide best possible predictions of likely expenses and revenues and are presented primarily to inform decision makers about policy issues – not to provide project specific cost or revenue estimates for any other purpose.

There are a variety of ways to estimate expenses and revenues over extended timeframes. Instead of inflating both the expenses and revenues by a factor, like the Consumer Price Index (CPI), over the 20-year planning horizon an assumption was made that both the expenses and revenues would inflate over time at a similar rate. To ensure that the Transportation Impact Fees keep pace with inflation, these fees are adjusted each January using The Engineering News Record Construction Cost Index.

5.4 CONTINGENCIES

The City’s **maximum** projected funding shortfall is approximately **fourteen percent (14%)** of the overall estimated project costs; as such, following are several potential contingency measures the City could take to address this funding gap over time should it be necessary.

1. The City’s level-of-service (LOS) standards could be modified so that some projects no longer have a failing LOS that requires mitigation in the form of capital project(s).
2. The City could allocate additional general fund dollars to pay for transportation projects.
- ~~3. The City could take the steps necessary to form a transportation benefit district to collect revenue earmarked for transportation projects.~~
4. The City could amend the land use assumptions found in the Land Use Element of the Comprehensive Plan to allow less growth thus minimizing LOS failures and the need for capital projects to correct the LOS failures.

TABLE 4.7 20-YEAR & BEYOND TRANSPORTATION IMPROVEMENTS

Comp. #	Improvement	Existing Condition or Facility or Project Limits	Details	CIP #	2016 Cost	2017 Revised Costs	Transportation Impact Fee Eligible?*	Additional Information
1	Continental Pl & Hoag Rd	Two-Way Stop Controlled Intersection	Add TWLTL to Hoag	NA	\$750,000.00	\$750,000.00	NO	
2	N Laventure Rd & Hoag Rd	All-Way Stop Controlled Intersection	New Roundabout or Signal	T-06-05	\$700,000.00	\$700,000.00	YES	
3	Waugh Rd & E Division St	All-Way Stop Controlled Intersection	New roundabout or signal	T-07-05	\$600,000.00	\$0.00	YES	
4	S 13th St & Broad St	Two-Way Stop Controlled Intersection	Right-in right-out channelization	NA	\$300,000.00	\$300,000.00	NO	
5	Blodgett Rd & Broad St	Two-Way Stop Controlled Intersection	Add 2 lanes and rechannelize to add LTLs	NA	\$300,000.00	\$300,000.00	NO	
6	S 1st St & W Montgomery St	Two-Way Stop Controlled Intersection	New all-way stop	NA	\$100,000.00	\$100,000.00	YES	
7	30th St & E College Way	Two-Way Stop Controlled Intersection	New Signal	T-07-04	\$700,000.00	\$700,000.00	YES	
8	N 30th St & E Fir St	Two-Way Stop Controlled Intersection	Add TWLTL to Fir	NA	\$500,000.00	\$500,000.00	NO	
9	S Waugh Rd & E Broadway	Two-Way Stop Controlled Intersection	New roundabout or Signal	NA	\$700,000.00	\$700,000.00	YES	
10	S 2nd St & Broadway	Two-Way Stop Controlled Intersection	New all-way stop	NA	\$100,000.00	\$100,000.00	YES	
11	LaVenture & Section	All-Way Stop Controlled Intersection	New Roundabout or Signal	T-07-07	\$339,000.00	\$339,000.00	YES	
12	Signal Maintenance Program	Signals	Maintenance on Existing Signals	T-07-02	\$891,000.00	\$891,000.00	NO	6-year CIP \$270,000.00 x 3.3 for 20-year projection
13	18th and Blackburn	All-Way Stop Controlled Intersection	New Roundabout or Signal	T-07-06	\$700,000.00	\$700,000.00	NO	
14	LaVenture & Blackburn	All-Way Stop Controlled Intersection	New Roundabout or Signal	T-13-01	\$700,000.00	\$700,000.00	YES	
15	Hickox & I-5	No intersection controls existing	New Interchange	T-05-09	\$5,000,000.00	\$5,000,000.00	NO	
16	1st & Division & Freeway Drive	All-Way Stop Controlled Intersection	Intersection Realignment	T-09-01	\$3,000,000.00	\$3,000,000.00	YES	
17	Division Street	Freeway Drive to Ball	Capacity and Rechannelization	NA	\$5,000,000.00	\$5,000,000.00	NO	
18	College Way	Market to Freeway Drive	Add 2 lanes and rechannelize to add LTLs	T-06-10	\$6,233,000.00	\$6,233,000.00	YES	
19	Anderson Road	I-5 NB on/off ramp to Cedardale Road	Rechannelize and Add Sidewalks	NA	\$1,000,000.00	\$1,000,000.00	YES	
20	Hoag Road	Urban to Continental	Add lane width, rechannelize, and add sidewalks on north	NA	\$4,000,000.00	\$4,000,000.00	YES	
21	Broad Street	Blodgett to 15th	Access Management/right-in right-out	Part T-03-02	\$2,550,000.00	\$2,550,000.00	YES	
22	Francis Road	30th to Swan	Add lane width, rechannelize, and add sidewalks	NA	\$700,000.00	\$700,000.00	YES	
23	Fir Street	LaVenture to Waugh	Add lane width, rechannelize and add sidewalks	T-94-14	\$1,200,000.00	\$1,200,000.00	NO	
24	Blackburn Road	Cedar Hills to Little Mountain	Add lane width, rechannelize and add sidewalks	T-94-19	\$1,700,000.00	\$1,700,000.00	YES	
25	Blackburn Road	Little Mountain to Eaglemont	New Road Connection and lane width, rechannelization and sidewalks on portions	T-94-21	\$2,400,000.00	\$2,400,000.00	YES	
26	Freeway Drive	Cameron Way to College Way	Rechannelize	T-97-07	\$3,000,000.00	\$3,000,000.00	NO	
27	Roosevelt Ave	Riverside Drive west to I-5, then south to Fir Street	New Road Connection	T-02-04	\$11,100,000.00	\$11,100,000.00	NO	
28	30th Street	Blackburn to the plat of East Gate South	New Road Connection	T-02-06	\$1,300,000.00	\$1,300,000.00	YES	
29	30th Street	Between Fir and the vicinity of the Manito Plat	New Road Connection and lane width, rechannelization and sidewalks on portions	Part of T-02-24	\$3,800,000.00	\$3,800,000.00	YES	Changed this item to include approx. 1,900 l.f. of new road connection - stream/wetland issues
30	I-5/SR-536	SR-536 to the south	New Frontage Road & I-5 on-ramp Construction	T-06-11	\$20,000,000.00	\$0.00	NO	
30	Kincaid & 3rd Street Intersection and Corridor Improvements	All-Way Signalized Intersection	Intersection improvements at Kincaid and S. 3rd including rechannelization and access management	TBD	\$3,000,000.00	\$3,000,000.00	YES	Needed to allow the Alf Christianson site to be redeveloped and meet concurrency requirements. Economic development benefits to the historic downtown and South Kincaid Sub-Area result with the ALFCO site redevelopment.
31	Martin Road	College to 34th Place	Rechannelization & Pedestrian Facilities	T-05-02	\$2,000,000.00	\$2,000,000.00	NO	
32	15th Street	Broad to Division	Capacity Improvements	T-06-04	\$1,500,000.00	\$1,500,000.00	YES	
33	Broadway turns into South 48th Street	Dallas Street east, then north to Division	New Road Connection	T-06-06	\$1,157,000.00	\$0.00	YES	
34	LaVenture Road	Hoag to 1000' south of Hoag	Rechannelization & Pedestrian Facilities	T-06-07	\$550,000.00	\$550,000.00	NO	
35	Milwaukee	1st 300 feet east	Truck Route Improvements	T-07-03	\$50,000.00	\$50,000.00	NO	
36	Sidewalk Gaps	Citywide	Sidewalk Construction	T-08-01	\$5,000,000.00	\$5,000,000.00	NO	Estimated \$250,000.00/year x 20
37	ADA Sidewalk Transitions	City wide	Sidewalk Transitions	T-16-01	\$5,000,000.00	\$5,000,000.00	NO	Estimated \$250,000.00/year x 20
38	Street Improvements & Maintenance	Citywide	Currently Paid for by MVFT, Reet I and II, Property Taxes, & TBD	T-00-02	\$13,000,000.00	\$17,700,000.00	NO	\$500,000.00 for 2016 x \$650,000.00 for remaining 19 years - \$500,000.00 for 2016 + \$1.2m for 10 years + \$650k for the remaining 8 years (increased due to TBD approved in 2017)
39	LED Street Lights	Citywide	New LED light installation	T-15-01	\$1,088,000.00	\$0.00	NO	6-year CIP \$544,000.00 x 3 as LEDs need to be replaced approx. 1x every 20 years
40	Anderson Road Bridge and Approaches	Henson Road and Approaches	Interchange improvements including the addition of sidewalks	NA	\$20,000,000.00	\$20,000,000.00	YES	
41	S 18th Street & East Broadway	Two-Way Stop Controlled Intersection	Add both east and west bound left-turn lanes	NA	\$500,000.00	\$500,000.00	YES	
42	S 15th Street & East Broadway	Two-Way Stop Controlled Intersection	Widen Broadway to a 3-lane section	NA	\$500,000.00	\$500,000.00	YES	
43	18th Street	Between Fir Street and Roosevelt Ave.	Complete bike lane	NA	\$250,000.00	\$250,000.00	YES	
44	Division Street Bridge Replacement Study	Division Street Bridge and Approaches	Study to evaluate the feasibility/cost of replacing the Division Street Bridge and mitigation required to the bridge approaches to improve the LOS.	NA	\$500,000.00	\$500,000.00	NO	
45	Bike Lane on Old Highway 99 South	Blackburn to just south of East Hickox Road	New Bike Lane Added/Striped	NA	\$350,000.00	\$350,000.00	YES	

2016 to 2036 Projects:

\$130,808,000.00 \$115,663,000.00 Reduction of \$15.1 million with amendments (changing project #30 and #38, removing 3, 33, and 39 that have been completed)

Beyond 2036 Projects:

60	Hickox Road	Pamela Street NE to Little Mountain Road	New Road Connection	NA	\$14,800,000.00		NA	
61	Replacement of the Division Street Bridge	Division Street/SR 536 over the Skagit River	Replacement of WSDOT's existing bridge	NA	\$20,000,000.00		NA	
62	College Way Railroad Grade Separation	Urban to Leigh Way	Grade separated crossing over/under BNSF railroad line	NA	\$22,700,000.00		NA	
63	East College Way Widening	Waugh to Skagit Highlands Parkway	Widen SR 538 (College Way) from 2 to 4 travel lanes	NA	\$6,900,000.00		NA	
64	Kincaid & I-5 Intersections and Corridor Improvements	All-Way Signalized Intersections	Study of potential intersection improvements, rechannelization and access management along Kincaid street and its intersections with both on/off ramps on the east and west side of I-5	TBD	\$500,000.00		NO	
65	I-5/SR-536	SR-536 to the south	New Frontage Road & I-5 on-ramp Construction	T-06-11	\$20,000,000.00		NA - Moved project #30 to the beyond 20-year Project List	
Total Beyond 2036 Projects:					\$84,900,000.00			

Trail Construction Projects within Parks/Rec Plan

80	Fowler Trail Connection	Blackburn north and west to LaVenture	New Trail Connection	T-02-10	\$200,000.00		NA	
81	30th Street Pathway South	Blackburn 750 feet north	New Trail Connection	T-02-13	\$150,000.00		NA	
82	River Dike Trail System	West side of the Skagit River	New Trail	T-02-17	\$500,000.00		NA	
83	Kulshan Trail Extension	Waugh Road NE to College Way along abandoned RR grade	New Trail Connection	NA	\$700,000.00		NA	

Total 2016 to 2036 Trail Projects:

\$1,550,000.00

20-Year (2016 to 2036 Projects Total)

\$115,663,000.00

** Projects that are necessary to maintain City and State concurrency standards are identified as eligible for transportation impact fee funding

Maps 4.1 to 4.3 will be updated to reflect new projects listed within this table

TRANSPORTATION GOAL 7: DEVELOP A MOUNT VERNON-SPECIFIC COMPLETE STREETS POLICY.

TRANSPORTATION GOAL 7: INTEGRATE THE PRINCIPLES AND PRACTICES OF COMPLETE STREETS INTO THE CITY’S PLANNING AND EXECUTION OF PROJECTS SO THAT ALL RESIDENTS AND VISITORS, REGARDLESS OF THEIR AGE, ABILITY, OR FINANCIAL RESOURCES, CAN SAFELY AND EFFICIENTLY USE THE PUBLIC RIGHT-OF-WAY TO MEET THEIR TRANSPORTATION NEEDS REGARDLESS OF THEIR PREFERRED MODE OF TRAVEL.

OBJECTIVE 7.1: Commence a process by which a Complete Streets Policy can be developed by the City. This Complete Streets Policy should accommodate (to the extent possible) all street users with the creation and enhancement of street networks to meet the needs of pedestrians, bicyclists, transit riders, motorists, commercial vehicles, and emergency response vehicles for people of all ages and all abilities.

OBJECTIVE 7.1: To plan for, design, construct, operate, and maintain an appropriate and cohesive transportation system that will meet the needs of motorists, pedestrians, bicyclists, wheelchair users, transit vehicles and riders, freight haulers, agricultural vehicles, emergency responders, and residents of all ages and abilities.

- Policy 7.1.1 Consideration will be given to all users and modes of travel from the start of planning and design work. Transportation improvements will be viewed as opportunities to create safer, more accessible streets for all users.
- Policy 7.1.2 The City will cooperate with other transportation agencies including the Washington State Department of Transportation and Skagit County to request that the principles and practices of complete streets are embedded within their planning, design, construction, and maintenance activities.
- Policy 7.1.3 Implementation of complete streets policies shall take into account the goal of enhancing the context and character of the surrounding built and natural environments.
- Policy 7.1.4 Appropriate attention will be given to projects that enhance the overall transportation system and its connectivity for access to parks or recreation areas, schools, shopping/commercial areas, public transportation, employment centers, existing pedestrian or bicycle networks, or regional bicycle pedestrian plans prepared by other associated groups such as Skagit County and Skagit Council of Governments.
- Policy 7.1.5 The Public Works Director and/or designees should report to the City Council to discuss the transportation projects undertaken (or planned) to discuss the extent to which each of these projects have met, or are expected to meet, non-motorized needs and plans.
- Policy 7.1.6 Collaborate with Skagit County to make sure that the City’s non-motorized plans are integrated with County plans.

7.0 GOALS, OBJECTIVES & POLICIES

The following Goals, Objectives and Policies specific to Housing are organized into broad categories including:

- 7.1: Housing Availability
- 7.2: Enhance Existing Neighborhoods
- 7.3: Jobs to Housing Balance & Mixed Use Development
- 7.4: Affordable and Subsidized Housing
- 7.5: Housing for Vulnerable Populations

7.1 HOUSING AVAILABILITY

GOAL 1: Enhance Mount Vernon’s cultural and economic vitality by encouraging the development of housing solutions of all types that provide for varied densities, sizes, costs and locations that are safe, decent, accessible, attractive, appealing and affordable to a diversity of ages, incomes, and cultural backgrounds.

Objective HO-1.1 In City plans and zoning regulations, accommodate a variety of housing types that are attractive and compatible in design, and available to all economic segments of the community.

Policy HO-1.1.1 The Comprehensive Plan shall provide housing capacity for all market segments to meet the growth targets identified for the City of Mount Vernon in the Skagit County Population and Employment Allocation adopted by County-Wide Planning Policies.

Policy HO-1.1.2 In recognition of community needs, the City shall maintain a variety of future land use classifications and implement zoning to accommodate a range of housing types with varying densities and sizes.

Policy HO-1.1.3 Continue the use of opportunities and incentives through the Planned Unit Development (PUD) process for a variety of housing types and site planning techniques that can achieve the maximum housing potential of the site while being designed in consideration of surrounding properties and the natural environment.

Policy HO-1.1.4 Continue to promote plans and policies that encourage in-fill residential projects in close proximity to neighborhood centers, shopping and retail facilities, parks, transit routes and other service uses.

Policy HO-1.1.5 Continue to promote plans and regulations that allow incentives such as bonus densities and flexible design standards that support and promote the construction of new innovative or affordable housing styles, compatible with the planned uses of surrounding sites. Ground related housing types such as cottages, townhouses, zero lot line developments and other types are examples of housing choices that promote individuality and ownership opportunities. Consider adopting new development regulations that would offer new ways to encourage these types of housing choices.

Policy HO-1.1.6 Continue to implement zoning requirements for manufactured homes on single family lots and ensure they provide for appropriate location and design criteria and meet state requirements.

Policy HO-1.1.7 Continue to promote high density development and re-development in the Central Business District (C-1 zone). Analyze ways to allow housing that steps-down, or transitions, in density immediately surrounding the Central Business District. Consider completing a sub-area plan to include areas surrounding the existing C-1 zone to evaluate whether or not this zone should be expanded to these abutting areas.

7.2 ENHANCE EXISTING NEIGHBORHOODS

GOAL 2: Promote the preservation, maintenance and enhancement of existing housing and residential neighborhoods throughout the City.

Objective HO-2.1 Promote infill housing that is compatible with abutting housing styles and with the character of the existing neighborhood.

Policy HO-2.1.1 Encourage infill housing on vacant or underutilized parcels having adequate services, and ensure that the infill development is compatible with surrounding neighborhoods.

Policy HO-2.1.2 Adopt development regulations that enhance existing single family neighborhoods by requiring significant changes in density be transitioned near these existing neighborhoods. Ways to transition from higher-density to existing single-family neighborhoods include (but are not limited to) the following: reducing densities and building heights closest to existing neighborhoods; and require landscaping treatments and fencing surrounding higher density developments.

Policy HO-2.1.3 Consider adopting regulations such as flexible lot sizes that encourage infill development on small lots consistent with the neighborhood's character.

Policy HO-2.1.4 Encourage the construction of attached and detached accessory dwelling units in single-family districts subject to specific development, design and owner occupancy provisions.

Objective HO-2.2 Enhance the value, character and health of the City's existing housing stock by improving and extending the life of such housing.

Policy HO-2.2.1 In cooperation with the County and public or private housing agencies, the City should periodically assess housing conditions to identify areas of the city needing rehabilitation and to monitor previous rehabilitation efforts, contingent upon funding availability.

Policy HO-2.2.2 Encourage private reinvestment in residential neighborhoods and private rehabilitation of existing housing by providing information, technical assistance, and referrals to appropriate agencies and organizations.

Policy HO-2.2.3 Consider additional funding to strengthen the City's existing code enforcement efforts with the goal of reducing the amount of substandard housing, renovation of homes in need of repair, and to preserve the health, safety and affordability of the City's existing housing stock.

Policy HO-2.2.4 In cooperation with Skagit County, the City should encourage the preservation of existing housing. Private investment should be encouraged in older residential neighborhoods, manufactured home parks, and multifamily complexes to ensure the health, safety and affordability of existing housing. Programs supporting weatherization, home repair and rehabilitation, and infrastructure maintenance should be supported.

7.3 JOBS-HOUSING BALANCE & MIXED-USE REGULATIONS

GOAL 3: Encourage living-wage job retention and creation in the City so that residents are not forced to commute out of Mount Vernon to work.

Objective HO-3.1 Promote policies to increase the ratio of living wage jobs to housing within the City.

Policy HO-3.1.1 Encourage the creation of mixed-use areas throughout the City characterized by living wage jobs, mixed income housing, and ample public open spaces all within a walkable urban context.

7.4 AFFORDABLE AND SUBSIDIZED HOUSING

GOAL 4: Encourage safe, decent, accessible, attractive and affordable housing development that meets community needs and is integrated into, and throughout, the community including areas of higher land cost where greater subsidies may be needed.

Objective HO-4.1 Encourage the creation of ownership and rental housing that is affordable for all households within the City, with a particular emphasis on low, very-low, and extremely-low income households as defined by the U.S. Department of Housing and Urban Development (HUD).

Policy HO-4.1.1 Evaluate the adoption of zoning regulations targeted at otherwise market-rate developments that require *or* incentivize a minimum percentage of new dwelling units and/or lots that are created (whether multi-family or single-family) be income restricted.

Policy HO-4.1.2 Evaluate the adoption of zoning regulations that would allow multi-family residential developments that are income-restricted to those at or below 60 percent of the area median income for at least fifty years to be located in zoning districts other than multi-family residential.

Policy HO-4.1.3 Evaluate the adoption of zoning regulations that provide bonuses in density for developments that create income restricted units aimed at those earning less than 80% of the area median income (AMI) with greater bonuses provided to housing reserved for those earning 60% of the AMI and below.

Policy HO-4.1.4 Encourage affordable housing to be dispersed throughout the City, within each Census tract, rather than overly concentrated in a few locations.

Policy HO-4.1.5 Where affordable housing is proposed together with market rate housing, affordable housing units should be comparable in design, integrated into the whole development, and should match the tenure of the whole development.

Policy HO-4.1.6 Maintain and explore enhancing regulatory incentives to encourage the production and preservation of affordable ownership and rental housing such as through density bonuses, impact fee reductions, permit fast-tracking, or other methods.

Policy HO-4.1.7 Ensure during development review processes that all affordable housing created in the city with public funds or by regulatory incentives remains affordable for the longest possible term; at a minimum 50 years.

Policy HO-4.1.8 Identify and catalogue real property owned by the City that is no longer required for its purposes and is suitable for the development of affordable housing for very-low to moderate income households. The inventory should be provided to the State Office of Community Development in accordance with state law.

Objective HO-4.2 Prioritize the preservation of the affordability, health, safety and quality of the City's existing housing stock.

Policy HO-4.2.1 In conjunction with public and private housing providers, the City should identify and encourage preservation of affordable units in publicly assisted (subsidized) housing developments that are at risk of converting to market-rate housing.

Policy HO-4.2.2 Encourage relocation assistance and replacement housing to be developed, where feasible, to help low-income households when displacement is unavoidable.

Objective HO-4.3 Work collaboratively with other jurisdictions, agencies and stakeholders to promote the preservation and creation of local and regional affordable housing strategies.

Policy HO-4.3.1 Be an active participant in the multi-jurisdictional affordable housing program and cooperative efforts that will be guided by the Skagit County of Governments in 2016/2017 that will identify strategies to promote an adequate and diversified supply of countywide housing for all residents.

Policy HO-4.3.2 Encourage, assist, and partner with organizations that can construct, manage, and provide affordable housing to those earning 80% or less of the AMI during all stages of siting and project planning and when applying for county, state and federal funding.

Policy HO-4.3.3 Work regionally and with other jurisdictions to jointly fund affordable housing.

Policy HO-4.3.4 Support state and federal funding and policies that promote affordable housing.

Policy H O-4.3.5 Explore with the County, other local jurisdictions, and private lending institutions the availability and enhancement of educational programs for first time homebuyers.

Policy HO-4.3.6 Coordinate with private lending institutions to encourage the creation and availability of financing mechanisms such as reverse mortgage programs, housing trust funds, and loan pools for local financing of affordable housing.

Policy HO-4.3.7 Encourage interjurisdictional cooperative efforts and public-private partnerships to advance the creation of affordable and special needs housing.

Policy HO-4.3.8 Continue to promote home ownership for low-income households earning up to 80% of the median income through support of the Home Trust of Skagit and other similar organizations that could be created in the future.

Objective HO-4.4 Create an evidence based system for collecting and analyzing data and plan adaptive strategies that will assist the City in proactively encouraging the preservation and creation of affordable housing in the City.

Policy HO-4.4.1 Consider adopting a schedule to have the Community & Economic Development Department (CEDD) report to Council on the number of renters and owners that are paying 30% or more of their income on housing in the Mount Vernon Metropolitan Statistical Area (MSA) as reported through the Comprehensive Housing Affordability Strategy (CHAS) Data Query Tool from the U.S. Department of Housing and Urban Development (HUD). Providing an annual report should be considered the goal for such reporting; however, the timing of such a report should be following the release of previously unreported data from HUD. Should other data that complies with industry accepted methods that use sound estimating and statistical methodologies become available, in addition to the referenced HUD data, Council could consider requesting CEDD staff to report on this data as well. This report could provide Council with an opportunity to reassess and adjust policies and development regulations to meet low income housing needs.

7.5 HOUSING FOR VULNERABLE POPULATIONS

GOAL 5: Promote the development, and collaborate with service providers, to develop a variety of housing solutions for those with special needs including, but not limited to:

- Victims of domestic violence;
- Persons afflicted with alcohol/drug addiction;
- Persons afflicted with behavior health issues;
- Persons coming from corrections and psychiatric institutions, nursing homes and foster care; and,
- Persons that are homeless.

Objective HO-5.1 Work closely with appropriate agencies in the region to develop and implement policies and programs addressing special housing needs for vulnerable populations.

Policy HO-5.1.1 Encourage opportunities for assisted housing for people with special needs by:

- a. Adopting land use policies and regulations that treat government-assisted housing and other low-income housing the same as housing of a similar size and density;
- b. Permitting group living situations, including those where residents receive such supportive services as counseling, foster care or medical supervision in accordance with State and Federal Laws; and,
- c. Encouraging developers and owners of assisted housing units to undertake activities to establish and maintain positive relationships with neighbors.

Policy HO-5.1.2 Encourage coordination among providers of social, health, counseling, and other services to families, children, and persons with special needs including seniors, persons with physical or mental disabilities, persons with terminal illness, or other special needs.

Policy HO-5.1.3 The City should collaborate and support social service agencies that support the development and implementation of a comprehensive approach to the prevention, transition, and stabilization of the homeless. Programs and services that decrease potential homelessness, stop recurring homelessness, and to promote long-term self-sufficiency (such as the Housing First model) should be encouraged.

Policy HO-5.1.4 Support the development of facilities and services for chronically homeless, homeless, and those who are at-risk of becoming homeless by:

- a. Adopting land use regulations that streamline the siting of facilities such as the creation of an overlay zone, or a demonstration zoning ordinance. Consider adopting regulations within an overlay zone, demonstration zoning ordinance, or other mechanism that allows these facilities to be developed based on occupancy characteristics versus density allowed in different zoning designations.

Policy HO-5.1.5 Consider incentives to encourage the establishment of fully accessible housing for people with disabilities, which exceed the minimum requirements for accessible units otherwise mandated by federal and state law, including providing density bonuses for additional units that incorporate universal design or other similar design principles.

Policy HO-5.1.6 Ensure that facilities and services to meet the health care, treatment, social service, and transit needs of households with special needs are part of housing development plans.

Policy HO-5.1.7 Through the City's plans and regulations, location of housing for disabled persons and/or seniors should be promoted near or within sites where neighborhood centers, shopping centers, public transportation and/or parks or open space to facilitate their maximum participation in the community.

GENERAL LAND USE GOALS, OBJECTIVES AND POLICIES**GOAL LU-1** ENHANCE THE QUALITY OF LIFE FOUND IN THE CITY OF MOUNT VERNON AS A PLACE TO WORK, LIVE AND RECREATE.**OBJECTIVE LU-1.1** Balance residential, commercial, industrial and public land uses within the City.

- Policy LU-1.1.1** Maintain the use of the Design Guidelines to achieve attractive new residential developments within the City. Create new Design Guidelines to promote attractive new office, retail, commercial and industrial developments within the City.
- Policy LU-1.1.2** Maintain zoning and subdivision regulations to ensure that adequate setbacks, landscaping and buffering are required where land use impacts occur between residential uses of different intensities; along with residential and non-residential uses.
- Policy LU-1.1.3** Provide adequate capacity for the City's projected residential growth and provide enough commercial/industrial areas within the City to balance residential growth.
- Policy LU-1.1.4** Allow planned multi-family housing throughout the City in residential and commercial zoning designations through processes such as the Planned Unit Development, other types of overlay zones, or with new subarea plans.
- Policy LU-1.1.5** Integrate non-residential uses such as parks, social and religious uses, where appropriate, into residential neighborhoods to create communities that have a full range of public facilities and services. These non-residential uses shall be sited, designed, and scaled to be compatible with the existing residential character.
- Policy LU-1.1.6** Encourage infill development on vacant properties with existing public services and public utilities.
- Policy LU-1.1.7** Public transportation transit stops constructed as part of a development shall be safe, clean, comfortable, and attractive.
- Policy LU-1.1.8** Consider adopting new zoning designations or amending the development regulations associated with existing zones to encourage the development of affordable housing in residential and commercial areas of the City.

Land Use Element: Goals, Objectives & Policies

OBJECTIVE LU-1.2 Maintain and enhance the character of existing single-family neighborhoods but not preclude redevelopment and/or new development within established neighborhoods.

Policy LU-1.2.1 Provide development regulations that create a compatible pattern of development within established neighborhoods. The development standards shall address densities, building setbacks, parking and landscaping.

OBJECTIVE LU-1.3 Foster business creation and retention and contributes to the quality of life of the citizens of the City of Mount Vernon.

Policy LU-1.3.1 Provide adequate land for commercial and industrial development that provides jobs and augments the City’s tax base.

Policy LU-1.3.2 Ensure zoning regulations accommodate a range of allowable businesses, commercial and industrial uses in appropriate locations throughout the City.

Policy LU-1.3.3 Review on a regular basis existing development regulations to remove unnecessary requirements that unnecessarily hinder the development process.

GOAL LU-2 PROVIDE FOR ORDERLY DEVELOPMENT WITHIN THE CITY OF MOUNT VERNON THAT IS CONSISTENT WITH ADOPTED PLANS AND DEVELOPMENT REGULATIONS.

OBJECTIVE LU-2.1 Implement the Comprehensive Plan Land Use Map.

Policy LU-2.1.1 Designate land for housing, commerce, recreation, public utilities and facilities and other land uses on the official Comprehensive Plan Land Use Map.

Policy LU-2.1.2 Update on a yearly basis the official Comprehensive Plan Land Use Map, as appropriate.

Policy LU-2.1.3 Ensure that the yearly updates to the Comprehensive Plan map and text are accompanied by changes to development regulations and the zoning map, so that these items are consistent.

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

Land Use Element: Goals, Objectives & Policies

OBJECTIVE LU-2.2 Establish densities and development standards that provide for efficient infrastructure and service delivery.

- Policy LU-2.2.1 Have development regulations that allow the use of Planned Use Developments (PUDs). PUDs shall provide for open spaces and protection of critical areas, shall offer a diversity of housing types and affordability and shall incorporate the adopted Design Guidelines.
- Policy LU-2.2.2 Coordinate transportation and utility improvement projects with the Land Use Element and the Capital Improvements Plan for the City.

GOAL LU-3 IDENTIFY, PRESERVE AND ENHANCE THE CULTURAL RESOURCES AND HISTORIC SITES WITHIN THE CITY OF MOUNT VERNON.

OBJECTIVE LU-3.1 Support visual, literary and cultural arts and activities with the community.

- Policy LU- 3.1.1 Encourage use of regional and community facilities like the Lincoln Theatre and MacIntre Hall for cultural activities to maximize their use and to expand public access to cultural opportunities.
- Policy LU-3.1.2 Work with other organizations to promote visual, literary and cultural arts and events in the community.
- Policy LU-3.1.3 Maintain an Arts Commission for the promotion of cultural arts in the community.
- Policy LU-3.1.4 Encourage local activities that promote the community's history.

OBJECTIVE LU-3.2 Identify historic buildings and landmarks within the City.

- Policy LU-3.2.1 Coordinate with community organizations, property owners and local citizens to identify and/or restore historic properties.

GOAL LU-4 PROVIDE A PROCESS FOR THE IDENTIFICATION AND SITING OF ESSENTIAL PUBLIC FACILITIES.

OBJECTIVE LU-4.1 Allow for the appropriate siting of essential public capital facilities of a Statewide or Countywide nature.

- Policy LU-4.1.1 The applicant for a proposal to site an essential public facility shall provide a justifiable need for the public facility based upon forecasted need and a logical service area.
- Policy LU-4.1.2 Through the zoning code, the City shall prepare siting criteria for essential public facilities.
- Policy LU-4.1.3 Any site selected as an essential public facility shall have Comprehensive Plan and zoning designations of Public (P) and an overall Master Plan shall be prepared and accepted by both the City Planning Commission and City Council.

Policy LU-4.1.4 In approving essential public facilities, the effect on adjacent uses and/or neighborhoods and methods to mitigate all impacts shall be considered in the approval process.

SINGLE-FAMILY RESIDENTIAL DISTRICT GOALS, OBJECTIVES AND POLICIES

GOAL LU-5 ENHANCE AND IMPROVE THE QUALITY OF SINGLE-FAMILY LIVING ENVIRONMENTS THROUGHOUT THE CITY.

OBJECTIVE LU-5.1 Ensure that new development in the single-family residential designations are designed to provide quality homes and neighborhoods for residents and take care to mitigate impacts of new development on existing neighborhoods.

Policy LU-5.1.1 A minimum net density of 4.0 dwelling units per acre for Single Family Residential neighborhoods shall be implemented unless: sensitive areas are documented on the site, it can be shown that sensitive areas near the site will be adversely affected with the proposed development, where designated resources lands exist, where areas are designated as special flood risk areas, where access is restricted, where other physical site constraints limit the number of lots that could be created, or where the existing neighborhoods identified on Map LU-5 would be negatively impacted. The neighborhoods identified on Map LU-5 shall not have a net density of greater than 3.23 dwelling units per acre.

Policy LU-5.1.2 Net development densities for Planned Unit Development (PUD) subdivision proposals and subdivision proposals where the transfer (purchase) of development rights (TDR) are proposed may be permitted to have an increase in density.

Land Use Element: Goals, Objectives & Policies

- Policy LU-5.1.3 Support site plans for new residential developments that transition to and blend with existing development patterns using techniques such as lot size, depth and width, access points, building location setbacks, and landscaping. Sensitivity to unique features and differences among established neighborhoods should be reflected in site plan design. Interpret development standards to support coordinated structural design, private yards and substantial common space areas.
- Policy LU-5.1.4 The use of the PUD and TDR ordinances shall be discretionary by the City. PUDs allow for flexibility in standard development regulations in exchange for higher level design and public benefit through the amenities that are included within the PUD development. The PUD and TDR development regulations will only be allowed if neighborhood compatibility parameters can be met with the proposed subdivision.
- Policy LU-5.1.5 New plats proposed at higher densities than adjacent neighborhood developments may be required to reduce their overall allowed density to mitigate conflicts between old and new development patterns.
- Policy LU-5.1.6 Zoning and subdivision regulations should ensure adequate setbacks, landscaping, and buffering when development of different types of housing are proposed abutting one another.
- Policy LU-5.1.7 Encourage re-investment and rehabilitation of existing housing.
- Policy LU-5.1.8 Interpret development standards to support plats designed to incorporate vehicular and pedestrian connections between plats and neighborhoods.
- Policy LU-5.1.9 Support projects that create neighborhoods with diverse housing types that achieve continuity through the organization of roads, sidewalks, blocks, setbacks, community gathering places, and amenity features.
- Policy LU-5.1.10 Support residential development incorporating a hierarchy of streets. Street networks should connect through the development to existing streets, avoid “cul-de-sac” or dead end streets, and be arranged in a grid street pattern (or a flexible grid street system if there are environmental constraints).

Land Use Element: Goals, Objectives & Policies

- Policy LU-5.1.11 A range and variety of lot sizes and building densities should be encouraged throughout the City.
- Policy LU-5.1.12 Create and encourage development regulations that encourage in-fill development such as accessory dwelling units (ADUs) or zero lot line developments.
- Policy LU-5.1.13 Non-residential structures, such as community recreation buildings, that are part of a development, may have dimensions larger than residential structures, but shall be compatible in design and dimensions with surrounding residential development.
- Policy LU-5.1.14 Non-residential structures should be clustered and connected within the overall development through the organization of roads, blocks, yards, focal points, and amenity features to create a neighborhood.
- Policy LU-5.1.15 Mixed-use development in the form of limited commercial development, or other non-residential structures (not listed as permitted, accessory or conditional uses within the zoning code for the R-1 district), may be allowed within the single-family zones through a planned process such as a P.U.D or other type of overlay zone.
- Policy LU-5.1.16 Evaluate fully developed neighborhoods designated Single-Family Residential High Density (SF-HI) to consider a lower density zoning overlay where existing developed conditions are lower density and the neighborhood is not in transition.

MULTI-FAMILY RESIDENTIAL DISTRICT GOALS, OBJECTIVES AND POLICIES

GOAL LU-6 ENHANCE AND IMPROVE THE QUALITY OF MULTI-FAMILY LIVING ENVIRONMENTS THROUGHOUT THE CITY THAT PROVIDE AREAS THAT OFFER A LARGER RANGE OF HOUSING OPTIONS IN THE FORM OF MULTI-FAMILY UNITS.

OBJECTIVE LU-6.1 Ensure that development in the multi-family residential designations are designed to provide quality homes and neighborhoods for residents and to mitigate impacts to existing neighborhoods as new ones develop.

- Policy LU-6.1.1 The net development density in the multi-family residential designations can be increased as outlined in the zoning regulations associated with each designation.
- Policy LU-6.1.2 Multi-family residential designations should be in areas of the City where infrastructure is adequate to handle impacts from higher density uses.

Land Use Element: Goals, Objectives & Policies

- Policy LU-6.1.3 Due to increased impacts to privacy and personal living space inherent in higher density living environments, new development shall be designed to create a high quality living environment with ample public open spaces within a walkable urban context.
- Policy LU-6.1.4 Evaluate project proposals in residential multi-family designations to consider the transition to lower density uses where multi-family sites abut lower density zones. Setbacks may be increased, heights reduced, and additional landscape buffering required through site plan review.
- Policy LU-6.1.5 New multi-family residential projects should demonstrate provisions for an environment that contributes to a high quality of life for future residents, regardless of income level.

RESIDENTIAL AGRICULTURAL DISTRICT GOALS, OBJECTIVES AND POLICIES

GOAL LU-7 ALLOW THE R-A ZONING TO CONTINUE ONLY IF THE PARCEL HAS A COMPREHENSIVE PLAN DESIGNATION OF AGRICULTURAL (AG).

OBJECTIVE LU-7.1 Actively pursue the rezoning of property zoned R-A to make those properties consistent with their respective associated Comprehensive Plan designations.

- Policy LU-7.1.1 R-A zoned property shall be rezoned to be consistent with their Comprehensive Plan designations any time a development application for anything other than one (1) single-family home or accessory use per lot is proposed.
- Policy LU-7.1.2 One single-family home or accessory building may be constructed on a parcel zoned R-A without requiring a rezone to another designation if the zoning and Comprehensive Plan designations are not consistent with each other.

OFFICE/RETAIL/COMMERCIAL/INDUSTRIAL DISTRICT GOALS, OBJECTIVES AND POLICIES

GOAL LU-8 SUPPORT EXISTING BUSINESSES AND PROVIDE A DYNAMIC BUSINESS ENVIRONMENT FOR NEW COMMERCIAL AND INDUSTRIAL ACTIVITIES THAT ENHANCE THE CITY'S EMPLOYMENT AND TAX BASE WHILE PROVIDING WELL PLANNED AND ATTRACTIVE FACILITIES.

OBJECTIVE LU-8.1 Develop and implement an Economic Development Element for the Comprehensive Plan.

- Policy LU-27.1.1** Support methods of increasing accessibility to commercially zoned areas for both automobile and transit to support the land uses proposed for the district.
- Policy LU-8.1.2** Private/public partnerships should be encouraged to provide infrastructure development, transportation facilities, public uses, and amenities.
- Policy LU-8.1.3** Residential uses are allowed in the C-1, C-3 and C-4 zoning designations if the criteria for such uses, as outlined within the zoning code for each district, are met. In all other commercial or industrial zoning designations residential uses are allowed if a mixed-use overlay is adopted for a site or if the use is classified as an accessory use such as a watchman, custodian, manager or property owner as specified within each associated zoning district's regulations.

OBJECTIVE LU-8.2 Ensure that office, retail, commercial or industrial development is attractive and blends with the surrounding areas.

- Policy LU-8.2.1** Support development plans that incorporate the following features:
 A) Shared access points and fewer curb cuts;
 B) Internal circulation among adjacent parcels;
 C) Shared parking facilities;
 D) Centralized signage; and
 E) Unified development concepts.
- Policy LU-8.2.2** Development within defined sub-area plans will be subject to additional design guidelines as delineated in the sub-area plans developed in the future for each center.
- Policy LU-8.2.3** Public amenity or amenities for customers and employees such as plazas and recreation areas should be encouraged as part of new development or redevelopment.
- Policy LU-8.2.4** Parking areas should be landscaped especially along public or private roadways, to reduce visual impacts.

Land Use Element: Goals, Objectives & Policies

Policy LU-8.2.5	In areas developed with predominantly office uses, circulation within the site should be primarily pedestrian-oriented.
Policy LU-8.2.6	Development should be designed to mitigate potential adverse impacts on adjacent properties with different zoning designations (i.e., residential or public zoning). Careful consideration of impacts from lighting, landscaping, and setbacks should all be evaluated during site design.
Policy LU-8.2.7	Landscaping along arterials should be uniform from parcel to parcel to further the visual cohesiveness of the area.
Policy LU-8.2.8	On-site landscaping should primarily be located at site entries, in front of buildings, and at other locations with high visibility from public areas.
Policy LU-8.2.9	Vehicular connections between adjacent parking areas are encouraged and incentives should be offered to encourage shared parking.
Policy LU-8.2.10	Site design for office uses, commercial, and mixed-use developments should consider ways of improving transit ridership through siting, locating of pedestrian amenities, walkways, parking, etc.

NEIGHBORHOOD RETAIL, MIXED USE CENTER (C-4 ZONING CODE) DISTRICT GOALS, OBJECTIVES AND POLICIES

GOAL LU-9: TO MINIMIZE POTENTIAL NOISE IMPACTS TO THE SURROUNDING RESIDENTIAL NEIGHBORHOOD ALL NON-RESIDENTIAL USES SHOULD BE CLOSED FOR BUSINESS AT REASONABLE TIMES.

GOAL LU-10: DEVELOPMENT REGULATIONS SHALL BE ADOPTED TO REDUCE THE NEGATIVE VISUAL, NOISE, ODOR, AND EXHAUST IMPACTS FROM GARBAGE AND RECYCLING RECEPTACLES, LOADING DOCKS, AND DRIVE THROUGH LANES.

GOAL LU-11: PROVIDE A NETWORK OF LOGICAL, SAFE, CONVENIENT, ATTRACTIVE, AND COMFORTABLE PEDESTRIAN NETWORKS ON SIDEWALKS AND TRAILS, TO AND FROM ACCESS POINTS, THROUGH PARKING LOTS TO PLANNED BUILDING ENTRANCES OR OTHER SITE AMENITIES SUCH AS PUBLIC OPEN SPACES TO REINFORCE PEDESTRIAN ACTIVITY BETWEEN THE COMMERCIAL DEVELOPMENT AND THE SURROUNDING RESIDENTIAL NEIGHBORHOODS.

OBJECTIVE LU- 11.1: Ensure that a pedestrian network is provided that connects the commercial, residential, and open space uses. This network shall consist of trails, pathways, and widened sidewalks. The commercial uses are intended to primarily serve their surrounding residential areas; and these residents should be able to walk or bike to these areas.

GOAL LU-12: DEVELOPMENT REGULATIONS SHALL BE ADOPTED TO REDUCE THE APPARENT MASS OF LARGER COMMERCIAL BUILDINGS, TO PROVIDE VISUAL INTEREST, AND TO HELP BLEND INTO THE RESIDENTIAL NEIGHBORHOODS IN WHICH THEY ARE LOCATED.

GOAL LU-13: ENSURE THAT COMMERCIAL BUILDINGS ARE IN SCALE WITH THE SURROUNDING RESIDENTIAL NEIGHBORHOODS.

GOAL LU-14: DEVELOPMENT REGULATIONS SHALL BE ADOPTED THAT ENSURE THAT MECHANICAL EQUIPMENT, VAULTS, AND OUTDOOR STORAGE ARE SCREENED TO ENHANCE THE APPEARANCE OF THE COMMERCIAL BUILDINGS WITHIN THE NEIGHBORHOOD COMMERCIAL ZONE.

GOAL LU-15: DEVELOPMENT REGULATIONS SHALL BE ADOPTED THAT BALANCE SAFETY AND SECURITY AND THE RESIDENTIAL NATURE IN WHICH COMMERCIAL USES IN THE C-4 ZONE ARE LOCATED.

CRITICAL AREAS GOALS, OBJECTIVES AND POLICIES

GOAL LU-16 RETAIN AND ENHANCE THE EXISTING NATURAL FEATURES AND SENSITIVE AREAS THAT ARE ESSENTIAL TO A HIGH QUALITY OF LIFE IN THE COMMUNITY OF MOUNT VERNON.

OBJECTIVE LU-16.1 Meet GMA requirements for designation and protection of critical areas in the context of Mount Vernon's community vision for growth management.

Policy LU-16.1.1 The Skagit River will be one of the major natural features affecting development, and it also provides opportunities for increased public access and activity. The dikes, notwithstanding potential legal problems, provide an important community resource for public trails extending beyond Mount Vernon into Skagit County.

Policy LU-16.1.2 Downtown and the West Side of Mount Vernon are the most logical areas to concentrate direct river access, enhancement efforts and river-oriented activities.

Land Use Element: Goals, Objectives & Policies

Policy LU-16.1.3 With development regulations, support retention of natural areas and include design criteria to achieve subdivision and site layouts which will be sensitive to the environmental constraints and optimize open space and views. Key areas of consideration and emphasis for development include:

- Steep slopes;
- Streams with associated wetlands;
- Habitat areas; and,
- Natural vegetation.

Programs should be expanded for non-detrimental access to these areas and opportunities for interpretation and education be provided.

OBJECTIVE LU-16.2 Preserve open space, sensitive resources and maintain varied uses.

Policy LU-16.2.1 Provide public access and recreation opportunities, where appropriate.

GOAL LU-17 IDENTIFY CRITICAL AREAS AS DEFINED IN RCW 36.70A.030 THAT INCLUDE: FLOODWAYS OF 100 YEAR FLOODPLAINS; LANDSLIDE, EROSION, AND SEISMIC HAZARDS, INCLUDING STEEP SLOPES OVER 40 PERCENT; WETLANDS AND THEIR PROTECTIVE BUFFERS; STREAMS AND THEIR PROTECTIVE BUFFERS; CRITICAL AQUIFER RECHARGE AREAS; AND FISH AND WILDLIFE HABITAT CONSERVATION AREAS.

Policy LU-17.1.1 Maintain an up-to-date inventory of environmentally sensitive areas including descriptions of criteria for designation and maps. The inventory of environmentally sensitive areas should be reviewed and updated regularly based upon changing conditions or new information. The final identification of environmentally sensitive or critical areas, hazardous sites or portions of sites should be established during the review of project proposals.

Policy LU-17.1.2 Consider the best available science to determine critical area buffers and maintain achievable ecological functions of those buffers. Use easements or equivalent protective measures to protect critical areas and critical area buffers that are not protected through public ownership.

Policy LU-17.1.3 Use acquisition, enhancement, regulations, and incentive programs independently or in combination with one another to protect and enhance critical area functions.

Land Use Element: Goals, Objectives & Policies

- Policy LU-17.1.4 Consider allowing alterations to critical areas, after all ecological functions are evaluated, the least harmful and reasonable alternatives are identified, and affected significant functions are appropriately mitigated, to:
- Maintain and improve a critical area; or,
 - Avoid denial of reasonable use of the property; or
 - Meet other priority growth management goals and programs consistent with GMA and the City Comprehensive Plan.
- Policy LU-17.1.5 Establish mitigation priorities such as impact avoidance, impact minimization, and compensation in critical area regulations. Mitigation sites should be located strategically to alleviate habitat fragmentation.
- Policy LU-17.1.6 Provide incentives to private land owners, and develop City or inter-jurisdictional programs, designed to protect ecological functions for streams, riparian area, and wetlands.
- Policy LU-17.1.7 Review adopted clearing and grading regulations and revise them to address critical area protection. These regulations should set seasonal clearing restrictions that limit clearing and grading activities during the rainy seasons. Critical areas, including sloped and riparian areas, should not be exposed during this time.
- Policy LU-17.1.8 Grading and construction activities should implement erosion control Best Management Practices and other development controls as necessary to reduce sediment and pollution discharge from construction sites to minimal levels.
- Policy LU-17.1.9 Encourage the use of native plants in landscaping requirements, erosion control projects, and the restoration of stream banks, lakes, shorelines and wetlands.
- Policy LU-17.1.10 Expand programs for non-detrimental access to critical areas and provide opportunities for interpretation and education.

GOAL LU-18 MAINTAIN, AND IMPROVE WHERE POSSIBLE, WATER QUALITY.

- Policy LU-18.1.1 Require adequate erosion and sedimentation controls from new construction sites.
- Policy LU-18.1.2 Require adequate water controls for new development.
- Policy LU-18.1.3 Implement public education programs to reduce the source of pollutants entering surface waters.

Land Use Element: Goals, Objectives & Policies

GOAL LU-19 DEVELOP A CONTINUOUS AND COMPREHENSIVE PROGRAM FOR MANAGING SURFACE WATER.

- Policy LU-19.1.1 Ensure funding source(s) for program implementation.
- Policy LU-19.1.2 Coordinate the City program with the Skagit County Program.
- Policy LU-19.1.3 Develop a network of publicly-owned or preserved natural open space for protecting environmentally sensitive land, creating a sense of openness, provide scenic views and provide space for trail systems.

GOAL LU-20 PROTECT PUBLIC HEALTH, SAFETY, AND PROPERTY FROM THE EFFECTS OF NATURAL HAZARDS. PROVIDE FOR AN INCREASED LEVEL OF SAFETY TO THE CITIZENS OF MOUNT VERNON, AND PROVIDE FOR AN INCREASED LEVEL OF PROTECTION FOR PUBLIC INFRASTRUCTURE.

- Policy LU-20.1.2 Protect Life and Property. Implement mitigation activities that will assist in protecting lives and property by making homes, businesses, infrastructure, and critical facilities more resistant to natural hazards. Support the continuation of the Skagit Community Emergency Response Team (C.E.R.T.) Program to provide citizens from all areas of Skagit County with the information and tools they need to help themselves, their families, and their neighbors in the hours and days immediately following an emergency or disaster event.
- Policy LU-20.1.3 Encourage homeowners and businesses to purchase insurance coverage for damages caused by natural hazards.
- Policy LU-20.1.2 Encourage homeowners and businesses to take preventative actions in areas that are especially vulnerable to natural hazards.
- Policy LU-20.1.3 Develop and implement additional education and outreach programs to increase public awareness of the risks associated with natural hazards. Continue the current flood awareness programs conducted by various jurisdictions as part of the National Flood Insurance Program Community Rating System.

Land Use Element: Goals, Objectives & Policies

GOAL LU-21 PRESERVE, PROTECT, AND WHERE POSSIBLE, RESTORE NATURAL HABITAT FOR THE CONSERVATION OF SALMONID SPECIES LISTED UNDER THE FEDERAL ESA, THROUGH THE USE OF MANAGEMENT ZONES, DEVELOPMENT REGULATIONS, INCENTIVES FOR VOLUNTARY EFFORT OF PRIVATE LANDOWNERS AND DEVELOPERS, LAND USE CLASSIFICATIONS OR DESIGNATIONS, HABITAT ACQUISITION PROGRAMS OR HABITAT RESTORATION PROJECTS.

OBJECTIVE LU-21.1: Preserve fish and wildlife habitat, where appropriate.

Policy LU-14.1.1 Consider a system for stream typing that is compatible with other jurisdictions' typing system.

GOAL LU-22 PRESERVE AND PROTECT, WHERE POSSIBLE, IDENTIFIED WETLANDS WITHIN THE CITY.

OBJECTIVE LU-22.1 Preserve wetlands and implement a wetlands management strategy.

Policy LU-22.1.1 Determine wetland boundaries using the procedures provided in the following manuals: U.S. Army Corps of Engineers. 2010. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0), ed. J. S. Wakeley, R. W. Lichvar, and C. V. Noble. ERDC/EL TR-10-3. Vicksburg, MS: U.S. Army Engineer Research and Development Center. And all applicable guidance not superseded by more recent guidance in: Environmental Laboratory. 1987. Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1, U.S. Army Engineer Waterways Experiment Station, Vicksburg, Miss. Or the scientifically accepted replacement methodology based on better technical criteria and field indicators as directed by the City following consultation with the WA State Department of Ecology and U.S. Corps of Engineers.

Policy LU-22.1.2 Provide a classification system for wetlands that allows for the designation of both regionally and locally unique wetlands.

Policy LU-22.1.3 Promote mitigation projects that create or restore wetland areas or enhance existing wetland areas. Ensure wetland mitigation projects in the City attain the same ecological functions as natural wetlands of equivalent quality. Preserve land used for wetland mitigation in perpetuity. Monitoring and maintenance should be provided until the success of the site is established.

GOAL LU-23 PRESERVE AND PROTECT, WHERE POSSIBLE, IDENTIFIED PRIORITY HABITAT AREAS WITHIN THE CITY.

OBJECTIVE LU-23.1: Develop a classification system, particularly of habitats of local importance, in addition to Federal or State endangered, threatened or sensitive species.

Land Use Element: Goals, Objectives & Policies

Policy LU-23.1.1 Establish protection measures for priority habitat areas given the variety and complexity of species within these areas.

GOAL LU-24 PROTECT, ENHANCE, AND RESTORE EXISTING FLOOD STORAGE AND CONVEYANCE FUNCTIONS AND ECOLOGICAL VALUES OF FLOODPLAINS.

OBJECTIVE LU-24.1: Implement strategies to prevent property damage from flooding.

Policy LU-24.1.1 Prevent property damage from flooding by implementing the following development regulations:

- Require adequate peak flow controls for new development.
- Perform the necessary analysis and recommend solutions for existing flooding problems.
- Employ management strategies in flood prone areas to ensure that new development is not exposed to significant flood risk.

Policy LU-24.1.2 Continue to implement FEMA flood hazard regulations.

Policy LU-24.1.3 Identify locations for regional surface water facilities in areas of anticipated extensive development and redevelopment, particularly in Downtown. Promote the establishment of regional surface water management facilities to support infill development and preclude the need for individual on-site ponds and facilities, provide development incentives, encourage efficient use of land, and reduce overall facility maintenance costs.

Policy LU-24.1.4 Require adequate peak flow controls for new development.

Policy LU-24.1.5 Perform the necessary analysis and recommend solutions for existing flooding problems.

Policy LU-24.1.6 Employ management strategies in flood prone areas to ensure that new development is not exposed to significant flood risk.

GOAL LU-25 FIND LONG TERM, ENVIRONMENTALLY RESPONSIBLE, AND COST EFFECTIVE METHODS TO REDUCE THE RISK FROM FLOOD DAMAGE.

Policy LU-25.1.1 Work to become engaged and well informed to diligently address and implement measures to systematically reduce the risks from flooding.

Policy LU-25.1.2 Work to systematically eliminate as many threats from flooding as possible which will achieve long term economic posterity for the region as well as the City.

GOAL LU-26 PRESERVE AND PROTECT, WHERE POSSIBLE, IDENTIFIED STEEP AND EROSION SLOPES WITHIN THE CITY.

Land Use Element: Goals, Objectives & Policies

- Policy LU-26.1.1 Minimize soil disturbance and maximize retention and replacement of native vegetative cover in erosion hazard areas through development regulations.
- Policy LU-26.1.2 Require increased surface water requirements in areas draining over steep and erosive slopes.
- Policy LU-26.1.3 Discourage development on landslide hazard areas, including steep slopes over 40 percent. Restrict development unless the risks and adverse impacts associated with such development can be reduced to a non-significant level.
- Policy LU-26.1.4 In areas with severe seismic hazards, apply Uniform Building Code, and any other necessary special building design and construction measures to minimize the risk of structural damage, fire and injury to occupants and to prevent post-seismic collapse.

ANNEXATION GOALS, OBJECTIVES AND POLICIES

GOAL LU-27 ANNEX PROPERTIES INTO THE CITY WHEN THE CITY COUNCIL FINDS THE ANNEXATION IS JUSTIFIED.

OBJECTIVE LU-27.1 Encourage development and re-development within the existing City limits before additional lands are annexed into the City.

- Policy LU-27.1.1.1 The first priority of the City shall be to annex and provide urban services (i.e., sewer, fire, transportation, drainage, parks, open space, schools and landscaping, etc) on a priority basis to those areas immediately adjacent to the City where available services can most easily and economically be extended.
- Policy LU-27.1.1.2 Work with Skagit County to establish procedures for the development of land within the Urban Growth Areas.
- Policy LU-27.1.1.3 The City Council shall not initiate an annexation unless the following criteria can be met with a proposal. These criteria have been developed following the adoption of the City’s Buildable Lands Analysis and E.D. Hovee’s report entitled, “Commercial and Industrial Land Needs Analysis”, dated September 2006. These reports show that the City does not have a balance between projected residential and commercial/industrial uses.
The City Council shall not initiate an annexation unless the following criteria can be met with a proposal. These criteria have been developed following the adoption of the City’s Buildable Lands Analysis and E.D. Hovee’s report entitled, “Commercial and Industrial Land Needs Analysis”, dated September 2006. These reports show that the City does not have a balance between projected

Land Use Element: Goals, Objectives & Policies

residential and commercial/industrial uses.

- A. The annexation area is determined to be necessary and appropriate to meet the population and/or employment targets.
- B. The annexation of residentially zoned areas shall not occur until additional areas zoned for commercial/industrial uses are officially designated such that a balance between residential and commercial/industrial uses can be achieved within the City.
- C. The annexation is a logical extension of the City's boundaries.
- D. The City finds that adequate municipal services exist to serve the area, and that the factors outlined within RCW 36.93.170(2) are complied with.
- E. The City finds that the boundaries of the proposed annexation are drawn in a manner that makes the provision of public services geographically and economically feasible.
- F. The City finds that it has the capacity to provide City services within the existing City limits; and, those services to annexation areas without major upgrades to these services.
- G. The City finds that there are not negative economic impacts to the City with the extension of services.
- H. The City finds that it can afford to provide City services without having to use funds that would otherwise be spent on already incorporated areas of the City.
- I. The City finds that the annexation will not create financial stress on the City's ability to provide required services to the annexation area.

OBJECTIVE LU-27.2 Preservation of natural neighborhoods and communities

OBJECTIVE LU-27.3 Creation and preservation of logical service areas.

Policy LU-27.3.1 Annex areas into the City based on the premise of limiting sprawl, providing for efficient provision of public services and facilities, serving areas where the cost of extending infrastructure consistent with adopted capital improvement plans is the most cost efficient, and avoiding "leap-frog" development and annexations.

OBJECTIVE LU-27.4 Prevent abnormally irregular boundaries.

6.0

GOALS, OBJECTIVES & POLICIES

The City has created Goals, Objectives & Policies specific to the Transportation Element. These Goals, Objectives & Policies guide the City's decision making process related to transportation issues. These goals, objectives and policies are as follows.

TRANSPORTATION GOAL 1: CONTRIBUTE TO A WELL-DESIGNED TRANSPORTATION SYSTEM THROUGH REASONABLE, PLANNED, ECONOMICALLY FEASIBLE TRANSPORTATION IMPROVEMENTS THAT SUPPORT ADOPTED LAND USE PLANS, PROTECT OR IMPROVE BUSINESS ACCESS, AND PROTECT THE CITY'S NEIGHBORHOODS.

OBJECTIVE 1.1: Create a comprehensive street system that provides reasonable vehicular circulation throughout the City while enhancing the safety and function of the local transportation system.

Policy 1.1.1 Access management, such as restricting left turns and excessive use of driveways, should be coordinated with design standards and land use plans to enhance public safety and preserve traffic carrying capacity.

Policy 1.1.2 Each street in the City should be assigned a functional classification based on factors including traffic volumes, type of service provided, land use, and preservation of neighborhoods.

Policy 1.1.3 Streets and pedestrian paths in residential neighborhoods should be arranged as an interconnecting network that serves local traffic and facilitates pedestrian circulation.

Policy 1.1.4 Provide a balance between protecting neighborhoods from increased through traffic while maintaining access to neighborhoods.

Policy 1.1.5 Phase implementation of transportation plans concurrently with growth to allow adequate transportation facilities and services to be in place concurrent with development; or, if the transportation network cannot be feasibly expanded to accommodate the adopted land use plan and the adopted level-of-service, for financial, geographic, or other reasons, re-examine land use, level-of-service, and economic inputs to establish a balance.

OBJECTIVE 1.2: Coordinate land use and transportation planning to meet the needs of the City.

Policy 1.2.1 Land use and transportation plans should be consistent so that land use and adjacent transportation facilities are compatible with each other.

Transportation Element: Goals, Objectives & Policies

Policy 1.2.2 Manage access along all principal and minor arterial corridors, and access points to residential, commercial, and industrial development. Utilize adopted Access Management techniques to preserve the flow of traffic on the road system while providing adequate access to adjacent land uses. These could include: limit the number of driveways (usually one per parcel); locate driveways away from intersections; and connect parking lots and consolidate driveways to create more pedestrian-oriented street design and encourage efficiency of both land uses and the adjacent transportation system.

OBJECTIVE 1.3: Strive to reduce traffic congestion that degrades the safety and reasonable functioning of the local transportation system.

Policy 1.3.1 Develop a system of level-of-service standards which promote growth where appropriate while preserving and maintaining the existing transportation system.

OBJECTIVE 1.4: Design transportation facilities to preserve and to be consistent with the natural and built environments.

Policy 1.4.1 Landscape transportation facilities to complement neighborhood character and amenities. Where appropriate, incorporate street trees in planting strips to improve air quality and visual aesthetics, and implement traffic calming effects.

Policy 1.4.2 Arrange streets and pedestrian paths in residential neighborhoods to form a grid or flexible grid network where feasible.

Policy 1.4.3 Foster connectivity of new development with the surrounding neighborhood, allowing cul-de-sacs only where it can be clearly demonstrated that a future connection will not be necessary.

OBJECTIVE 1.5: Implement demand management techniques.

Policy 1.5.1 Promote employer strategies and educational efforts that help shift travel demand to off-peak travel periods.

Policy 1.5.2 Coordinate with public agencies, utilities and developers to minimize activities that impact principal roads during peak traffic hours.

Policy 1.5.3 Continue to apply mitigation strategies to reduce the traffic impact of new development.

TRANSPORTATION GOAL 2: COORDINATE EFFORTS WITH SKAGIT TRANSIT TO PROMOTE TRANSIT IMPROVEMENTS AND SERVICES TO THE CITY’S RESIDENTS AND BUSINESSES.

OBJECTIVE 2.1: Work with Skagit Transit and other jurisdictions to increase the efficiency and convenience of inter-modal transportation connections within the regional transportation network.

Transportation Element: Goals, Objectives & Policies

- Policy 2.1.1 Land use patterns should support transit and non-motorized modes of travel by encouraging higher density in selected residential and employment areas.
- Policy 2.1.2 Consultation with Skagit Transit is encouraged in order to evaluate the need for and location of new transit stops in large scale developments.
- Policy 2.1.3 The City should take an active role in working with the regional transit agencies in planning and locating public transit facilities.

TRANSPORTATION GOAL 3: MAINTAIN, ENHANCE, AND INCREASE PEDESTRIAN AND BICYCLE TRAVEL BY PROVIDING SAFE AND CONVENIENT ROUTES FOR THE COMMUTING AND RECREATING PUBLIC.

OBJECTIVE 3.1: Provide a non-motorized transportation system that effectively serves the needs of pedestrian and bicycle users and encourages non-motorized travel and provides a continuous network of attractive sidewalks, footpaths, bike routes, pathways, and trails throughout the City.

- Policy 3.1.1 Encourage pedestrian and bicycle connections between residential developments, neighborhood commercial centers, recreation areas. Use incentives or regulations to encourage new construction to promote pedestrian and bicycle connections to schools, parks, community centers, public transit services and facilities, neighborhoods and other services.
- Policy 3.1.2 Establish a network of bicycle routes within the City to connect those land uses likely to produce significant concentrations of bicycle usage. Work with interested parties in the planning of such a network.
- Policy 3.1.3 Improve the safety of crossings for pedestrians and bicycles where streets intersect with rail facilities, trails, paths and all areas where pedestrians and/or bicycle movements are encouraged.
- Policy 3.1.4 Whenever practical, provide safe access for pedestrians and bicyclists to transit stops.
- Policy 3.1.5 Seek to develop a comprehensive pedestrian and bicycle signage program that provides directional information, identification of on/off street routes, and a printed non-motorized facilities map.
- Policy 3.1.6 Implement policies and procedures regarding design standards for bike routes, pathways, and trails. ADA standards will be considered, where appropriate.

TRANSPORTATION GOAL 4: MAINTAIN AND IMPROVE TRUCK AND FREIGHT RAIL ACCESS TO INDUSTRIAL AREAS.

OBJECTIVE 4.1: Provide adequate infrastructure to facilitate the movement of freight to and from designated commercial and industrial areas.

Transportation Element: Goals, Objectives & Policies

Policy 4.1.1 Promote freight mobility projects in and around the Mount Vernon UGA that facilitate the development of economically viable and environmentally sustainable commercial and industrial areas.

TRANSPORTATION GOAL 5: DEVELOP A FUNDING AND IMPLEMENTATION PROGRAM FOR NEEDED TRANSPORTATION IMPROVEMENTS THAT SUPPORTS ADOPTED LAND USE POLICIES AND APPROPRIATELY DISTRIBUTES TRANSPORTATION COSTS BETWEEN PUBLIC AGENCIES AND PRIVATE DEVELOPMENT.

OBJECTIVE 5.1: Effectively pursue adequate funding for transportation improvements from all potential sources.

OBJECTIVE 5.2: Prepare a transportation financing plan that optimizes the use of City funds and leverages other funding sources.

Policy 5.2.1 Aggressively seek available Federal, State and local government funding opportunities for projects that meet the City’s transportation objectives.

Policy 5.2.2 When appropriate, require new and expanded developments to construct, or participate in the funding to upgrade, roadways to City standards.

Policy 5.2.3 Allow for funding of growth-related traffic improvements proportionately by impact fees or other mechanisms that apportion costs in relation to impact charged to new development.

TRANSPORTATION GOAL 6: DEVELOP AND MAINTAIN RELATIONSHIPS BETWEEN THE CITY AND OTHER AGENCIES AND LOCAL JURISDICTIONS FOR COOPERATIVE PLANNING OF COMMON TRANSPORTATION IMPROVEMENTS AND DISCUSSION OF TRANSPORTATION-RELATED INTERESTS.

OBJECTIVE 6.1 Proactively work with the state and neighboring jurisdictions to provide capacity on regional transportation systems and to reduce regional traffic on local streets.

Policy 6.1.1 Establish a mechanism to provide multi-jurisdictional cooperation to fund transportation improvements, participate in joint ventures and promote improvement of inter-jurisdictional transportation systems to mitigate transportation impacts that occur beyond the permitting jurisdiction.

Policy 6.1.2 Continue active participation and leadership in the Regional Transportation Planning Organization (RTPO) and the Metropolitan Planning Organization (MPO).

TRANSPORTATION GOAL 7: DEVELOP A MOUNT VERNON SPECIFIC COMPLETE STREETS POLICY.

OBJECTIVE 7.1: Commence a process by which a Complete Streets Policy can be developed by the City. This Complete Streets Policy should accommodate (to the extent possible) all street users with the creation and enhancement of street networks to meet the needs of pedestrians, bicyclists, transit riders, motorists, commercial vehicles, and emergency response vehicles for people of all ages and all abilities.

5.0

GOALS, OBJECTIVES & POLICIES

GOAL 1 HAVE A STRONG PROACTIVE POSITION TOWARDS ECONOMIC PROSPERITY THAT PROMOTES A POSITIVE CIVIC IMAGE AND ESTABLISHES MOUNT VERNON AS A PREFERRED PLACE FOR INVESTMENT.

OBJECTIVE ED-1.1 Provide an adequate job-producing land base to ensure an optimal number of jobs for citizens within the community, and to aid the community in paying for infrastructure and services.

Policy ED-1.1.1 Consider working towards an adequate supply of commercial and industrial lands and supporting infrastructure to accommodate the City's forecasted growth.

Policy ED-1.1.2 Consider creating a Mount Vernon specific definition for living wage jobs.

Policy ED-1.1.3 Consider establishing a target of living wage jobs-to-housing ratio for the City.

OBJECTIVE ED-1.2 Determine where the City's competitive advantages lie and identify clusters of companies that can power growth.

Policy ED-1.2.1 Maintain the City's focus on local companies that demonstrate high growth potential; and continue to embrace the growing health care cluster led by Skagit Regional Health.

Policy ED-1.2.2 Continue focusing on being a "connected" city by expanding and marketing the City's fiber optic loop. Consider establishing the city's system as a regional utility similar to that of the City of Anacortes' regional water system.

Policy ED-1.2.3 Continue focusing on high tech and value added agriculture as new clusters to power growth.

Policy ED-1.2.4 Focus on those areas that provide living wage jobs, such as: Management of Companies and enterprises, Utilities, Manufacturing, Finance and Insurance, Construction, Professional and Technical Services, Mining, Wholesale Trade, Government, Information, and Transportation and warehousing.

Policy ED-1.2.5 Continue to utilize EDASC's marketing and business recruitment talents to bring new companies to Mount Vernon.

Policy ED-1.2.6 Focus on education and job creation to help lower income citizens become upwardly mobile.

Economic Dev. Element: Goals, Objectives & Policies

OBJECTIVE ED-1.3 To the extent possible, make local and regional planning inclusive and flexible.

Policy ED-1.3.1 Consider using pilot programs to move faster and lessen risk of new initiatives.

Policy ED-1.3.2 Regularly solicit input from local businesses through conversations with industry leaders.

Policy ED-1.3.3 Continue to provide predictable, current, clear and concise regulations and permitting processes.

Policy ED-1.3.4 Consider measuring the business pulse through an annual business attitudes survey.

Policy ED-1.3.5 Consider establish a dashboard of economic metrics to measure progress and benchmark against other cities in the region. Metrics should include:

- Personal and household income
- Income growth vs. Home price growth
- Homes v. Jobs ratio
- People v. jobs ratio
- Median Home Prices
- Unemployment rate
- Public Safety measures
 - Police Calls for Service per 1000
 - Violent Crime per 1000 people
- Educational Attainment
- Retails sales tax revenue
- Retail sales tax revenue per capita
- Value of retail and commercial construction built each year

Policy ED-1.3.6 When possible, seek out opportunities to collaborate and regionally plan with entities such as:

- Skagit County
- Skagit Public Utility District #1(Water Utility)
- Skagit Regional Health
- EDASC
- Skagit Valley College
- Mount Vernon and Sedro Woolley School Districts
- Puget Sound Energy(Electric utility)
- WSDOT
- Development Community
- Engineering Community (Engineering Standards)
- Citizen Focus Groups and Advisory Committees

Economic Dev. Element: Goals, Objectives & Policies

OBJECTIVE ED-1.4 Ensure robust infrastructure and utilities exist to foster economic growth and prosperity.

Policy ED-1.4.1 When feasible give priority to transportation system planning and improvements that ensure the efficient transport of goods and convenient access for workers of customers to and from places of business.

Policy ED-1.4.2 Focus efforts on improvement of parking in the downtown as well as continue efforts to alleviate congestion on College Way.

Policy ED-1.4.3 Focus efforts on operation and expansion of fiber optic broadband system.

Policy 1.4.4 Encourage Skagit PUD to improve water service to the Cedardale Road area of South Mount Vernon

OBJECTIVE ED-1.5 Have a strong proactive position towards revitalization of the downtown as a preferred place to live, work, and play.

Policy ED-1.5.1 Consider new library and fire station in the downtown to establish the city's commitment to downtown revitalization.

Policy ED-1.5.2 Encourage public/private partnerships to advance the revitalization of the downtown.

Policy ED-1.5.3 Consider establishing metrics to measure the vitality of the downtown to include number of filled/empty storefronts.

Policy ED-1.5.4 Encourage events, concerts and festivals to be held downtown throughout the year to establish the downtown as our social and cultural center and a source of community pride.

Policy ED-1.5.5 Consider establishment of design guidelines for the historic sector of the downtown to preserve, protect, enhance and perpetuate elements of our distinctive and unique small town heritage.

Policy ED-1.5.6 Consider establishing incentives for redevelopment throughout the city to include permit and impact fee and system development fee reductions.

OBJECTIVE ED-1.5 Enhance and support tourism in Mount Vernon

Policy 1.5.1 Grow the city's tourism through special events that are consistent with the community's values.

Policy 1.5.2 Promote tourism using multiple media outlets and highlight the community assets.

Policy 1.5.3 Continue to emphasize the City's connection to its rich history to strengthen our community identity.

OBJECTIVE ED-1.6 Expand the retail and office base within the City.

Policy ED-1.6.1 Encourage retail business that increases the sales tax base of the City.

Policy ED-1.6.2 Ensure an adequate amount of land is designated for retail/commercial uses based on site characteristics, market demand, community need, and adequacy of facilities and services.

Policy ED-1.6.3 Provide for pedestrian, bicycle, and public transit access along identified transit arterials and encourage more intensive commercial development at major nodes in the street and transit network, to reduce dependency on automobiles.

Economic Dev. Element: Goals, Objectives & Policies

OBJECTIVE ED-1.7 Sustain and expand the current industrial and manufacturing employment base.

Policy ED-1.7.1 Protect the existing inventory of commercial and industrial parcels from conversion to non-industrial uses.

Capital Facilities Element Goals, Objectives & Policies

- Focus #1** A well-defined public/police partnership to identify and provide effective and appropriate police services. By institutionalizing this practice, the word “community” is merely a descriptor for the Department’s policing model. The goal is for “Community” to be a seamless component of policing.
- Focus #2** Fully integrated 21st Century technology to complement the traditional methods of policing. This will enhance the Department’s ability to efficiently plan for, prevent, and respond to crime, fear, and neighborhood challenges, including those introduced by the e-criminal.
- Focus #3** A working relationship with non-traditional partners to address certain calls for service normally handled by publicly funded police agencies and which may be more appropriately handled by the private sector.
- Focus #4** Alternative methods to address the increasing homelessness population. To take a dual approach to address this very complex issue, compliance and enforcement efforts and to build relationships with local and regional social and health service providers.
- Focus #5** The merging or retooling of certain police functions within the County to improve consistency and effectiveness. Examples might include various administrative services, emergency management, centralized records, property and evidence, and specialized services such as K-9, major crime investigation, covert and tactical operations. It may be feasible to consolidate specialized police services in the county as criminal justice costs increase and a higher, more consistent standard of service is expected.
- Focus #6** A semi-permanent police presence in all neighborhoods and business districts through “zone deployment”. This type of presence is currently well established in the Kulshan Creek and West Hill Neighborhoods and has proven highly effective in reducing crime.
- Focus #7** A county-wide collaboration to address violent crime issues affecting our communities. The upsurge in gang activity and violence may be best addressed by forming partnerships among criminal justice agencies, schools, churches, and other community members.

DEPARTMENT’S MID RANGE GOALS AND OBJECTIVES:

- GOAL CF-1** IMPROVE THE COOPERATION AND COORDINATION OF INTER-AGENCY POLICING EFFORTS AFFECTING THE MOUNT VERNON POLICE DEPARTMENT AND COMMUNITY.
- Objective CF-1.1** Continue to encourage all Skagit County police agencies to establish a common philosophy of policing, with strategic policies of a similar tone for engaging and involving the community in the delivery of our services and reducing crime, the fear that it creates and neighborhood decay.
- Objective CF-1.2** Study the state of police services within Skagit County. Report on what services might yet be combined, added, or deleted in the interest of efficiency and consistent service to the public.
- Objective CF-1.3** Develop a county-wide strategy addressing violent crime associated with investigating and monitoring gang activity.
- Objective CF-1.4** Support Skagit County in addressing the jail overcrowding issue.

Capital Facilities Element Goals, Objectives & Policies

GOAL CF-2

MAINTAIN DEPARTMENT EFFECTIVENESS AS THE COMMUNITY GROWS IN AREA AND POPULATION.

- Objective 2.1** Update the Police Department Staffing Plan to reflect projected changes in population and call load.
- Objective 2.2** Increase the number of police officers to stay at pace with the Staffing Plan.
- Objective 2.3** Distribute staff to effectively manage the call load and meet the needs of the community.
- Objective 2.4** Continue to be adaptable and address community issues which develop.
- Objective 2.5** Increase the CSO staffing to allow for a more efficient response to calls for service.
- Objective 2.6** Continue to hire officers and support staff which more closely reflects the makeup of our community to improve communication between the Department and the community.
- Objective 2.7** Continue to plan for increased growth and future planned annexation throughout the City.
- Objective 2.8** Define and implement a plan for having patrol officers assigned geographic areas.
- Objective 2.9** Complete a review and evaluate the need to hire a non-sworn employee to serve as a forensics investigator/part time department computer technician.

GOAL CF-3

PROVIDE EQUIPMENT THAT WILL IMPROVE POLICE CAPABILITY AND KEEP THE DEPARTMENT CURRENT WITH ADVANCEMENTS IN TECHNOLOGY.

- Objective 3.1** Continue to acquire updated less-lethal equipment as technology in this area improves.
- Objective 3.2** Efficiently acquire patrol vehicles and other police equipment as necessary.
- Objective 3.3** Improve officer safety with the acquisition of equipment to assist officers in the performance of their duties.
- Objective 3.4** Replace the aging and outdated multi-purpose vehicle for major crime scenes, extended investigations, and high risk incidents.
- Objective 3.5** Add digital capability to our radio system to promote better communication by all law enforcement agencies during emergencies.
- Objective 3.6** Continue to develop a community camera system that monitors streets, trails, parks, and other public areas.
- Objective 3.7** Construct an animal kennel and covered parking areas at the existing Police and Court Campus.

Capital Facilities Element Goals, Objectives & Policies

- GOAL CF-4** IMPROVE THE GENERAL POLICE RECORDS FUNCTION, TO INCLUDE ISSUES OF STAFFING, ACCESSIBILITY, STORAGE AND RETENTION.
- Objective 4.1** Utilizing efficient, up to date storage methods, archive police records, and destroy hard copies as allowed by law and/or accreditation standards.
 - Objective 4.2** Modify and implement the General Records Retention Schedule for the Department.
 - Objective 4.3** Study and determine the necessity to increase staffing in the Records Division.
 - Objective 4.4** Crime data is currently sent to Washington Association of Police Chief’s and Sheriff’s in summary reporting process. Develop a county-wide strategy to report crimes and arrest data using the NIBRS reporting system.
- GOAL CF-5** DEVELOP A RELATIONSHIP BETWEEN THE DEPARTMENT AND RESIDENTS OF MOUNT VERNON THAT FOSTERS OPEN COMMUNICATION AND TRUST ON ISSUES RELATING TO COMMUNITY SAFETY AND SECURITY.
- Objective 5.1** Maintain the annual Citizen’s Police Academy as a mechanism to accomplish the Department’s Broad Goals.
 - Objective 5.2** Steadily add neighborhoods to the Block Watch program.
 - Objective 5.3** Utilize communications links such as the Department Web Site, e-mail, e-News, TV10, radio, newspaper, and neighborhood newsletters/notifications to provide educational and emergency information.
 - Objective 5.4** Continue to attract potential police officer entry candidates through a wide range of strategies and tactics.
 - Objective 5.5** Maintain the volunteer programs managed through the Crime Prevention Division which enhances our communication ability with the community, provides valuable feedback, and helps us police the community.
 - Objective 5.6** Continue to develop a partnership with the neighborhoods which fosters two-way open communication, prevention of crime, shared responsibility, and adaptability in how we address and solve community issues which improves community safety.

Exhibit 7

Capital Facilities Element Goals, Objectives & Policies

Following is a list of the MVFD stations with a description and location of each:

- Fire Station No. 1: 9,500 square feet in size with five apparatus bays, a maintenance bay, modern kitchen and sleeping rooms.
- Fire Station No. 2: 13,728 square feet in size with apparatus bays, a modern kitchen, a meeting room, administration areas, sleeping rooms and also houses a small museum where the original 1920 LaFrance is on public display.
- Fire Station No. 3: 6,644 square feet in size with two apparatus bays, an exercise room, a modern kitchen, a multi-purpose room, a day room, and three sleeping rooms and an administration area.

Following are the Goals that the MVFD has set:

- Goal CF-10** Provide our citizens with consistently rapid, effective response that minimizes threat to life, environment and property. We will do this with professional staffing focused on maximizing the effectiveness of our personnel, equipment, and training.
- Goal CF-11** Develop and initiate alternative service delivery models that include a “Community Paramedic” preemptive client visitation program. This program will be funded by our medical community.
- Goal CF-12** Reduce / maintain our minimal fire loss for both residential and commercial buildings, with the ultimate target being zero loss. We will do this through emphasis on fire prevention, inspecting our businesses to the greatest extent possible with reduced staff, and providing rapid, well-trained response fire calls.
- Goal CF-13** Expand our cooperative response with Burlington to other neighboring agencies to enhance our response capabilities reducing redundancy while increasing our fire response.
- Goal CF-14** Work with the Skagit Valley College Fire Program to integrate student firefighters into our department as part of their learning process while providing support functions to career and volunteer staff.
- Goal CF-15** At the next rating period (36 months), restore the WSRB rating to Class 4.
- Goal CF-16** Acquire funding from EMS Levy to support the increasing demand on our ambulance services.

The MVFD’s Strategic Plan contains additional details with regard to levels-of-service, implementation and strategic measures.

3.0

PUBLIC LIBRARY

Mount Vernon City Library plays an important role in the lives of children, youth, adults and seniors. The Library provides access to lifelong learning opportunities, information and resources that enrich lives.

The Mount Vernon City Library is a 12,122 square foot facility that has been in its present location at 315 Snoqualmie Street since 1954. The facility started at 3,581 square feet, and was been expanded twice (to 10,033 sq. ft. in 1969 and to the present size in 1981). Extensive renovations were completed in 1999, which did not change square footage but greatly improved the appearance and attractiveness of the facility. The “new look” Mount Vernon Library was featured in an article in the October 1999 issue of *Today’s Librarian*.

The library’s service area boundaries are one and the same with the City of Mount Vernon’s boundaries. The library offers free library cards to those who own businesses within city limits and certificated teachers in Mount Vernon. Non-residents of the City of Mount Vernon hold approximately 600 library cards.

The library has a diverse and continually updated collection of approximately 80,000 items, predominantly books but with sizeable numbers of magazines, newspapers, CDs, DVDs, audiobooks and eBooks. A growing collection of Spanish language materials in all formats serves the growing Spanish-speaking population of Mount Vernon.

Programs offered by the library include story times and a Summer Reading Program for children, and monthly evening programs for adults. A strong reference collection and reference staff offer further service to the public. The library has 21 computers available to the public.

The library has 10 full-time and 16 part-time employees.

LIBRARY GOALS:

- Goal CF-17** Increase the public’s awareness of library resources and services.
- Goal CF-18** Uphold the principles of intellectual freedom and the public’s right to know by providing citizens of all ages with access and guidance to information and collections that reflect all points of view.
- Goal CF-19** Form partnerships with regional and national organizations in order to provide access to the widest possible range of information resources.
- Goal CF-20** Increase current funding by strongly pursuing a broad range of options, including grants, donations and scholarships.
- Goal CF-21** Continue providing high quality programming that promotes reading and lifelong learning, and provides leisure entertainment.
- Goal CF-22** Develop specialized services that address community needs and are responsive to changing demographics.
- Goal CF-23** Select, train and retain staff who are dedicated to serving the needs of all current and potential customers.
- Goal CF-24** Utilize technology to provide efficiencies that enhance customer service.

Capital Facilities Element Goals, Objectives & Policies

Goal CF-25 Continue working toward the funding, design and construction of a new library facility that will better meet the needs of a growing population.

5.0

GENERAL FACILITIES & SOLID WASTE

The City has a number of buildings and facilities located throughout the City. Table 5.0 summarizes existing buildings/facilities currently used and maintained. This list does not, however, include all property under the City's ownership. Map 3.0 identifies the location of the buildings/facilities listed in Table 1.2.

TABLE 1.2: CITY FACILITIES

FACILITY:	ADDRESS:
City Hall	910 Cleveland Ave.
Fire Station #1	901 South 2 nd Street
Fire Station #2	1901 North LaVenture Road
Fire Station #3	4701 East Division Street
Library	315 Snoqualmie Street
Municipal Court and Police	1805 Continental Street
Parks and Recreation	1717 South 13 th Street
Public Works Administration	1024 Cleveland Ave.
Shops and Storage	405 West Fir Street
Wastewater Plant	1401 Britt Road
Lincoln Commercial Block	712/724 South 1 st Street
	309 to 321 Kincaid Street
Shop/Storage	419 Milwaukee Street
Kulshan Creek Neighborhood Station	2520 Kulshan Avenue
Riverfront Plaza and Public Bathrooms	420 Gates Street

The Department Goals for General Facilities are as follows:

- Goal CF-26** Provide healthy and safe work environments for employees and citizens of Mount Vernon.
- Goal CF-27** Perform required maintenance on buildings both scheduled and unscheduled.
- Goal CF-28** Implement energy conservation measures throughout all City of Mount Vernon maintained buildings. Respond to complaints and maintenance issues in a timely manner.
- Goal CF-29** Continue to plan and implement new ideas and measures for all city facilities.

Capital Facilities Element Goals, Objectives & Policies

Goal CF-30 Continue to work towards a proactive approach then a reactive one.

Goal CF-31 Provide well trained staff to monitor and maintain city facilities

5.1 FLEET VEHICLES AND EQUIPMENT

In 2016 the City has a fleet of 230 vehicles and equipment that are maintained and repaired by City staff. This fleet includes 50 law enforcement vehicles; 26 pieces of heavy equipment; 14 garbage trucks; 18 fire and rescue vehicles; 58 passenger vehicles; as well as 64 trailers, mowers and generators.

Capital Facilities Element Goals, Objectives & Policies

5.2 SOLID WASTE

The Mount Vernon Solid Waste Division provides weekly solid waste collection service to all residential and commercial customers within the City limits. On average, 76 tons of garbage and yard waste is collected on a daily basis. In addition, the Solid Waste Division operates and administers the City Yard Waste Drop off Facility where in 2015 they accepted, transported and disposed of 1,796 tons of yard waste.

State Law (RCW 70.95) delegates the authority and responsibility for the development of solid waste management plans to counties. Other governing bodies (Cities, Tribes, and Federal agencies) may participate in the County's planning process or conduct their own plans.

State law allows cities to fulfill their solid waste management planning responsibilities in one of three ways:

- By preparing their own plan for integration into the County's plan;
- By participating with the County in preparing a joint plan; or,
- By authorizing the County to prepare a plan that includes the City.

The Skagit County Solid Waste Management Plan (SCWMP) provided a guide for solid waste activities in Skagit County. This document was prepared in response to the Solid Waste Management Act, Chapter 70.95 of the Revised Code of Washington (RCW).

The Solid Waste Department Goals Include:

- | | |
|-------------------|--|
| Goal CF-32 | Provide for the solid waste, recycle, and yard waste disposal needs of Mount Vernon citizens. |
| Goal CF-33 | Work closely with other departments, organizations, and jurisdictions providing quality solid waste disposal services. |
| Goal CF-34 | Work closely with Skagit County regarding any issue affecting their solid waste disposal rate. |
| Goal CF-35 | Enhance the public's understanding of solid waste disposal requirements and issues. |
| Goal CF-36 | Consistently provide a solid waste utility that is efficiently administered and maintained. |
| Goal CF-37 | Implement efficient collection systems to address both residential and commercial growth. |
| Goal CF-38 | With the development of our mission statement and goals, we continue to maintain a clear understanding of our responsibilities to the community. |

Capital Facilities Element Goals, Objectives & Policies

Following are the Goals, Objectives and Policies for the wastewater utility:

Goal CF-39: Provide and maintain a sanitary sewer collection system that is consistent with the public health and water quality objectives of the State of Washington and the City of Mount Vernon.

Objective CF-39.1 Ensure that the sanitary sewer system is adequate to meet the demands of the community.

Policy CF-39.1.1 Adequate sewer service capacity should be assured prior to the approval of any new development application.

Policy CF-39.1.2 Seek broad funding for sanitary sewer services and facilities.

Policy CF-39.1.2 Development should be conditioned on the orderly and timely provision of sanitary sewers.

Policy CF-39.1.3 Actively encourage all residents within the City to connect to public sewer.

Goal CF-40 Continue to maintain compliance with our NPDES (National Pollutant Discharge Elimination System) permit.

Goal CF-41 Continue fine tuning the operation and maintenance of the Wastewater Treatment Plant to increase efficiency of our treatment plant process.

Goal CF-42 Continue efforts in converting sanitary and storm pump stations to fiber optic communications.

Capital Facilities Element Goals, Objectives & Policies

PSE has a vast transmission system and distribution substation system that serves Mount Vernon. Future transmission systems and distribution substations will continue to be largely development driven.

It is assumed that PSE can provide adequate serves as the City develops. The City should cooperate with PSE in:

- Design, operation and delivery of service;
- Under-grounding utility lines; and,
- Design standards for new electrical substations.

Priority should be given to under-grounding of existing utilities in the downtown area, being consistent with State WUT tariffs. All new development should continue to have utilities placed underground.

TELECOMMUNICATIONS:

Verizon is the Incumbent Local Exchange Carrier of telecommunications services in Skagit County. All communities in Skagit County, including Mount Vernon, are served by Verizon through a 100% digital switching network supported with a mix of fiber optic and copper cable.

Fiber optic cable connects all Verizon switching offices in the County and is used for transport of data and voice traffic around the county and out to the rest of the world. A majority of the fiber system is redundantly routed which makes the network self-healing in the event of a cable cut, ensuring continuity of service.

Customers with large bandwidth requirements, can arrange for direct fiber connection to their business by calling Verizon's business office. Prices vary depending upon the size of fiber connection needed, distance from the existing lines to the customer location and other factors.

Cable is deployed in either aerial or buried paths, depending on factors such as terrain, environmental considerations and local ordinances. Mount Vernon is home to Verizon's first packet switching office in the United states.

Customers benefit from Verizon's expertise and capacity to provide high-end voice and data services such as DSL, ATM, ISDN and Frame Relay. DSL is available in many parts of Mount Vernon, as well as in other cities in the county.

Verizon works with local planning departments to plan ahead for growth and development. As a part of standard operating procedure, Verizon works on site-specific proposals and coordinates activities with other utilities.

Following are the Goal, Objectives and Policies for non-city owned facilities.

Goal CF-45: Facilitate the development and maintenance of all utilities at the appropriate levels of service to accommodate the growth that is anticipated.

Objective CF-45.1 Provide an adequate level of public utilities to respond to and be consistent with existing and planned land uses within the City.

Policy CF-45.1.1 Promote the co-location of new public and private utility distribution lines with planned or existing systems that are both above and below ground in joint trenches and/or right-of-way where environmentally, technically, economically and legally feasible. The City understands that some utilities may have unique safety and maintenance requirements which limit their inclusion in joint use corridors.

Capital Facilities Element Goals, Objectives & Policies

Policy CF-45.1.2 Whenever a street replacement or repavement occurs the City shall coordinate with all utilities to ensure that any utility replacement or extension occurs before the street repaving or construction occurs. A five (5) year moratorium on street cuts shall be in place following the replacement or repaving of a street.

Policy CF-45.1.3 Encourage the appropriate siting, construction, operation, and decommissioning of all utility systems in a manner that reasonably minimizes impacts on adjacent land uses.

Policy CF-45.1.4 Continue to mandate the coordination of non-emergency utility trenching activities and street repair to reduce impacts on mobility, aesthetics, noise and other disruptions.

Policy CF-45.1.5 Where appropriate require landscape screening of utilities.

Policy CF-45.1.6 Identify utility capacity needed to accommodate growth prior to annexation. Do not annex areas where adequate utility capacity can not be provided.

Policy CF-45.1.7 Coordinate with utility providers to ensure that the general location of existing and proposed utility facilities is consistent with other elements of the Comprehensive Plan.

Objective CF-45.2 Ensure that non-City managed utilities provide service commensurate with required state and federally mandated service obligations and established safety and welfare standards.

Policy CF-45.2.1 Coordinate the exchange of data with utility providers. Provide utility providers with current information on development patterns and permit activity within the City. Provide relevant information on population, employment, and development projections.

Policy CF-45.2.2 New telecommunications and electric utility distribution lines should be installed underground within the City, where practical, in accordance with rules, regulations, and tariffs applicable to the serving utility.

Policy CF-45.2.3 New, reconstructed or upgraded towers and transmission lines should be designed to minimize aesthetic impacts appropriate to their surroundings whenever practical.

10.0

ADDITIONAL GOALS, OBJECTIVES AND POLICIES

Following is a list of additional goals, objectives and policies with regard to capital facilities:

Goal CF-46 Ensure that an adequate supply and range of public services and capital facilities are available to provide reasonable standards of public health, safety, and quality of life.

Objective CF-46.1 Provide an acceptable level of public services and capital facilities to accommodate anticipated growth

Policy CF-46.1.1 Assess impacts of residential, commercial and employment growth on public services and facilities in a manner consistent with adopted levels-of-service.

Policy CF-46.1.2 Ensure that public services and capital facilities needs are addressed in updates to Capital Facilities Plans and Capital Improvement Programs, and development regulations as appropriate.

Policy CF-46.1.3 Coordinate the review of non-City managed capital facilities plans to ensure consistency with the City Comprehensive Plan.

Policy CF-46.1.4 Ensure that appropriate funding sources are available to acquire or bond for the provision of needed public services and facilities.

4.0

GOALS, OBJECTIVES & POLICIES

Following is a list of goals and policies with regard to Health and Wellness. These are intended to be a starting point in a conversation with the Mount Vernon community and it is expected that this list will grow and change with public input.

GOAL HW-1 SUPPORT COMMUNITY HEALTH PRACTICES TARGETED AT IMPROVING THE HEALTH OF MOUNT VERNON RESIDENTS.

Policy HW-1.1 Continue promoting and educating the public about the importance of health and wellness.

Policy HW-1.2 Continue fostering partnerships with others such as Skagit County Regional Health, Skagit County Public Health and the Mount Vernon Farmers Market to participate in efforts to promote healthy lifestyles and positive health outcomes.

GOAL HW-2 IMPROVE THE SAFETY OF NEIGHBORHOODS AND PUBLIC SPACES.

Policy HW-2.1 Study ways to improve neighborhood involvement in crime prevention, neighborhood beautification, and the reduction of blight throughout the City.

Policy HW-2.2 Use Crime Prevention Through Environmental Design (CPTED) principles to make places like abandoned buildings, vacant lots and homes, and underpasses safer for the community.

Policy HW-2.3 Strive to enhance resident involvement in neighborhood improvement efforts such as the landscaping of public spaces and community garden projects.

Policy HW-2.4 Adopt development regulations that facilitate natural surveillance in public spaces through design, allowed uses and programming.

GOAL HW-3 PROVIDE ACCESS TO A RANGE OF GOODS AND SERVICES, RECREATIONAL AMENITIES, AND SCHOOLS WITHIN COMFORTABLE WALKING DISTANCE OF HIGHER DENSITY RESIDENTIAL AREAS.

Policy HW-3.1 Ensure that high density residential areas are planned and developed in areas where residents can safely and conveniently walk to parks, trails, open spaces, schools, restaurants and grocery stores.

Policy HW-3.2 Encourage areas of smaller scale retail uses within walking distance (one-quarter mile) of higher density residential areas.

Health & Wellness Element - Goals, Objectives & Policies

GOAL HW-4 PRIORITIZE THE BEAUTIFICATION OF THE CITY.

Policy HW-4.1 Consider the adoption of development regulations that endeavor to eliminate concentrations of poverty within residential neighborhoods.

Policy HW-4.2 Make streets, trails and other public spaces more visually appealing and comfortable for the public by ensuring that street trees are planted, landscaping is maintained and regularly inspecting and cleaning these areas.

Policy HW-4.3 Encourage the placement of public art throughout the City.

GOAL HW-5 GIVE PRECEDENCE TO THE MAINTENANCE AND CREATION OF A PEDESTRIAN NETWORK WITH THE GOAL OF FACILITATING RESIDENTS SAFELY AND COMFORTABLY WALKING TO THEIR DESTINATIONS.

Policy HW-5.1 Prioritize the mitigation of locations with sidewalk deficiencies to improve pedestrian safety and to increase walking. Where sidewalk deficiencies are identified prioritize improvements in areas closest to schools and parks.