



MASTER LAND USE APPLICATION FORM

FILE NUMBER: _____

| PROPERTY OWNER(S): | |
|---|------------|
| (If there is more than one legal owner, please attach an additional notarized Master Application for each owner) | |
| NAME: Corner 9 Properties, LLC | |
| ADDRESS: 504 E. Fairhaven | |
| CITY/STATE: , Burlington, WA | ZIP: 98233 |
| TELEPHONE NUMBER and EMAIL ADDRESS: 360-755-9021 X 13 brian@landedgentry.com | |
| APPLICANT (if other than owner): | |
| NAME: Brian Gentry | |
| COMPANY: Landed Gentry Development, Inc. (If applicable) | |
| ADDRESS: Same as above | |
| CITY/STATE: | ZIP: |
| TELEPHONE NUMBER and EMAIL ADDRESS: 360-755-9021 X 13 brian@landedgentry.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: Anna Nelson | |
| ADDRESS: Same as above | |
| CITY/STATE: | ZIP: |
| TELEPHONE NUMBER and EMAIL ADDRESS: 360-755-9021 X 26 anna@landedgentry.com | |

| PROJECT INFORMATION |
|--|
| Project or development name: Big Fir South Corner |
| Property/project address(es)/location: Northeast corner of the intersection of E. Blackburn Road and S. LaVenture Road. Directly west of 1997 Fraser Avenue See attached Subdivision Guarantee. 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): P131991 |
| Existing land use(s): Vacant. Designated for retail with Big Fir South PUD (LU-06-089)t |
| Proposed land uses: Residential - townhouse |
| Existing Comprehensive Plan designation: SF-MED |
| Proposed Comprehensive Plan designation (if applicable): MF-LO |
| Existing Zoning designation: R-1, 4.0 PUD |
| Proposed Zoning designation (if applicable): R2 |
| Site Area (sq. ft. or acreage): 36,991 sf |
| Project value: NA |
| Is the site located in any type of environmentally sensitive area? No. Maddox Creek is off-site to the north. |

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: |
| Same as Applicant | | |
| Architect: | Address: | Phone and Email Address: |
| Underwood & Associates, LLC | 1005 4 th Street Anacortes, WA 98221 | 360-588-0471 |
| Engineer: | Address: | Phone and Email Address: |
| Ravnik & Associates | 1633 Lindamood Lane PO Box 361 Burlington, WA 98233 | 360-707-2048 |
| Surveyor: | Address: | Phone and Email Address: |
| Lisser & Associates | 320 Milwaukee Street PO Box 1109 Mount Vernon, WA 98273 | 360-419-7442 |
| Title Company: | Address: | Phone and Email Address: |
| Land Title and Escrow First American Title Insurance Company | 111 East George Hopper Rd. PO Box 445 Burlington, WA 98233 | 360-707-2158 |
| 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: |
|---|--|
|  | 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 | \$ _____ |
| 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 | \$ _____ |
| Variances, Administrative | \$ _____ |
| Variances | \$ _____ |
| Postage | \$ _____ |
| Land Use Signs: | \$ _____ |

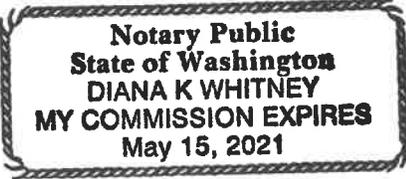
AFFIDAVIT OF OWNERSHIP

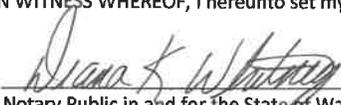
Only the property owner or an authorized representative may sign this form. If your title report lists a company, partnership or other owners you must submit evidence that you are authorized to sign on behalf of the entity or others that are listed. If you are an authorized representative you must provide 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, Brian Gentry, 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: 

On this, the 23RD day of January, 2018 before me personally appeared Brian Gentry 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.

Notary Public in and for the State of Washington
Residing at Bon
My Appointment Expires 15 MAY 2021

**Big Fir South Corner
2018 Comprehensive Plan Amendment and Associated Rezone
Justification for Proposal and Project Narrative**

Landed Gentry has been building homes and neighborhoods in the Pacific Northwest since 1979, with a focus on lasting quality, extended customer service, and community involvement. Many of these communities are located in the City of Mount Vernon. The proposed Comprehensive Plan Amendment and associated Rezone described below will allow Landed Gentry to continue to offer additional housing choices in Mount Vernon.

Requested Action

Amendment to the Comprehensive Plan Map and Zoning Map as part of the City's 2018 annual plan review process.

- Comprehensive Plan Map amendment – From Medium Density Single Family (SF-MED) to Low Density Multi-Family (MF-LO).
- Zoning Map amendment (Non-Project Rezone) – From Single-Family Residential (R-1, 4.0 PUD) to Two-Family Residential (R-2).

Background

The site proposed for amendment is located directly northeast of the intersection of S. LaVenture Road and E. Blackburn Road (P131991). The site is part of the approved Big Fir South PUD and was approved and recorded for retail use (Tract F, Plat of Big Fir South PUD AFN 201405290037). Although multi-family uses are also allowed in a PUD (see notation on Comprehensive Plan map on next page), the approved retail use was proposed with the Big Fir South PUD due to the corner location on a high traffic street.

All of the PUD residential uses and common open space areas have been constructed. The retail corner has been graded and is vacant. Due to various changes in the retail market, the viability of the site for retail use has been diminished and there has been no interest in the property for retail use. With the continuing need for housing options in the City, an amendment to allow duplex and/or townhouse development would be appropriate for the site and would allow the property to become economically feasible.

Amendment Justification

The site is located in an area with various zoning districts and is characterized with a variety of uses, such as schools, a church, and high density single family residential (see next page). The proposed low density attached housing would be compatible with the surrounding uses and the adjacent higher density single family detached PUD, and would be separated from other adjacent uses by existing natural features (i.e., Maddox Creek, dense vegetation along the west side of S. LaVenture Road) and built features (i.e., roads, storm water pond to north).



Comprehensive Plan Map



Zoning Map



Surrounding Land Uses

Additionally, the requested amendments meet the below review criteria in MVMC 17.111.070.

“A. Is the request compatible with the city’s comprehensive plan and development goals?”

Yes, the request is compatible with the City’s Comprehensive Plan and development goals, particularly the Land Use Element and Housing Element. The following are Goals, Objectives and Policies that are specific to and support the requested amendments:

“Goal LU-51: 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. “

“Housing Goal 1: Achieve a mix of housing styles in Mount Vernon that are appealing and affordable to a diversity of ages, incomes and cultural backgrounds.”

Additional housing options will be available with approval of the requested amendments. The low density of the R-2 zoning will ensure that future development is compatible with various surrounding uses. While the site would no longer be designated on the City mapping as part of the Big Fir South PUD, it would be directly adjacent and connected via common open space tracts. Furthermore, the City Comprehensive Plan acknowledges that scattered multifamily use is appropriate within single family areas when located with a PUD. The amendments will allow the development of a multi-family infill project, thereby assisting in achieving a mix of housing styles.

“Objective LU-51-1 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.”

“Objective HO-1.1 In City plans and zoning regulations, accommodate a variety of housing types, attractive and compatible in design, and available to all economic segments of the community.”

“Objective HO-1.2 Promote infill housing that is compatible with abutting housing styles and with the character of the existing neighborhood.”

The City’s zoning standards (e.g., building height) and design standards will ensure that the future multi-family development will be constructed with quality site and home design that will reflect the strong existing Big Fir South character. The City’s standards will ensure that the overall housing design is based on a consistent, compatible and aesthetic architecture. Amending the mapping to allow low density infill residential use vs. retail use, will ensure that additional housing options are available and will contribute to housing affordability.

“Policy LU-51.1.6 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.”

As a multi-family infill project subject to the City's design standards, the amendments will provide for more high quality housing options available to lower income levels.

"Policy HO-1.2.1 The City should encourage infill housing on vacant or underutilized parcels having adequate serves, and ensure that the infill development is compatible with surrounding neighborhoods."

The site is currently vacant and designated for retail use as part of the Big Fir South PUD. Due to various changes in the retail market, the viability of the site for retail use has been diminished and there has been no interest in the property for retail use. The site is underutilized, but has urban services and is served by transit. As a multi-family infill project subject to the City's design standards, the amendments will provide for high quality housing that is compatible with the surrounding neighborhood.

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

Urban services are currently available to the site.

Project Narrative

The following description is provided for the Project Narrative items listed in the City's Comprehensive Plan Map and Associated Rezone application checklist:

- a. Project name, size and location of site;

Big Fir South Corner

Property is 36,991 square feet

Property is vacant and located directly northeast of the intersection of S. LaVenture Road and E. Blackburn Road. Skagit County Parcel Number P131991, within SW ¼ of the NW ¼ of Section 28, Township 34 North, Range 4 East. W.M.

- b. Zoning and Comprehensive Plan designation of the site and adjacent properties;

| | Existing Zoning | Existing Comp Plan Designation | Existing Land Use |
|-------|-----------------|--------------------------------|--|
| Site | R-1, 4.0 PUD | SF-MED | Vacant and cleared. |
| North | | | Storm pond & Big Fir South clubhouse |
| South | UGA | SF-MED | Vacant and partially cleared. |
| East | R-1, 4.0 PUD | SF-MED | Big Fir South single family detached homes |
| West | R-1, 4.0 | SCH, CH | Church |

- c. Special site features (i.e., wetlands, water bodies,...); and a description of the buffers that will be required for each feature;

Maddox Creek is located to the north off of the property proposed for amendment. The buffer from the creek ordinary high water mark is 150 feet.

- d. Statement addressing soil type and drainage conditions;

Per the NRCS maps, the site is classified as Bu (Bow loam, shallow, 0-3 percent slopes). This is a non-project proposal. Drainage conditions and a stormwater plan will be provided with future development.

- e. Proposed use of the property and scope of the proposed development (i.e., heights...);

The amendment would allow residential use consistent with the R-2 zoning district. Future development would be required to meet the requirements of the R-2 zone, City design standards and other City regulations.

f. Proposed off-site improvements (i.e., installation of sidewalks, ...);

Road frontage improvements (i.e., sidewalks) were constructed with the PUD. No off-site improvements necessary.

g. Total estimate construction cost and estimated fair market value of the proposed project;

There is no construction cost associated with the requested amendments.

h. Estimated quantities and type of materials involved if any fill or excavation is proposed;

The site is vacant and level. No fill or excavation is involved with the requested amendments.

i. Number, type and size of trees to be removed;

The site is vacant and includes only a few trees along the north side of E. Blackburn Road. No construction is involved with the requested amendments.

j. Explanation of any land to be dedicated to the City; and

Road frontage improvements (i.e., sidewalks) were constructed with the PUD. No dedication is involved with the requested amendments.

k. For shoreline applications...;

Not applicable. No shorelines are present on the property.

l. For subdivision applications: the number, size, and density of the new lots.

Not applicable. The application includes an amendment to the Comprehensive Plan Map and Zoning Map, to allow future residential development consistent with City regulations.

SEPA ENVIRONMENTAL CHECKLIST

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:

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:

Please adjust the format of this template as needed. 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: [\[help\]](#)

Big Fir South Corner - Comprehensive Plan Amendment and Rezone

2. Name of applicant: [\[help\]](#)

Landed Gentry Development, Inc.

3. Address and phone number of applicant and contact person: [\[help\]](#)

Corner 9 Properties, LLC
C/o Landed Gentry Development, Inc.
Anna Nelson, AICP
Land Development Project Manager
Landed Gentry Development, Inc.
504 E. Fairhaven, Burlington 98233
360-755-9021 X 26
anna@landedgentry.com

4. Date checklist prepared: [\[help\]](#)

January 29, 2018

5. Agency requesting checklist: [\[help\]](#)

City of Mount Vernon

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

The requested Comprehensive Plan and Zoning Amendment is part of the City's 2018 annual amendments.

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

Residential development consistent with the requested zoning classification.

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

The site is currently included in the approved Big Fir South PUD (LU06-089) and is approved for retail use (Big Fir South Tract F). While various environmental reports were prepared for that project, no environmental information or studies were prepared for this amendment. New environmental information will be prepared for any future project approval, as necessary (e.g., geotechnical report).

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 applications are pending.

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

SEPA review with Comprehensive Plan Amendment and Rezone. If the amendment proposal is approved, a minor PUD modification will be submitted in the future to remove the site from the approved Big Fir South PUD. Similarly, a plat amendment will be submitted to modify the retail provisions of Tract F.

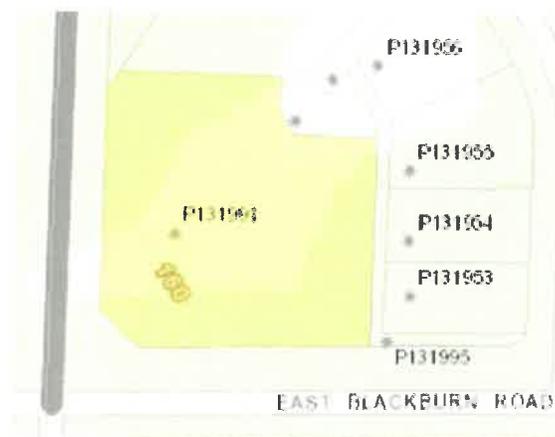
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies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

The site (Tract F) is 36,991 square feet and is currently approved for development of a retail building and related parking. The proposal includes a Comprehensive Plan amendment from SF-MED (Medium Density Single Family) to MF-LO (Low Density Multi Family) and a rezone from R-1, 4.0 PUD to R-2 (Two Family Residential District). The amendments would allow future development of residential uses, rather than retail. Based on the size of the site and the maximum net density of the R-2 zone (10 du/ac), up to 8 townhouse units could be built in the future.

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. [\[help\]](#)

The site is located on the northeast corner of the intersection of E. Blackburn Road and S. LaVenture Road, directly west of 1997 Fraser Avenue. Tax parcel No. P131991 in Section 28, Township 34N, Range 4E.

Lot F, "PLAT OF BIG FIR SOUTH, P.U.D.", No. LU-06-089, recorded May 29, 2014, under Auditor's File No. 201405290037, records of Skagit County, Washington. See adjacent map.



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

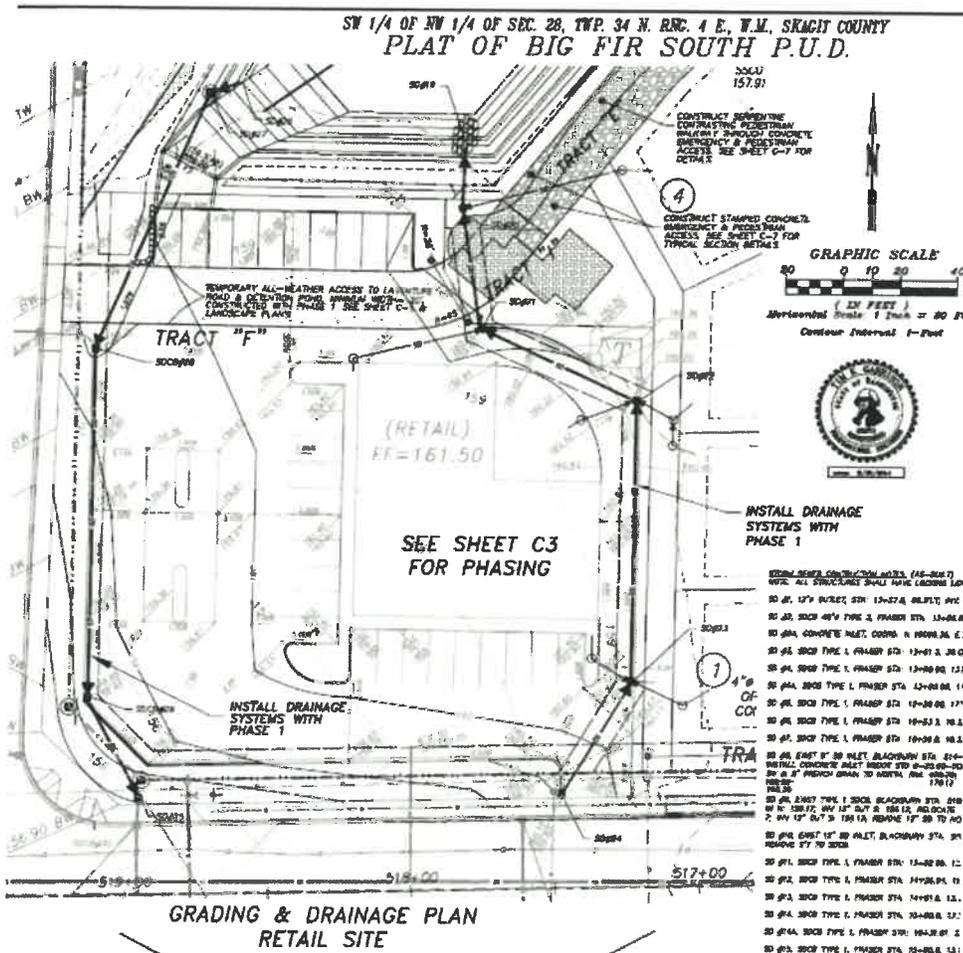
1. Earth [\[help\]](#)

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

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

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

No slopes on the site. See below from Plat of Big Fir South PUD As-built map.



- 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. [\[help\]](#)

Per NRCS maps, the site is classified as Bu (Bow loam, shallow, 0-3 percent slopes).

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

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. [\[help\]](#)

No construction is proposed as part of the requested amendments. This information will be provided with future project specific review.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

No erosion will occur with the proposal as no filling or grading is proposed as part of the requested amendments. This information will be provided with future project specific review.

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

No construction is proposed as part of the requested amendments. This information will be provided with future project specific review.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

No impacts to the earth will occur with the requested amendments. Measures to mitigate impacts from any future development will be determined with project specific review.

2. Air [\[help\]](#)

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. [\[help\]](#)

No construction is proposed as part of the requested amendments. This information will be provided with future project specific review.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

Cars traveling on the adjacent roads produce emissions and odors. There is not impact to the requested amendments from these emissions.

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

No impacts to the air will occur with the requested amendments. Measures to mitigate impacts from any future development will be determined with project specific review.

3. Water [\[help\]](#)

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. [\[help\]](#)

Maddox Creek is located approximately 150 feet to the north.

- 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 construction is proposed as part of the requested amendments. Any work within 200 feet of these waters will be provided with future project specific review.

- 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. [\[help\]](#)

No construction is proposed as part of the requested amendments. The site does not contain wetlands or surface waters, so no filling or dredging will be occur with future project specific review.

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

No construction is proposed as part of the requested amendments. The site does not contain surface waters, so no diversions will occur with future project specific review and no withdrawals would be necessary for any future residential use.

- 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 construction is proposed as part of the requested amendments. This information will be provided with future project specific review.

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 construction is proposed as part of the requested amendments. Domestic water for future residential uses would be provided by Skagit County PUD.

- 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. [\[help\]](#)

No construction is proposed as part of the requested amendments. Sanitary sewer for future residential uses would be provided by the City of Mount Vernon.

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. [\[help\]](#)

No construction is proposed as part of the requested amendments. This information will be provided with future project specific review.

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

No construction is proposed as part of the requested amendments. This information will be provided with future project specific review.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

No construction is proposed as part of the requested amendments. This information will be provided with future project specific review.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

No impacts to water will occur with the requested amendments. Measures to mitigate impacts from any future development will be determined with project specific review.

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? [\[help\]](#)

No construction is proposed as part of the requested amendments. This information will be provided with future project specific review.

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

None known.

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

No construction is proposed as part of the requested amendments. This information will be provided with future project specific review.

e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

None known.

5. Animals [\[help\]](#)

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. [\[help\]](#)

Examples include:

birds: hawk, heron, eagle, songbirds, other:
 mammals: deer, bear, elk, beaver, other: small mammals (rabbit, squirrel)
 fish: bass, salmon, trout, herring, shellfish, other _____

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

Salmon and cutthroat trout in Maddox Creek.

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

Pacific Flyway migration route.

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

No impacts to plants or animals will occur with the requested amendments. Measures to mitigate impacts from any future development will be determined with project specific review.

e. List any invasive animal species known to be on or near the site. [\[help\]](#)

None known.

6. Energy and Natural Resources [\[help\]](#)

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. [\[help\]](#)

No construction is proposed as part of the requested amendments. This information will be provided with future project specific review.

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

No construction is proposed as part of the requested amendments. This information will be provided with future project specific review.

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: [\[help\]](#)

No impacts to plants or animals will occur with the requested amendments. Measures to mitigate impacts from any future development will be determined with project specific review.

7. Environmental Health [\[help\]](#)

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 construction is proposed as part of the requested amendments. This information will be provided, if applicable, with future project specific review.

1) Describe any known or possible contamination at the site from present or past uses.
[\[help\]](#)

None. The site was graded during construction of the residences in Big Fir South and is currently vacant.

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. [\[help\]](#)

No regional hazardous liquid and gas transmission pipelines exist on the site.

- 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. [\[help\]](#)

No construction is proposed as part of the requested amendments. This information will be provided, if applicable, with future project specific review.

- 4) Describe special emergency services that might be required. [\[help\]](#)

No construction is proposed as part of the requested amendments. This information will be provided, if applicable, with future project specific review.

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

No environmental health hazards will occur with the requested amendments. No known environmental health hazards are expected from any future residential use.

b. Noise [\[help\]](#)

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

Traffic noise from adjacent streets, but this will not affect the requested amendments.

- 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. [\[help\]](#)

No noise would be created as part of the requested amendments. This information will be provided with future project specific review.

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

No noise impacts will occur with the requested amendments. Measures to mitigate impacts from any future development will be determined with project specific review.

8. Land and Shoreline Use [\[help\]](#)

- 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. [\[help\]](#)

The site is vacant and was approved for retail use as part of the Big Fir South PUD. A stormwater pond which serves Big Fir South, which includes this site, is located to the north. Single family residential homes are located to the east. A mix of vacant, residential and non-residential uses are located on nearby properties. No construction is proposed as part of the requested amendments, so there would be no affect on the current land uses. The amendments would allow residential use, rather than retail, as part of a future development.



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? [\[help\]](#)

No.

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: [\[help\]](#)

No. There are no surrounding working farm or forest land operations.

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

There are no structures on the site.

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

No.

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

R-1, 4.0 PUD Single family residential. The proposal is to rezone the site to Two-family Residential District (R-2).

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

Medium Density Single Family (SF-MED). The proposal is to amend the Comprehensive land use designation to Low Density Multifamily(MF-LO).

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

Not applicable.

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

A portion of the Maddox Creek buffer may extend onto a small area on the northwest corner of the site.

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

No construction is proposed as part of the requested amendments. This information will be provided with future project specific review.

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

The site is vacant, so no displacement would occur as part of the requested amendments or with future development.

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

No displacement impacts will occur, so no measures are necessary.

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

No construction is proposed as part of the requested amendments. A description of why the requested amendments are compatible with existing and projected land uses and plans the Comprehensive Plan is included with the Comprehensive Plan amendment and rezone request. Other measures will be provided with future project specific development plans.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

No impacts to agricultural and forest land of long-term commercial significance will occur as these lands are not located near the site. .

9. Housing [\[help\]](#)

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

No construction is proposed as part of the requested amendments. This information will be provided with future project specific review.

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

The site is vacant, so no units would be eliminated.

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

No housing impacts will occur with the requested amendments. Rather, the proposal would allow homes to be built in the future on a site that is currently approved only for retail use.

10. Aesthetics [\[help\]](#)

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

No construction is proposed as part of the requested amendments. This information will be provided with future project specific review. The requested R-2 zoning allows buildings up to 35 feet in height.

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

No construction is proposed as part of the requested amendments. This information will be provided with future project specific review.

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

No aesthetic impacts will occur with the requested amendments. Measures to mitigate impacts from any future development will be determined with project specific review.

11. Light and Glare [\[help\]](#)

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

No construction is proposed as part of the requested amendments. This information will be provided with future project specific review.

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

No construction is proposed as part of the requested amendments. This information will be provided with future project specific review.

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

Off-site sources of light include adjacent single family residential homes, street lights and lights from vehicles on the adjacent roads. No construction is proposed as part of the requested amendments, so these light sources will not affect the proposed amendments.

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

No lighting impacts will occur with the requested amendments. Measures to mitigate impacts from any future development will be determined with project specific review.

12. Recreation [\[help\]](#)

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

Little Mountain Park is located to the south.

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

No. The site is vacant and not used for recreation.

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

No recreation impacts will occur with the requested amendments. Measures to mitigate impacts from any future development will be determined with project specific review.

13. Historic and cultural preservation [\[help\]](#)

- 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? If so, specifically describe. [\[help\]](#)

No. The site is vacant and adjacent buildings are not over 45 years old.

- 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. [\[help\]](#)

No. No evidence was found during the grading of the site with the development of the adjacent Big Fir South residential development.

- 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. [\[help\]](#)

No construction is proposed as part of the requested amendments. This information will be provided with future project specific review.

- 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. [\[help\]](#)

No historic and cultural preservation impacts will occur with the requested amendments. Measures to mitigate impacts from any future development, if necessary, will be determined with project specific review.

14. Transportation [\[help\]](#)

- 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. [\[help\]](#)

South LaVenture Road is located on the west side of the site and E. Blackburn Road is located on the south side of the site.

- 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? [\[help\]](#)

SKAT route 206 runs along S. LaVenture Road.

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

No construction is proposed as part of the requested amendments. This information will be provided with future project specific review.

- 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 construction is proposed as part of the requested amendments. This information will be provided with future project specific review.

- 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 construction is proposed as part of the requested amendments. The site is not located next to or near water, rail and air transportation routes.

- 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? [\[help\]](#)

No construction is proposed as part of the requested amendments. This information will be provided with future project specific review. Based on ITE trip generation rates, future residential development would be less than the current approved PUD retail use.

- 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. [\[help\]](#)

No construction is proposed as part of the requested amendments. The adjacent roads are not used for the transport of agricultural and forest products.

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

No transportation impacts will occur with the requested amendments. Measures to mitigate impacts from any future development will be determined with project specific review.

15. Public Services [\[help\]](#)

- 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 construction is proposed as part of the requested amendments so no increase in public services would result. This information will be provided with future project specific review.

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

No public services impacts will occur with the requested amendments. Measures to mitigate impacts from any future development will be determined with project specific review.

16. **Utilities** [\[help\]](#)

- a. Circle 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. [\[help\]](#)

No construction is proposed as part of the requested amendments. This information will be provided with future project specific review.

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: Anna Marie Nelson

Name of signee Anna Marie Nelson

Position and Agency/Organization Land Development Project Manager
Landed Geotry Development, Inc.

Date Submitted: 1-29-18

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 Comprehensive Plan amendment to MF-LOW and zoning amendment to R-2 would not have a significant impact to water, air, or noise and would not generate hazardous substances. Future development under would meet current standards for and provide for mitigation of impacts from storm water management, emissions and noise from site development and building codes for future residential buildings.

Proposed measures to avoid or reduce such increases are:

No specific measures are proposed. Future development will be required to meet current regulations to mitigate impacts.

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

The Comprehensive Plan amendment to MF-LOW and zoning amendment to R-2 would not have a significant impact would not affect plants, animals or fish and the site is not located near a marine area. Future development under would meet current standards for protection of critical areas and additional plants would be provided to comply with landscaping codes.

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

No specific measures are proposed. Future development will be required to meet current regulations to mitigate impacts.

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

The Comprehensive Plan amendment to MF-LOW and zoning amendment to R-2 would not deplete energy or natural resources. Future development would be required to comply with building codes for energy efficiency and protection of natural resources.

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

No specific measures are proposed. Future development will be required to meet current regulations to mitigate impacts.

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 Comprehensive Plan amendment to MF-LOW and zoning amendment to R-2 would not affect the areas listed above as they are not present on the site. A small portion of the northwest corner may be located in the buffer of Maddox Creek. Future development would be required to comply with the City's critical areas regulations.

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

No specific measures are proposed. Future development will be required to meet current regulations to mitigate impacts.

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 site is not on or near the shorelines, so no impacts to shoreline uses would occur. The Comprehensive Plan amendment to MF-LOW and zoning amendment to R-2 would allow low density residential uses. Scattered multiple family uses are recognized in the Comprehensive Plan as being compatible with single family development and would be compatible with adjacent uses given the unique characteristics of the site. Future development would be required to comply with the City's regulations to ensure compatibility (e.g., setbacks, height restrictions, design standards, landscaping).

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

No specific measures are proposed. Future development will be required to meet current regulations to mitigate impacts.

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

The Comprehensive Plan amendment to MF-LOW and zoning amendment to R-2 would not have a direct impact on transportation or public services and utilities. Transportation impacts would be reduced by converting the allowed retail use of the site to residential use. The amount of reduction and impacts to public services and utilities will be evaluated with a future development proposal.

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

No specific measures are proposed. Future development will be required to meet current regulations to mitigate impacts.

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

The Comprehensive Plan amendment to MF-LOW and zoning amendment to R-2 will not conflict with local, state or federal laws or requirements for the protection of the environment. Future development will be required to comply with regulations for the protection of the environment.