

**NOTICE OF APPLICATION (NOA)
2018 NON-PROJECT SITE SPECIFIC COMPREHENSIVE PLAN AMENDMENT REQUESTS**

- APPLICATION ID:** PL18-034 Barnet Comprehensive Plan Amendment
PL18-035 Corner 9 Properties LLC Comprehensive Plan Amendment
- PROJECT DESCRIPTION:** PL18-034: The proposal is to amend the Comprehensive Plan designation for this 1.07 acre parcel from Single Family High Density (SF-HI) to General Commercial (GC). The proposal is located within Mount Vernon’s unincorporated Urban Growth Area. The redesignation is required before the property can be annexed into the City.

P18-035: The proposal is to amend the Comprehensive Plan designation for this 0.85 acre parcel from Single-Family Medium Density (SF-MED) to Multi-Family Low Density (MF-LO)
- PROJECT LOCATION:** P18-034: The proposal is addressed as 18370 Cascade Street, is identified by the Skagit County Assessor as parcel P102004 and is located within a portion of Section 19, Township 34 North, Range 04 East, W.M. The proposal is located within Mount Vernon’s unincorporated Urban Growth Area.

P18035: The proposal is located on Fraser Avenue near the intersection of Blackburn Road and South LaVenture Road. It is identified by the Skagit County Assessor as parcel P131991 and is located within a portion of Section 28, Township 34 North, Range 04 East, W.M
- The exhibit maps below illustrate the location of the proposals.



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

DETAILS:			
Permit Application Date:	PL18-034: January 30, 2018 P18-035: January 30, 2018	Counter Complete Date	PL18-034: January 30, 2018 P18-035: January 30, 2018
Technically Complete :	PL18-034: January 30,2018 P18-035: January 30, 2018	2018 Comprehensive Plan Docket Date:	Adopted: February 28, 2018 Signed: March 7, 2018
Permits/Review Requested:	Comprehensive Plan Amendment Request.		
Other City Permits that will be Required:	The proposals are non-project actions and if approved will require all relevant local, state and federal permits for any proposed development actions. In addition proposal PL18-034 is currently located in the City of Mount Vernon unincorporated Urban Growth Area. Before any additional permits can be considered for this property, it must go through the annexation process. Proposal PL18-035 will be required to go through a rezone process before the applicant/owner can apply for any other development permits.		
CONSISTENCY OVERVIEW:			
Environmental Documents that Evaluate the Proposed Project:	SEPA Checklists dated January 31, 2018 (PL18-034) & January 29-2018 (PL18-035)and Transportation Concurrency dated October 10, 2018		
Development Regulations Used for Project Mitigation:	The projects are non-project and are subject to the City’s Comprehensive Plan, and Concurrency Requirements, Building Code and other applicable local, state and federal regulations as appropriate.		

Comments on the Notice of Application and Proposed Determination of Non-Significance (DNS) must be submitted, in writing, no later than **5:00 p.m. on November 2, 2018**. Comments should be as specific as possible. Any person may comment on the application, receive notice and request a copy of the decision once it is made. To receive additional information regarding this project contact the Development Services Department and ask to become a party of record.

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

ISSUED: October 16, 2018

PUBLISHED: October 19, 2018

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

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.

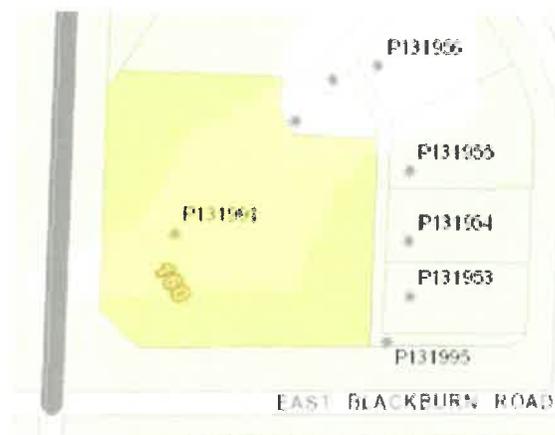
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies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

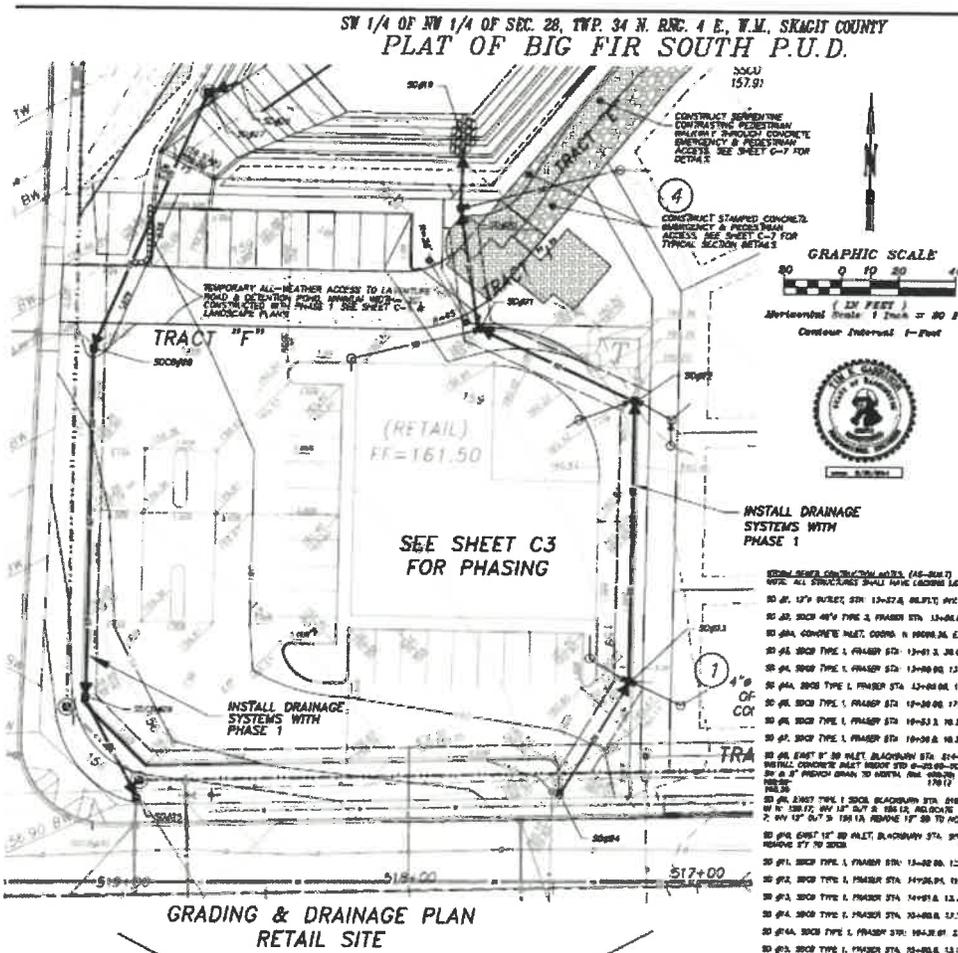
1. Earth [\[help\]](#)

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.