

A. **BACKGROUND**

1. Name of proposed project (if applicable):
Jensen/Peck Comprehensive Plan Amendment Request (PL11-0239)
2. Name of applicant:
Art & Vickie Jensen and Dan & Rebecca Peck
3. Address and phone number of applicant and contact person:
Applicants:
Art & Vickie Jensen
13339 Bayview Road
Mount Vernon, WA 98273

Dan & Rebecca Peck
6859 Worline Rd
Bow, WA 98232

Contact:
Marianne Manville-Ailles
Skagit Surveyors & Engineers
806 Metcalf Street
Sedro-Woolley, WA 98284
360-855-2121
4. Date checklist prepared:
January 30, 2012
5. Agency requesting checklist:
Skagit County Planning & Development Services
6. Proposed project timing or schedule (including phasing, if applicable):
It is anticipated that the Planning Commission will hold open record public hearings on these proposals during the summer of 2012 and that the Board of County Commissioners will make a final decision before the end of 2012.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
None known at this time.
8. List any environmental information you know about that has been prepared, or will be prepared, directly, related to the proposal.
None known.
9. Do you know of pending applications for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
None known.
10. List any government approvals or permits that will be needed for your proposals, if known.
The Planning Commission will make a recommendation on the Comprehensive Plan and Zoning map changes to the Board of County Commissioners who will make a final decision.

PL 11 - 0240

SKAGIT COUNTY
PERMIT CNTR.

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

The proposal is a non-project action requesting that the zoning and comprehensive plan designation be changed on the applicants' 10.89 acre property from its current designation of Rural Reserve (RRv) to Rural Intermediate (RI).

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

An exhibit map is attached showing the location of the proposal and its current Zoning/Comp Plan designation.

Parcels: P35204 & P112774.

Legal Description: Portion of the SE ¼ of the SW ¼ and the SW ¼ of the SW ¼ of Section 32, Township 35 N., Range 3 E., W.M.

Address: 13339 Bay View Road; Mount Vernon, WA 98273

B. ENVIRONMENTAL ELEMENTS

1. Earth:

- a. General description of the site (underline one): flat, rolling, hilly steep, slope, mountainous, other.
- b. What is the steepest slope on the site (approximate % of slope)?
The slope is consistent and ranges from 2 to 3 percent.
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, please specify and note any prime farmland.
Bow gravelly loam. The soils are not classified as "prime alluvial" soils.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
Not to our knowledge.
- e. Describe the purposes, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
Does not apply.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Does not apply.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Does not apply.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Does not apply.

2. Air:

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction, and when the project is completed? If any, generally describe and give approximate quantities known.
Does not apply.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
Does not apply.
- c. What are the proposed measures to reduce or control emissions or other impacts, if any?
Does not apply.

3. Water:

- a. Surface:

- i. Is there any surface water on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, associated wetlands)? If yes, describe type, provide names, and if known, state what stream or river it flows into.
None are known.
- ii. Will the project require any work over or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.
Does not apply.
- iii. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.
Does not apply.
- iv. Will surface water withdrawals or diversions be required by the proposal? Give general description, purpose, and approximate quantities if known.
Does not apply.
- v. Does the proposal lie within a 100-year floodplain? Note location on the site plan, if any.
The property is not within the 100-year floodplain see attached FEMA FIRMETTE.
- vi. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
Does not apply.
- b. Ground:
 - i. Will ground water be withdrawn or recharged? Give general description, purpose, and approximate quantities of known.
Does not apply.
 - ii. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals; agricultural, etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.
Does not apply.
- c. Water runoff (including storm water):
 - i. Describe the source of runoff and storm water and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, please describe.
Does not apply.
 - ii. Could waste materials enter ground or surface waters? If so, generally describe.
Does not apply.

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

Compliance with the Skagit County development regulations at the time a specific project is proposed.

4. Plants:

- a. Check or circle types of vegetation found on the site: *Does not apply.*

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

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

Does not apply.

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

None are known.

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

Does not apply.

3. Animals:

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

- ☒ Birds: hawk, heron, eagle, songbirds, other _____.
- ☐ Mammals: deer, bear, elk, beaver, other _____.
- ☐ Fish: bass, salmon, trout, shellfish, other _____.

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

None are known.

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

Yes, the site is part of the Pacific Flyway that encompasses the Gulf of California to the south, Hawaii and islands of the Pacific to the west, and the Inner Mountain Range to the crest of the Rockies to the east and terminates in the northern tundra regions of central Canada and Alaska.

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

Does not apply.

4. Energy and Natural Resources

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

Does not apply.

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

Does not apply.

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

Does not apply.

5. Environmental Health

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

Does not apply.

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

Does not apply.

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

None, does not apply.

- b. Noise

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

Does not apply.

- ii. 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.

Does not apply.

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

Does not apply.

6. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?

There is one single family residence and associated out buildings located on one of the parcels (P35204). The other parcel is vacant.

- b. Has the site been used for agricultural purposes? If so, describe.

It is likely that the property has been used for pasture.

- c. Describe any structures on the site.

There is a single family home and associated outbuildings located on parcel P35204.

- d. Will any structures be demolished? If so, what?

Does not apply.

- e. What is the current zoning classification of the site?

Rural Reserve (RRv)

- f. What is the current comprehensive plan designation of the site?

Rural Reserve (RRv)

- g. If applicable, what is the current shoreline master program environment designation of the site?

Not applicable.

- h. Has any part of the site been classified as an "environmentally sensitive area"? If so, specify.

None of the property has been identified as an "environmentally sensitive area".

- i. What are proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposed redesignation would make the subject parcels compatible with the adjacent properties to the north. The roadways to the west and south form a natural division between zoning designation.

- j. Approximately how many people would reside or work in the completed project?

Does not apply.

- k. Approximately how many people would the completed project displace?

Does not apply.

- l. What are proposed measures to avoid or reduce displacement of other impacts, if any:

Does not apply.

7. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Does not apply.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income.

Does not apply.

- c. What are proposed measures to reduce or control housing impacts, if any?

Does not apply.

8. Aesthetics

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

Does not apply.

- b. What views in the immediate vicinity would be altered or obstructed?

Does not apply.

- c. What are the proposed measures to reduce or control aesthetic impacts, if any?

Does not apply.

9. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Does not apply.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Does not apply.

- c. What existing off-site sources of light or glare may affect your proposal?

Does not apply.

- d. What are the proposed measures to reduce or control light and glare impacts, if any:

Does not apply.

10. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Does not apply.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

Does not apply.

- c. What are the proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Does not apply.

11. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

Does not apply.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on the site.

Does not apply.

- c. What are the proposed measures to reduce or control impacts, if any?

Does not apply.

12. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Does not apply.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

The site is not served by public transit. The nearest transit is located in Burlington roughly 7 miles from the site.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

Does not apply.

- d. Will the proposal require any new roads or streets, or improvements to any existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

Does not apply.

- e. Will the project use or occur in the immediate vicinity of water, rail, or air transportation? If so, generally describe.

The property is not in the immediate vicinity of water, rail, or air transportation.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Does not apply.

- g. What are proposed measures to reduce or control transportation impacts, if any:

Does not apply.

13. Public Services

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

Does not apply.

- b. What are proposed measures to reduce or control direct impacts on public services, if any.

Does not apply.

14. Utilities

- a. Underline utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

Does not apply.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity that might be needed.

Does not apply.

C. SIGNATURE

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

Signature: Mamun Mahmud Ali Skas. & Surveyors & Engineers

Date Submitted: 2/1/2012

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

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

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

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

The proposal would allow an increase of two residences on roughly 10 acres. That increase would likely have insignificant increases of discharge to water, emissions to air, storage or release of toxic or hazardous substances or production of noise.

- a. Proposed measures to avoid or reduce such increases are:

Projects that may be permitted following the rezone will be reviewed under Skagit County codes and any other state or federal laws that are invoked depending on the type of projects proposed.

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

The proposals will not affect plants, animals, fish or marine life.

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

Projects that are permitted following the Comprehensive Plan redesignation and associated rezones will be reviewed under applicable County, state, or federal codes depending on the specific projects being proposed.

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

This proposal will not deplete energy or natural resources.

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

Projects initiated following this redesignation will be required to meet current energy and natural resource laws in effect at that time.

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

This project will not directly affect environmentally sensitive areas or areas designated for governmental protection.

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

Projects proposed on the parcels after redesignation will be reviewed under regulations in effect at that time that are designed to protect and enhance environmentally sensitive areas.

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

The proposal would have no impact on land and shoreline uses as it would allow only uses that are currently allowed on the parcels and adjacent parcels. The only difference is that the proposal would allow two additional homes.

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

Shoreline and Land use impacts will be avoided or reduced by adherence to the Skagit County development regulations and the zoning code associated with the new site designation.

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

The proposal would have an insignificant increase on transportation of public services and utilities.

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

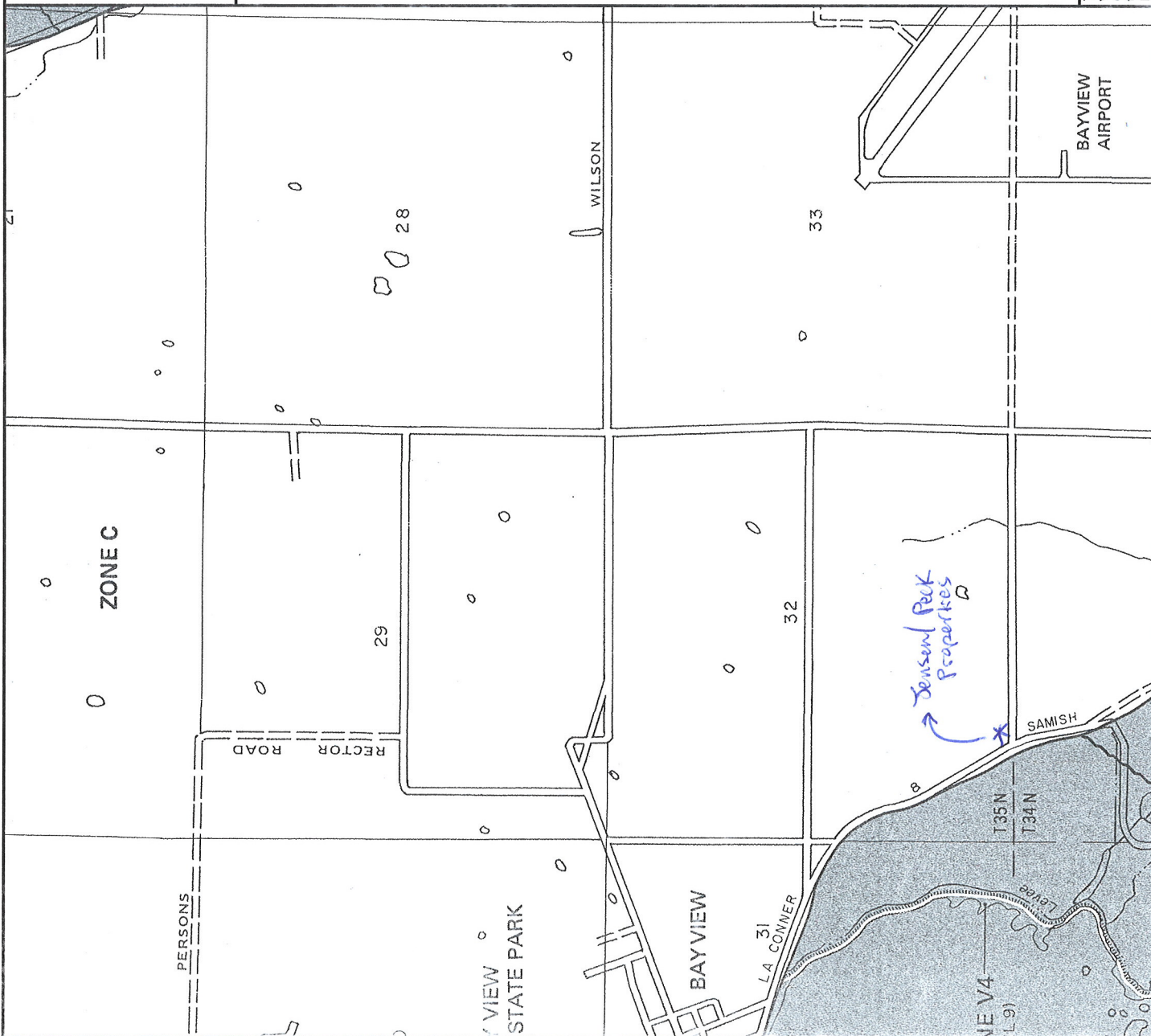
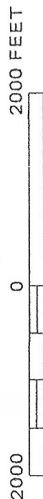
Any projects resulting from the new Comprehensive Plan/Zoning designations would be reviewed under applicable County, State, and Federal laws. If applicable thresholds are triggered, transportation impact fees or required improvements would mitigate the possible impacts.

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

The proposal should not conflict with local, state, or federal laws or requirements for the protection of the environment.



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

FIRM FLOOD INSURANCE RATE MAP

SKAGIT COUNTY,
WASHINGTON
(UNINCORPORATED AREAS)

PANEL 250 OF 550
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
530151 0250 C

EFFECTIVE DATE:
JANUARY 3, 1985



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov