

ARLINGTON
Public Schools

MASTER FACILITIES PLAN
HWY 530 SITE

MAY 2015



BRENT PLANNING SOLUTIONS

Advisors, Advocates, Negotiators in Land Use Consulting

*Effective team solutions in project management, environmental and land use permitting,
civil engineering, and wetland resources.*

MASTER FACILITIES PLAN
HWY 530 SITE
Arlington, Washington

Prepared for

ARLINGTON SCHOOL DISTRICT NO. 16

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GOAL & OBJECTIVES

Brent Planning Solutions has been retained by the Arlington School District (District) to provide professional land use and environmental planning services related to District's Master Facilities Plan – Hwy 530 Site Update. This report is for the site owned by the District located east of State Route 530 (SR-530 / Hwy 530) and north of Arlington Heights. The site is approximately 168 acres and was purchased by the District as a long-term holding for a future school site. The site is a unique piece of property that Snohomish County has designated with a Mineral Resource Overlay (MRO). The District desires to understand the following:

- Land use restrictions related to the MRO and current zoning
- Implications for future school or district use
- Recommendation actions related to restrictions

This information is provided as both a summary of previously gathered information for the site and for future consideration of the District consistent with the strategies for the Master Facilities Plan. Information is based on the previous studies and current information, research and interviews.



BACKGROUND DOCUMENTATION

During the preparation of this review a number of historic property documents, land use permits, municipal codes and ordinances, reports, and studies were reviewed by Brent Planning Solutions, LLC. Specifically, the following (see **Table 1**) information and documents were reviewed during the feasibility review process. A site visit/walkover was not a necessitated as a part of the preparation of the Master Facilities Plan (MFP) – Hwy 530 Update. No research was conducted specific to any historic, cultural, archaeological significance at this site. It is assumed for the purposes of this document that the research conducted for this site has substantially documented the past uses of the properties and subject research was to determine current land use options for the site.



Table 1 – Site Reports/Previous Research Documents

Date	Author	Report	Source	Notes
1997- Feb. 24	Nelson-Couvette & Associates, Inc.	Preliminary Geotechnical Engineering Report Arlington School District Property Purchase Snohomish, Washington for Arlington School District	Provided by the District	Approximately 180-acres
1999 – Mar. 17	Sound Environmental Land Use, Inc.	Mineral Lands Evaluation Boettcher Property	Provided by the District	Approximately 180-acres 363205-1-015 and 363205-4-001, 002, 003, 007
2000 – Jan. 10	Arlington Heights Sand & Gravel	Memorandum and Land Lease Proposal	Provided by the District	Approximately 160-acres
2001 – Feb. 07	Venture Pacific Partners	Letter - Proposal for Arlington School District's Boettcher Property	Provided by the District	Approximately 180-acres Interest in ascertaining economic viability of mining
2002 – Feb. 07	Towne or Country Real Estate	Letter – 180 Acre Boettcher Property – Proposal for Agreement to Mine Property	Provided by the District	180-acre Boettcher Property
2005 – Oct. 07	Adams, Johnson & Duncan, Inc., P.S.	Letter – Snohomish Co Comprehensive Plan; Request to keep Mineral Resource designation	Provided by the District	32053600101500 32053600400200
2015 – Jan. 13	KANE	Phase I Environmental Site Assessment, 9102 State Route 530 NE, Arlington WA 98223	Provided by the District	32053600101500 32053600400200
1982	Donald M. Ford, Asst. State Geologist	Permit #10530 (Revised Surface Mining Operating Permit, 1982 – transfer from Ross Sand & Gravel to Concrete Nor'West)	Dept. of Natural Resources	Concrete Nor'West (Original 1-1-1971 permit)
1971	Donald M. Ford, Asst. State Geologist	Permit #10668 (Surface Mining Operating Permit)	Dept. of Natural Resources	Snohomish County Engineer (Original 11-1-1971 permit)
	Snohomish County	Snohomish County Development Code	Snohomish County	
	Snohomish County	Snohomish County Comprehensive Plan	Snohomish County	
	Snohomish County	Snohomish County Land Use project files, and Hearing Examiner Decisions	Snohomish County	



OVERVIEW OF RESEARCH

History of the Project Site

In the late 1990s, the Arlington School District (District) participated in a process to analyze the properties known as the Hwy 530 Site, 9102 SR 530 NE, Arlington. This site was a 168.11-acre assemblage of parcels. The site is bound to the north by 249th Street NE, providing access to pasture lands. To the east is a residential driveway and agricultural properties. To the south of the site is agricultural properties and Arlington Heights Road and to the southwest is a gravel pit. West of the subject site there is wooded land to the south, single-family residential central to the west and SR-530. The North Fork Stillaguamish River is further to the west.

The historic assemblage is comprised of the following Snohomish County tax parcels:

Historic #	SC Tax Acct #	Size	Use	Ownership
363205-1-010	320536-001-010-00			
363205-1-011	320536-001-011-00			
363205-1-013	320536-001-013-00			
363205-1-015	320536-001-015-00	128.32	SF detached 1964 house	Arlington School District
363205-4-001	320536-004-001-00			
363205-4-002	320536-004-002-00	39.79 ac	undeveloped	Arlington School District
363205-4-003	320536-004-003-00			
	Total acreage:	168.11 ac		

Of the original assemblage, the Snohomish County Assessor shows the District owns the 128+ acre (#1-015) and the 39+ acre (#4-002) parcels. Historic maps show that Parcel #1-015 was combined to include 1-010, 1-011, 1-013, 2-007, 4-002, and 4-003 at some time in the past (prior to 2001). There is a single-family residence on the site. The land is largely undeveloped, utilized for an existing farm with structures and pasture and a limited area of reclaimed mining, and was purchased in the 1990s for future school use. Current site activity, including a church/community club, is described in greater detail later within this report. In the past, consultants were retained to investigate various aspects of the land, and businesses have made proposals for mining activity with development of playfields on the reclaimed portions of the site.

Previous Project Site Land Use Actions

The parcels are within unincorporated Snohomish County. Snohomish County Planning and Development Services (SCPDS) records indicated very limited past permitting activity. There was an expansion permit for mining (Concrete Nor'west), which was originally a part of parcel #4-001 and #4-002 (now contained within both of the subject parcels). This was confirmed with available permit records obtained from the Washington State Department of

Natural Resources (DNR), which provided only two previous Surface Mining Permits. A permit for the construction of the single-family residence (Parcel #1-015) was described in the records of the Snohomish County Assessor's Office. There have been no recent land use permits, as recorded on the County's Permit, Planning and Zoning Map.

A 1999 report regarding Mineral Lands Evaluation – Boettcher Property was conducted by Sound Environmental Land Use, Inc. A small portion of the site was previously mined and reclaimed. As previously described, this was confirmed with a search of records from the Washington DNR. (See *Figure 1 – Vicinity Map*, *Figure 2 – Aerial Map* and *Figure 3 – Site Plan Detail*).

Current Project Site Land Use

The single-family residence has associated outbuildings located on the subject site and is used by the District as a rental property. The house is occupied and the tenant is scheduled to vacate at the end of June 2015.

The District has leased a portion of the site to a private club. The Club describes their field as located approximately 2.6 miles east of Arlington, WA off Highway 530 at 249th Street NE (a portion of the project site). The site is currently being used by Arlington Eagles R/C Flyers, AMA Chapter Club 4569. This is a non-profit organization whose members enjoy building and flying model aircraft. The RC aircraft include: airplanes, helicopters, and gliders; including electric, nitro, and gas. The runway provided is groomed grass, 400 feet long by 60 feet wide, with 50-foot runouts at both ends and 6-foot runouts on each side. There is approximately 150 acres available overfly of hay and pastureland. The portion of the site used by the club features controlled access, safety fences for pilots and spectators, outdoor set-up tables, a heated clubhouse with fold-up tables for winter flying, and men's and women's portable sani-cans.

Based on our investigation there are no permits issued for the Club use on the site. Contact was not made directly with the Club or the County related to the use. Due to its uniqueness, it is not called out as a use in SCC 30.22.110. However, there are numerous categories that the existing use could fall under; most would require approval of a Conditional Use Permit (CUP). Noise is the major nuisance-issue related to RC aircraft and it is our understanding that there have been noise complaints from surrounding neighbors. Noise levels and duration would need to be addressed in the permitting process.



LAND USE ANALYSIS

Principal documents that guide land use on the subject site are the Snohomish County Unified Development Code (UDC) Title 30, and the Snohomish County Comprehensive Plan (amended June 2008). Effective June 24, 2011, Snohomish County Council adopted Ordinance No. 11-011, which implemented new Countywide Planning Policies (CPPS) in Snohomish County. A few of those policies are directly related to public facilities and schools, especially outside the Urban Growth Area (UGA). A review of land use issues that could impact the development of the property for a school use is provided. The GPP is in the process of being updated (2015 Update), which may conclude later this summer/fall.

Brent Planning Solutions staff initiated a meeting February 19, 2015 with Snohomish County long-range planning staff regarding the District's Hwy 530 Site. The research was specific to inquiries regarding the Snohomish County Growth Policy Plan (GPP) comprehensive plan updates, docketing process, and mineral overlay zone.

Zoning and Comprehensive Plan

The subject site and surrounding area is zoned as Rural 5-Acre (R-5) and the subject site is located outside (north of) the City of Arlington Urban Growth Area (UGA) (see **Figure 3 – Zoning Map**). The Rural-5 acre designation is intended to maintain rural character in areas that lack urban services.

The Snohomish County Unified Development Code (Zoning Code) describes the following as applicable for the subject property:

School Use/School Facilities: (K-12 and preschool facilities are permitted in the R-5 zone as a Conditional Use (SCC 30.22.110: Zone Matrix), *but currently prohibited due to the Mineral Resource Overlay*.

Residential Development (R-5): The site zoning would outright permit development of single-family residential at a density of 1 dwelling unit per 5-acres. *The Mineral Resource Overlay still allows the property to be developed as residential.*

The comprehensive plan for Snohomish County is provided in the General Policy Plan (GPP). The site is designated as RR/Basic-5 with a Sand-Gravel Mineral Resource Overlay (MRO) on the General Policy Plan (GPP) (see **Figure 4 – Comprehensive Plan Map**). Schools are allowed, within the R-5 rural designation through an approved Conditional Use Permit (CUP). The County adopted Countywide Planning Policies that discourage schools, serving urban residents, from locating outside the UGA. In order to provide a school use on the site, documentation and justification for the use outside the UGA may be required. Under the Rural 5-acre zoning, the District would have to obtain the CUP, grading permit, public works permits, possible road establishment and commercial building permits. These permits will require State Environmental Policy Act (SEPA) review prior to any approval. Historically, the District has acted as the Lead Agency for this environmental review process. A CUP



requires a Type 2 Permit Review by a Hearing Examiner, and grading and commercial building permits are Type 1 Review by the Director of Snohomish County Planning and Development Services (SCPDS). However, the MRO does not allow school use within the overlay area.

Snohomish County adopted a Mineral Resource Overlay (MRO) in Map 2 of the Future Land Use Map on February 1, 2006. The intent of the overlay is to designate and protect land containing mineral resources of long-term significance. The MRO is intended to (1) limit mineral activity to areas within the MRO, and (2) restrict rural land uses of high intensity in order to preserve future access to the mineral resources.

Areas with the MRO designation were identified using criteria for volume, quality, and extractability; that are under County jurisdiction and are not slated for more intensive urban development; and are located in predominantly undeveloped, low-density rural or forest areas where land use and environmental incompatibility issues have been addressed at a countywide level.

Under Snohomish County Code (SCC) 30.22.110 is the Rural and Resource Use Matrix, which outlines uses allowed in each rural designation. There is a notation under schools, (115) which when it is reviewed prohibits schools in the R-5 zone with the MRO. BPS did discuss this designation with County staff and is not sure how the designation was placed on the property without District notification. The County most likely did notify the District, but it is not clear if the District responded to the proposed placement of the overlay.

General Policy Plan (GPP / Comprehensive Plan) Updates

Snohomish County is in the process of updating its Comprehensive Plan (Update 2015). The current plan, adopted in 2005, covers the time period 2005 to 2025 -the update will extend the growth outlook to 2015-2035. The County anticipates completion of the update project in June of this year. The updates will refresh policies and elements of the plan in anticipation of projected population and employment growth over the next 20 years, which will increase demand for residential, commercial and industrial land, parks, schools, services, utility facilities and roads. The 2015 Update project focuses on future land use needs in unincorporated urban areas, with links to planning in cities, rural areas, and tribal lands. The 2025 Snohomish County Comprehensive Plan consists of five sections: General Policy Plan (GPP), The Future Land Use Map, Transportation Element, Capital Facilities Plan, and the Park and Recreation Comprehensive Plan. The GPP presents the goals and policies that guide development within Snohomish County.

There is a restriction in the Snohomish County Comprehensive Plan that would prevent the siting of a school or school use on the property due to the Mineral Resource Overlay. In addition, Ordinance No. 11-011 adopted new Countywide Planning Policies that discourage schools, serving urban residents, from locating outside the UGA. Policies further state that public services (such as extension of sewers) and infrastructure should not induce urban development. In order to provide a school use on the site, justification for the use outside the UGA may be required if the overlay designation was removed.



Countywide Planning Policy (CPP) Development Patterns (DP)

DP-2 An expansion of the boundary of an individual Urban Growth Area (UGA) that results in a net increase of residential, commercial or industrial land capacity shall not be permitted unless:

6. Schools (including public, private and parochial), churches, institutions and other community facilities that primarily serve urban populations within the urban growth area in locations where they will promote the local desired growth plans should be located in an urban growth area. In the event that it is demonstrated that no site within the UGA can reasonably or logically accommodate the proposed facilities, urban growth area expansions may take place to allow the development of these facilities provided that the expansion area is adjacent to an existing UGA.

General Policy Plan (GPP) CF-12.A.3

CF-12.A.3 Local essential public facilities shall first be considered for location inside Urban Growth Areas unless it is demonstrated that a non-urban site is the most appropriate location for such a facility.

Evaluation of GPP Mineral Lands (Mineral Resources Overlay)

The entire site has a special overlay - Mineral Resources Overlay (MRO). The 9.8 acre portion of the site was designated with a Mineral Lands Overlay by the Snohomish County Mineral Lands Task Force in July 2000.

Sand and Gravel Resource

The combination of U.S.G.S. information and the onsite investigation has appeared to verify that the property holds a significant deposit of sand and gravel. To determine its quality, quantity, and marketability, an economic resource assessment would be required. (Hecla)

According to the Hecla/Sound Environmental Land Use Report:

Permitting a site for the excavation of aggregates is a complex process. It involves defining the size and scope of the project, evaluating compatibility with surrounding land uses, analyzing impacts to the environment, and responding constructively to a variety of other impacts. Federal, state, and local agencies review a proposal and define what type of permits are required. A thorough analysis is conducted by SC PDS and a public hearing is held before the SC Hearing Examiner. Typically, an applicant is required to obtain a rezone to Mineral Conservation, a Conditional Use Permit and a Reclamation Permit. There are some variations to this scenario based on location, grandfather rights and extremely small excavations, none of which would seem to apply to the subject site.



Mineral Resource Overlay GPP LU-63

The prohibition on schools in R-5 zoning is the result of Reference Note 115 in SCC 30.22.110 Rural and Resource Use Matrix. This reference note could be removed with approval via a Docketing Request. A meeting with County staff was initiated by Brent Planning Solutions on February 19, 2015 wherein staff acknowledged a likelihood of support for removal of this reference note if a Docketing Request were pursued.

GPP Docketing Process

County staff indicated that if the overlay was removed or the prohibition was removed from the General Policy Plan (GPP) for the use, then it is possible that use of the site for school facilities could be pursued. If the District decided to pursue avenues to eliminate the overly restriction, one method could be a docketing request.

Docketing is a procedure required by the State Growth Management Act (GMA) to allow interested citizens the opportunity to request amendments to a jurisdiction's comprehensive plan and implementing development regulations. SCC 30.74 outlines the docketing procedures for properties within Snohomish County. A docketing request is a formal process that initiates an amendment to the comprehensive plan. These are done on an annual basis and each jurisdiction outlines their procedures to file such a request. There are two ways to pursue inclusion within the SC Docketing process, one is to advocate through the County Council representative for the area to move a docketing request project forward as a County-initiated request and the other is for the property owner to prepare a docketing request, at their expense.

Applications are accepted on an annual basis with the deadline of the last business day in October. The County then performs required evaluations of each application, and forwards its recommendations to the County Council for consideration. It may be possible to have a request related to the overlay be initiated by County Council. This can be a lengthy process and take up to three years to complete.

The “Commercial and Industrial Standards, Phase I” project is currently in process at the County and will be making other changes to the Rural and Resource Use Matrix. The Planning Commission did hold hearings for public testimony on these changes and Council will then hold hearings in the coming months, and was tentatively scheduled to begin in April/May 2015. Any suggested changes for the overlay removal or revision in language would most likely not be able to be included in this consideration due timing.

If the prohibition to school development for the subject site was removed by Snohomish County and school facilities were permitted to be constructed on this property, the District would need to obtain a Conditional Use Permit (CUP), Land Disturbing Activity (LDA) - grading permit, public works permits, and commercial building permits. These permits will require State Environmental Policy Act (SEPA) review prior to any approval. Historically, the District has acted as the Lead Agency for this environmental review process. A CUP requires a Type 2 Permit Review by a Hearing Examiner, and grading and commercial



building permits are Type 1 Review by the Director of the County Planning and Development Services Department (see **Table 2 – Land Use Designations**).

Table 2 – Land Use Designations

Governing Document or Regulation	Designation
Comprehensive Plan	RR-5 / Mineral Lands Overlay – Sand & Gravel
Zoning Code	Rural/5-acre (R-5) parcels outside the UGA, Schools allowed w/CUP*
Shoreline Master Plan	Not applicable
Floodplain Regulations	Not applicable; (based on FEMA Map/SC website SCOPI interactive mapping;) the site area is outside the 500-year floodplain

* Mineral Resource Overlay prohibits use as a school (per Reference Note 115 in SCC 30.22.110 Rural and Resource Use Matrix)

Permitting Process

Prior Permits

As outlined earlier, there was a surface mining permit on this site, which status has lapsed with Snohomish County Planning and Development Services (SCPDS). There was a permit for the construction of the single-family residence, with an associated septic system and a water well.

Conditional Use Permit (if overlay was removed or language changed to also allow schools)

Future development of the site will require permitting and approval from the County. The development of a school or school use in a residential and rural residential zone does require approval of a CUP (Chapter 30.42C SCC). A CUP is the mechanism used by the County to gather input through an application process with an open public hearing where a Hearing Examiner can place special conditions on the use or development of land. Uses allowed by the approval of a CUP must demonstrate compatibility with the surrounding uses and development. A CUP is a Type 2 Permit with the process and submittal requirements outlined in SCC Chapter 30.72 and SCC 30.70.030.

The process for the CUP includes a pre-application submittal to Snohomish County Planning and Development Services (SCPDS). SCPDS will review the materials and provide the District with preliminary information about code requirements, environmental concerns, procedural requirements and timing, and other relevant matters. Material needed for a pre-application meeting will include a conceptual site plan, a site description and a project description, as well as any specific questions.

Submittal requirements for a CUP application that are likely to apply to the subject project site include the following:



- Land Use Permit Application
- Site Plans
- Legal Description
- Cross-section Plans (showing elevations and heights of proposed structures)
- Drainage Plan
- SEPA Checklist (in the case of the District a SEPA determination will be required)
- Critical Areas Study/Mapping
- Geotechnical Report
- Traffic Study

Timing for a CUP application varies based on the information provided, completeness of the information and consistency with County code requirements. Most CUP applications can be completed and before a Hearing Examiner within nine to twelve months of a submittal.

In order for the Hearing Examiner to approve the CUP, the Examiner uses the following criteria in accordance with SCC 30.42C.100:

- (a) The proposal is consistent with the comprehensive plan;*
- (b) The proposal complies with applicable requirements of the Snohomish County Municipal Code;*
- (c) The proposal will not be materially detrimental to uses or property in the immediate vicinity; and*
- (d) The proposal is compatible with and incorporates specific features, conditions or revisions that ensure it responds appropriately to the existing or intended character, appearance, quality of development, and physical characteristics of the site and surrounding property.*

The District has historically acted as Lead Agency for the environmental review of District land use projects. If there is a dispute over who shall be Lead Agency, an agency with jurisdiction may ask the Department of Ecology for resolution (WAC 197-11-946). The District should include the County as an active part of the SEPA process and include their review prior to any future SEPA determination issuance.

Commercial Grading Permit (Land Disturbing Activity)

A Commercial Grading Permit will be required for all clearing and grading activities, and can be applied for in conjunction with the Commercial Building Permit. A Commercial Grading Permit is subject to SEPA review (which would be completed under the CUP). The County's Commercial Grading Permit submittal checklist typically includes: completed Commercial Grading Permit application form, grading plans, full drainage report, SEPA checklist and threshold determination, critical areas study, geotechnical report, and temporary erosion and sedimentation control plans.



Commercial Building Permit

A Commercial Building Permit is required for a school building, based on current IBC standards and County code requirements. A Commercial Building Permit is subject to SEPA review (which will have already been completed under the CUP) and would be subject to a Type I Administrative Review by the Director of the PDS. The County's Commercial Building Permit submittal checklist includes: completed Commercial Building Permit application form, building code summary worksheet, Chapter 30.66B pre-submittal conference review form and any required supplemental traffic information, land use action information (CUP project number, Hearing Examiner decision), SEPA checklist and threshold determination, architectural/structural plans, structural calculations, energy code analysis and mechanical plans, landscape plans, civil drawings, drainage reports, critical areas study (and mitigation plan if required), and geotechnical report.

Other County (such as Snohomish Health District) and State permits may be necessary for the permitting of a high school on the site. These should be identified during the planning stage for a future high school on the site.

Utilities/Public Services

General Information

Very general utility/public service information is provided in this report regarding the availability of services, but is not based on actual use by a school. The actual extension of utilities and provision of public services would be determined through any project planning phase. Early involvement of providers is encouraged through the design stage to ensure the adequate provision of service. There are limited utilities providing service for this area.

Water/Sewer

Sewer service would not be provided as the site is outside the Urban Growth Area (UGA) and extension of sewers is prohibited. The site would have to be served via a holding tank or septic drainfield.

The parcels are within the Snohomish County PUD #1 Water service boundary area; however, there is no plan to extend services to this area in the foreseeable future. The P.U.D. does periodic updates to their long-range services plans (every five to seven years) and has no plans of expansion within this area traditionally served by individual water wells and on-site septic systems. Some areas also use community water systems; however, none are available for this site area.

Storm Water/Drainage

Storm water and drainage is regulated by SCC Chapter 30.63A and any future development would need to meet the requirements as outlined in this chapter. Any development of the site

would have to review existing site conditions as well as downstream conditions and address issues related to those conditions.

Telephone/Cable

Telecommunications service is provided to the subject area. Site development would require the District contractor to provide extension of services from the existing utility service lines within the right-of-way along SR-530. There may be assessment fees if there are any lines run, which have associated fees (latecomers / connection / frontage-type).

Electricity

The parcels are within the service area of the Snohomish County Public Utility District No. 1. There are utility service lines within the right-of-way along SR-530. There may be assessment fees if there are any lines run, which have associated fees (latecomers / connection / frontage-type).

Natural Gas

There are no provisions for natural gas service within this area.

Garbage/Refuse Service

The parcels are within the Northwest Region service area of Waste Management, Inc.

Fire & Sherriff Protection Service

The site is served by Snohomish County for both fire and police services.

Transportation

Any future development of the site must mitigate its impacts consistent with Snohomish County Code (SCC) Title 13 and Chapter 30.66B. Since an actual use was not identified for this property study, vehicle trip generation has not been included; however, a typical 1,600 student standard public high school generates approximately 2,750 average daily trips (ADTs).



PHYSICAL SITE ANALYSIS OF ENVIRONMENTAL FEATURES

The majority of the site consists of land used for farming. The site is bound to the north by 249th Street NE, providing access to pasture lands. To the east is a residential driveway and agricultural properties. To the south of the site is agricultural properties and Arlington Heights Road and to the southwest is a gravel pit. West of the subject site there is wooded land to the south, single-family residential central to the west and SR-530. The North Fork Stillaguamish River is further to the west.

There are no endangered plants or wildlife known to exist on the site. This was verified by the Priority Habitats and Species web-based mapping of Washington Department of Fish and Wildlife.

General Geotechnical Conditions

The geotechnical information is based on general research information and information contained within the environmental site assessment (Preliminary Geotechnical Engineering Study) and other documents. Information contained in this section provides a general representation regarding current site conditions.

Site Development (School Facilities): The soils found onsite are mudflow Qvra1 deposits which can be successfully built on, but are considered more marginal, due to their engineering properties and geologic formation. The Geotech Report summary stated that:

the most critical aspect of development at this site will be that the on-site Qvra1 soils are very moisture sensitive. That is, they are very difficult, if not impossible to work with when wet. Even during the dry summer months this material may have too high of a moisture content for compaction without drying. If possible, site planning should include completing the earthwork during the normal dry summer months. Even at that, some additional effort may be required to obtain the proper moisture content for compaction

...

Sand and Gravel Resource: The combination of U.S.G.S. information and the onsite investigation has appeared to verify that the property holds a significant deposit of sand and gravel. To determine its quality, quantity, and marketability, an economic resource assessment would be required. (Hecla)

The area of the lapsed mining permit for the Concrete Nor'west operation (9.8 acres of the subject site) was estimated to contain 500,000 cubic yards of aggregate materials, it is unknown how much of that material has been mined.

Topography/Subsurface Conditions

The site topography of the site is relatively flat lying, with a somewhat higher area toward the east and a gently sloping area at the west. The 180-acre site is located on a terrace with a



general downslope gradient to the south. A drainage ditch separates the flat portion of the pasture from the higher area to the east. A graded portion of the old Concrete Nor-West gravel mining operation exists within the southern portion of the property. Graded slopes down into the old mining pit exist in this area. The specific evaluated portion of the property consists of the accessible portions of the pasture land. The area of the gravel pit, the developed farm buildings and the pasture area in the northwest corner of the site were not explored within the geotechnical study.

The site is vegetated with field grass and a few deciduous trees along the drainage ditch. The pasture is fenced and cross fenced, and is being used for cattle raising.

Groundwater/Hydrologic Conditions

There was groundwater observed within all of the lower test pits and in the borings. There were two other areas of near-surface groundwater levels, which were considered perched. The perched groundwater conditions, such as these, tend to be somewhat seasonal. This type of seepage condition tends to decline during the drier summer months. Drainage, including interceptor or curtain drains, is commonly used for minimizing the impact of perched water conditions during and after construction.

Geological Hazardous Areas

While the Puget Sound Region is classified as a Zone 3 by the Uniform Building Code. Seismic considerations for this type of site include liquefaction potential and attenuation of ground motions by soft soil deposits. The liquefaction potential is highest for loose sand and silty sand with a high ground water table. This site is not considered to have seismically sensitive conditions.

Critical Areas Review

Critical areas on the site are regulated by Snohomish County's Critical Regulations, Chapter 30.62 SCC. There were no assessments provided for any critical areas research on the subject site. Additionally, critical areas include steep slopes, which may occur on the property.

Previous Studies/Determinations for Wetlands/Critical Areas, Wildlife and Plants

There are no known previous wetland and stream studies associated with this site or made available for review. There was record of the County Wetlands Biologist walkover for the 9.8 acre mining expansion by Concrete Nor-west's expansion. The Biologist noted there were no wetlands or critical areas within that portion of the site.

Other Critical Areas

No other critical areas in the form of frequently flooded areas, geologically hazardous areas, or critical aquifer recharge areas studies or information was reported for this site.

Environmental Site Assessment - Phase I

An Environmental Site Assessment (ESA) Phase I Audit (*submitted under separate cover*) was recently conducted with its primary focus upon any recognized environment conditions (RECs) that may have gone undetected at the subject site in anticipation of property management decisions by the District and the future potential development of a school.

Within the scope of the Phase I ESA, a site walkover and owners' interview were conducted to ascertain the level of risk for undetected environmental contamination having occurred on the subject site. There were three documented incidents regarding spills/leakage and/or contamination for the subject site; which were noted as recognized environmental concerns (RECs) to be addressed. These were:

- The presence of a heating oil AST serving the residential structure on the Property;
- The presence of oily staining and apparent fuel or lube oil ASTs in the maintenance shop structure on the Property; and
- The presence of a series of 5 gallon buckets stored outside on a degraded concrete pad, which appear to be leaking an undetermined oily substance.

Neighborhood Information

An abutting parcel (the Ross site) was for sale when this PMP was being prepared, therefore an inquiry was made to see what information the owner could provide as a resource for District. Thomas Ross, an area realtor, represents his family's site, which abuts the District's property on the southwestern portion. Thomas is the son of the pit owner/operator of 30 years; although originally operating under various partnership/ownership iterations, Mr. Ross ultimately became sole owner. The approximately 70-acre Ross site is unique in that it is grandfathered in as a non-conforming use and only subject to DNR accountability, basically to employ "sound mining practices" (mining then reclaiming approximately 3 acres at a time). The Ross site was/includes the old Snohomish County pit. Washington State Department of Natural Resources (DNR) uniquely has sole permit authority on the site because it has been in *continuous operations* since its first permits and is thereby *grandfathered*.

For the Ross site the Highest and Best Use is continuing production of the Non-conforming Use, which is currently as sand and gravel operation, but the DNR permit would allow other industrial uses (asphalt plant, stump grinding/recycling operation, rock crushers and a concrete plant). **This geographic area (including the Ross pit and District site) are known to have substantial resource product available.** WSDOT did a survey to 24-ft depth which showed 10 million yards/tons of materials (source would have to be reviewed for specific type). The DOT survey found *considerable resource available*. Ross did a survey (approximately 60') that went down almost to the groundwater table. The survey confirmed

the DOT findings and showed similar results throughout his site. That includes gravel and screening product – it was labeled as “very desirable product” by the survey; it was “pit run”. The geographic area soil demographic is *excellent aggregate*.

Mr. Ross described that the same features that makes this a great area for mineral resources can make it problematic for residential or school development (including playfields). The resource means that topsoils are challengingly sparse/non-existent and would all need to be imported for lawns, fields, etc.

An issue that has been experienced by some Puget Sound region pits is to balance the cost of delivery on a product that has keep a depressed price for decades. The stability of the product price means that transportation costs drastically affect marketability. There have been instances where operators had to pay to have a resource removed so reclamation could occur (while rare, it does show the full spectrum of the speculative nature of an operation if careful studies were not pursued prior to implementation of a well-developed plan). Contrasted with a well-placed operation in a great market, which can be very profitable, it is the production cost element that is the control factor for this profitability. Also, as jurisdictional regulations have matured over the past 30 years, there are substantially more expenses in permitting of new mining operations.

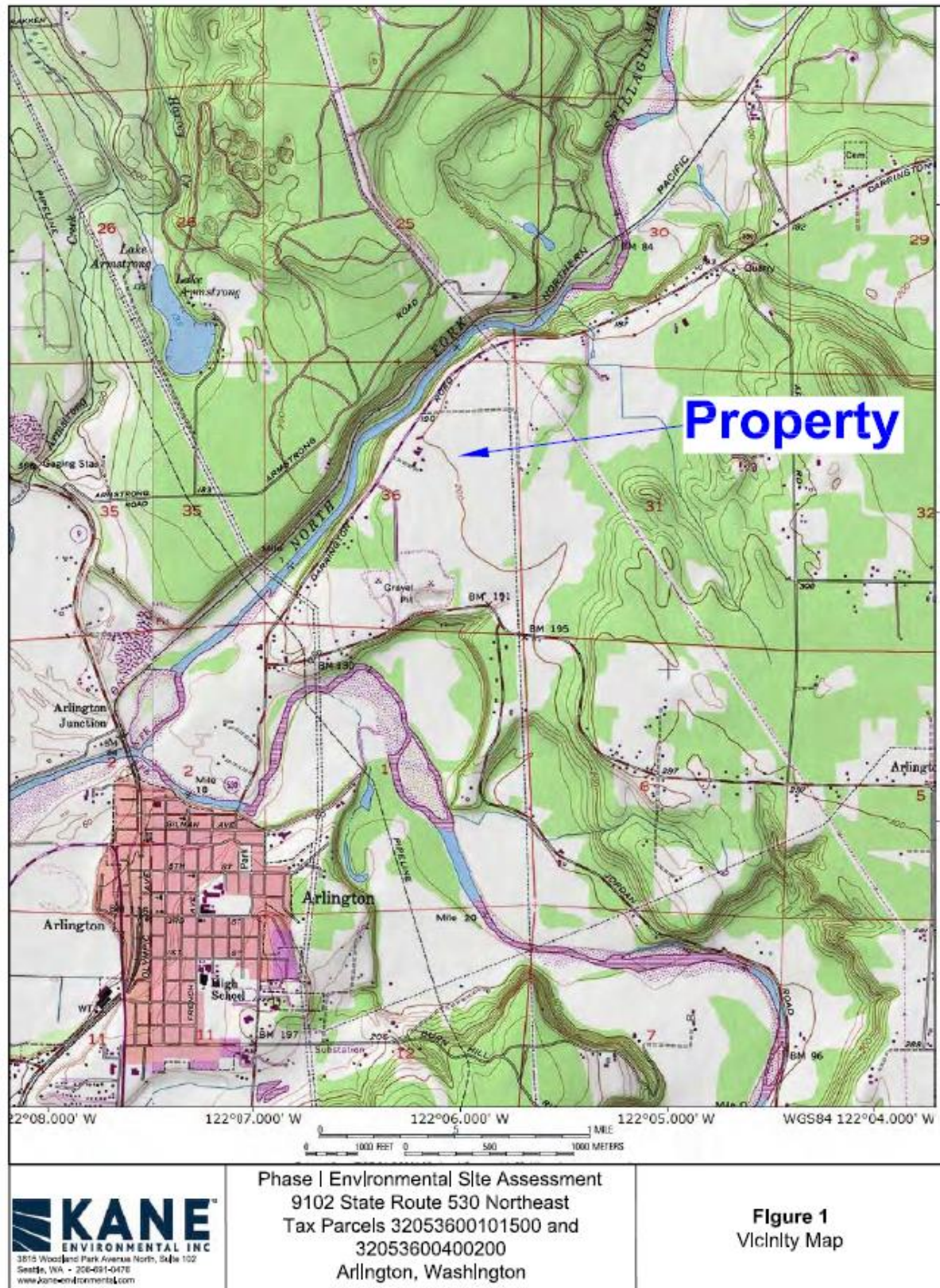
Thomas Ross offered additional potential land speculation for the area. The Williams Pipeline runs through this area, as do large Puget Energy high-voltage transmission lines. This specific area (parcels including the District land) has been suggested to be perhaps one of five national locations where a potential exists to generate energy via petroleum-powered turbine steam generators, from the site water resource, and convert the energy into electricity. While the movement is toward clean energy, any depressed petroleum prices make this type of energy production more attractive. Washington State has substantial hydroelectric energy generation, but this has been suggested as a potential. Speculation of this nature involves significant risk, long-term investment, and political will, but does show the breadth of interest in this site area.

Methodology of Master Facilities Plan – Hwy 530 Site Update

The information stated in this document was based on the currently available information and code, and could change in the future. The information presented does support the ability to build a school use on the site, if necessary actions were pursued with Snohomish County, which are detailed within this update. However, there are a number of issues related to potential critical areas, sewage disposal, transportation/circulation, and soil remediation that could add significant costs to the development of the site and were not evaluated as a part of this plan.

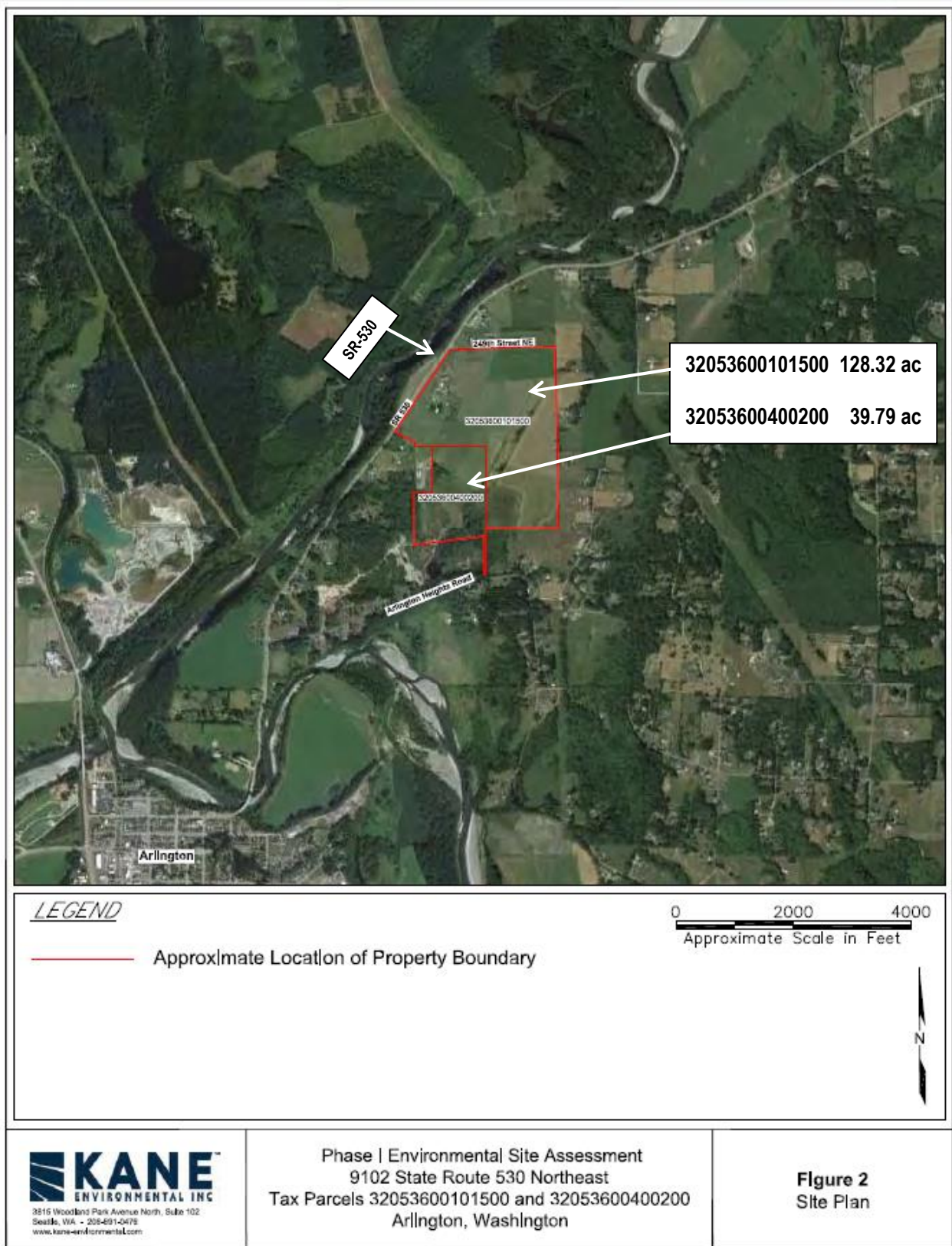


Figure 1 – Vicinity Map – Property Location (USGS Map)



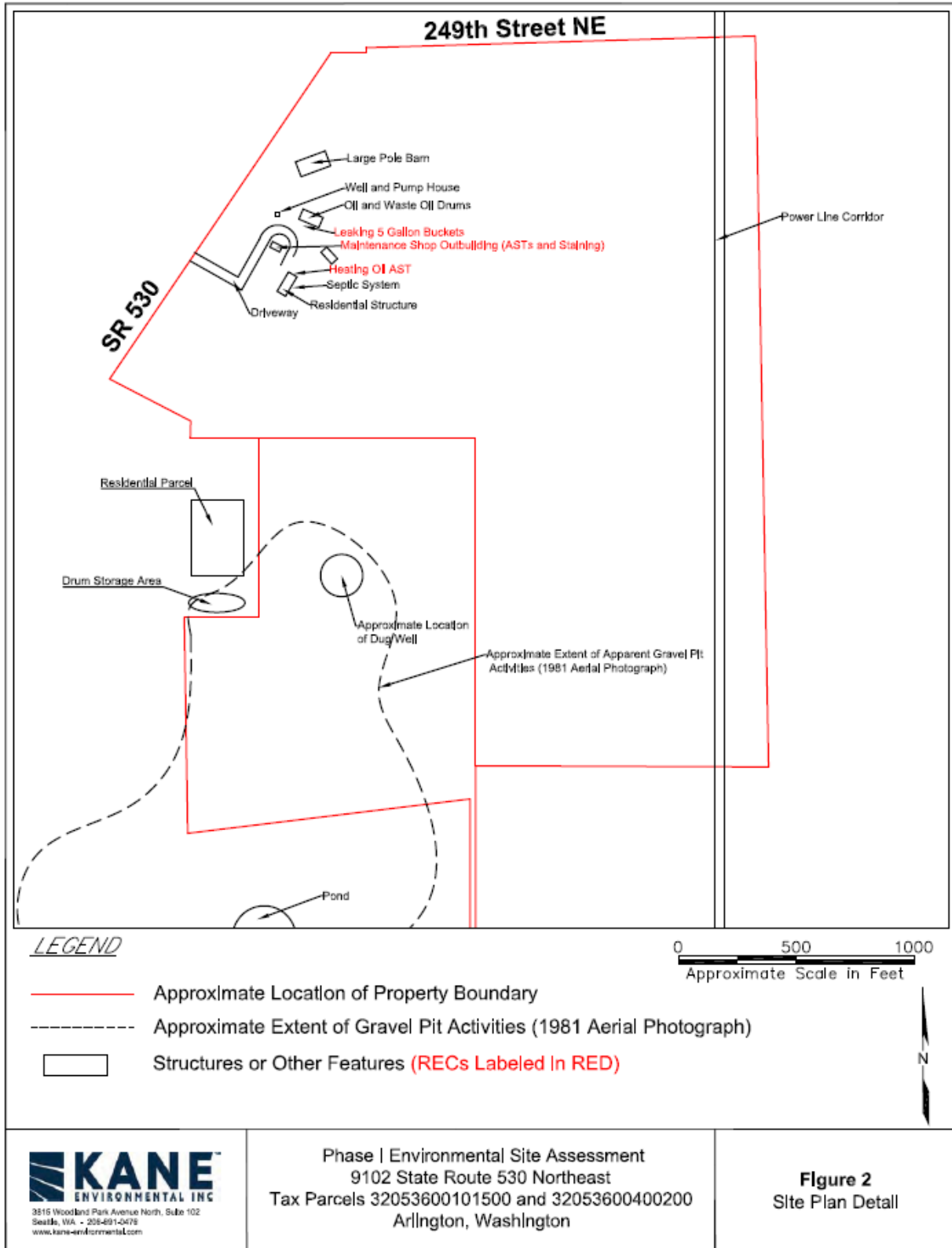
Excerpted - Source: Phase I Environmental Site Assessment, Kane

Figure 2 – Aerial Map – Property Location



Excerpted - Source: Phase I Environmental Site Assessment, Kane

Figure 3 – Site Plan Detail



Excerpted - Source: Phase I Environmental Site Assessment, Kane

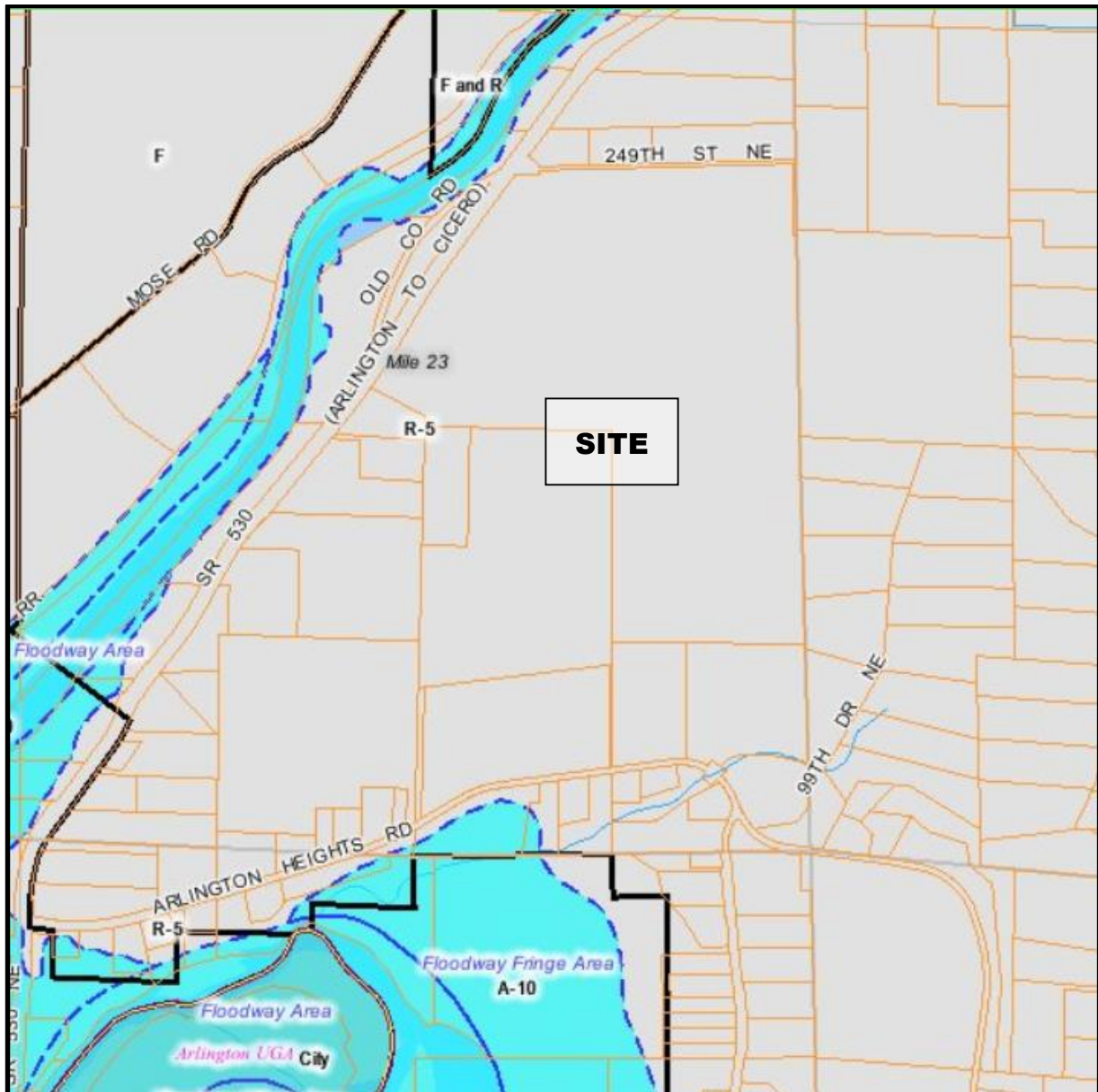


Figure 4 – Zoning Map

Source: Snohomish County Planning & Development Services
 Land Use Permit, Planning, and Zoning Map (Feb 2015)
 (Zoning Layer - <http://gis.snoco.org/maps/permits/viewer.htm>)

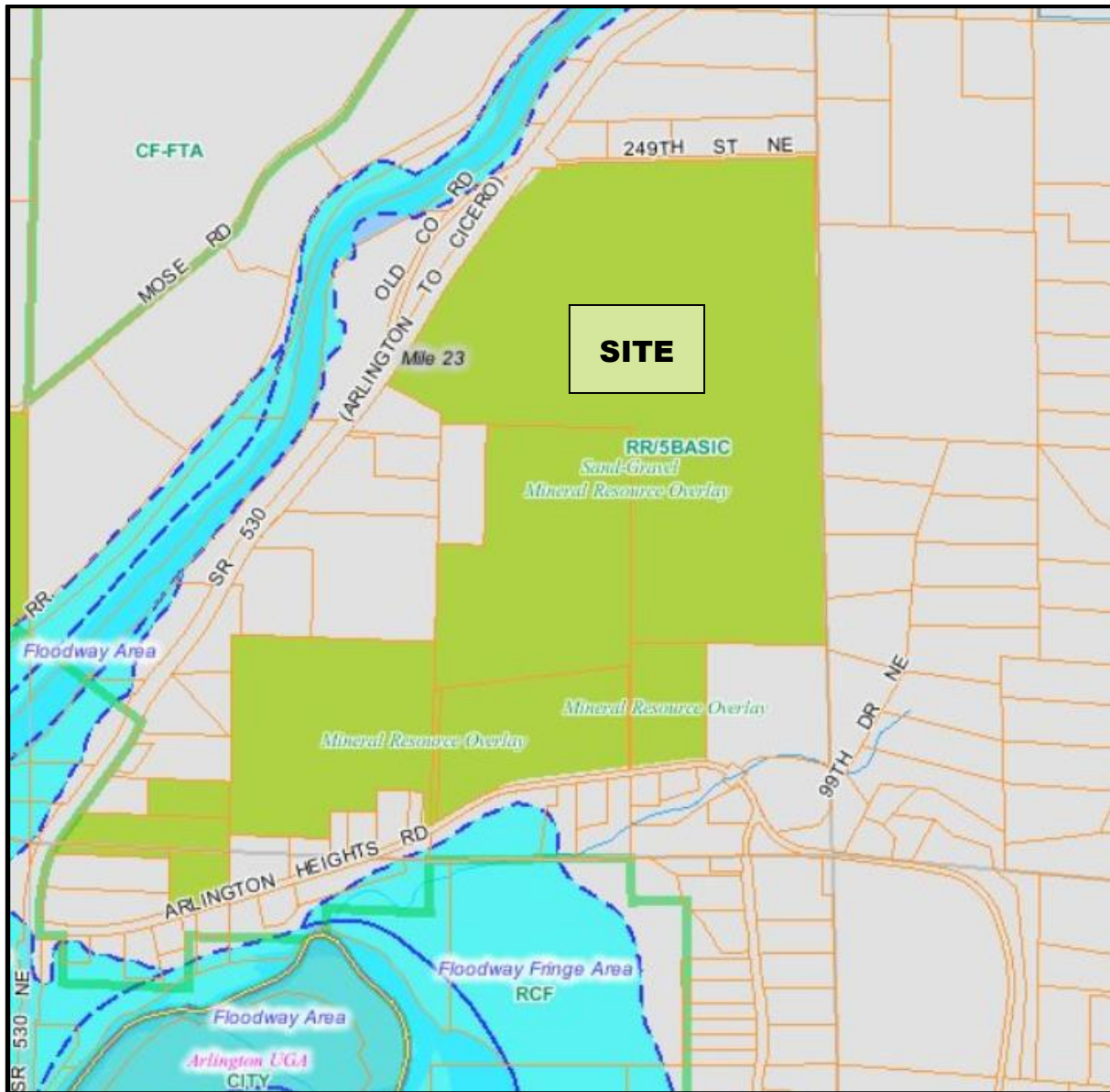


Figure 5 – Comprehensive Plan Map

Source: Snohomish County Planning & Development Services
 Land Use Permit, Planning, and Zoning Map (2/2015)
 (Comprehensive Plan Layer / Future Map - <http://gis.snoco.org/maps/permits/viewer.htm>)

RECOMMENDATIONS

It is the goal of the District to identify a course of action that addresses current site management alternatives for the identified site owned by the District. The District may choose to keep the site for a future school (long-term); lease the land for mineral resources use or an alternative utilization (i.e., rental/farming) (mid-term), or surplus the site for residential development or mineral resources (near-term).

Land Use Options for the Hwy 530 Site

It is the goal of the District to identify a course of action that addresses current site management alternatives for the identified properties owned by the District.

Information provided is based on the previous studies and current information, research and interviews. The findings and recommendations of this report will be shared with the school board. This should initiate discussion to identify management of the SR-530 Site in the long-term best interest of the District.

