

RESOLUTION NO. _____

16081 ✓

A RESOLUTION TO INVOKE
THE HOUSING COOPERATION LAW
TO FACILITATE DEVELOPMENT OF
THE SKAGIT COUNTY HOUSING AUTHORITY'S
RASPBERRY RIDGE MULTI-FAMILY FARMWORKER HOUSING PROJECT

WHEREAS, agriculture is essential to the economy of Skagit County; and

WHEREAS, there is a critical need for additional safe, decent and affordable housing for agricultural employees in Skagit County as evidenced by various studies, reports and plans including the Skagit County Comprehensive Plan, the Housing Authority of Skagit County's waiting list for such housing and survey of agricultural workers already living in the Burlington area. Such housing strengthens the agricultural economy of the County by helping to stabilize the work force and improve employees' readiness for work; and

WHEREAS, the shortage of decent, safe and affordable housing requires excessive public expenditures for public health and safety due to overcrowded, substandard and unaffordable housing conditions for persons with lower incomes. Such conditions also negatively affect too many children's performance in school and ability to learn; and

WHEREAS, the Housing Authority of Skagit County has demonstrated over the years that well managed affordable housing alleviates and mitigates these negative conditions, creating positive impacts for the residents and local jurisdictions; and

WHEREAS, the supply of land in the Burlington area that is appropriately zoned and available for the development of new, affordable housing for lower income agricultural employees is in very limited supply; and

WHEREAS, on July 21, 2000, the Housing Authority of Skagit County submitted a Special Use Permit application to develop *Raspberry Ridge*, fifty units of affordable housing for lower income agricultural employees east of Sanchez Lane on the edge of the City of Burlington. This complete application was prepared in conformance with the applicable county zoning codes that allowed multiple farm worker housing in agricultural zones by Special Use Permit; and

WHEREAS, the Special Use permit application was filed prior to the County's adoption of the Unified Development Code on July 24, 2000, and therefore vests to the County's substantive land use ordinances which were in effect at the date of application; and

WHEREAS, restrictive covenants will be secured against *Raspberry Ridge* by the Washington State Office of Community Development and the Washington State Housing Finance Commission, restricting occupancy of the housing to agricultural employees; and

cc: John Smith, Housing Authority
Tom Karsh, Planning
11-28-00

WHEREAS, the need for a secondary levee in the area of the proposed development is reducing the amount of agricultural land in that vicinity to insignificant levels; and

WHEREAS, RCW 35.83.030(8), a section of the Housing Cooperation Law, empowers state public bodies (which include counties) to "Do any and all things, necessary or convenient to aid and cooperate in the planning, undertaking, construction or operation of such housing projects," and taking such action also furthers both state and national objectives under the U.S. Housing Act 42 U.S.C.A. § 1447; and

WHEREAS, the proposed development is supportive of and consistent with Growth Management Act goals of providing adequately for the housing needs of lower income persons.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF SKAGIT COUNTY, in conformance with RCW 35.83 the Housing Cooperation Law, compliance with the following local regulations is waived for the Raspberry Ridge Housing development as described in the Special Use Permit application PL00-0421:

Skagit County Code SCC 14.04.112 Agricultural - Natural Resource Land zoning requirements; and

Skagit County Code 14.04.150(2)(m) Unclassified special uses: and

Skagit County Code 14.04.190 ^{40121 TWA}(b) General Provisions: Setbacks; and

Skagit County Code 14.16.400 Agricultural – Natural Resource Lands Land zoning requirements; and

Skagit County Code procedural requirements related to SEPA appeals either under former SCC 14.01.060 and 14.24.170 or the current codes in SCC 14.12.210 and 14.06.110; and

Skagit County Code 14.06.110 Level I Review Procedures.

Witness our hands and official seal this 27th day of November,
2000.

BOARD OF COMMISSIONERS
SKAGIT COUNTY, WASHINGTON

Harvey Wolden
HARVEY WOLDEN, Chairman

Bob Hart
BOB HART, Commissioner

Ted W Anderson
TED ANDERSON, Commissioner



ATTEST:

Patti Chambers
Patti Chambers
Clerk of the Board

Approved:

Tom Karsh
Tom Karsh, Director
Planning and Permit Center

Approved as to form:

John R. Moffat
John R. Moffat, Chief Civil Deputy
Skagit County Prosecuting Attorney

(1) All liabilities and obligations of the authority shall be paid, satisfied, and discharged, or adequate provision shall be made therefor;

(2) Assets held by the authority upon condition requiring return, transfer, or conveyance, which condition occurs by reason of the deactivation shall be returned, transferred, or conveyed in accordance with such requirements;

(3) Assets received and held by the authority subject to limitations permitting their use only for activities purposes contained in RCW 35.82.070, but not held upon a condition requiring return, transfer, or conveyance by reason of the deactivation, shall be transferred or conveyed to the governing body of the city, town, or county and used to engage in activities contained in RCW 35.82.070;

(4) Other assets, if any, shall be returned to the governing body of the city, town, or county for uses allowed under state law. [1987 c 275 § 2.]

35.82.900 Short title. This chapter shall be known and may be cited as the "Housing Authorities Law." [1965 c 7 § 35.82.900. Prior: 1939 c 23 § 1.]

35.82.910 Chapter controlling. Insofar as the provisions of this chapter are inconsistent with the provisions of any other law, the provisions of this chapter shall be controlling. [1965 c 7 § 35.82.910. Prior: 1939 c 23 § 26.]

Chapter 35.83

HOUSING COOPERATION LAW

Sections

35.83.005	Short title.
35.83.010	Finding and declaration of necessity.
35.83.020	Definitions.
35.83.030	Cooperation in undertaking housing projects.
35.83.040	Agreements as to payments by housing authority.
35.83.050	Advances to housing authority.
35.83.060	Procedure for exercising powers.
35.83.070	Supplemental nature of chapter.

Housing authorities law: Chapter 35.82 RCW.

35.83.005 Short title. This act may be referred to as the "Housing Cooperation Law." [1965 c 7 § 35.83.005. Prior: 1939 c 24 § 1; RRS § 6889-31.]

35.83.010 Finding and declaration of necessity. It has been found and declared in the housing authorities law that there exist in the state unsafe and insanitary housing conditions and a shortage of safe and sanitary dwelling accommodations for persons of low income; that these conditions necessitate excessive and disproportionate expenditures of public funds for crime prevention and punishment, public health and safety, fire and accident protection, and other public services and facilities; and that the public interest requires the remedying of these conditions. It is hereby found and declared that the assistance herein provided for the remedying of the conditions set forth in the housing authorities law constitutes a public use and purpose and an essential governmental function for which public moneys may be spent, and other aid given; that it is a proper public purpose for any state public body to aid any housing

authority operating within its boundaries or jurisdiction or any housing project located therein, as the state public body derives immediate benefits and advantages from such an authority or project; and that the provisions hereinafter enacted are necessary in the public interest. [1965 c 7 § 35.83.010. Prior: 1939 c 24 § 2; RRS § 6889-32. Formerly RCW 74.28.010.]

35.83.020 Definitions. The following terms, whenever used or referred to in this chapter shall have the following respective meanings, unless a different meaning clearly appears from the context:

(1) "Housing authority" shall mean any housing authority created pursuant to the housing authorities law of this state.

(2) "Housing project" shall mean any work or undertaking of a housing authority pursuant to the housing authorities law or any similar work or undertaking of the federal government.

(3) "State public body" shall mean the state of Washington and any city, town, county, municipal corporation, commission, district, authority, other subdivision or public body of the state.

(4) "Governing body" shall mean the council, the commission, board of county commissioners or other body having charge of the fiscal affairs of the state public body.

(5) "Federal government" shall include the United States of America, the United States housing authority, or any other agency or instrumentality, corporate or otherwise, of the United States of America. [1991 c 167 § 4; 1965 c 7 § 35.83.020. Prior: 1939 c 24 § 3; RRS § 6889-33. Formerly RCW 74.28.020.]

35.83.030 Cooperation in undertaking housing projects. For the purpose of aiding and cooperating in the planning, undertaking, construction or operation of housing projects located within the area in which it is authorized to act, any state public body may upon such terms, with or without consideration, as it may determine:

(1) Dedicate, sell, grant, convey, or lease any of its interest in any property, or grant easements, licenses or any other rights or privileges therein to a housing authority or the federal government;

(2) Cause parks, playgrounds, recreational, community, educational, water, sewer or drainage facilities, or any other works which it is otherwise empowered to undertake, to be furnished adjacent to or in connection with housing projects;

(3) Furnish, dedicate, close, pave, install, grade, regrade, plan or replan streets, roads, roadways, alleys, sidewalks or other places which it is otherwise empowered to undertake;

(4) Plan or replan, zone or rezone any part of such state public body; make exceptions from building regulations and ordinances; any city or town also may change its map;

(5) Cause services to be furnished to the housing authority of the character which such state public body is otherwise empowered to furnish;

(6) Enter into agreements with respect to the exercise by such state public body of its powers relating to the repair, elimination or closing of unsafe, insanitary or unfit dwellings;

(7) Employ (notwithstanding the provisions of any other law) any funds belonging to or within the control of such state public body, including funds derived from the sale or furnishing of property or facilities to a housing authority, in the purchase of the bonds or other obligations of a housing authority; and exercise all the rights of any holder of such bonds or other obligations;

(8) Do any and all things, necessary or convenient to aid and cooperate in the planning, undertaking, construction or operation of such housing projects;

(9) Incur the entire expense of any public improvements made by such state public body in exercising the powers granted in this chapter;

(10) Enter into agreements (which may extend over any period, notwithstanding any provision or rule of law to the contrary), with a housing authority respecting action to be taken by such state public body pursuant to any of the powers granted by this chapter. Any law or statute to the contrary notwithstanding, any sale, conveyance, lease or agreement provided for in this section may be made by a state public body without appraisal, advertisement or public bidding: PROVIDED, There must be five days public notice given either by posting in three public places or publishing in the official county newspaper of the county wherein the property is located; and

(11) With respect to any housing project which a housing authority has acquired or taken over from the federal government and which the housing authority by resolution has found and declared to have been constructed in a manner that will promote the public interest and afford necessary safety, sanitation and other protection, no state public body shall require any changes to be made in the housing project or the manner of its construction or take any other action relating to such construction. [1991 c 167 § 5; 1965 c 7 § 35.83.030. Prior: 1939 c 24 § 4; RRS § 6889-34. Formerly RCW 74.28.030.]

35.83.040 Agreements as to payments by housing authority. In connection with any housing project located wholly or partly within the area in which it is authorized to act, any state public body may agree with a housing authority or the federal government that a certain sum (in no event to exceed the amount last levied as the annual tax of such state public body upon the property included in said project prior to the time of its acquisition by the housing authority) or that no sum, shall be paid by the authority in lieu of taxes for any year or period of years. [1965 c 7 § 35.83.040. Prior: 1939 c 24 § 5; RRS § 6889-35. Formerly RCW 74.28.040.]

35.83.050 Advances to housing authority. Any city, town, or county located in whole or in part within the area of operation of a housing authority shall have the power from time to time to lend or donate money to such authority or to agree to take such action. Such housing authority, when it has money available therefor, shall make reimbursements for all such loans made to it. [1965 c 7 § 35.83.050. Prior: 1939 c 24 § 6; RRS § 6889-36. Formerly RCW 74.28.050.]

35.83.060 Procedure for exercising powers. The exercise by a state public body of the powers herein granted may be authorized by resolution of the governing body of such state public body adopted by a majority of the members of its governing body present at a meeting of said governing body, which resolution may be adopted at the meeting at which such resolution is introduced. Such a resolution or resolutions shall take effect immediately and need not be laid over or published or posted. [1965 c 7 § 35.83.060. Prior: 1939 c 24 § 7; RRS § 6889-37. Formerly RCW 74.28.060.]

35.83.070 Supplemental nature of chapter. The powers conferred by this chapter shall be in addition and supplemental to the powers conferred by any other law. [1965 c 7 § 35.83.070. Prior: 1939 c 24 § 8; RRS § 6889-39. Formerly RCW 74.28.070.]

Chapter 35.84

UTILITY AND OTHER SERVICES BEYOND CITY LIMITS

Sections

35.84.010	Electric energy—Sale of—Purchase.
35.84.020	Electric energy facilities—Right to acquire.
35.84.030	Limitation on right of eminent domain.
35.84.040	Fire apparatus—Use beyond city limits.
35.84.050	Fireman injured outside corporate limits.
35.84.060	Street railway extensions.

35.84.010 Electric energy—Sale of—Purchase. Every city or town owning its own electric power and light plant, shall have the right to sell and dispose of electric energy to any other city or town, public utility district, governmental agency, or municipal corporation, mutual association, or to any person, firm, or corporation, inside or outside its corporate limits, and to purchase electric energy therefrom. [1965 c 7 § 35.84.010. Prior: 1933 c 51 § 1; RRS § 9209-1.]

Reduced utility rates for low-income senior citizens and other low-income citizens: RCW 74.38.070.

35.84.020 Electric energy facilities—Right to acquire. Every city or town owning its own electric power and light plant may acquire, construct, purchase, condemn and purchase, own, operate, control, add to and maintain lands, easements, rights-of-way, franchises, distribution systems, substations, inter-tie or transmission lines, to enable it to use, purchase, sell, and dispose of electric energy inside or outside its corporate limits, or to connect its electric plant with any other electric plant or system, or to connect parts of its own electric system. [1965 c 7 § 35.84.020. Prior: 1933 c 51 § 2; RRS § 9209-2.]

35.84.030 Limitation on right of eminent domain. Every city or town owning its own electric power and light plant may exercise the power of eminent domain as provided by law for the condemnation of private property for any of the corporate uses or purposes of the city or town: PROVIDED, That no city or town shall acquire, by purchase or condemnation, any publicly or privately owned electric power and light plant or electric system located in any other

MEMORANDUM

To: Skagit County Commissioners

From: John M. Smith, Housing Authority of Skagit County

SUBJECT: Testimony regarding the Raspberry Ridge farmworker housing near Burlington

Thank you for agreeing to hold the meeting and your support for this important housing. I am e-mailing my testimony prior to the meeting in hopes that you may have a moment to review the issues which have been mentioned by those who have concerns. The questions that I have answered are those posed by members of the community and officials of the City of Burlington.

We previously held a neighborhood meeting to receive concerns and I promised those who submitted comments that I would pass them along to the board.

Testimony before Skagit County Commissioners – Raspberry Ridge Development
November 27, 2000

Thank you for giving the Housing Authority of Skagit County this opportunity to present a request to allow the development of 50 units of affordable housing for resident farm worker families in Skagit County.

Our request is for the Commissioners to grant exceptions to County zoning codes under the Housing Cooperation Law.

The Revised Code of Washington, 35.83, Housing Cooperation Law, gives cities and counties extremely broad powers to grant waivers of ordinances, regulations and make other provisions to Housing Authorities in order to facilitate the construction of housing that the county or city deems advisable.

In the case of this particular site, the sellers, Mike and Jeanne Youngquist, could have constructed housing for farm workers on this property under zoning in effect at the time our application was submitted to the Planning Department. With the waiver we are requesting, the Housing Authority would build such permanent, year-around housing for qualifying farm workers. Restrictive covenants will be placed on the development by our financing sources, limiting occupancy for fifty years to very low income agricultural employees.

The need for such housing is recognized state-wide. All of the funding for this development was awarded in recognition of the urgent need for safe, decent and affordable housing for farmworker families.

I would be remiss if I failed to address that there is opposition to this development. There are many legitimate concerns about the impacts of Raspberry Ridge. Some of these concerns were raised at a neighborhood meeting that the Housing Authority hosted on October 23rd. I would like to briefly review the concerns of which I am aware.

School impacts

The school district is over-crowded already, especially the Lucille Umbarger Elementary School.

Response:

Any existing over-crowding should be addressed on a District-wide basis. The development will pay the school district impact fees that have been based on the capital facilities Plan of the B-ESD.

Even if residents of the development are already attend district schools, the housing that they move from will be open for new students who will then have an impact on the schools.

Response:

The vast majority of the students who will become residents already attend school in the B-ESD, according to a survey of 58 families likely to qualify to reside there. Many of these families now live in substandard housing or over-crowded housing. We believe the new, safe, decent and affordable housing will positively contribute to an enhanced learning environment for these children. The repopulation of the abandoned housing is something over which we have no control. Additional school-age children could move into existing housing even if no new housing is built.

The development will pay no on-going property taxes to support schools.

It is true that state law has exempted certain properties from the payment of property tax in order to achieve important public purposes. Churches, schools, city and county buildings and much low-income housing are property tax-exempt. Schools do, however, receive per capita payments from the state and other transfer payments for disadvantaged children.

Police impact

Burlington police report that, although the new housing is located outside the Burlington City limits, they will likely be called because of the mutual response agreement with the County Sheriff's Department if there is a need for police on the scene.

Response:

While police will likely be called occasionally, the very rigorous on-site management of the Housing Authority of Skagit County will reduce the numbers of calls that might be expected from the numbers of units. Mount Vernon police report that those management activities of the Housing Authority successfully reduced the numbers of calls at the La Paloma apartments over the experience prior to Housing Authority control. In that situation, the Housing Authority consulted police about how to reduce the necessity of police intervention and continues to work closely with them. The media reports that the Burlington Police Department is already understaffed, which is not a situation that this development can address.

Urban growth area issue/agricultural land/Floodplain

The proposed apartments are located outside the current urban growth area, on agricultural land and in the 100-year floodplain.

Response:

The current boundary of the Burlington Urban Growth Area is directly adjacent to the site of the proposed housing. Its use at the time of the establishment of that boundary is changing due to actions unrelated to this proposal.

The sale of this property by the Youngquists is motivated partially in response to the diking district's purchase of adjoining land for the purpose of potential floodwater storage and the construction of an over-topping levee adjacent to the existing levee that confines the Skagit River in that area. Very little farmland will exist in that immediate area within a few years.

As was mentioned previously, the sellers, Mike and Jean Youngquist, could have constructed housing for farmworkers on this property under zoning in effect at the time our application was submitted to the Planning Department.

The supply of developable land zoned for multifamily development within the Urban Growth Boundary is extremely limited and consequently very expensive. We have not been able to secure any alternative sites that would be cost-effective for affordable housing in several years of searching. While preserving agricultural lands is critically important, an essential adjunct is providing adequate housing for the agricultural workforce.

Fill will be used to elevate the structures to the required height above the predicted 100-year flood level. Construction is allowed in the floodplain with appropriate compliance.

Traffic impact

Response:

The Traffic Impact Analysis projects additional traffic as 293 vehicle trips per typical weekday. Current Level of Service "A" will continue after the housing is filled. The Traffic Impact Analysis has been provided to the Skagit County Department of Public Works and the City of Burlington for review. The Housing Authority will work together with those entities to address any necessary measures.

Environmental concerns

Response:

A phase I environmental review has been completed. It shows no issues on the proposed property.

Property values will go down if this housing is built

Response:

All studies of low-income housing developments have shown that, in fact, property values do not go down, but continue to reflect the values in the surrounding community.

Fire department and emergency vehicle response will be strained

Response:

The local Fire District has submitted a resolution affirming that it has capacity to serve the additional residences represented by this development.

These homes ought to be adequately constructed so as to provide decent housing for these very hard-working families.

Response:

These rental units will be constructed according to the local applicable building codes. The Housing Authority and the developer, as well as the architect, have considerable experience in the provision of such housing and are doing the best job possible within the constraints of the funding available.

Special Use Permit Application
Raspberry Ridge Farm Worker Family Housing

Narrative Description

Overview

The proposed development, *Raspberry Ridge*, will consist of fifty (50) multifamily rental units located approximately 650 feet east of Gardner Road on Sanchez Lane. Sanchez Lane will be extended to the site. Occupancy will be restricted to individuals and households who are employed in local agriculture and earn 35% or less of the Skagit County Median Income (\$15,400 for a family of four). The development will be owned by the Raspberry Ridge Limited Partnership in order to qualify for financing through the Washington State Housing Finance Commission; the Housing Authority of Skagit County (HASC) is the General Managing Partner of the limited partnership.

Storm runoff will be collected in the southwest corner of the site and piped to the City of Burlington's storm drainage system. Water will be provided by the Public Utility District system. On-site sanitary septic systems are proposed, although a request will be submitted to connect to the City of Burlington's sanitary sewer system.

The site currently is part of a larger legal lot which is smaller than the minimum 40 acres required in this agricultural zone. The current owners, Mike and Jean Youngquist, also own an adjoining lot to the west and are selling a portion of the subject parcel to the Diking District, which owns adjoining land to the east. HASC, the Youngquists and the Diking District propose to effect a lot line adjustment to legally create the *Raspberry Ridge* site. Youngquists will adjust their lot line south and east to create the west boundary of this site. The Diking District will adjust their lot line west. The result will be three lots, the same number as at present.

Property Management

HASC will manage all aspects of the development and has a strong record of successfully managing this type of housing. Prospective residents will be carefully screened before occupancy and rules on conduct strictly enforced. No more than two persons per bedroom will be allowed. There will be a resident manager living on the site. The Authority currently owns and manages 60 multifamily farm worker homes in Mount Vernon, 40 of which HASC acquired and rehabilitated. Those 40 homes had a history of management and social issues that HASC successfully resolved and overcame, converting the units into a positive community asset. HASC also owns and manages 85 rental units for the elderly and disabled, 85 rental units in Burlington, and 38 rental units in Mount Vernon.

Design

Raspberry Ridge is attractively designed with moderate density of 7 units/acre on approximately 7 acres. These homes will be a mix of single-story and two-story townhouses in triplex and fourplex buildings. Units are off-set within each building to provide visual appeal. The development will be well landscaped and include on-site play areas, a small (1,500 square feet) community building for resident/management meetings,

as well as 97 on-site parking spaces (1.94/unit). There will be 12 2-bedroom homes, 30 3-bedroom homes and 8 4-bedroom homes. Average total occupancy will be 219 individuals at 1.5 persons/bedroom.

Housing Need

The development will be marketed to local agricultural employees and it is anticipated that the majority of residents already live in the Burlington area in substandard, overcrowded or unaffordable units. HASC currently has 85 farm workers on its waiting list and has surveyed more than 50 eligible farm workers who currently live in Burlington year-round and need decent, safe and affordable housing. 94% of these households are currently overcrowded, 74% spend more than 30% of income for housing, 39% pay more than 50% of income for housing and 51% live in housing that needs repairs. A survey of classified ads in the *Skagit Valley Herald* for all of March 2000 revealed only 30 2-bedroom units and three 3-bedroom units available in the Burlington area. All were advertised at rents that would require 41% to 67% of the household incomes that *Raspberry Ridge* will serve.

Alternative Sites

HASC, social service agencies and supporters selected the proposed site after a multi-year search. No other developable sites could be identified that were available at cost-effective prices for this type of housing. HASC met numerous times with Skagit County and Burlington officials before securing site control and formally proposing this site.

Criteria for Evaluating a Special Use Permit Application (per page 2 of Instructions)

- a. This proposal is in conformance with the Comprehensive Plan Housing Element which includes the goal of promoting "affordable housing for all segments of the county", and Policy 1.5 to "assist Farmworker housing development". As noted in a letter from the Skagit County Board of Commissioners dated April 24, 2000, this proposal "is consistent with the needs that have been identified in the most recent Housing Needs Assessment and other studies. Additional such housing is critical to the continuation of the agricultural economy in our county." This proposal is also compatible with existing residential uses to the west of the site.
- b. Current zoning is agricultural which allows "multiple farm worker housing and related facilities" by Special Permit.
- c. Traffic and parking; please see **Required Minimum Information** below
- d. Noise, odors, heat, etc.; please see **Required Minimum Information** below
- e. Intrusion of privacy; this proposal includes building set-backs in excess of what is required. Combined with landscaping, the proposed use will not intrude on anyone's privacy.
- f. Please see **Design** above.

- g. Potential effects on the region; by addressing the critical need for adequate, affordable housing for farm workers this development will help stabilize and enhance the region's agricultural workforce and economy.
- h. Public health, safety and general welfare; it is well documented by numerous sources that the lack of safe, decent and affordable housing negatively impacts public health, safety and welfare, as well as increasing the public expense for police, fire and social services.

Required Minimum Information (from Special Use Permit Application form)

- Employees: One to two site management personnel will reside on the site, a resident manager and a key-holder for lock-outs. Two to 3 employees will be on-site weekly to maintain landscaping between 9 a.m. and 4:30 p.m. As needed, 2 to 3 employees will be on site during the same hours when units require more than minor repairs.
- Hours and days of operation: This is a residential development that will be occupied 365 days a year.
- Exterior indication of use and proposed aesthetic mitigation: A site sign will be placed near the site entrance at the east end of Sanchez Lane. The sign will be in conformance with all relevant ordinances and include the name *Raspberry Ridge* with a phone number for rental/property management information. Any aesthetic impacts will be mitigated through the design features noted in **Design** above; modest density with open green space, units off-set within triplexes and fourplexes, and landscaping throughout the site. In addition, all buildings are placed well back from the required set-backs on the north, east and south. Parking is in the interior of the development so that it is screened from neighboring parcels.
- Parking needs and provisions: 97 parking spaces will be provided on-site in the interior of the site. This equals 1.94 spaces per unit which exceeds minimum requirements and is based on HASC's experience with similar developments.
- Development Schedule: October 2000 – submit building permit applications; November 2000 to January 2001 – solicit construction bids; January to March 2001 – construction start (depending on weather); fourth quarter 2001 to first quarter 2002 – complete construction.
- Vehicle traffic: The 1987 Institute of Transportation Engineers *Trip Generation Report* indicates 8.5 to 10 trips per day per housing unit. However, experience with similar low income farm worker housing developments indicates significantly fewer trips. Paved local access city streets are adjacent to and adequate to serve the site. The proposed development's impact on County and State Roads will be mitigated by the fact that the majority of future residents already reside in the Burlington area.
- Design of internal roadway: A 24 foot wide paved, looped two-way drive is proposed so that emergency vehicles don't have to turn around. Head-in parking is situated on

either side of the drive in front of each unit. This road system is screened from neighbors by buildings and landscaping. A profile is included in this application.

- Noise, odors or heat generated: Only normal residential noise (children playing, lawn mowers), odors (cooking, vehicle exhaust) and heat will be generated.
- Address any emissions to the air: Only normal residential emissions such as auto exhaust and dryer venting will be generated.
- Will the proposal require heavy equipment that may cause vibrations to adjacent properties? No. Earth-moving/grading machinery will be necessary during construction, but will be limited to normal working hours.
- Storage or use of potential water contaminants: No potential contaminants will be stored on site. Some yard-care chemicals will occasionally be used in conformance with standard application procedures.
- Potential trespassing and methods to prevent: Adjoining properties are currently fenced.
- This proposal does not include any existing structures.
- Sewage disposal will be on-site as noted above.