



NOTICE OF APPLICATION

APPLICATION NAME/NUMBER: ViewMont Estates MH Site Plan Review PLAN19-0169

PROJECT DESCRIPTION: The proposal is to modify the existing site plan for the ViewMont Estates Mobile Home Park. The modification consists of the addition of two sites to the park bringing the total sites to 99. The two new sites will be located within the existing RV storage area and will be approximately 3,600 square feet each (40' by 90'). Each site will accommodate a mobile home unit no larger than 14' by 40'. The RV storage area will be reconfigured and the maintenance shed relocated.

The proposal is located in a mobile home park with non-conforming structures that were approved with the original site plan. This proposal also includes a non-conforming special permission approval to allow for the continuation of the non-conforming structures within the remainder of the park.

A public hearing before the Hearing Examiner will be held prior to final decision by the City Council.

PROJECT LOCATION: The project site is addressed as 1120 S @5th Street and is identified by the Skagit County Assessor as parcel P27310 that is located within the SW ¼ of Section 21, Township 34 North, Range 04 East, W.M..

APPLICANT:
Huitt-Zollars, Inc
1102 Broadway; Ste 301
Tacoma, WA 98402

PROPERTY OWNER:
ViewMont Mobile Estates, LLC
4616 25th Ave NE; PMP 701
Seattle WA, 98402

CONTACT PERSON:
Darton Riely-Gibbons
Huitt-Zollars, Inc
1102 Broadway; Ste 301
Tacoma, WA 98402

STAFF CONTACT: Marianne Manville-Ailles, Planning Consultant
Development Services Department
City of Mount Vernon
910 Cleveland Avenue, Mount Vernon WA 98273
Telephone - 360-336-6214



VICINITY MAP

ADDITIONAL PERMIT DETAILS:

APPLICATION SUBMITTED TO THE CITY ON: August 28, 2019

APPLICATION DEEMED TECHNICALLY COMPLETE ON: September 12, 2019

PERMITS REQUESTED: Site Plan review Mobile Home Park (Type IV); Non-Conforming Special Permission

OTHER PERMITS THAT MAY BE REQUIRED: Building Permits

EXISTING ENVIRONMENTAL DOCUMENTS THAT EVALUATE THE PROPOSED PROJECT: The proposal is exempt from Environmental Review

PUBLIC COMMENT PERIOD: Comments on the Notice of Application must be submitted, in writing, no later than **November 26, 2019**. Comments should be as specific as possible and include; your full name, your mailing address, and the name of the proposal you are commenting on. Comments are required to be mailed or delivered to the Development Services Department at the address listed above. Public comments are not accepted by the department through email. Comments not meeting the requirements of this section are considered as not being received by the city.

Any person may comment on the application, receive notice and request a copy of the decision once it is made. To receive additional information regarding this project contact the Development Services Department and ask to become a party of record.

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

ISSUED: November 14, 2019

PUBLISHED: November 19, 2019

DISTRIBUTED TO: NW Clean Air, Skagit PUD #1, PSE, Frontier, CNG, Port of Skagit, Skagit County PDS, Skagit Council of Governments, MVSD #320, Skagit Valley College, Skagit County Assessor, WSDOT, Dike and Drainage Districts