

NOTICE OF APPLICATION & NOTICE OF HEARING

ISSUANCE DATE 09/12/2023

COMMENTS DUE DATE: 09/26/2023

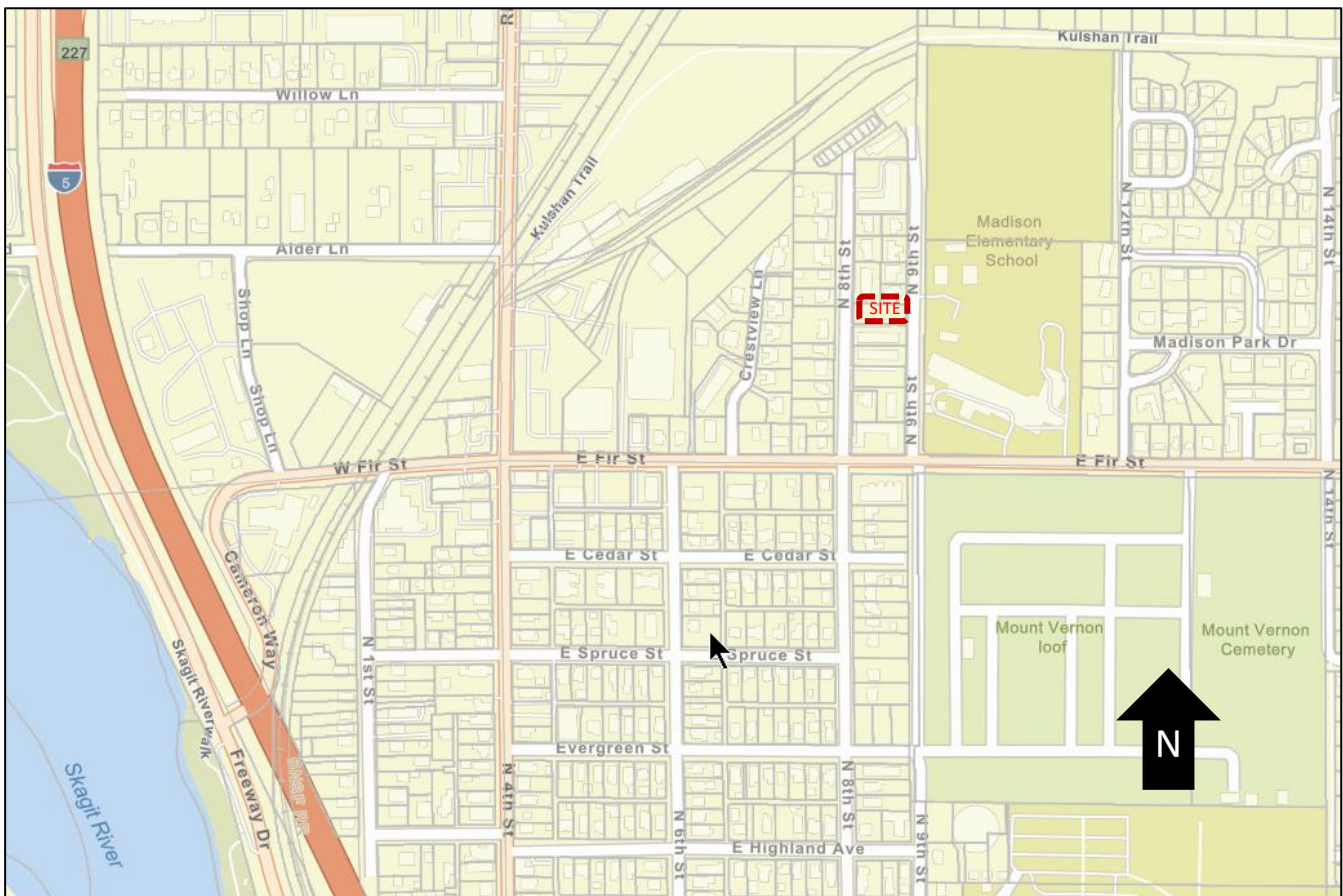
APPLICATION NAME & NUMBER: Dutton, 8th Street Variance, PLAN23-0315

PROJECT DESCRIPTION: Proposed is the construction of a three-story, 34-foot-tall structure with four living units (four-plex). The total combined square footage of the entire structure is 4,712 square feet (sf). Each of the four living units will have 1,178 sf of living space with three bedrooms and three bathrooms. Carports, surface parking, landscaping, and open space areas for the future residents will also be created.

The Applicant is seeking a variance from the City's Hearing Examiner to reduce the rear yard setback (located along the north property line of the site) to 10 feet from the otherwise required 20-foot setback.

There are no wetlands, streams, slopes in excess of 15% on or abutting the site. The site is not located in the 100-year floodplain.

PROJECT LOCATION: The site address is 1024 N 8th Street, Mount Vernon, is described by the Skagit County Assessor as parcel P104758, is located approximately 473 linear feet north of the intersection of East Fir and North 8th Streets, is within a portion of the SW ¼ of Section 17, Township 34N, Range 04E, W.M., and is at latitude 48°25'47.3"N and longitude 122°19'49.1"W. The boundaries of the site are approximately identified on the map below.



APPLICANT:

ANC Design
 Contact: Aaron Parrish
 16593 McLean Road
 Mount Vernon, WA 98273
 503-507-3432

PROPERTY OWNER:

Jeffrey and Rebecca Dutton
 13964 Trumpeter Land
 Mount Vernon, WA 98273
 360-630-3727

CITY CONTACT:

Marianne Manville-Ailles, Senior Planner
 Development Services Department
 910 Cleveland Avenue, Mount Vernon WA 98273
 360-336-6214

DETAILS:

Permit Application Date:	08/28/2023	Determination of Completeness Date:	09/07/2023
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Permits/Review Required/Requested: Design Review (PLAN22-0181), Traffic Concurrency (ENGR21-0285), Variance (PLAN23-0315), Building Permit (BLDG23-0307)

Other Permits that may be Required: Fill and Grade Permit, Right-of-Way Permit, and Stormwater Permit from the State Department of Ecology (DOE)

CONSISTENCY OVERVIEW:

Zoning: Multi-Family Residential (R-3) **Comprehensive Plan:** Medium High Density Multi-Family (MH-MF)

Existing Environmental Documents/Studies that Evaluate the Proposed Project: Building Permit Plans, Stormwater Memo from Axe Engineering Services dated 08/11/2023, Survey, and Title Report.

Development Regulations Used for Project Mitigation and Consistency: The project is subject to the City's Comprehensive Plan, Zoning Code, Drainage, Engineering and Concurrency Requirements and other applicable local, state and federal regulations as applicable.

Comments on the Notice of Application must be submitted, in writing, no later than **SEPTEMBER 26, 2023**. Comments should be as specific as possible and those submitting comments are required to comply with the following:

- All comments must include: (1) your full name, (2) your mailing address, and (3) the name of the proposal you are commenting on.
- If you wish to submit comments electronically you must upload your comments into the city's online permit portal because comments are NOT accepted via email. To upload comments into the City's permit portal navigate to: <https://ci-mountvernon-wa.smartgovcommunity.com/Public/Home>, once on this page you must create a user account by clicking "Sign Up" located at the upper right corner of the webpage. Once you have created and verified your user account log into the system and click on "Go" in the My Portal box, and then on the next page that appears click on "Apply" in the Apply Online box. On the new page that appears under Step 1 select "Public Comments" and on Step 2 select "Public Comments for Land Use Permits"
- Comments submitted on paper are required to be mailed to the address provided for the Staff Person listed within this notice.

PUBLIC COMMENTS ARE NOT ACCEPTED BY THE DEPARTMENT THROUGH EMAIL. Items submitted 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, participate in hearing(s) if there are any, and request a copy of the decision once it is made. Final decisions on the permits described in this Notice can be appealed. To receive additional information regarding this project – including how, when, and the time limitations should you wish to submit an appeal - contact the Development Services Department and ask to become a party of record.

DOCUMENT COPIES:

The technical reports, plans, and other materials are available for public viewing by following the directions below:

1. Navigate to: <https://ci-mountvernon-wa.smartgovcommunity.com/Public/Home>
2. Click on the blue “GO” link under the heading “My Portal”
3. Type the project number (PLAN23-0315) into the search bar at the top of the screen
4. Click on the project number below the search bar

The project materials are also available by emailing the City at PermitTech@mountvernonwa.gov or calling (360) 336-6214 and requesting copies of these documents.

PUBLIC HEARING: A public hearing on the above-described project will be held by the Mount Vernon Hearing Examiner on **October 12, 2023** starting at **4pm**. This hearing will be virtual via video conferencing software. Those wishing to participate in this virtual hearing must call 360-336-6214 or email: PermitTech@mountvernonwa.gov no later than 10am on the day of the hearing to receive information needed to participate in this virtual hearing. Anyone wishing to view or participate in this hearing can also come to City Hall where this hearing will be broadcast.

PUBLISHED: 09/12/2023

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