



NOTICE OF APPLICATION & PROPOSED DETERMINATION OF NONSIGNIFICANCE

DATE: April 18, 2013

APPLICATION NAME/NUMBER: Citipoint Church, LU13-015

Project Description: Proposed is a non-project action to change the land use designations of property that is illustrated and described below (hereinafter called the 'subject site'). The existing Comprehensive Plan and zoning designations of the site are Public (P). The applicant, Citipoint Church, has requested that these designations be changed to a Comprehensive Plan designation of Single-Family Residential High Density (SF-HI) with an associated zoning of Single-Family Residential with a maximum density of 7.26 dwelling units per acre (R-1, 7.0). The reason provided by the applicant for the requested designation change is for the potential subdivision and construction of new single-family residential homes.

Should the land use designation changes that are requested be approved by the City, the applicant will need to go through the City's preliminary plat process, project specific environmental review, and would need to obtain construction related permits such as Fill & Grade and Building Permits.

Project Location: The project site is bound by 17th Street to the east, and the eastern 16th Street to the west, with Fir Street to the north and East Highland Avenue to its south. The Skagit County Assessor describes the subject site as portions of parcels P54702 and P54714; which are located within a portion of Section 20, Township 34 North, Range 04 East, W.M.

Applicant/Proponent: Morris Nilson, 23145 Gunderson Road, Mount Vernon, WA 98273, (360) 840-1415

OWNER: Citipoint Church

Permits/Review Requested: Comprehensive Plan Amendment with associated Rezone, Non-Project State Environmental Policy Act (SEPA) review.

