



NOTICE OF CITY DECISION

APPLICATION NAME/NUMBER: PL16-058 Center Hill Village Preliminary Plat/PUD – 20 lots

CITY COUNCIL DECISION: A closed record public hearing was held on September 28, 2016 before the Mount Vernon City Council for the below described project. The Council's hearing followed a recommendation from the City's Hearing Examiner on the subject project; who held an open record public hearing on August 4, 2016.

The Council made a decision to approve, with conditions, the subject project. A copy of the Council's decision can be viewed on the City's website¹; or a copy can be mailed or emailed by contacting the staff person listed below.

The City Council's decision will be final unless the appropriate land use appeal, writ of review or appeal from the decision of the Council is filed. The Mount Vernon Municipal Code (MVMC) 14.05.190(A) states:

Appeals to superior court shall comply with the Land Use Petition Act, Chapter [36.70C](#) RCW, as it is currently written, or as it may be amended in the future.

PROJECT DESCRIPTION: The proposal is for the subdivision of an 11.3 acre parcel into 20 single family residences. The lots range in size from 7,503 square feet to 19,252 square feet with an average lot size of 9,469 square feet. The property includes 5.96 acres of critical areas that are included in a Native Growth Protection Area (Tract 998) and will not be impacted by the development. An open space tract (Tract 999) separates the proposed lots from the existing homes adjacent to the property. Tract 999 includes 0.78 acres. The proposal will be served by a looped access roadway that will include extension of Henley Way and North 25th Street. Environmental review for the project was completed with the Master Plan.

PROJECT LOCATION: The property is located at 405 N 25th Street. The Assessor's Parcel Number is P115979. The site is located adjacent to the Hagggen's grocery store and is a portion of the approved Master Plan. The parcel is part of Section 21, Township 34 North, Range 04 East, W.M.

CONTACT PERSON: Rebecca Lowell
Community & Economic Development Department
City of Mount Vernon
P.O. Box 809 / 910 Cleveland Avenue
Mount Vernon, WA 98273
(360) 336-6214, or rebeccab@mountvernonwa.gov

Further information may be obtained from the Contact Person listed above. The application and materials submitted by the applicant are available for review at the Community & Economic Development Department located at City Hall (910 Cleveland Ave, Mount Vernon).

¹ Navigate to: www.mountvernonwa.gov, from the home page click on 'Departments'; then 'Community & Economic Development'; then 'Community Development'. On the left hand side of the Community Development page click on 'Public Notices'; there is a hyperlink on this page that contains the application materials.