

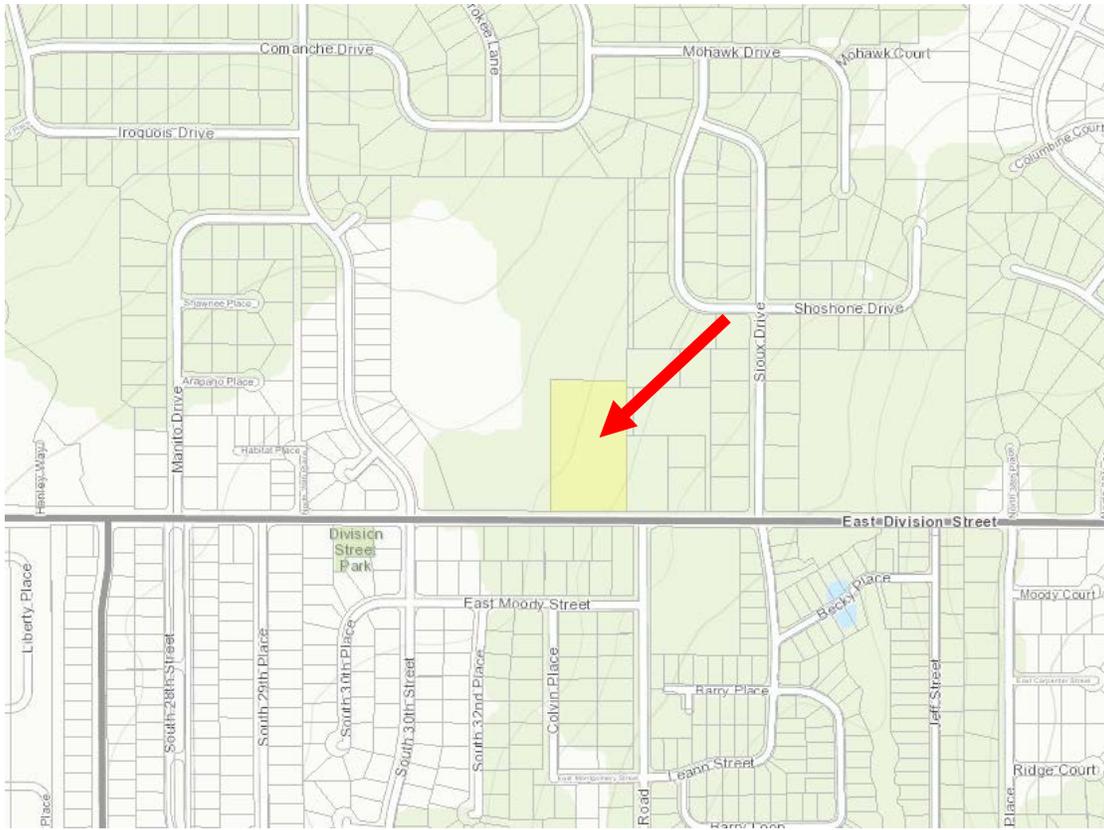


## STAFF REPORT REZONE

### A. SUMMARY AND PURPOSE OF REQUEST

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<b>DATE:</b>	December 5, 2016	<b>PERMIT NAME/NUMBER:</b>	Higgins Rezone, File No. PL16-056
<b>APPLICANT:</b>	Lawrence O. Higgins (representing the estate of Gene Higgins), P.O. Box 106, LaConner, WA 98257		
<b>PROJECT DESCRIPTION:</b>	The applicant proposes to rezone approximately 3.5 acres from Public (P) to Single-Family Residential with a maximum density of 4.54 dwelling units per acre (R-1, 4.0).  The proposed zoning designation is consistent with the site's Single-Family Residential Medium Density (SF-MED) Comprehensive Plan designation.		
<b>PROJECT LOCATION:</b>	The proposal property (P27079) is located on the north side of East Division Street with Sioux Drive offsite to the east and North 30th Street offsite to the west; all within a portion of Section 21, Township 34 North, Range 04 EWM in Skagit County, Washington.  Please see page 2 of this report for mapping identifying the location of this site.		
<b>COMPREHENSIVE PLAN:</b>	Single-Family Medium Density (SF-MED)	<b>ZONING:</b>	Public (P)
<b>EXISTING USES:</b>	The subject property is vacant.		



## **B. EXHIBIT LIST:**

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- Exhibit A:** Master Land Use Application
- Exhibit B:** Project Narrative and Mapping from the Applicant
- Exhibit C:** City notices and associated information

## **C. DEPARTMENT ANALYSIS:**

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- APPLICABLE MVMC:**
- Chapter 14.05 Administration of Development Regulations
  - Chapter 17.15 Single-Family Residential
  - Chapter 17.111 Amendments & Reclassifications

- PROCEDURAL:**
- On **May 5, 2016** the applicant submitted the subject application.
  - On **June 5, 2016** staff deemed the materials submitted technically complete for processing.
  - On **November 15, 2016** a Notice of Application (NOA), Proposed Determination of Non-Significance, Notice of Public Hearing was issued by staff.
  - On **November 16, 2016** a Notice of Application/DNS/Public Hearing was mailed to all properties within 300 feet of the project site.
  - On **November 18, 2016** the Notice of Application/DNS/Public Hearing was published in the Skagit Valley Herald.
  - On **November 18, 2016** the subject site was posted with a Land Use sign.

**ENVIRONMENTAL REVIEW:** Pursuant to the City of Mount Vernon's Environmental Ordinance (Chapter 15.06) and the State Environmental Policy Act (SEPA—RCW 43.21C), on November 15, 2016, the City of Mount Vernon (lead agency) issued (Reference PL16-056) a Determination of Non-Significance (DNS). No comments were received within the identified timeframe for comments.

**STAFF COMMENTS:** Application materials were routed to City staff on November 16, 2016. No comments were received in response to the routed materials.

**CODE CRITERIA TO BE MET WITH REQUEST:**

The rezone approval criterion to be addressed is contained in MVMC 17.111.070. This section of the code contains the following two (2) criteria that are applicable to the subject application. The staff response to each of these criteria follows each listed item.

**A. IS THE REQUEST COMPATIBLE WITH THE CITY’S COMPREHENSIVE PLAN AND DEVELOPMENT GOALS?**

Yes, this request will re-designate the subject site such that its zoning is consistent with the Comprehensive Plan designation for the site. Currently this site is not consistent with its Comprehensive Plan designation.

Following are the Goals, Objectives and Policies from the City’s Comprehensive Plan that this action is compatible with:

**Policy LU-1.1.6 Encourage infill development on vacant properties with existing public services and public utilities.**

**GOAL LU-2 PROVIDE FOR ORDERLY DEVELOPMENT WITHIN THE CITY OF MOUNT VERNON THAT IS CONSISTENT WITH ADOPTED PLANS AND DEVELOPMENT REGULATIONS.**

**OBJECTIVE LU-2.1 Implement the Comprehensive Plan Land Use Map.**

**B. ARE PUBLIC UTILITIES, PUBLIC FACILITIES AND OTHER SERVICES CURRENTLY ADEQUATE TO SERVE THE PROPOSED DISTRICT?**

Public utilities and services are available to the subject property.

**Police and Fire**

The Fire Department will impose code requirements for development the property owner may pursue following the rezone. The applicant will be required to pay fire impact fees to the City of Mount Vernon as part of the building permit process should the owner choose to develop this property following the subject rezone.

**Recreation/Schools**

Park and school impact fees will be assessed prior to building permits authorizing construction on the subject site should the property owner choose to subdivide and/or build on this site.

**Storm water**

The applicant will be required to demonstrate compliance with stormwater regulations, including (but not limited to) providing quality and quantity controls for impervious surfaces that could be proposed following the subject rezone.

**Water**

The applicant will be required to verify water availability should future development be proposed. The City of Mount Vernon is not the water purveyor within the City’s corporate boundaries; as such, water availability will be determined by Skagit Public Utility District #1.

**Sewer**

The City of Mount Vernon Wastewater Treatment Plant has sufficient capacity to treat the effluent from future development of this site for single-family residential uses. Any relocation, extension or connection of utilities will be done at the owner's expense.

**Streets**

Should the property owner choose to develop this property after this rezone is completed they will be required to comply with the City's traffic concurrency requirements that could include mitigation measures for traffic related impacts.

**D. STAFF RECOMMENDATION:**

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To approve this rezone the Hearing Examiner "shall investigate the request for reclassification and shall consider, among other questions, the following: A. Is the request compatible with the city's comprehensive plan and development goals? B. Are public utilities, public facilities and other services currently adequate to serve the proposed district?"(MVMC 17.111.070).

Based on the analysis contained in the foregoing staff report CEDD staff recommends to the Hearing Examiner **APPROVAL** for the Higgins Rezone, **File No. PL16-106**, subject to compliance with the standards of the Mount Vernon Municipal Code.

**E. NOTES TO APPLICANT AND PARTIES OF RECORD:**

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The rezone sought by the applicant requires that the City's Hearing Examiner make a recommendation, at an open record public hearing that will be forwarded to the City Council, who will make a final decision at a closed record public hearing.

The written recommendation for this project will be issued by the Hearing Examiner within 10 days after the date the record closes. The Hearing Examiner shall reconsider his/her recommendation if a written request is properly filed by the applicant or a party of record within 10 days of the date of the initial recommendation. A party wishing to file a request for reconsideration of the Hearing Examiner's recommendation shall follow the process outlined within MVMC 14.05.110(H)(4).

A copy of this portion of the MVMC can be obtained by contacting the Community & Economic Development Department; or it can be downloaded on the City's web site at: <http://www.ci.mount-vernon.wa.us>.



16-056

EXHIBIT A

RECEIVED  
CITY OF MOUNT VERNON

MAY 05 2016

C.E.D. DEPARTMENT  
BY \_\_\_\_\_

**MASTER LAND USE APPLICATION FORM**

FILE NUMBER: PL2016-056

PROPERTY OWNER(S):	
(If there is more than one legal owner, please attach an additional notarized Master Application for each owner)	
NAME: Estate of Gene Higgins c/o Lawrence O. Higgins	
ADDRESS: P.O. Box 106	
CITY/STATE: La Conner WA	ZIP: 98257
TELEPHONE NUMBER and EMAIL ADDRESS: 360-466-3380	
APPLICANT (if other than owner):	
NAME: Same as Owner	
COMPANY: (If applicable)	
ADDRESS:	
CITY/STATE:	ZIP:
TELEPHONE NUMBER and EMAIL ADDRESS:	
CONTACT (if this section is completed, correspondence will only be sent to this individual, if left blank, materials will only be sent to the property owner):	
NAME: Bruce G. Lisser c/o Lisser & Associates, PLLC	
ADDRESS: P.O. Box 1109	
CITY/STATE: Mount Vernon WA	ZIP: 98273
TELEPHONE NUMBER and EMAIL ADDRESS: 360-419-7442 bruce@lisser.com	

PROJECT INFORMATION
Project or development name: Higgins Rezone
Property/project address(es)/location: North of E. Division West of Digby Road
A copy of the site legal description from either: 1) a recent title report; or 2)a description written and/or reviewed by a P.L.S., must be attached.
Skagit County Assessor's parcel number(s): P-27079
Existing land use(s): Undeveloped vacant land
Proposed land uses: NO plans at the present time, just a rezone
Existing Comprehensive Plan designation: SF-Med
Proposed Comprehensive Plan designation (if applicable): No change
Existing Zoning designation: Public
Proposed Zoning designation (if applicable): R-1,4.0
Site Area (sq. ft. or acreage): 153,000+/- sq ft 3.5 Acres
Project value: Assessed value = \$174,000
Is the site located in any type of environmentally sensitive area? No

<b>PROJECT CONTACTS</b>
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It is imperative that the members of the City Council, Planning Commission and that the Hearing Examiner know all of the people involved with your application so that they can act without any conflict of interest charges or violations of the appearance of fairness doctrine. Therefore, the following information **MUST** be complete and **MUST** be updated when new companies or individuals become involved with your project. **The following persons are associated with this project. Attach additional pages as necessary to ensure complete disclosure:**

<b>Developers:</b>	Address:	Phone and Email Address:
N/A		
<b>Architect:</b>	Address:	Phone and Email Address:
N/A		
<b>Engineer:</b>	Address:	Phone and Email Address:
N/A		
<b>Surveyor:</b>	Address:	Phone and Email Address:
Lisser & Associates, PLLC	P.O. Box 1109 Mt. Vernon	360-419-7442 bruce@lisser.com
<b>Title Company:</b>	Address:	Phone and Email Address:
Land Title and Escrow Co.	P.O. Box 445 Burlington	360-707-2158
<b>Lender/Loan Officer:</b>	Address:	Phone and Email Address:
N/A		
<b>Attorney:</b>	Address:	Phone and Email Address:
N/A		
<b>Contractors:</b>	Address:	Phone and Email Address:
N/A		
<b>Real Estate Agents:</b>	Address:	Phone and Email Address:
N/A		
<b>Investors:</b>	Address:	Phone and Email Address:
N/A		
<b>Other parties providing similar, significant services:</b>	Address:	Phone and Email Address:
N/A		

<b>ACKNOWLEDGEMENTS</b>
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The following statements **MUST** be read and initialed by the property owner. Land Use applications involve many steps and processes; and most applications are conditioned through the process. The following disclosure statements involve items that the Community & Economic Development Department wishes to bring to your attention at the beginning of a project. The following statements in no way contain all of the conditions that could be applied to your project, but rather, are conditions that could seem out of the ordinary to an applicant who does not regularly work with land use codes.

OWNER'S INITIALS:	LAND USE PERMITTING DISCLOSURE STATEMENTS:
CH	I understand that land use permits do not authorize earth disturbing activities, the removal of vegetation, or the construction of buildings. I understand that additional permits will be required after my land use permitting process is completed. I understand that no earth disturbing activities (including the removal vegetation) may take place until after my land use process is complete, and only after I have received additional permits such as Fill & Grade, Utility, or Right-of-Way permit(s). Additionally, I understand that structures can not be constructed until after my land use permitting processes are complete and I receive a Building Permit(s).
CH	I understand that if critical areas (wetlands, streams, steep slopes, et cetera) are found on or near my property I will be required to leave an undisturbed buffer area around the critical area. I also understand that depending upon the size and scope of my project that I may be required to enhance a critical area buffer.
CH	I understand that depending upon the size and scope of my project, I may be required to provide maintenance and/or performance bonds for items such as landscaping, public roads and/or public utilities that I construct or install.
CH	I understand that depending on the type of critical areas on or near my property I may be required to provide both monitoring and maintenance bonds for work within a critical area buffer. I also understand that if I choose to utilize the ecosystem alternative within the City's Critical Areas Ordinance I will be required to "buy down" the buffer and to enhance the buffer areas left on my property.
CH	I understand that I am solely responsible for providing complete and accurate information to the City. I understand that if my application is missing information or if inaccurate materials are submitted, my land use process will be delayed. I understand that depending on how inaccurate and how incomplete my application is or becomes, the Community & Economic Development Department could require an entirely new application to be submitted. I understand that when and if conditions change from that which my application originally represented, I am responsible for letting the planner assigned to my project know.
CH	I understand that I am applying for permits from the City of Mount Vernon only; and that additional permits from other Federal and State agencies will likely be required. I understand that the City of Mount Vernon can not advise me of permits that are required from other agencies, and that I must contact these agencies to make sure I comply with their requirements. These agencies include (but are in no way limited to): Corps of Engineers, Department of Natural Resources, Department of Ecology, and Northwest Clean Air Agency.
CH	I understand that I may be required to properly and timely post a pink land use sign on my property during my land use permitting process. I understand that I am responsible for making sure that this sign continues to be posted on my property until my land use process is completed; and I understand that I am responsible for removing and disposing of this sign once my land use process is completed.
CH	I understand that I will be responsible for paying consultants that the City may deem necessary to review certain aspects of my application. I understand that these consultant reviews could include traffic concurrency, critical area, landscaping, et cetera.

**Fee Calculations**  
Please note that CEDD staff uses this area to calculate the application fees for all submittals.

Annexation	\$ _____
Binding Site Plan	\$ _____
Boundary Line Adjustment	\$ _____
Comprehensive Plan Amendment	\$ _____
Conditional Use Permit, Administrative	\$ _____
Conditional Use Permit	\$ _____
Critical Area Permit	\$ _____
Design Review	\$ _____
Environmental Review (SEPA)	\$ <u>200.00</u>
Environmental Review with critical areas	\$ _____
Fill and Grade Permit	\$ _____
Landscape Modifications	\$ _____
Major Modification	\$ _____
Master Plan	\$ _____
Non-Conforming	\$ _____
Other Permit Write in Below:	
	\$ _____

Plat, Preliminary	\$ _____
Planned Unit Development	\$ _____
Rezones	\$ <u>700.00</u>
Shoreline Permits:	
Conditional Use	\$ _____
Substantial Development	\$ _____
Variance	\$ _____
Short Plat, Preliminary	\$ _____
Site Plan Approval	\$ _____
Special Use Permit	\$ _____
Special Use Permit for ADU	\$ _____
Temporary Use Permit	\$ _____
Transportation Concurrency	\$ _____
Variances, Administrative	\$ _____
Variances	\$ _____
Postage <u>2 x 0.47 x 22</u>	\$ <u>20.68</u>
Land Use Signs:	\$ <u>14.00</u>

\$ 934.68

**AFFIDAVIT OF OWNERSHIP**

Only the property owner or an authorized representative may sign this form. If your title report lists a company, partnership or other owners you must submit evidence that you are authorized to sign on behalf of the entity or others that are listed. If you are an authorized representative you must provide a signed and notarized statement from the property owner(s) that you are authorized to sign on their behalf. Please attached additional signature sheets if there are more than one owner.

I, Lawrence O. Higgins, per. Rep. of Estate G.O. Higgins, declare that I am (please check one) X the owner of the property involved in this application, \_\_\_\_\_ the authorized representative to act for the property owner (proof of authorization must be attached), and that the statements and answers herein contained and the infoamtion herewith submitted are in all respects true and correct to the best of my knowledge and belief.

Applicant Signature: *Lawrence O. Higgins*

On this, the 5<sup>th</sup> day of MAY, 20 16 before me personally appeared Lawrence O. Higgins known to me to be the same person whose name is subscribed to the within instrument and acknowledged that he/she voluntarily executed the same for the purpose therein contained.

**BRUCE G. LISSER**  
STATE OF WASHINGTON  
NOTARY -- PUBLIC  
My Commission Expires 7-14-2016

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

*Bruce G. Lisser*  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My Appointment Expires 7-14-16

16-056

EXHIBIT A

RECEIVED  
CITY OF MOUNT VERNON

MAY 05 2013

C.E.D. DEPARTMENT  
BY \_\_\_\_\_

**Higgins Parcel – Legal Description**

The South 540 feet of the East 325 feet of the Southwest 1/4 of the Northeast 1/4 of said Section 21, Township 34 North, Range 4 East, W.M.,

EXCEPT the South 30 feet thereof for County Road,

ALSO EXCEPT the Easterly 25 feet thereof.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



5-5-10

16-056

MAY 05 2016

C.E.D. DEPARTMENT  
BY \_\_\_\_\_

**Project Narrative**

The subject property is located within the Southwest 1/4 of the Northeast 1/4 of Section 21, Township 34 North, Range 4 East, W.M. and is identified by Skagit County Assessor's Parcel No. P-27079.

The property was the subject of an annexation and rezone recorded as City of Mount Vernon Resolution No. 3062, under Skagit County Auditor's File No. 200106190133. The legal description attached to the resolution excepts the property from the Public Zone but does not include it with the Residential Zone and the map shows it as Public. The document is a bit convoluted but this request should resolve the issue. The City of Mount Vernon Comprehensive Plan identifies the property as Single-Family Medium with a zoning of Public. The land adjacent to the east has the same comprehensive plan designation with a zoning of R-1, 4.0. The request for this application is to conform with the zoning to the east and south, R-1, 4.0.

I believe the original intent was for the property retained by the Higgins was to be future residential development, but unfortunately this is not how the final mapping ended up as it is zoned Public.

The following are responses to the outlined items in the rezone application submittal form.

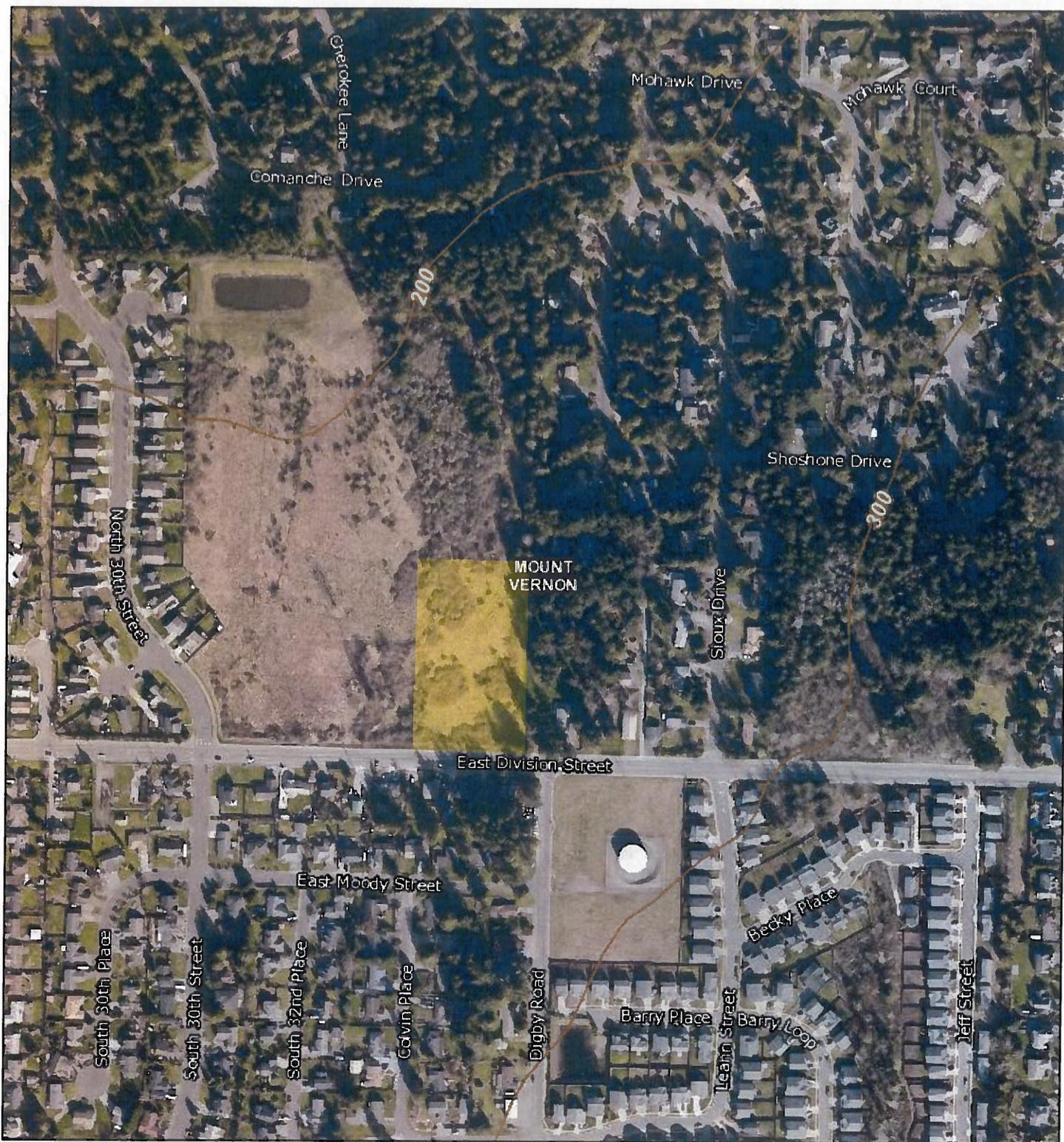
- a. **Project Name:** Higgins Rezone  
**Area:** 3.5 acres  
**Location:** North of East Division Street just west of the intersection with Digby Road  
Skagit County Assessor's Parcel No. P-27079
- b. **Zoning:** Public  
**Comprehensive Plan Designation:** SF-Med
- c. **Current use of the site and any existing improvements:**  
The site is undeveloped over grown pasture land that slopes downhill to the northwest. There are no structures on the site, see attached aerial photograph.
- d. **Special site features:**  
None observed and the city wetland map does not indicate the presence of any critical areas on the subject property.
- e. **Proposed use of the property and scope of development:**  
There is no immediate proposal to develop the property, the trustee of the estate is trying to make the property more suitable for sale to an interested developer and

having the zoning compatible to residential development is an important and logical first step.

- f. **Proposed off-site improvements:**  
None are proposed at this time however when the majority of the property was conveyed to the City of Mount Vernon by Gene and Carolyn Higgins by Statutory Warranty Deed recorded under Auditor's File No. 200012070054, they reserved the right for a storm drainage facility be constructed on the city property, at the city expense, see attached deed.
- g. **Total estimated construction cost and estimated market value of the proposed project:**  
This application is limited to a rezone, no project is proposed at this time, and therefore no costs are anticipated.
- h. **Estimated quantities and type of materials involved if any fill or excavation is proposed.**  
This application is limited to a rezone, no project is proposed at this time, therefore no fill or excavation will take place.
- i. **Number, type and size of trees to be removed:**  
This application is limited to a rezone, no project is proposed. Based upon the existing site conditions, I would anticipate that at such time as a development takes place on the site, all of the property will be cleared and developed with appropriate landscaping, the aerial photograph does not show any significant trees on the property.
- j. **Explanation of any land to be dedicated to the City:**  
No land will be dedicated as a part of this rezone application.
- k. No shorelines are within the subject property.
- l. No subdivision is proposed with this application.

The property is shown as falling within the City of Mount Vernon's Single-Family Medium Density zoning classification, the residential areas to the south and east are zoned R-1, 4.0 and I believe the original intent for the subject property was to have residential zoning.

The property should have no issues with its ability to be developed for single-family residences and will be compatible with surround land uses in the area.



May 4, 2016

1:4,514

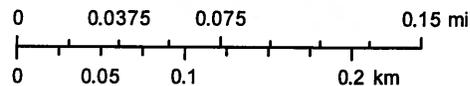
**Legend**

-  County Boundary
-  City Names
-  Road Labels
-  Hydro Labels
-  Regional Labels

-  500 foot contours
-  100 foot contours

16-056

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CITY OF MOUNT VERNON  
MAY 05 2016  
C.E.D. DEPARTMENT



**Data Accuracy Warning:** All GIS data was created from available public records and existing map sources. Map features have been adjusted to achieve a best-fit registration. While great care was taken in this process, maps from different sources rarely agree as to the precise location of geographic features. Map discrepancies can be as great as 300 feet.



**NOTICE OF APPLICATION  
PROPOSED DETERMINATION OF NON-SIGNIFICANCE (DNS) &  
NOTICE OF PUBLIC HEARING**

**DATE:** | November 15, 2016    **LAND USE NUMBER:** | PL16-056    **APPLICATION NAME:** | Higgins Rezone

**PROJECT DESCRIPTION:** The applicant proposes to rezone approximately 3.5 acres from Public (P) to Single-Family Residential with a maximum density of 4.54 dwelling units per acre (R-1, 4.0). The proposed zoning designation is consistent with the site’s Single-Family Residential Medium Density (SF-MED) Comprehensive Plan designation.

**APPLICANT:** Lawrence O. Higgins (representing the estate of Gene Higgins), P.O. Box 106, LaConner, WA 98257, (360) 466-3380.

**PROJECT LOCATION:** The proposal property (P27079) is located on the north side of East Division Street with Sioux Drive offsite to the east and North 30<sup>th</sup> Street offsite to the west; all within a portion of Section 21, Township 34 North, Range 04 EWM in Skagit County, Washington.

**DETAILS:**

<b>Permit Application Date:</b>	May 5, 2016	<b>Technically Complete:</b>	June 5, 2016
<b>Permits/Review Requested:</b>	Rezone and Non-Project SEPA Review	<b>Other Permits that may be Required:</b>	None Known

**CONSISTENCY OVERVIEW:**

<b>Zoning:</b>	Public (P)	<b>Comprehensive Plan:</b>	Single-Family Medium Density (SF-MED)
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<b>Environmental Documents that Evaluate the Proposed Project:</b>	Non-project SEPA checklist
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<b>Development Regulations Used for Project Mitigation:</b>	The project is subject to the City’s SEPA Code, Critical Areas Ordinance, the Comprehensive Plan, Subdivision and Zoning Code, Drainage, Engineering and Concurrency Requirements and other applicable local, state and federal regulations as appropriate.
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<b>To receive additional information regarding this project contact the CEDD Department and ask to become a party of record:</b>	Rebecca Lowell, Senior Planner Community & Economic Development Department City of Mount Vernon 910 Cleveland Avenue, Mount Vernon WA 98273 Telephone - 360-336-6214; Facsimile - 360-336-6283
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**OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS):** As the Lead Agency, the City of Mount Vernon has determined that significant environmental impacts are unlikely to result from the proposed project. Therefore, as permitted under the RCW 43.21C.110, the City of Mount Vernon is using the Optional DNS process to give notice that a DNS is likely to be issued. Comment periods for the project and the proposed DNS are integrated into a single comment period. There will be no comment period following the issuance of the Threshold Determination of Non-Significance (DNS). A 10-day appeal period will follow the issuance of the DNS.

**PUBLIC HEARING:** An open record public hearing will be held before the Hearing Examiner on **MONDAY, DECEMBER 5, 2016 AT 10 A.M.** This hearing will be held at City Hall, 910 Cleveland Avenue.

Comments on the Notice of Application and Proposed Determination of Non-Significance (DNS) must be submitted, in writing, no later than **5:00 P.M. ON DECEMBER 2, 2016.** Comments should be as specific as possible. Any person may comment on the application, receive notice of and participate in the public hearing, and request a copy of the decision once it is made. Questions about this proposal, requests for additional notification by mail and/or appeal procedures should be directed to the contact person listed herein. Any person who submits written comments will automatically become a 'party of record' and will be notified of any decision made regarding this proposal.

**City staff has created a page on the City's website where the materials for this application can be viewed. This webpage can be viewed as follows: navigate to: [www.mountvernonwa.gov](http://www.mountvernonwa.gov); once here click on 'Departments' then 'Community & Economic Development' then 'Community Development' then 'News Notices' then near the top of the page on the Application Name/No. listed within this notice.**

Issued: November 15, 2016  
Published: November 18, 2016

**SENT TO:** SEPA REGISTER, DOE, COE, COMMERCE, CNG, WDFW, DNR, DIKE AND DRAINAGE DISTRICTS (as applicable), DOT, FRONTIER, FRONTIER NW, DAHP, NW CLEAN AIR AGENCY, PORT OF SKAGIT COUNTY, PSE, SAMISH TRIBE, SCOG, SKAGIT COUNTY PDS, PUD #1, SKAGIT RIVER SYSTEM COOPERATIVE, SKAGIT RIVER SYSTEMS, SVC, SKAT, SWINOMISH TRIBE, AND UPPER SKAGIT TRIBE

**AFFIDAVIT OF MAILING**

I, **Linda Beacham**, hereby declare as follows:

1. I am an employee of the City of Mount Vernon, Mount Vernon, Washington, a United States citizen, over the age of eighteen years, and am competent to testify to the matters set forth herein.
2. On **November 16, 2016** I mailed via the United States mail, and email, to the following parties the **PL16-056 NOA, PDNS, NOH:**  
See attached lists

I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct. Executed in Mount Vernon this **16th** day of **November, 2016.**

*Linda Beacham*

\_\_\_\_\_  
Linda Beacham

**Beacham, Linda**

**From:** Beacham, Linda  
**Sent:** Wednesday, November 16, 2016 9:47 AM  
**To:** Council; 'Acero, Shelley'; Bollinger, Christopher; 'Clark, Fred'; 'Lyon, Al'; Orr, Adair; Piazza, Linda; 'Waller, Thomas'  
**Subject:** NOA, PDNS, Notice of Hearing  
**Attachments:** NOA PDNS Higgins Rezone.doc

For your information

Linda Beacham  
Administrative Assistant  
Community & Economic Development  
City of Mount Vernon  
360-336-6214

**Beacham, Linda**

**From:**  
**Sent:**  
**To:**

Beacham, Linda  
Wednesday, November 16, 2016 9:44 AM  
Agriculture; Army Corps of Engineers; Cascade Natural Gas; DAHP; Department of  
Commerce; 'Department of Commerce'; 'Department of Fish & Wildlife'; 'Department of Fis  
Wildlife SEPA Review'; 'Department of Natural Resources (DNR)'; 'Dike District 17 (Daryl  
Hamburg)'; 'Dike District 3 (Gary Jones)'; 'Dike District 3 (Peter Ojala)'; 'DNR SEPA Review  
DOE'; 'DOE NW Region'; DOH (Dept of Health); DOT; Drainage District 17; Drianage Distric  
12; DSHS; Frontier; 'Frontier NW (formerly Verizon)'; 'Kaehler, Gretchen'; MVSD; Northwest  
Clean Air Agency; NWCAA; Parks; Port of Skagit County; 'Port of Skagit County'; 'Puget  
Sound Energy'; 'Puget Sound Energy'; Samish Tribe; Skagit Co. Planning & Development  
Svc; 'Skagit Council of Governments'; 'Skagit County Planning & Permitting'; Skagit County  
PUD; 'Skagit County PUD'; 'Skagit River System Cooperative'; 'Skagit River Systems'; 'Skagi  
Valley Community College'; SKAT; SKAT; Stillaguamish Tribe; Swinomish Tribal Community;  
City of Mount Vernon PDNS SEPA  
PL16-056 NOA PDNS NOH SEPA.pdf

**Subject:**  
**Attachments:**

Type of Document: Notice of Application, Proposed Determination of Non-Significance, Notice of Hearing and  
SEPA

Description of Proposal: The applicant proposes to rezone approximately 3.5 acres from Public (P) to Single-  
Family Residential with a maximum density of 4.54 dwelling units per acre (R-1, 4.0). The proposed zoning  
designation is consistent with the site's Single-Family Residential Medium Density (SF-MED) Comprehensive  
Plan designation.

Date of Issuance: November 15, 2016

Lead Agency Contact: Bob Hyde, Director, Community & Economic Development, City of Mount Vernon, WA

Linda Beacham  
Administrative Assistant  
Community & Economic Development  
City of Mount Vernon  
360-336-6214

Gabino Alaniz  
Leticia M Alaniz  
3288 E Division St  
Mount Vernon WA 98274

City of Mount Vernon  
PO Box 809  
Mount Vernon WA 98273

Alejandro Garibay  
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NOTICE  
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FOR INFORMATION  
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