



16-150

**MASTER LAND USE APPLICATION FORM**

FILE NUMBER: PL14-150

PROPERTY OWNER(S):	
(If there is more than one legal owner, please attach an additional notarized Master Application for each owner)	
NAME: Mary Margaret Kiesel	
ADDRESS: 2437 E. Blackburn Road	
CITY/STATE: Mount Vernon, Wa.	ZIP: 98274
TELEPHONE NUMBER and EMAIL ADDRESS: (360)391-2582 maggiwallace55@gmail.com	
APPLICANT (if other than owner):	
NAME: Dave Prutzman	
COMPANY: Samish Bay Land Company LLC (if applicable)	
ADDRESS: 4703 Parkview Lane	
CITY/STATE: Mount Vernon, Wa.	ZIP: 98274
TELEPHONE NUMBER and EMAIL ADDRESS: (425)308-9397 samishbay@gmail.com	
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: Dave Prutzman	
ADDRESS: 4703 Parkview Lane	
CITY/STATE: Mount Vernon, Wa.	ZIP: 98274
TELEPHONE NUMBER and EMAIL ADDRESS: (425)308-9397 samishbay@gmail.com	

PROJECT INFORMATION
Project or development name: East Village
Property/project address(s)/location: 2437 E. Blackburn Road Mount Vernon, Wa. 98274
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): P28003
Existing land use(s): Residential/vacant land
Proposed land uses: Residential
Existing Comprehensive Plan designation: SF-Med.
Proposed Comprehensive Plan designation (if applicable): SF-Med. (TBD)
Existing Zoning designation: R-1,4.0
Proposed Zoning designation (if applicable): R-1,4.0
Site Area (sq. ft. or acreage): 2.05 ac.
Project value: \$475,000
Is the site located in any type of environmentally sensitive area? Yes

**PROJECT CONTACTS**

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>	<b>Address:</b>	<b>Phone and Email Address:</b>
Samish Bay Land Company LLC	4703 Parkview Lane Mt. Vernon,	(425)308-9397 samishbaygmail.com
<b>Architect:</b>	<b>Address:</b>	<b>Phone and Email Address:</b>
N/A		
<b>Engineer:</b>	<b>Address:</b>	<b>Phone and Email Address:</b>
Dale Herrigstad	4320 Whistle Lake Road Anacort	(360)299-8804 dale@herrigstad.com
<b>Surveyor:</b>	<b>Address:</b>	<b>Phone and Email Address:</b>
Dale Herrigstad	4320 Whistle Lake Road Anacorte	(360)299-8804
<b>Title Company:</b>	<b>Address:</b>	<b>Phone and Email Address:</b>
Chicago Title Insurance	425 Commercial St. Mount Vernd	(360)424-1700 marty.lehr@ctt.com
<b>Lender/Loan Officer:</b>	<b>Address:</b>	<b>Phone and Email Address:</b>
Private		
<b>Attorney:</b>	<b>Address:</b>	<b>Phone and Email Address:</b>
N/A		
<b>Contractors:</b>	<b>Address:</b>	<b>Phone and Email Address:</b>
TBD		
<b>Real Estate Agents:</b>	<b>Address:</b>	<b>Phone and Email Address:</b>
N/A		
<b>Investors:</b>	<b>Address:</b>	<b>Phone and Email Address:</b>
N/A		
<b>Other parties providing similar, significant services:</b>	<b>Address:</b>	<b>Phone and Email Address:</b>

**ACKNOWLEDGEMENTS**

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:
	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).
	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.
	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.
	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.
	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.
	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.
	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.
	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>600.00</u>
Environmental Review with critical areas	\$ <u>↓</u>
Fill and Grade Permit	\$ _____
Landscape Modifications	\$ _____
Major Modification	\$ _____
Master Plan	\$ _____
Non-Conforming	\$ _____
Other Permit Write in Below:	
Publications (3) = 137.69	
82 x 3 x .47 = 115.62	
Total: 413.07	

Plat, Preliminary <i>Base fee</i>	\$ <u>800</u>
Planned Unit Development	\$ _____
Rezones	\$ _____
Shoreline Permits:	
Conditional Use	\$ _____
Substantial Development	\$ _____
Variance	\$ _____
Short Plat, Preliminary <i>\$150.00 x 8</i>	\$ <u>800.00</u>
Site Plan Approval	\$ _____
Special Use Permit	\$ _____
Special Use Permit for ADU	\$ _____
Temporary Use Permit	\$ _____
Transportation Concurrency	\$ _____
Variations, Administrative	\$ _____
Variations	\$ _____
Postage	\$ <u>115.62</u>
Land Use Signs: <i>x 2</i>	\$ <u>28.00</u>

### 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, Mary Margaret Kiesel, declare that I am (please check one)  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 information herewith submitted are in all respects true and correct to the best of my knowledge and belief.

Applicant Signature: Mary Margaret Kiesel

On this, the 24<sup>th</sup> day of March, 2016 before me personally appeared Mary Margaret Kiesel 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.



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

[Signature]  
Notary Public in and for the State of Washington  
Residing at Bov  
My Appointment Expires 3-15-2018

# Ledger

**Receipt Number:** 2016004992  
**Receipt Date:** 12/29/2016  
**Date Paid:** 12/29/2016  
**Full Amount:** \$3,156.69

16-150

<b>Payment Details:</b>	<b>Payment Method</b>	<b>Amount Tendered</b>	<b>Check Number</b>
	Check	\$3,156.69	070153/07929

**Amount Tendered:** \$3,156.69  
**Change / Overage:** \$0.00  
**Contact:** SEAS INC  
**Site Address:** 2437 BLACKBURN ROAD

**FEE DETAILS:**

Fee Description	Reference Number	Amount Owing	Amount Paid
ENG Subdiv Constr Plan Review - 4080	PL20160000150	\$1,200.00	\$1,200.00
Misc Planning Fee - 4110	PL20160000150	\$28.00	\$28.00
Enviromental Review Sensitive Lands - 4110	PL20160000150	\$400.00	\$400.00
Postage Fee - 6060	PL20160000150	\$115.62	\$115.62
SEPA - 4110	PL20160000150	\$200.00	\$200.00
Short Plat Base Fee - 4100	PL20160000150	\$800.00	\$800.00
Misc Permit Fee - 6060	PL20160000150	\$413.07	\$413.07

City of Mount Vernon  
 360-336-6202  
 103 City Hall  
 1636401-1 12/30/2016 BR103 T2  
 Thu Dec29,2016 02:48PM Trans#6-8  
 Name: SEAS INC  
 6 \$2628.00 2000 - DEV SERVICES  
 \* Desc.: 16 150 2437 BLACKBURN  
 GL: R 001.345.81.00  
 Item Amt: \$28.00  
 GL: R 001.345.81.00  
 Item Amt: \$400.00  
 GL: R 001.345.81.00  
 Item Amt: \$200.00  
 GL: R 001.341.82.00  
 Item Amt: \$1200.00  
 GL: R 001.341.82.02  
 Item Amt: \$800.00  
 7 \$115.62 6060 - MISCELLANEOUS  
 \* Desc.: DS 150 POSTAGE  
 GL: R 001.369.90.00  
 Amt: \$115.62  
 8 \$413.07 6060 - MISCELLANEOUS  
 \* Desc.: DS 150 PERMIT FEE  
 GL: R 001.369.90.00  
 Amt: \$413.07  
 3 ITEM(S): TOTAL: \$3156.69  
 Check (070153) PAID \$2943.00  
 Check (07929) PAID \$213.69

Have a great day!  
 Duplicate

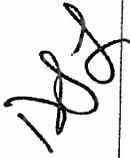
16-150

**APPLICATION REVIEW:** Applicants are required to bring one copy of the application package for informal review by a staff planner prior to formal application and fee payment to ensure the application is complete. This should be done prior to making the requested number of copies. Please call the CEDD to arrange a convenient time.

**APPLICATION MATERIALS FOR PRELIMINARY SHORT PLAT:**

Check when Received:	Submittal Item:	Number of Copies:	Item Waived:
<input checked="" type="checkbox"/>	<b>Affidavit for Submitted Labels</b> A form on which an applicant certifies that they obtained the names and addresses of those property owners they were directed to and that this information was obtained from the Skagit County Assessor's office within the previous 30 days. This affidavit is provided by the CEDD to applicants.	1	
<input type="checkbox"/>	<b>Fees</b> Application fees must be paid when an application is submitted to the CEDD. The total fee amount will be determined at the pre-submittal meeting with a staff planner.		
<input checked="" type="checkbox"/>	<b>Master Land Use Form</b> A form on which an applicant provides their name and contact information and the name and contact information of the property owner if it is not the applicant. Contractor's information shall be provided on this form (if known), along with general information including the site address, parcel number(s), existing/proposed land uses, existing/proposed Comprehensive Plan designations, existing/proposed zoning designations, site area, project valuation and whether or not the site is within 200 feet of an area designated as a critical area. The current owner(s) of the land must provide their notarized signatures on this form. This form is provided by the CEDD to applicants.	1	
<input checked="" type="checkbox"/>	<b>Assessor's Map Showing Site and Surrounding Area</b> A map obtained from the Skagit County Assessor's office identifying the subject site illustrating all property within 300 feet of the subject site.	5	
<input checked="" type="checkbox"/>	<b>Calculations, Survey or Lot Closures</b> A compilation prepared by a State of Washington licensed land surveyor clearly indicating the dimensions of the boundaries and the closures for each lot, parcel, tract, and block in the short plat; an approved printed computer plot closure or demonstrated mathematical plot closure on all lots, streets, alleys and boundaries.	3	
<input checked="" type="checkbox"/>	<b>CC&amp;Rs - Draft</b> A written agreement requiring performance or limiting or restricting certain acts or stipulating certain uses or non-uses of property to be binding upon current and future property owners, and including the legal description of that area of property to be encumbered.	2	<i>WJ</i>
<input checked="" type="checkbox"/>	<b>Concurrency Form for Traffic</b> A worksheet developed by the CEDD that an applicant fills out that contains the information necessary so that CEDD staff or a traffic consultant working on behalf of the CEDD can determine the traffic impacts, concurrency requirements, and mitigation that will be necessary for a project. This affidavit is provided by the CEDD to applicants.	1	
<input checked="" type="checkbox"/>	<b>Construction Mitigation Description</b> A written narrative addressing each of the following: a. Construction dates (begin and end dates); b. Hours of operation; c. Proposed hauling/transportation routes; d. Measures to be implemented to minimize dust, traffic and transportation impacts, erosion, mud, noise, and other noxious characteristics; e. Any special hours proposed for construction or hauling (i.e., weekends, late nights); and, f. Preliminary traffic control plan.	3	

<input checked="" type="checkbox"/>	<b>Density Worksheet</b> A worksheet provided by CEDD staff for an applicant to fill out that represents the way in which density is to be calculated for different uses within the City's zoning code. An applicant is required to attach a boundary closure prepared by a licensed land surveyor to all density worksheets.	2	
<input checked="" type="checkbox"/>	<b>Design Standard Plans</b> All applications for building permits or land use approvals opting to or required to use the <i>Design Standards &amp; Guidelines</i> (that are adopted by reference within MVMC 17.70) for greater flexibility of the standard development regulations shall be accompanied by the following: a. Complete sets of plans that clearly define the construction, changes, proposed building exteriors, alterations or remodeling and indicate the proposed location, lot/site dimensions, and all colors and types of materials and construction. Said plans shall be drawn to scale and shall clearly define the roofing design, siding and trim materials to be used together with the finish, or other materials to be used or applied on all exterior walls. b. Complete sets of landscape plans that detail the private and public improvements, as applicable. Said plans shall be drawn to scale and clearly define the detail of the landscape materials and improvements. Landscape plans shall reflect the requirements listed in MVMC Chapter 17.93. For PUDs and multi-family projects, a site plan prepared per City standards shall be submitted that clearly illustrates the improvements and amenities as required and encouraged through the <i>Mount Vernon Design Standards and Guidelines</i> . c. The application and plans shall state a proposed date of commencement and completion of such construction, change, alteration or remodeling and installation of improvements. Such plans shall become the property of the City upon submission of the application. d. Reference to City of Mount Vernon Code requirements and percentage of landscaping proposed for site and for parking areas. The plans must illustrate minimum requirements and how the proposed development meets minimum standards.	9	
<input checked="" type="checkbox"/>	<b>Drainage Plan</b> A stormwater plan that shows the proposed method(s) for receiving, handling, transporting surface water within the subject property in a manner consistent with the City's adopted stormwater standards. Drainage plans are to be drawn to scale and stamped by a State of Washington licensed civil engineer.	3	
<input checked="" type="checkbox"/>	<b>Drainage Report</b> A report stamped by a State of Washington licensed civil engineer complying with the requirements of the City's adopted stormwater standards.	3	
<input checked="" type="checkbox"/>	<b>Elevations, Architectural</b> A 24-inch by 36-inch fully dimensioned architectural elevation plan drawn at a scale of one-fourth inch equals one foot ( $1/4" = 1'$ ) or one-eighth inch equals one foot ( $1/8" = 1'$ ) (or other size or scale approved by the Building Official) clearly indicating the information required by the "Permits" section of the currently adopted International Building Code and Chapter 19.27 RCW (State Building Code Act, Statewide amendments), including, but not limited to, the following: a. Existing and proposed ground elevations; b. Existing average grade level underneath proposed structure; c. Height of existing and proposed structures showing finished roof-top elevations based upon site elevations for proposed structures and any existing/abutting structures; d. Building materials and colors including roof, walls, any wireless communication facilities, and enclosures; e. Fence or retaining wall materials, colors, and architectural design; f. Architectural design of on-site lighting fixtures; and, g. Cross-section of roof showing location and height of rooftop equipment (include air conditioners, compressors, etc.) and proposed screening.	3	
<input checked="" type="checkbox"/>	<b>Elevations, Grading</b> A site plan that shows the pre- and post-developed contours on a site. The scale and spacing of the elevation information shall clearly show the information that is needed to review such a plan. The horizontal and vertical control datum shall be clearly shown.	3	

<input checked="" type="checkbox"/>	<p><b>Environmental Checklist</b></p> <p>Not all projects require SEPA review. Part 9 of the SEPA rules describes types of projects that have been exempted from SEPA requirements because they are unlikely to have a significant adverse environmental impact or were designated exempt by the legislature. The following are examples of projects exempt from SEPA review. For a complete list of categorical exemptions see WAC 197-11-800 attached and Section 15.06.095 Mount Vernon Municipal Code (MVMC).</p> <ul style="list-style-type: none"> <li>• Residential dwellings up to 10 units, cumulative.</li> <li>• Agricultural buildings up to 30,000 square feet, cumulative.</li> <li>• Office, school, commercial, recreational, service or storage buildings up to 12,000 square feet.</li> <li>• Parking lots up to 40 spaces, cumulative.</li> <li>• Subdivision of land into 9 lots or less.</li> <li>• Fills or excavations up to 500 cumulative cubic yards.</li> <li>• Installation of utility lines greater than 8-inches in diameter.</li> <li>• Work that will be done on or near a critical area.</li> </ul> <p>If your project triggers SEPA review the "SEPA Checklist" will need to be completed. This checklist contains extensive questions about the natural environment (earth, air, water, etc.) and the built environment (traffic, schools, noise, etc.) of your site. Each question shall be answered accurately and to the best of your knowledge. If a question does not apply, please write "does not apply". The questions apply to the entire project. Any future plans should be included when answering these questions. The SEPA review process requires an evaluation of cumulative impacts. For this reason it is critical to state all current and future development intentions clearly. In most cases this will prevent you from having to go back through the SEPA review process. CEDD staff can provide you with a copy of a SEPA checklist, if you need one.</p>	9	
<input checked="" type="checkbox"/>	<p><b>Existing covenants (recorded copy)</b></p> <p>The recorded limitation on property, or assignment of responsibility, which may be set forth in the property deed and/or identified in a title report.</p>	2	
<input checked="" type="checkbox"/>	<p><b>Existing Easements (recorded copy)</b></p> <p>A recorded document by the property owner granting one or more privileges to use the owner's land to and/or for the use by the public, a corporation or another person or entity. Easements may be referenced by property deed and are identified in the property title report.</p>	2	
<input checked="" type="checkbox"/>	<p><b>Flood Hazard Data and/or Flood Zone Location</b></p> <p>Data, including plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities, and the location of the foregoing; elevation in relation to mean sea level of the lowest floor (including basement) of all structures; elevation in relation to mean sea level to which any structure has been floodproofed; certification by a registered professional engineer or architect that the floodproofing methods satisfy the City's floodproofing criteria; and a description of the extent to which a watercourse would be altered or relocated as a result of proposed development. The horizontal and vertical control datum shall be clearly shown.</p>	1	
<input checked="" type="checkbox"/>	<p><b>Floor Plans</b></p> <p>A basic line drawing plan of the general building layout showing walls, exits, windows, and designated uses indicating the proposed locations of kitchens, baths and floor drains, bedrooms and living areas, with sufficient detail for City staff to determine if an oil/water separator or grease interceptor is required and to determine sizing of side sewers.</p>	3	
<input checked="" type="checkbox"/>	<p><b>Geotechnical Report</b></p> <p>A study prepared in accordance with generally accepted geotechnical practices and stamped by a professional engineer licensed in the State of Washington which includes soils and slope stability analysis, boring and test pit logs, and recommendations on slope setbacks, foundation design, retaining wall design, material selection, and all other pertinent elements. If the evaluation involves geologic evaluations or interpretations, the report shall be reviewed and approved by a geologist. Further recommendations, additions or exceptions to the original report based on the plans, site conditions, or other supporting data shall be signed and sealed by the geotechnical engineer. If the geotechnical engineer who reviews the plans and specifications is not the same engineer who prepared the geotechnical report, the new engineer shall in a letter to the city accompanying the plans and specifications, express his or her</p>	3	<p>Only reviewed if on site steps are 15%</p>

<input checked="" type="checkbox"/>	<p>agreement or disagreement with the recommendations in the geotechnical report and state that the plans and specifications conform to his or her recommendations. The preparation and content requirements in the table below shall also apply. See MVMC 15.40.160 Table A Geotechnical Report – Detailed Requirements to see if these more detailed requirements apply to your project site.</p>		
<input checked="" type="checkbox"/>	<p><b>Grading Plan, Preliminary</b>  A plan drawn by a State of Washington licensed civil engineer, land surveyor, or landscape architect at a scale and size approved by the CEDD. The horizontal and vertical control datum shall be clearly shown. For projects where less than 500 cubic yards of material is graded, the site plans may be prepared by owner/contractor as permitted by the CEDD. The plans shall clearly indicate the following:</p> <ol style="list-style-type: none"> <li>a. Graphic scale and north arrow;</li> <li>b. Dimensions of all property lines, easements, and abutting streets;</li> <li>c. Location and dimension of all on-site structures and the location of any structures within fifteen feet (15') of the subject property or which may be affected by the proposed work;</li> <li>d. Accurate existing and proposed contour lines drawn at two feet, or less, intervals showing existing ground and details of terrain and area drainage to include surrounding off-site contours within one hundred feet of the site;</li> <li>e. Location of natural drainage systems, including perennial and intermittent streams, the presence of bordering vegetation, and floodplains;</li> <li>f. Location of regulated critical areas and their buffers; such as, wetlands, steep slopes, watercourses, or floodplains and their associated buffers on or adjacent to the site;</li> <li>g. Setback areas and any areas not to be disturbed;</li> <li>h. Finished contours drawn at two foot intervals as a result of grading;</li> <li>i. Proposed drainage channels and related construction with associated underground storm lines sized and connections shown;</li> <li>j. All wells and septic systems located on or near the project site shall be identified;</li> <li>k. General notes addressing: <ol style="list-style-type: none"> <li>i. Area in square feet of the entire property,</li> <li>ii. Area of work in square feet,</li> <li>iii. The number of tons and cubic yards of soil to be added, removed, or relocated,</li> <li>iv. Type and location of fill origin, and destination of any soil to be removed from site, and</li> <li>v. Finished floor elevation(s) of all structures, existing and proposed.</li> </ol> </li> </ol>	5	
<input checked="" type="checkbox"/>	<p><b>Habitat Wildlife Assessment</b>  A report prepared by a qualified fish and wildlife biologist with experience assessing the relevant species and habitats and including at a minimum, the following requirements:</p> <ol style="list-style-type: none"> <li>1. Site Plan prepared in accordance with the requirements of the Planning and Permit Center indicating all Habitat Conservation Areas falling within 200 feet of the subject property.</li> <li>2. Project narrative describing the proposal including, but not limited to, associated grading and filling, structures, utilities, adjacent land uses, description of vegetation both within and adjacent to the habitat conservation area, and when deemed necessary by the Director, surface and subsurface hydrologic analysis;</li> <li>3. Impact analysis identifying and documenting the presence of all habitat conservation areas and discussing the project's effects on the Habitat Conservation Areas;</li> <li>4. Regulatory analysis including a discussion of any federal, state, tribal, and/or local requirements or special management recommendations which have been developed for species and/or habitats located on the site;</li> <li>5. Mitigation report including a discussion of proposed measures of mitigating adverse impacts of the project and an evaluation of their potential effectiveness. Measures may include but are not limited to: establishment of buffer zones, preservation of critically important plants and trees, limitation of access to habitat areas, seasonal restrictions of construction activities, establishment of a timetable for periodic review of the plan and/or establishment of performance or maintenance bonds;</li> </ol>	3	

<input checked="" type="checkbox"/>	<p>6. Management and maintenance practices including a discussion of ongoing maintenance practices that will assure protection of all fish and wildlife habitat conservation areas onsite after the project has been completed. This section should include a discussion of proposed monitoring criteria, methods and schedule. See MVMC 15.40 to see if additional materials will be necessary following the preparation of this initial study.</p>		
<input checked="" type="checkbox"/>	<p><b>Hydrogeologic Study</b></p> <ol style="list-style-type: none"> <li>1. The study shall be prepared by, or under the direction of, and signed by licensed hydrogeologist pursuant to WAC 308-15.</li> <li>2. Phase I Report Requirements. A Phase 1 reconnaissance level hydrogeologic report shall summarize existing information about the basic site hydrogeologic conditions such as soil types, land cover, likely ground water flow directions and receiving waters, and which low impact development management practices will be implemented consistent with the Low Impact Development Technical Guidance Manual for Puget Sound, January 2005, or an equivalent manual as determined by the Director.</li> <li>3. Phase II Report Requirements. This report shall include: <ol style="list-style-type: none"> <li>a. A description of the geology and ground water in the proposed permit area and adjacent areas down to and including the lowest aquifer that may be affected by the facility, including the following: <ol style="list-style-type: none"> <li>i. The results of a sufficient number of test borings and core borings to accurately characterize geology, soils, ground water flow, ground water chemistry and flow systems of the proposed permit area and adjacent area, which shall be at least three test borings. The applicant shall include the actual surface elevations of the drill holes.</li> <li>ii. The stratigraphy, lithologic and physical characteristics and thickness of each stratum, including the location and depth of aquifers.</li> <li>iii. The hydrologic characteristics of each aquifer described in paragraph "ii" above, including field test data for hydraulic conductivity, storage coefficient and transmissivity, ground water hydraulic gradient and velocity. The description of these characteristics shall be based on a multiple well aquifer tests if required by the city. The application shall include the procedures and calculations used to determine these characteristics.</li> <li>iv. The geologic structure within the proposed permit area and adjacent area, and its relation to the regional geological structure.</li> <li>v. The aquifer characteristics necessary to accurately describe three dimensional ground water flow through the proposed permit area and adjacent area, including storage and discharge characteristics.</li> </ol> </li> </ol> <p>See MVMC 15.40 to see if additional materials will be necessary following the preparation of this initial study.</p> </li> </ol>	<p>3</p>	
<input checked="" type="checkbox"/>	<p><b>Justification for Proposal</b></p> <p>A written description and associated mapping setting forth the reasons in favor of the application and addressing permit specific evaluation criteria found in Mount Vernon Municipal Code.</p>	<p>9</p>	
<input checked="" type="checkbox"/>	<p><b>Landscape Plan, Conceptual</b></p> <p>A general schematic plan drawn at the same scale as the project site plan with a date, graphic scale and north arrow that clearly indicates the following:</p> <ol style="list-style-type: none"> <li>a. Location of proposed buildings, parking areas, access and existing buildings to remain;</li> <li>b. Names and locations of abutting streets and public improvements, including easements;</li> <li>c. Existing and proposed contours at five foot (5') intervals or less;</li> <li>d. Location and dimensions of planting areas;</li> <li>e. Location and height of proposed berming;</li> <li>f. Locations, elevations, and details for any proposed landscape-related structures such as arbors, gazebos, fencing, etc.;</li> <li>g. Areas of proposed landscaping;</li> <li>h. Areas of existing landscaping, with designations of "to remain", or "to be removed";</li> <li>i. Proposed types of landscaping or general plant names; and,</li> </ol>	<p>3</p>	

<input checked="" type="checkbox"/>	j. Calculations showing that the correct amount and dimensions of landscaping is being installed on the site per MVMC 17.93.		
<input checked="" type="checkbox"/>	<b>Landscape Worksheet</b> A worksheet to be completed by the applicant that includes the information necessary so that a determination can be made whether a proposal meets the code requirements for landscaping specified within MVMC Chapter 17.93.	1	PP
<input checked="" type="checkbox"/>	<b>Legal Description</b> A description of a piece of land which allows an independent surveyor to locate and identify it. Usually it uses one of the following methods: government survey, metes and bounds or recorded plat (lot and block number).	3	
<input checked="" type="checkbox"/>	<b>Legal Description, electronic Copy in MS Word Format</b>	1	PP
<input checked="" type="checkbox"/>	<b>List of Site and Surrounding Property Owners and Mailing Labels for Same</b> A listing of all current property owners and their mailing addresses and Skagit County Assessor's account numbers within the area specified by MVMC 14.05.150(A)(3) of the boundaries of the subject site as obtained from the Skagit County Assessor's office. The list shall include a notarized statement from the applicant attesting that the ownership information provided is current and accurate. Current shall mean obtained within the past thirty (30) days unless otherwise approved by the CEDD.	2	
<input checked="" type="checkbox"/>	<b>Map of Existing Site Conditions</b> A plan drawn at the same scale as, or combined with, the grading plan or topography map showing existing topography at two foot contours or less, and including structural and natural features. The plan shall include major trees, shrubs, large rocks, creeks and watersheds, floodplains, buildings, roadways and trails.	9	
<input checked="" type="checkbox"/>	<b>Neighborhood Detail Map</b> A map, drawn at a scale of one inch equals one hundred feet (1" = 100') or other scale approved by the CEDD. The map shows the location of the subject site relative to the property boundaries of the surrounding parcels within approximately one thousand feet identifies the subject site with a darker perimeter line than that of surrounding properties. The map also shows the property's lot lines, existing land uses, building outlines, City boundaries (if applicable), north arrow, graphic scale, and City of Mount Vernon street names for all streets shown.	9	
<input checked="" type="checkbox"/>	<b>Parking Worksheet</b> A worksheet on which an applicant provides information necessary to demonstrate that a proposal meets the code requirements for parking specified within MVMC Chapter 17.84.	1	PP
<input checked="" type="checkbox"/>	<b>Plan Reductions</b> Eight and one-half inch by eleven inch (8-1/2" x 11") or eleven inches by seventeen inches (11" x 17") reductions of all required full size plan sheets including, but not limited to elevations, landscape plans, conceptual utility plans, site plan, and neighborhood detail/vicinity map that will yield legible photocopies.	3	
<input checked="" type="checkbox"/>	<b>Pre-Application Meeting Summary</b> A copy of the memorandum provided to an applicant by planning staff at the pre-application meeting. Please note that pre-applications meeting approvals expire six (6) months following a meeting that is held.	1	
<input checked="" type="checkbox"/>	<b>Project Narrative</b> A clear and concise description and summary of a proposed project, including: a. Project name, size and location of site; a. Zoning and Comprehensive Plan designations of the site and adjacent properties; b. Current use of the site and any existing improvements; c. Special site features (i.e., wetlands, water bodies, steep slopes, or other critical areas); and a description of the buffers that will be required for each feature; d. Statement addressing soil type and drainage conditions; e. Proposed use of the property and scope of the proposed development (i.e., height, square footage, lot coverage, parking, access, etc.); f. Proposed off-site improvements (i.e., installation of sidewalks, fire hydrants, sewer main, etc.); g. Total estimated construction cost and estimated fair market value of the proposed project; h. Estimated quantities and type of materials involved if any fill or excavation is proposed; i. Number, type and size of trees to be removed; j. Explanation of any land to be dedicated to the City; and,	9	

	<p>k. For shoreline applications:</p> <ol style="list-style-type: none"> <li>i. Name of adjacent water area or wetlands,</li> <li>ii. Nature of existing shoreline – describe,</li> <li>iii. Type of shoreline (i.e., lake, stream, lagoon, march, bog, floodplain, floodway),</li> <li>iv. Type of beach (i.e., accretion, erosion, high bank-low bank),</li> <li>v. Type of material (i.e., sand, gravel, mud, clay, rock, riprap),</li> <li>vi. The extent and type of any bulkheading, and</li> <li>vii. The number and location of structures and/or residential units (existing and potential) which might have views obstructed as a result of the proposed project.</li> </ol> <p>l. For subdivision applications: the proposed number, size, and density of the new lots.</p>		
✓	<p><b>Roadway Construction Plans – Preliminary</b>  Plans prepared by a State of Washington licensed civil engineer that meet the requirements found in the MVMC and the City's Engineering Standards. All plan sheets shall be twenty-four inches by thirty-six inches (24" x 36"), clear and readable and shall be at a scale of one inch equals twenty feet (1" = 20') horizontal, and one inch equals two feet (1" = 2') vertical, unless otherwise approved by the Director. The horizontal and vertical control datum shall be clearly shown. The plans shall contain the following:</p> <p>A. Preliminary roadway construction plans shall include the following sheets:</p> <ol style="list-style-type: none"> <li>1. Existing conditions including topographical detail;</li> <li>2. Overall proposed conditions and project layout;</li> <li>3. Overall drainage plan; and,</li> <li>4. Roadway and pond cross-sections.</li> </ol>	5	
✓	<p><b>Screening Detail, Refuse/Recycling</b>  A detailed plan drawing, prepared to scale, showing location within property boundaries, heights, elevations, and building materials of proposed screening or of proposed plantings.</p>	3	
✓	<p><b>Short Plat Map, Preliminary</b>  Maps for preliminary short plats shall include the following:  A map prepared by a State of Washington registered land surveyor in accordance with RCW 18.43.020 and 58.17 RCW, and WAC 332-130, fully dimensioned, drawn at a horizontal scale of no less than 100 feet to the inch; or other scale specifically approved by the Director and including the following:</p> <ol style="list-style-type: none"> <li>a. Name of the proposed short plat (and space for the future City land use number);</li> <li>b. Names, addresses and telephone number of the engineer and licensed land surveyor, and the names and addresses of all property owners;</li> <li>c. An accurate and complete legal description of the property written or verified by a licensed land surveyor;</li> <li>d. Date, graphic scale, and north arrow oriented to the top of the paper/plan sheet;</li> <li>e. Vicinity sketch at a scale of not more than 1,000 feet to the inch showing the proposed plat in relation to surrounding land. All platted rights-of-way for a distance of at least one-quarter mile shall be shown, and additional area shall be illustrated, if necessary, to show connecting streets or arterials;</li> <li>f. A drawing of the subject property with all existing and proposed property lines dimensioned, indicating the required yards (setbacks) with dashed lines;</li> <li>g. Location of the subject site with respect to the nearest street intersections (including intersections opposite the subject property), alleys and other rights-of-way, showing how access will be provided to all lots, and the names, addresses, and tax identification numbers of the owners of record of property contiguous to the proposed short plat;</li> <li>h. Names, locations, widths and other dimensions of existing and proposed streets, alleys, easements, parks, open spaces and reservations;</li> </ol>	9	

	<ul style="list-style-type: none"> <li>i. Contours and elevations at minimum two foot (2') vertical intervals to the extent necessary to predict drainage characteristics of the property. Approximate, estimated contour lines shall be extended at least one hundred feet (100') beyond the boundaries of the proposed short plat. The off site surveying requirement can be satisfied with topographic mapping from the City of other mapping resources that are approved by the Director. In addition, where slopes are in excess of 20% five foot contours or greater can be approved by the Director;</li> <li>j. Horizontal control datum shall be that which is stipulated by WAC 332-130-060;</li> <li>k. Location and dimensions of any existing and proposed structures, existing on-site trees, existing or proposed fencing or retaining walls, freestanding signs, and easements;</li> <li>l. Location of existing conditions (such as wetlands, steep slopes, watercourses) and their associated buffers on or adjacent to the site which could hinder development;</li> <li>m. The location of all wells and septic systems located on or near the project site;</li> <li>n. Flood hazard information and boundary on the subdivision drawing including the nature, location, dimensions, and elevations of the subdivided area; and.</li> <li>o. A legend listing the following included on the first sheet of the short plat plan: <ul style="list-style-type: none"> <li>i. Short plat,</li> <li>ii. Proposed number of lots,</li> <li>iii. Zoning and Comprehensive Plan designations of the subject site and the land adjacent and contiguous,</li> <li>iv. Proposed square footage and acreage in each lot, and</li> <li>v. Square feet and percentage of land in streets and open space.</li> </ul> </li> <li>p. Access and Utilities: Indicate how the proposed subdivision will be served by streets and utilities, show how access will be provided to all lots, and the location of sewer and water lines.</li> </ul>		
	<p><b>Stream Study, Standard</b></p> <p>A report shall be prepared by a qualified professional, unless otherwise determined by the Director, and include the following information:</p> <ul style="list-style-type: none"> <li>1. Site Map: Site map(s) indicating, at a scale no smaller than 1" = 20' (unless otherwise approved by the Director): <ul style="list-style-type: none"> <li>a. The entire parcel of land owned by the applicant, including 100 feet of the abutting parcels through which the water body(ies) flow(s);</li> <li>b. The ordinary high water mark (OHWM) determined in the field by a certified professional (the OHWM must also be flagged in the field);</li> <li>c. Stream classification, as recorded in city inventories (if unclassified, see subsection (c) below);</li> <li>d. Topography of the site and abutting lands in relation to the stream(s) and its/their management zone(s) at contour intervals of two feet where slopes are less than 10 percent, and of five feet where slopes are 10 percent or greater;</li> <li>e. 100-year floodplain and floodway boundaries, including 100 feet of the abutting parcels through which the water body(ies) flow(s);</li> <li>f. Site drainage patterns, using arrows to indicate the direction of major drainage flow;</li> <li>g. Top view and typical cross-section views of the stream, banks, and management zones to scale;</li> <li>h. The vegetative cover of the entire site, including the stream or lake, banks, riparian area, and/or abutting wetland areas, extending 100 feet upstream and downstream from the property line. Include position, species, and size of all trees at least 4 inches dbh that are within the Inner and Outer Riparian Management Zone;</li> <li>i. The location, width, depth, and length of all existing and proposed structures, roads, storm water management facilities, wastewater treatment and installations in relation to the stream/lake and its/their management zones; and</li> <li>j. Location of site access, ingress and egress.</li> </ul> </li> <li>2. Grading Plan: A grading plan prepared in accordance with MVMC and Mount Vernon Engineering Standards and as required by staff through the preapplication review process, and showing contour intervals of two feet where slopes are less than 10 percent, and of five feet where slopes are 10 percent or greater.</li> </ul>	3	

<input checked="" type="checkbox"/>	<p>3. Stream Assessment Narrative: A narrative report shall be prepared to accompany the site plan which describes:</p> <ol style="list-style-type: none"> <li>The Stream classification as recorded in city inventories.</li> <li>The vegetative cover of the site, including the stream or lake, banks, riparian area, wetland areas, and flood hazard areas extending 100 feet upstream and downstream from the property line;</li> <li>The ecological functions currently provided by the stream/lake and existing riparian area;</li> <li>Observed or reported fish and wildlife that make use of the area including, but not limited to, salmonids, mammals, and bird nesting, breeding, and feeding/foraging areas; and</li> <li>Measures to protect trees and vegetation.</li> </ol> <p>See MVMC 15.40.170(C) to see if a supplemental stream study will be required.</p>		
<input checked="" type="checkbox"/>	<p><b>Street Lighting Plan</b> Drawing showing the proposed lighting system, including luminaries, junction boxes, electric wiring, and wiring diagrams using the same scale as the utility plans (or as approved by the CEDD) and conforming to ANSI standards.</p>	3	
<input checked="" type="checkbox"/>	<p><b>Survey</b> A sketch showing all distances, angles and calculations required to determine corners and distances of the plat shall accompany this data. The allowable error of closure shall not exceed one foot (1') in ten thousand feet (10,000'). Shall be accompanied by a complete survey of the section or sections in which the plat or re-plat is located, or as much thereof as may be necessary to properly orient the plat within such section or sections. The plat and section survey shall be submitted with complete field and computation notes showing the original or re-established corners with descriptions of the same and the actual traverse showing error of closure and method of balancing. Horizontal control datum shall be that which is stipulated by WAC 332-130-060.</p>	9	
<input checked="" type="checkbox"/>	<p><b>Title Report or Plat Certificate</b> A document prepared by a title insurance company documenting the ownership and title of all interested parties in the plat, subdivision, dedication, development or action that lists all encumbrances. The certificate or report shall be dated within 30 days prior to the submittal of a permit to the City. An updated certificate or report dated within 30 days before final plat approval is also necessary. Copies of all the encumbrances listed within the certificate or report shall be provided.</p>	2	
<input checked="" type="checkbox"/>	<p><b>Topography Map</b> A map showing the existing land contours using vertical intervals of not more than two feet. For any existing buildings the map shall show the finished floor elevations of each floor of the building. The horizontal and vertical control datum shall be clearly shown.</p>	5	
<input checked="" type="checkbox"/>	<p><b>Tree Cutting/Land Clearing Plan</b> A plan, based on finished grade, drawn to scale clearly showing property boundaries, location of areas proposed to be cleared, types and sizes of vegetation to be removed, altered or retained, future building sites and drip lines of any trees which will overhang/overlap a construction line, and location and dimensions of rights-of-way, utility lines, and easements. All critical areas and their associated buffers shall also be shown.</p>	3	
<input checked="" type="checkbox"/>	<p><b>Utilities Plan and Profile</b> A plan drawn at scale or size approved by the CEDD clearly showing all existing (to remain) and proposed public or private improvements to be dedicated or sold to the public including, but not limited to: curbs, gutters, sidewalks, median islands, street trees, fire hydrants, utility poles, refuse areas, freestanding lighting fixtures, utility junction boxes, public utility transformers, etc., along the full property frontage. The finished floor elevations for each floor of proposed and existing (to remain) structures shall be shown. The horizontal and vertical control datum shall be clearly shown.</p>	5	
<input checked="" type="checkbox"/>	<p><b>Wetland Assessment</b> A wetland assessment includes the following: 1. A description of the project and maps at a scale no smaller than 1" = 200' showing the entire parcel of land owned by the applicant and the wetland boundary delineated by a qualified wetlands ecologist, and pursuant to MVMC 15.40.040;</p>	3	

	<ol style="list-style-type: none"> <li>2. A description of the vegetative cover of the wetland and adjacent area including identification of the dominant plant and animal species, consistent with published delineation standards (Corps of Engineers delineation manual, 1987; Washington State Wetlands Identification and Delineation Manual, 1997). Copies of the wetland delineation data sheets and rating forms should be included as an appendix to the wetland assessment;</li> <li>3. A site plan for the proposed activity at a scale no smaller than 1" = 200' showing the location, width, depth and length of all existing and proposed structures, roads, storm water management facilities, sewage treatment and installations within the wetland and its buffer;</li> <li>4. The exact locations and specifications for all activities associated with site development including the type, extent and method of operations;</li> <li>5. Elevations of the site and adjacent lands within the wetland and its buffer at contour intervals of no greater than five feet or at a contour interval appropriate to the site topography and acceptable to the city;</li> <li>6. Top view and typical cross-section views of the wetland and its buffer to scale;</li> <li>7. The purposes of the project and, if a variance is being requested, an explanation of why the proposed activity cannot be located at another site;</li> <li>8. If wetland mitigation is proposed, a mitigation plan which includes baseline information, an identification of direct and indirect impacts of the project to the wetland area and wetland functions, environmental goals and objectives, performance standards, construction plans, a monitoring program and a contingency plan.</li> <li>9. Alternative Methods of Development: If wetland changes are proposed, the applicant shall evaluate alternative methods of developing the property using the following criteria in this order: <ol style="list-style-type: none"> <li>a. Avoid any disturbances to the wetland or buffer;</li> <li>b. Minimize any wetland or buffer impacts;</li> <li>c. Compensate for any wetland or buffer impacts;</li> <li>d. Restore any wetlands or buffer impacted or lost temporarily;</li> <li>e. Create new wetlands and buffers for those lost; and</li> <li>f. In addition to restoring a wetland or creating a wetland, enhance an existing degraded wetland to compensate for lost functions and values.</li> </ol> <p>This evaluation shall be submitted to the Director. Any proposed alteration of wetlands shall be evaluated by the Director using the above hierarchy.</p> </li> <li>10. Such other information as may be needed by the city, including but not limited to an assessment of wetland functional characteristics, including a discussion of the methodology used; a study of hazards if present on site, the effect of any protective measures that might be taken to reduce such hazards; and any other information deemed necessary to verify compliance with the provisions of this section. See MVMC 15.40 to see if additional materials will be necessary following the preparation of this initial study.</li> </ol>		
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**GENERAL PROCESS:** Once all of the materials outlined above have been submitted to the CEDD a staff planner will determine whether or not an application is technically complete. A letter will be sent to the applicant stating that either an application is technically complete; or that it is technically incomplete and what additional items need to be submitted, or what corrections are needed to make the application complete.

Once an application is deemed technically complete a staff planner will prepare and distribute a Notice of Application and a SEPA notice (if applicable). The Notice of Application (NOA) and State Environmental Policy Act (SEPA) determination will be sent to City departments, property owners within 300 feet of a site and applicable agencies. In addition, a staff planner will contact the applicant to let them know when they need to pick up their pink land use change sign and where to place it on their site.