

December 30, 2016

Mr. Dave Prutzman
4703 Parkview Lane
Mount Vernon, WA 98274

Reference: East Village Short Plat, File #: PL16-150, Technically Complete Determination

Dear Mr. Prutzman:

Consistent with Mount Vernon Municipal Code (MVMC) 14.05.110(C)(4) the East Village Short Plat, File #: PL16-150 was deemed counter complete on **December 29, 2016.**

Following this counter complete determination I am now deeming this application technically complete per MVMC 14.05.110(D) as of today, **December 30, 2016.**

This determination of technical completeness means that you have submitted the items requested by staff per MVMC 14.05.210. I am pointing this out because as the review process for this project commences there will likely be questions from staff and/or the need to have additional materials submitted.

If you have any questions about the contents of this letter; or if you need additional information, please do not hesitate to call me at (360) 336-6214; or to email me at: rebeccab@mountvernonwa.gov

Thank you,



Rebecca Lowell,
CEDD, Senior Planner



**NOTICE OF APPLICATION &
PROPOSED OPTIONAL MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)**

APPLICANT & APPLICATION NAME/NUMBER: East Village Short Plat, PL16-150

PROJECT DESCRIPTION: Proposed is a short plat that will create seven (7) single-family residential lots that range in size from ±10,000 s.f. to ±13,000 s.f. In addition to these seven (7) new lots (where future single-family homes will be constructed) a tract for a future stormwater facility and a lot to contain the existing two residential homes on the far south side of the overall property will also be created. A ±420 linear foot private road will be extended from Balsam Lane to the east to provide access to the new lots and the stormwater tract.

The project site contains two Category III wetlands (identified as wetlands A and C), one Category IV wetland (identified as wetland B) and a Fish Bearing Stream (Maddox Creek). The applicant proposes filling wetland C, and completing buffer averaging on wetland B.

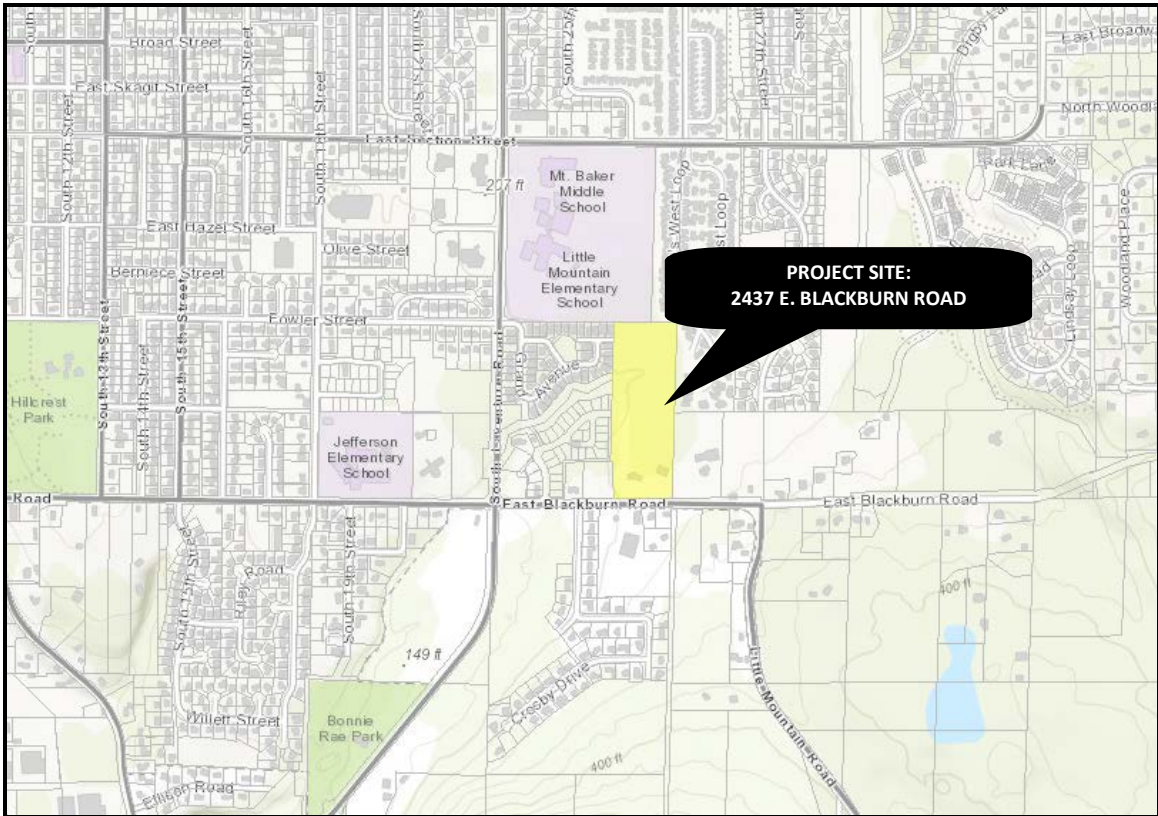
Following preliminary short plat approval the applicant will be required to install infrastructure (roads and utilities) to serve this site. The infrastructure installation will require approximately 1,300 cubic yards of excavation and approximately 121 cubic yards of fill. Utility lines greater than 8-inches in diameter will also be installed.

The forested portions of the site primarily contain douglas fir, western red cedar and red alder ranging from 6 to 30-inches dbh. The applicant will need to harvest portions of these trees to allow site development.

OWNER/APPLICANT INFORMATION:

	PROPERTY OWNER:	APPLICANT:
NAME:	Mary Margaret Kiesel	Samish Bay Land Company, LLC Contact: Dave Prutzman
ADDRESS:	2437 E. Blackburn Road Mount Vernon, WA 98274	4703 Parkview Lane Mount Vernon, WA 98274
TELEPHONE:	(360) 391-2582	(425) 308-9397
EMAIL:	maggiewallace55@gmail.com	samishbay@gmail.com

PROJECT LOCATION: The approximate 13.4± acre site is addressed as 2437 East Blackburn Road. This site is bound by Blackburn Road to the south, the Big Fir PUD to the west, and the Mount Vernon School District’s Little Mountain Elementary School to the north. The Skagit County Assessor describes the subject site as parcel: P28003. The entire site is located within a portion of the NW ¼ of Section 28, Township 34 North, Range 04 East, W.M. The following maps show the general location of the site.



OPTIONAL MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS): 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 MDNS process to give notice that a MDNS is likely to be issued. Comment periods for the project and the proposed MDNS are integrated into a single comment period. There will be no comment period following the issuance of the Threshold Mitigated Determination of Non-Significance (MDNS). A 10-day appeal period will follow the issuance of the MDNS.

DETAILS:

Permit Application Date:	December 29, 2016	Counter & Technically Complete:	December 29, 2016 December 30, 2016
Permits/Review Requested:	Preliminary Short Plat Approval, Traffic Concurrency Approval, Waiver of Frontage Improvements per MVMC 16.32.060(F), SEPA Process, Critical Area Permit	Other Permits that may be Required:	Land Clearing Permit, Fill & Grade Permit, Building Permits, Right-of-Way Permits

CONSISTENCY OVERVIEW:

Zoning:	Single-Family Residential (R-1, 4.0)	Comprehensive Plan:	Single-Family Medium Density (SF-MED)
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Environmental Documents that Evaluate the Proposed Project:	Drainage Analysis dated 12.22.2016 from Dale Herrigstad, P.E.; Completed SEPA Checklist dated 12.27.2016; Critical Area Site Assessment dated 12.21.2016 from Graham-Bunting Associates
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Development Regulations Used for Project Mitigation:	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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To receive additional information regarding this project contact the CEDD Department and ask to become a party of record:	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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CONDITIONS BEING CONSIDERED TO MITIGATE ENVIRONMENTAL IMPACTS:

1. Any person engaged in ground disturbing activity who encounters or discovers historical and/or archeological materials in or on the ground shall:
 - a. Immediately cease any activity which may cause further disturbance;
 - b. Make a reasonable effort to protect the area from further disturbance; and,
 - c. Report the presence and location of the material to the proper authorities in the most expeditious manner possible.

Comments on the Notice of Application and Proposed Mitigated Determination of Non-Significance (MDNS) must be submitted, in writing, no later than **5:00 p.m. on January 31, 2017**. 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.

City staff has created a page on the City's website where the site plans, technical reports, and other pertinent information can be viewed. This webpage can be viewed as follows: navigate to: www.mountvernonwa.gov; once here click on 'Departments' then 'Community & Economic Development' then 'Community Development' then 'News & Notices' once on this page find the project name/number and you will see hyperlinks to documents related to this project.

ISSUED: January 17, 2017

PUBLISHED: January 20, 2017

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