



May 10, 2017

Underwood Architecture  
Contact: Jeremy McNett  
1005 4<sup>th</sup> Street  
Anacortes, WA 98221

Reference: New Hoag Road YMCA, File #: PL17-050, Request for Additional Information/Hold

Dear Jeremy:

Consistent with Mount Vernon Municipal Code (MVMC) 14.05.110(D)(3) and (4) the New Hoag Road YMCA, File #: PL17-050 is hereby placed on hold pending the submittal of supplemental information and studies required before the City is able to issue a final SEPA determination for this project.

Below is a list of the information/studies staff is requesting:

- Parking Study to determine the number of parking spaces required on the subject site. Once this study is completed the applicant needs to revise the site plans to identify the requisite number of parking spaces.
- The subject site is encumbered with a regulatory floodway (Zone A1) from elevation 36.7 west (see MVMC 15.36.280). As such, the retaining wall, stormwater facility, and portion of the parking lot located within the floodway are required to have a certification by a registered professional engineer or architect *“demonstrating through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment shall not result in any increase in flood levels during the occurrence of the base flood discharge”*.

Pursuant to MVMC 14.05.130, when an applicant has been requested by the city to correct plans or other information, perform required studies, or provide additional required information, a hold shall be placed on the project. The time during the hold period shall be excluded in determining the number of days that have elapsed after the city has notified the applicant that the application is complete for processing.

Pursuant to MVMC 14.05.110(D)(3) the above listed information must be submitted to the Development Services Department on/before **August 10, 2017** (90 days from the date of this letter). Should you need an extension of time please contact staff to discuss potential options.

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](mailto:rebeccab@mountvernonwa.gov)

Thank you,

A handwritten signature in blue ink that reads "R Lowell". The signature is written in a cursive, flowing style.

Rebecca Lowell,  
DS, Senior Planner

C: Mr. Bob Schrumm