



## NOTICE OF APPLICATION & NOTICE OF PUBLIC HEARING

This Notice of Application is being posted and sent to those property owners who are located within 300 feet of the project site described within this notice. City code requires the applicant for this action to obtain a permit that will allow the construction of the improvements described herein. If you have concerns or questions about this project please respond to the staff person listed in this notice within the timeframe provided.

**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 below.**

**DATE:** | April 20, 2017

**LAND USE NUMBER:** | File No. PL17-040

**APPLICATION NAME:** Good – ADU with Special Permission

**PROJECT DESCRIPTION:** Proposal seeks to demolish an existing non-conforming accessory dwelling unit and rebuild a new accessory dwelling unit in its place. The new structure will be sited in essentially the same location, but gains an additional 52 square feet of floor area, resulting in a building that is 512 square feet total. There will be an increase in ridge height of approximately 8 feet in comparison to the existing structure.

MVMC Chapter 17.102 has a process by which the City Council (upon recommendation by the Hearing Examiner) can grant special permission to enlarge or expand an existing non-conforming structure and/or use so long as certain criteria are met. Consolidated with the permit for a non-conforming structure/use will be a permit for an Accessory Dwelling Unit (ADU).

**APPLICANT:** Shannon Good - 403 S 11<sup>th</sup> St. Mount Vernon WA 98274 (360)336-9700.

**PROJECT LOCATION:** The proposal property has an address of 1012 E Montgomery St. The main residence is addressed as 403 S 11<sup>th</sup> St. The parcel number is P52765. The property is legally described as the eastern addition to Mt Vernon, lot 16, except the south 20 feet thereof, and all of lots 17 and 18, block 11.

**PUBLIC HEARING:** An open record public hearing will be held before the Hearing Examiner on **WEDNESDAY, MAY 17, 2017 AT 10 A.M.** This hearing will be held at City Hall, 910 Cleveland Avenue.

Comments on the Notice of Application must be submitted, in writing, no later than **5:00 P.M. ON MAY 8, 2017.** Comments should be as specific as possible. Any person may comment on the application, receive notice of 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.

## VICINITY MAP

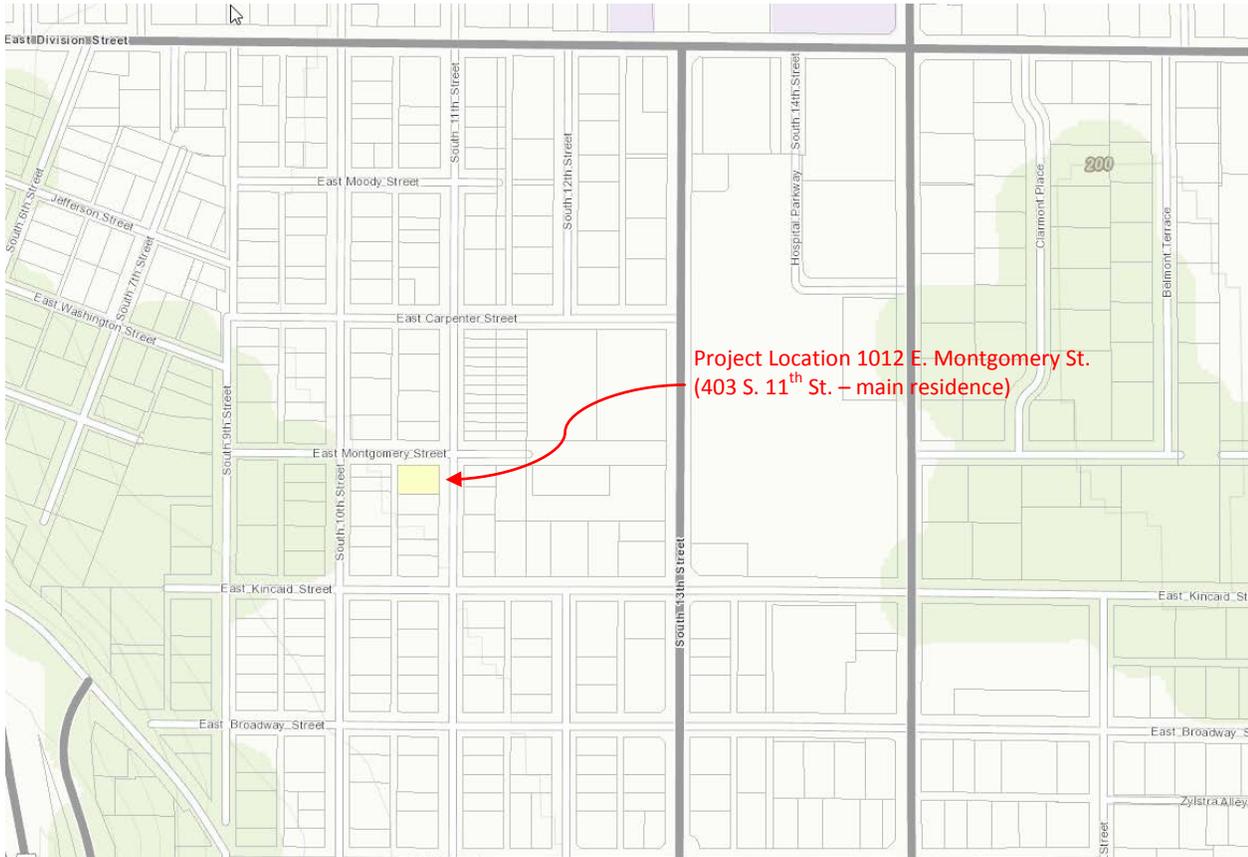


Photo from the Skagit County Assessor, taken from S. 11<sup>th</sup> St. looking at the main residential building.

**DETAILS:**

<b>Permit Application Date:</b>	March 30 <sup>th</sup> , 2017	<b>Technically Complete:</b>	April 20, 2017
<b>Permits/Review Requested:</b>	Expansion of a Non-Conforming Building, Accessory Dwelling Unit and Building Permit	<b>Other Permits that may be Required:</b>	None Known

**CONSISTENCY OVERVIEW:**

<b>Zoning:</b>	Single-Family Residential with a maximum density of 7.26 dwelling units per acre (R-1, 7.0).	<b>Comprehensive Plan:</b>	Single-Family Residential High Density (SF-HI)
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**Environmental Documents that Evaluate the Proposed Project:** None Required, there are no indications of critical areas on or near the project site.

This project is categorically exempt from the threshold determination and Environmental Impact Statement Requirements of SEPA per WAC 197-11-800.

**Development Regulations Used for Project Mitigation:** The project is subject to the City’s Comprehensive Plan, Subdivision and Zoning Code, Drainage, Engineering and Concurrency Requirements and other applicable local, state and federal regulations as appropriate.

**To receive additional information regarding this project contact the 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

**PROCESS:** The City’s Hearing Examiner will make a recommendation to the City Council who will issue a final decision on this application.

The application and supporting documentation are available for review at the Development Services Department located at City Hall. Copies will be provided upon request at the cost of reproduction.

Issued: April 21, 2017  
Published: April 24, 2017

**SENT TO:** OWNERS WITHIN 300 FEET OF THE PROJECT SITE, APPLICANT, PROPERTY OWNER, CNG, WDFW, DNR, DIKE AND DRAINAGE DISTRICTS (AS APPLICABLE), 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