



16-150

MASTER LAND USE APPLICATION FORM

FILE NUMBER: PL16-150

PROPERTY OWNER(S): <small>(If there is more than one legal owner, please attach an additional notarized Master Application for each owner)</small>	
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 <small>(if applicable)</small>	
ADDRESS: 4215 Montgomery	
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: 4215 Montgomery	
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(es)/location: 2437 E. Blackburn Road Mount Vernon, Wa. 98274
<small>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.</small>
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:**

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

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>6000.00</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:	
<u>Publications (3) = 137.09</u>	
<u>82 x 3 x .47 = 115.62</u>	
<u>413.07</u>	
<u>\$ 115.62</u>	

Plat, Preliminary <u>Base fee</u>	\$ <u>800</u>
Planned Unit Development	\$ _____
Rezoning	\$ _____
Shoreline Permits:	
Conditional Use	\$ _____
Substantial Development	\$ _____
Variance	\$ _____
Short Plat, Preliminary <u>\$15000 x 8</u>	\$ <u>800.00</u>
Site Plan Approval	\$ _____
Special Use Permit	\$ _____
Special Use Permit for ADU	\$ _____
Temporary Use Permit	\$ _____
Transportation Concurrency	\$ _____
Variances, Administrative	\$ _____
Variances	\$ _____
Postage	\$ <u>115.62</u>
Land Use Signs: <u>x 2</u>	\$ <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 24th 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 Bow
My Appointment Expires 3-15-2018

CHICAGO TITLE INSURANCE COMPANY

GUARANTEE/CERTIFICATE NO. 620026827

ISSUING OFFICE: Title Officer: Residential Unit Chicago Title Company of Washington 425 Commercial Mount Vernon, WA 98273 Phone: (877)602-2190 Fax: (866)827-8844 Main Phone: (425)258-3683 Email: snotitle@ctt.com

SCHEDULE A

Liability	Premium	Tax
\$1,000.00	\$250.00	\$21.25

Effective Date: December 14, 2016 at 08:00 AM

The assurances referred to on the face page are:

That, according to those public records which, under the recording laws, impart constructive notice of matter relative to the following described property:

For APN/Parcel ID(s): P28003 and 340428 2 007 0102

That portion of the East ½ of the Southwest ¼ of the Northwest ¼ of Section 28, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southeast corner of said subdivision;
 thence North 0°54'33" East along the East line of said subdivision, a distance of 30.02 feet to a point on the North line of Blackburn Road, and which point is the true point of beginning of this description;
 thence continuing North 0°54'33" East along the East line of said subdivision, a distance of 1,284.15 feet to the Northeast corner of said subdivision;
 thence South 89°22'21" West, along the North line of said subdivision, a distance of 461.22 feet to a point that bears North 89°22'21" East a distance of 194.40 feet from the Northwest corner of said subdivision;
 thence South 0°50'47" West, parallel with the West line of said subdivision, a distance of 1,019.12 feet to a point on the North line of that tract conveyed to Robert B. Lindbloom, et ux, by instrument recorded under Auditor's File No. 573266;
 thence North 88°43'35" East along the North line of said Lindbloom tract, a distance of 20.02 feet to the Northeast corner of said Lindbloom tract;
 thence South 1°16'25" East, along the East line of said Lindbloom tract, a distance of 270.00 feet to a point on the North line of Blackburn Road;
 thence North 88°43'35" East, along the North line of Blackburn Road, parallel with, and 30.00 feet North of, when measured at right angles from the South line of said subdivision, a distance of 429.95 feet to the true point of beginning.

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

Title to said real property is vested in:

Mary Margaret Kiesel, as her separate estate

subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

END OF SCHEDULE A

Ledger

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

16-150

Payment Details:	Payment Method	Amount Tendered	Check Number
	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
Environmental 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
 Item Amt: \$115.62
 } \$413.07 6060 - MISCELLANEOUS
 * Desc.: DS 150 PERMIT FEE
 GL: R 001.369.90.00
 Item Amt: \$413.07
 } ITEM(S): TOTAL: \$3156.69
 Check (070153) PAID \$2943.00
 Check (07929) PAID \$213.69
 Have a great day!
 Duplicate

Ledger

Receipt Number: 2017005137
Receipt Date: 03/03/2017
Date Paid: 03/03/2017
Full Amount: \$4,500.00

Payment Details:	Payment Method	Amount Tendered	Check Number
	Check	\$4,500.00	07970

Amount Tendered: \$4,500.00
Change / Overage: \$0.00
Contact: Dave Prutzman, Address:4215 Montgomery
Site Address: 2437 BLACKBURN ROAD

FEE DETAILS:

Fee Description	Reference Number	Amount Owning	Amount Paid
Developer Reimbursement Fee - 001.345.89.00	PL20160000150	\$4,500.00	\$4,500.00

City of Mount Vernon
360-336-6202

13 City Hall
06202-1 03/03/2017 BR103 T10
i Mar03,2017 02:43PM Trans#26-26
ne: DAVE PRUTZMAN
\$4500.00 2000 - DEV SERVICES
desc.: PL2016150 BLACKBURN RD
: R 001.345.89.00
Item Amt: \$4500.00
1 ITEM(S): TOTAL: \$4500.00
Check (07970) PAID \$4500.00

Have a great day!
Dupl

PROJECT NARRATIVE: EAST VILLAGE SHORT PLAT

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CITY OF MOUNT VERNON

DEC 29 2016

- CITY OF MOUNT VERNON
C.E.D. DEPARTMENT
BY
- A. Name of Project: East Village Short Plat. 9 lot short plat on 13 acres consisting of 7 lots plus storm water tract located on the northern most 2.2 acres of a total 13 acre parcel. The developed portion is sited north of Maddox Creek and its' associated 150' Critical Area Buffer. The 9th lot is the residual 10 acres located south of Maddox Creek down to East Blackburn Road.
 - B. Zoning and Comprehensive Plan designation: Currently zoned R-1,4.0 and designated as Medium Density Residential on Comprehensive Plan. Adjacent uses consist of Elementary School (Little Mountain Elementary) to the North; Park Village mobile home subdivision to the NorthEast; Big Fir North and South age restricted residential communities to the West; and single family residential to the East.
 - C. Current use of Site: There are 2 single family residences on the South 300 feet, the balance of the site is vacant pasture and forested.
 - D. Special Site Features: Maddox Creek bi-sects the site about 350'-400' from its' northern property line. Initial surveys have shown potential for wetlands on pasture areas in southern portion of site although these are not found on City's wetland maps. A 10,000 sq. ft. artificially created wetland has been created on the westerly end of the developed area of the site and will be mitigated via wetland banking (see attached report and mitigation plan). 150' Critical Area Buffers will be in place on both North and South sides of Maddox Creek.
 - E. Soil types and Drainage Conditions: Two soil units are mapped by NRCS on the site: 1) Bow gravelly loam, permeability of the Bow soil is slow and available water capacity is high, 2) Skipopa silt loam, permeability of the Skipopa soil is very slow and available water capacity is high.
 - F. Proposed use of the property and scope of proposed development: Development will occur over the northern most 2.2 acres of a total 13 acre site. The 7 lot residential development will utilize an extension of Balsam Lane the utilities therein. The residential lots and improvements will all be sited between the 150' Critical Area Buffer from Maddox Creek and the Northern property boundary, and is sited 1,300 feet from East Blackburn Road. The homes built are anticipated to be approximately 1,800 s.f.-2,500 s.f. with 2-3 car garages and all structures will be built compliant with City codes.
 - G. Proposed off-site improvements: It is not anticipated there will be any off-site improvements for 2 reasons: 1) the improvements for the 7 residential lots is a mere extension of the existing Big Fir North improvements, and 2) City Ordinances would require improvements along East Blackburn Road. We are requesting an exemption, and staff has said it will support, from this requirement because of the 1,300' distance between the residential lots and East Blackburn Road and the site's capacity to eventually accommodate residential on south portion at which time the Blackburn improvements would be a requirement of any such development.
 - H. Total estimated construction cost and estimated fair market value: Estimated construction costs (without land and soft development costs): \$300,000; Estimated market value: \$600,000.
 - I. Estimated quantities and type of fill/excavation: 1,300 c.y. fill of excavation from roads and storm pond; 450 c.y. of fill for road base and road grading.
 - J. Number, type and size of trees to be removed: From Rebecca Lowell email of January 8, 2016: "... you will be placing the standard buffer on the stream and wetland areas- which means that the tree information in not necessary".

- K. Explanation of any land to be dedicated to the City: There will be no property dedicated to the City. Streets, curbs, sidewalks and storm tract will all be private and maintained by the Homeowner's Association.
- L. For Subdivision applications: The 7 lots will all exceed 10,000 s.f. in size with a density of 8 lots maximum.

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DEC 29 2016

East Village Short Plat: Request for Waiver of Requirements, Chapter 16.32.060 Improvements

Referenced Chapter 16.32.060 requires improvements in the following areas:

C.E.D. DEPARTMENT
BY _____

B. Sanitary sewers. sub-paragraph 4. Sewer lines shall be extended to the boundary of the (short) plat at the discretion of the Public Works Director.

D. Streets. Sub-paragraph 3."subdivision boundary to subdivision boundary."

16.20.020 Waiver of Requirements.

1. Any request shall be received concurrent with plat application.
2. Said request shall include all details necessary to support the application.
3. Any waiver shall be granted at the discretion of the Hearing Examiner.

This request is for a waiver of the requirements of East Blackburn Road being improved to the East boundary of Lot 9 of the proposed short plat.

Basis for Request of Waiver of Requirements:

1. Actual development will occur at the very northerly end of the total site, a distance of 1,300' (1/4 mile) from East Blackburn Road. This is approximately the same distance as Fowler Street to East Blackburn Road on the perimeter of Hillcrest Park. The actual development is separated from East Blackburn Road by Maddox Creek and over 300' of Critical Area buffers. Lot 9 is the residual lot in the short plat and has existed as such for over 50 years. It is anticipated that the required improvements would occur at such time as any future development occurs on that lot in coordination with other Blackburn Road sites.
2. Improvements would involve sanitary sewer, curb, sidewalks, relocation of existing power poles, enclosing existing open drainage ditch, and full 1/2 street improvements. Conservatively the cost would exceed \$300,000 plus engineering, permits, fees, etc..... approximately \$60,000 per lot. That is a figure a small project such as this cannot absorb and would render it un-developable.

Sincerely,

David Prutzman
Managing Member
Samish Bay Land Company LLC

East Village Short Plat: Justification for Proposal

This proposal meets zoning codes, Comprehensive Plan designation and development standards in an environmentally sensitive manner. All utilities have already been extended to the site. It observes existing Critical Area buffer setbacks. It will help the City meet its' targets for providing new homes over the next 20 years.

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DEC 29 2016

C.E.D. DEPARTMENT
BY _____

CONSTRUCTION MITIGATION DESCRIPTION: EAST VILLAGE SHORT PLAT

- A. Construction Dates: Spring 2017 through Summer 2017.
- B. Hours of Operation: 7:00 a.m. to 6:00 p.m.
- C. Proposed Hauling/Transportation Routes: Ingress/Egress to site will be via Balsam Lane and through Big Fir North community.
- D. Mitigation Measures for Traffic/Transportation Impacts: Hauling of import materials will be minimal with most construction traffic impacts relating to removal of clear/grade materials. We anticipate use of street washing, street sweeping combined with the limited construction hours. We will be applying to the City for relief from the Ordinance which restricts site clearing to 10' back of utilities. Allowing clearing of the site at one time will reduce the length of time that trucks would be hauling logs through the Big Fir North community.
- E. Special hours proposed for construction hauling: None at this time.
- F. Preliminary Traffic Control Plan: We anticipate providing manual traffic control at the intersection of LaVenture Road and Grand Avenue (Big Fir North) for trucks entering on to LaVenture Road South.

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DEC 29 2016
C.E.D. DEPARTMENT
BY _____



RECEIVED
CITY OF MOUNT VERNON
DEC 29 2016
C.E.D. DEPARTMENT
BY _____

**DENSITY WORKSHEET FOR
STANDARD PLATS**

- | | |
|--|----------------------------|
| 1. Gross area of property: | <u>583,268</u> square feet |
| 2. Public streets and right-of-way: | <u>9,131</u> square feet |
| 3. Open water area of lakes, streams, tidal lands, and the area of delineated wetlands (without buffers) | <u>93,213</u> square feet |
| 4. Subtract lines 2 and 3 from line 1 for net area: | <u>480,924</u> square feet |
| 5. Divide line 4 by 43,560 for net acreage: | <u>11.04</u> acres |
| 6. Multiply line 5 by the maximum density allowed per the Zoning code (MVMC Title 17): | <u>50</u> units |

THIS IS THE MAXIMUM NUMBER OF LOTS THAT COULD BE PLACED ON A LOT THROUGH A STANDARD SUBDIVISION PROCESS. PLEASE NOTE THAT RIGHT-OF-WAY ABUTTING A SITE CAN NOT BE INCLUDED IN THE GROSS AREA OF A PROPERTY AND THE MOUNT VERNON MUNICIPAL CODE DOES NOT ALLOW UNITS TO BE ROUNDED UP.

EXAMPLE:

A 4.5 acre parcel zoned R-1, 4.0 that has .9 acre of public roads and rights-of-way and .37 acre of open water area of a stream:

- | | |
|--|-------------------|
| 1. Site Area: | <u>4.5</u> acres |
| 2. Minus (.9 r-o-w + .37 wetland = 1.27) | <u>1.27</u> acre |
| 3. Net Site Area | <u>3.23</u> acres |
| 4. Multiply line 4 by the maximum density allowed
Per the Zoning code (3.23 acres x 4.54 = 14.66 units) | <u>14</u> units |



PRE-APPLICATION MEETING REQUEST

PROJECT: EAST VILLAGE
 LOCATION OF PROJECT: EAST OF BALSAM LANE EXTENDED.
 PARCEL NUMBER(S): P28003 (NORTH 1/4 1/2)
 BRIEF DESCRIPTION OF PROJECT (Size, Scope, etc.):
SEE ATTACHED

APPLICANT: _____ AGENT/CONTACT PERSON: _____
 PHONE: _____ E-MAIL: _____
 ADDRESS: _____

NUMBER OF REPRESENTATIVES IN ATTENDANCE: 1

Will your project utilize or benefit from fiber optics/telecommunication infrastructure? Yes No

Applications are processed on a first-come, first-served basis. The first available meeting date will be scheduled at the time of submittal of the application packet (see below). If no larger than 11x17 in size please submit one copy of this application and one copy of the following to this office OR the email address below; otherwise 10 sets of each. Faxed applications are not accepted.

1. Project Description/Narrative
2. Site plan (to scale, with dimensions)
3. Vicinity map
4. Plans (if available)
5. List of questions -- what information do you wish to gain from this meeting; i.e. zoning, drainage, building code, street improvements, fire flow requirements?

Please ensure that the application is completely filled out, and that all plans and maps are folded, not rolled. Meetings are held every Tuesday of the month with the first scheduled to start at 9:30 a.m. Representatives from the applicable City Departments will be in attendance. Due to the number of agenda items, discussion will generally be limited to 45 minutes per project. However, if you feel you may require additional time, please inform our office so we may adjust the schedule accordingly.

Staff Contact: Linda Beacham, Community and Economic Development; 360-336-6214; or email: lindabe@mountvernonwa.gov

STAFF USE ONLY:
 Scheduled Date of Meeting: _____ Time: _____

WALLACE/KIESEL PRE-APPLICATION CONFERENCE COMMENTS

Applicant:

Samish Bay Land Company LLC
Dave Prutzman
4703 Parkview Lane
Mt. Vernon, Wa. 98274
samishbay@gmail.com
(425)308-9397

Brief Description of Site/Project. Property is approximately 2.05 acres (460'x194') lying between north property line of P28003 and buffer line which is 150' from top of bank (OHWM) of Maddox Creek.

Our project will consist of short-platting the subject site into sfr lots under the City's R-1,4.0 zoning. We anticipate naming the community East Village.

The site will be served by an extension of Balsam Lane at the NE corner of the Big Fir North project. Sanitary sewer will be provided by either extended the line from Balsam Lane or accessing the existing line that parallels the site running from Little Mountain Estates to LaVenture Road. Water will be provided by Skagit PUD; electricity by PSE and natural gas by Cascade Natural Gas. Storm water detention/treatment will be provided on-site and released directly into Maddox Creek under WDFW/DOE permits.

Presently we are considering 2 options for the site:

Option A. 7 sfr lots served by a 325 l.f. 30' ROW and improvements matching Balsam Lane with vertical curb on south side of street and integrated curb/sidewalk on north side. No parking on south side against buffer zone line. 25' driveway easements to serve as turnaround for fire/emergency services. Street trees on north side of street.

Option B. 4 sfr lots served by a 242 l.f. 26' ROW with no curbs or sidewalks. 25' driveway easements for fire/emergency services turnaround. No parking on south side of street against buffer line.

Questions.

1. Can we access the sanitary sewer line parallel our north property line via a series of 2" lines directly from the homes?
2. Can we create a walking path within the buffer area and north of the top of bank of Maddox Creek using wood chips from site clearing for path bedding?
3. Would like comments on traffic, especially during the initial clearing/grading.



PLANNING WORKSHEET

Project: Single-Family Residential Short Plat		Zoning: Single-Family Residential (R-1, 4.0)	
Site Address: NA		Comprehensive Plan: Single-Family Residential Medium Density (SF-MED)	
Parcel Number(s): P28003		Lot Size: TBD	Previous City Permit(s): Yes, please see staff notes below.
Proposed Uses: <input checked="" type="checkbox"/> Permitted <input type="checkbox"/> Accessory <input type="checkbox"/> Adm. CUP <input checked="" type="checkbox"/> CUP <input type="checkbox"/> Special Use <input type="checkbox"/> Undetermined <input type="checkbox"/> Not Permitted			
Process to Approve: The options presented cannot be processed by City Staff. <input type="checkbox"/> Type I (Adm. Review without Notice) <input checked="" type="checkbox"/> Type II (Adm. Review with Notice) Short Plat <input type="checkbox"/> Type III (Hex Review with Public Hearing) <input type="checkbox"/> Type IV (Hex or PC Recommendation to CC for Final Decision) <input type="checkbox"/> Type V (CC Review with Public Hearing) <input checked="" type="checkbox"/> Undetermined: SEPA Required? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Undetermined – SEPA will likely be required due to critical areas on/near the site		Critical Areas: <input checked="" type="checkbox"/> Wetland Indicators <input checked="" type="checkbox"/> Streams <input type="checkbox"/> Slopes in Excess of 15% <input type="checkbox"/> Other <input type="checkbox"/> No Indicators Critical Areas reports that comply with MVMC 15.40 are required for this project.	
Setbacks:		Flood Zone: No	
Front:	25 feet on arterials and 20 feet on all other streets. Buildings on corner lots and through lots shall observe the minimum setback on both streets.	Max. Building Height (if applicable): Two stories but not more than 35 feet. Max. Lot Area (if applicable): 35%	
Side/Side:	Minimum of 5 feet with the two side yards when added being no less than 15 feet		
Rear:	20 feet		
Parking:		Landscaping:	
# of Existing Spaces:	NA	Overall Percentage:	NA
Parking Ratio Required:	Each residential structure built following the short plat will be required to have a two car garage and a parking pad to accommodate an additional two vehicles.	Street Frontage: <i>(both public and private roads, not driveways or pedestrian walks)</i>	NA
# of Spaces Needed:	NA	Parking Lot:	NA
Parking Space and Aisle Dimensions: TBD, see MVMC 17.84.060 to ensure compliance. Note: turning radi per Fire Code is 28 feet inside/45 feet outside and if access to a fire hydrant is required the travel path is required to be widened to 26 feet.		Screening Required?	No
ADA Compliant? TBD		Stormwater Facility Screening?	Yes, if the side slopes of this facility are 5:1 or steeper the facility shall be screened according to MVMC 17.93.040(C)

Signage:	Other:
Existing: NA	See Staff Notes, below.
Proposed: NA	

Staff Notes:

1. To view the historic permits for this site visit the City's website at: www.mountvernonwa.gov, then click on 'Departments', 'Community & Economic Development', 'Community Development', and then 'Property Information'. Once at this page enter the site parcel numbers to download the historic materials.
2. Staff has completed a preliminary review of the pre-application materials for the above referenced development proposal. The following comments on development and permitting are based on the pre-application submittals made to the City of Mount Vernon by the applicant and the code in effect on the date of review. The applicant is cautioned that information contained in this summary may be subject to modification and/or concurrence by official decision-makers; e.g., the Hearing Examiner, the CEDD Director, the Planning Commission and/or the City Council. Review comments may be revised based upon site planning and other design changes as required or made by the applicant. The applicant is encouraged to review all applicable sections of the Mount Vernon Municipal Code (MVMC). The Development Regulations are available on-line and for purchase at the Community & Economic Development Department.

The codes referenced in this memo are only requirements imposed by the City of Mount Vernon. The applicant needs to be aware that other Federal and State requirements (WA State Department of Ecology, Department of Natural Resources, Department of Fish & Wildlife, Federal Corps of Engineers, etc.) may apply to their proposal and that the City of Mount Vernon is not responsible for informing or enforcing requirements from other agencies.

Project permit applications requiring a pre-application conference must be submitted to the City and accepted as counter complete pursuant to MVMC 14.05.190 within six months of a written summary of the pre-application conference. If an application is not submitted within six months, the proposal shall require another pre-application conference to take into account any new City policies and changes to the MVMC or Comprehensive Plan.

3. PERMITS/PROCESS REQUIRED:

- SEPA Process;
- Preliminary Short Plat;
- Land Clearing Permit (maybe) →
- Traffic Concurrence;
- Critical Areas Permit;
- Fill & Grade Permit;
- Right-of-Way and Utility Permits (maybe).

> 5,000 bf. timber removal -
timber removal & timing
see MVMC 15.18

4. ITEMS AVAILABLE TO DOWNLOAD FROM CITY WEBSITE: Please visit the City's website at: www.mountvernonwa.gov; once on the City's website click on 'Municipal Code & Amendments' under the 'Your Government' menu for these documents:

- Chapter 15.40 Critical Areas Ordinance;
- Chapter 17.15 R-1 zone;
- Density Worksheet;
- Master Land Use Application; and,
- Affidavit of Labels.

16.16.040 Private streets.

A. The purpose of private street standards is to provide an option that reduces the cost of serving infill lots, and provide flexibility when public streets are not needed for public circulation. Following are the minimum requirements for private streets:

1. Private streets may be approved for four or fewer lots if any of the lots are less than 10,000 square feet in size. Private streets can be approved for up to nine lots when all of the lots are greater than 10,000 square feet in size.
2. A private access easement that is at a minimum of 26 feet wide with a 20-foot-wide paved surface shall be the minimum standard for private streets.
3. Private streets shall be constructed of a minimum of two inches of asphalt pavement, three inches of crushed rock, and six inches of gravel base.
4. Curbs, gutters, and sidewalks are required when more than four lots are being accessed, or when deemed necessary by the community and economic development director.
5. Streets providing fire hydrant access shall provide an all weather driving surface not less than 26 feet in width.
 - a. No parking shall be allowed within the 26-foot easement; however, parking may be allowed in portions of easements exceeding 26 feet in width.
6. Private streets shall be no longer than 150 feet in length, or serve more than four lots without an approved turnaround.
7. All lots accessing the private street shall be equally liable for its maintenance.
8. The grade shall not be more than 10 percent unless approved by the fire chief.
9. Internal traffic calming devices or traffic circles may be required at the discretion of the community and economic development department and fire chief.

B. Approval Criteria – General. The community and economic development director in consultation with the public works director shall determine when private streets are appropriate based on the following approval criteria:

Private streets are not allowed:

1. When they conflict with the comprehensive plan; or
2. When they are needed for public circulation; or
3. When they connect two public roads, except for commercial or industrial uses; or when they serve more than nine potential residential lots; provided, that where expansion of a public street is not presently feasible, the limitations of this subsection shall not apply if the affected internal and frontage streets are improved to public standards and dedicated to the city, with the acceptance of such dedication(s) being deferred until extension of a public street allows connection.
4. When the private street could be extended in the future to serve more than nine lots.

C. The following statement is required on the face of any plat, short plat, site plan, or binding site plan containing a private street:

The City of Mount Vernon has no responsibility to improve or maintain private streets contained within or providing access to the property described in this document. Any private street shall remain a private street unless it is upgraded to public street standards at the expense of the developer or adjoining lot owners. No private street will be accepted as a City street until such time that it meets current City standards to the satisfaction of the City Engineer and Fire Chief.



16-150

RECEIVED
CITY OF MOUNT VERNON

DEC 29 2016

C.E.D. DEPARTMENT
BY _____

Pre-application Meeting, PL15-093
 East Village Short Plat - P28003
 E of Balsam Lane – W of Big Fir North
 September 15, 2015

The applicant is proposing to subdivide the parcel indicated on the site plan provided. Two options are proposed: one with 7 lots and one with 4 lots.

- The project shall comply with all City standards and codes.
- F/G Permit is required for any on-site grading activity greater than 50 cubic yards.
- Right-of-way Permit is required for any work within City right-of-ways.
- Sanitary Sewer permit is required for new/extension/repair
- Security requirements apply to all work within City right-of-ways.
- Bonding requirements apply for civil improvements before Final Plat
- Engineering Fees area attached
- Compliance with ADA standards are required

Traffic Concurrency:

Traffic concurrency review is required.

- The applicant shall submit a Traffic Report/Concurrency form and narrative to the City for review. Frontage, offsite improvements, access management and traffic mitigation fees will be determined with this review.
- A truck route will also be required be submitted to the City of review and approval

Street Improvements:

- Type 3 street is required. See attached chart.

Stormwater Flow Control and Water Quality:

- Detention and water quality are required. Refer to MVMC Title 13.33 for StormWater requirements.
- Project will require a stormwater analysis prepared by a licensed civil engineer addressing stormwater quantity and quality in accordance with City of Mount Vernon Municipal Code and the 2005 Washington State Department of Ecology Stormwater Management Manual for Western Washington.
- Low Impact Development is encouraged when sites meet the requirements. Refer to MVMC Title 13.33, DOE 2005 Storm water Manual and the Puget Sound LID Technical Guidance Manual.
- Copies of other agencies required permits shall be provided to the City before issuance of Fill & Grade Permit, Storm Water permit and/or Clearing permit

NPDES Requirements-Construction General Stormwater Permit:

The following links/web sites are for the construction and industrial NOI (Notice of Intent):

- <https://fortress.wa.gov/ecy/publications/SummaryPages/ECY02085.html>
- <https://fortress.wa.gov/ecy/publications/summarypages/ecy02084.html>
- www.mountvernonwa.gov

Current NPDES requires that the City “Provide copies of the Notice of Intent for Construction Activity and Notice of Intent for Industrial Activity to representatives of proposed new development and redevelopment. (S5.C.4.d)”

- Erosion and sediment control (SWPPP and PCPP) to be provided in accordance with Chapter [13.33](#) MVMC, Engineering Standards Chapter 2 and 2005 Washington State Department of Ecology Storm water Management Manual for Western Washington.

Sanitary Sewer:

- Sanitary sewer connection and extension is required. There is an existing sewer main which appears to terminate at a manhole. Each individual lot is required to provide its own sanitary sewer lateral and/or side sewer connection. Pump Systems are reviewed in a case by case basis and are required the design and report from a registered Civil Engineer

Street lights:

- LED street lights are required to be designed by PSE and submitted to the city for review and approval.

Fiber Optic:

- The project is required to construct and install telecommunication conduit for future fiber optic per MVMC Title 12 and 17

City Standards and Policies:

- The project is required to comply with most current City Standards, policies as well as WSDOT Standard specifications for municipal construction. Other manuals and technical guidance may apply to ensure compliance with most current design and construction standards.

Comments noted above are based on information submitted to date. Project requirements may be revised due to future information submittals.

*Ana Chesterfield
Engineering Services Manager*



Pre-Application Meeting Requirements

TO: Dave Prutzman, Samish Bay Land Company
FROM: Steven V. Riggs, Fire Marshal
DATE: September 15, 2015
RE: East village
Parcel ID# 28003

Thank you for participating in the *Pre-Application Meeting* and sharing your vision and future project with the City of Mount Vernon. Listed below are the Fire Department's recommendations and requirements based on the information you've submitted. If you have any questions or require an additional meeting with Fire Department personnel, please feel free to contact us at the numbers provided above.

Best of luck with your project!

Fire Flow Requirements:

- 1) The required fire flow for your project is 1000 GPM. The fire flow is based on the residential units being Type V-B construction at approximately less than 3600 square feet in size including the garage.
- 2) A fire flow statement will be required from the Skagit County PUD (360-424-7104) prior to construction.
- 3) 1 new fire hydrant maybe required. Maximum distance between fire hydrants in residential zones is 500 feet.
- 4) If the water line serving the fire hydrant(s) is greater than 100 feet in distance, the line shall be a minimum of 8 inch ductile iron.

Access Requirements:

- 5) The minimum road width for the proposed project is 20 feet, Where hydrants are present the minimum fire access shall be 26 feet
- 6) No Parking signs shall be located the south side of the road and for the entire hammer head or curb striping may be used for fire lane markings
- 7) The maximum road grade shall be 10%. Grades over 10% required an approved fire sprinkler system to be installed.
- 8) The driveway and/or roads shall have a maximum 28' inside, minimum 45' outside turning radius.
- 9) Hammerheads, cul-de-sacs and roads shall be built to engineering and fire department standards. Minimum width is 26 feet wide each leg shall be a minimum of 60 long from roads center line.



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,

A handwritten signature in blue ink that reads "Rebecca Lowell".

Rebecca Lowell,
CEDD, Senior Planner



MEMORANDUM

TO: Ana Chesterfield, Blaine Chesterfield, Steve Riggs, Rick Prosser,
Gary Duranceau, Andy Hanson, Skagit PUD, and Bob Hyde

FROM: Rebecca Lowell, Senior Planner

DATE: January 13, 2017

SUBJECT: East Village Short Plat, PL16-150

Please find attached materials for a proposed short plat. I am routing these materials to you for your review and comment.

If you don't review and comment on the attached I am forced to assume that you have reviewed these materials and they comply with the development regulations that your department administers.

Although there will be construction related permits obtained by the applicant following the approval of this short plat, planning staff routes these materials to other department in an effort to vet issues sooner, rather than later, in a project.

If you have comments and/or concerns, please send them to me by **January 30, 2017**. The entire file may be reviewed during office hours at the Community & Economic Development Department in City Hall located at 910 Cleveland Avenue, Mount Vernon, Washington. If no comments are received by **January 30, 2017**, it will be assumed that there are no comments or concerns. An extension of time may be granted for an additional five (5) calendar days if the application involves unusual circumstances.

Please do not hesitate to contact me if you have any questions, or if you need any additional information.

Thank you!



**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
--	---

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
--	--

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



AFFIDAVIT FOR LAND USE SIGN POSTING

Property located at: 2437 E. Blackburn Rd.

Project Name/File No: EAST VILLAGES S.R. PL16-150 P#: _____

I, DAVID PRUTZMAN hereby certify that I have posted the subject property as described below.

Date Notice posted: 1/19/2017

Attached hereto is a copy of the notice that was posted.

Applicant Signature: [Signature] Date: 1/19/17

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this, the 19th day of January, 20 17 before me personally appeared Dave Prutzman 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.

Linda Beacham
Notary Public in and for the State of
Washington residing at Mount Vernon
My Appointment Expires 9-25-2018



COPY of NOA/PMDNS post on-site

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:	maggiwallace55@gmail.com	samishbay@gmail.com

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
----------------------------------	--	--	---

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

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.

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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 **January 20, 2017** I mailed via the United States mail, and email, to the following parties the **PL16-150 NOA, Proposed Optional MDNS East Village Short Plat**
See attached lists (agencies also received SEPA checklist)
Mike Karpelman (party of record) received NOA, DNS & SEPA)

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 **20th** day of **January, 2017.**


Linda Beacham

Beacham, Linda

From: Beacham, Linda
Sent: Friday, January 20, 2017 12:38 PM
To: Agriculture; Army Corps of Engineers; Cascade Natural Gas; DAHP; Department of Commerce; 'Department of Commerce'; 'Department of Fish & Wildlife'; 'Department of Fish & Wildlife SEPA Review'; 'Department of Natural Resources (DNR)'; Dike District; '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; Drianage District 12; DSHS; Frontier; Frontier (Lawrence Bagues); 'Kaehler, Gretchen'; MVSD; Northwest Clean Air Agency; 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'; 'Skagit Valley Community College'; SKAT; SKAT; Stillaguamish Tribe; Swinomish Tribal Community; Swinomish Tribal Community; Tulalip Tribe; Upper Skagit Indian Tribe; Upper Skagit Tribe
Subject: DNS SEPA PL16-150
Attachments: Scanned from a Xerox Multifunction Device.pdf

Type of Document: Notice of Application, Proposed Optional Mitigated Determination of Non-Significance and SEPA Checklist

Description of Proposal: Proposed is a short plat that will create seven (7) single-family residential lots that range in size from $\pm 10,000$ s.f. to $\pm 13,000$ 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.

Date of Issuance: January 17, 2017

Lead Agency Contact: Rebecca Lowell, Senior Planner, Community & Economic Development, Mount Vernon, WA

Linda Beacham
 Administrative Assistant
 Community & Economic Development
 360-336-6214

Beacham, Linda

From: Beacham, Linda
Sent: Friday, January 20, 2017 4:36 PM
To: 'mikarpe@hotmail.com'
Subject: East Village Notice of Application
Attachments: PL16-150 PMDNS.SEPA.pdf

Hello,

Here is the Notice of Application, Proposed Optional Mitigated Determination of Non-Significance (that is a mouthful) and the SEPA checklist for East Village Short Plat that was mailed out today.

Have a nice weekend.

Linda Beacham
Administrative Assistant
Community & Economic Development
360-336-6214

Easy Peel™ Labels
Use Avery® Template 5160®



Joanne Aucoin
2610 E. Section #49
Mount Vernon, WA 98274

Dale and Toni Barringer
1886 Silver Loop
Mount Vernon, WA 98274

Steven Bartok
2610 E. Section #37
Mount Vernon, WA 98274

Big Fir North HOA Phase 1
32800 Hwy 20, #2
Oak Harbor, WA 98277

Big Fir North HOA Phase 2
32800 Hwy 20, Ste. 2
Oak Harbor, WA 98277

Big Fir South HOA
32800 Hwy 20, Ste 2
Oak Harbor, WA 98277

Jim and Linda Bishop
1907 Fraser Ave.
Mount Vernon, WA 98274

Don and Geri Brown
2610 E. Section #91
Mount Vernon, WA 98274

Lucita Claridge
2572 E. Blackburn Rd.
Mount Vernon, WA 98274

Alexander and Gloria Davidson
1767 Grand Ave.
Mount Vernon, WA 98274

Barbara Davis
2610 E. Section #42
Mount Vernon, WA 98274

Lisa Del Bosque
2006 So. Cedar Hills Drive
Mount Vernon, WA 98274

Pam Johnson and Derek Burlingame
1765 Grand Ave.
Mount Vernon, WA 98274

Donald Dysstra
2610 E. Section #36
Mount Vernon, WA 98274

Marjorie Eberli
2233 Balsam Ln.
Mount Vernon, WA 98274

Clara Esselbach
2610 E. Section #95
Mount Vernon, WA 98274

John and Karol Evans
1859 Fraser Ave.
Mount Vernon, WA 98274

Faith and Works Ministry
PO Box 1548
Mount Vernon, WA 98273

Brian Fitterer
19772 Macarthur Blvd., Ste. 100
Irvine , CA 92612

Clyde Fox
2721 E. Blackburn Rd.
Mount Vernon, WA 98274

Bob and Sheila Frazier
1902 Silver Loop
Mount Vernon, WA 98274

Randall and Karen Free
1875 Fraser Ave.
Mount Vernon, WA 98274

John and Karen Frost
2225 Balsam Ln.
Mount Vernon, WA 98274

Glenn and Marlene Gailey
2610 E. Section #24
Mount Vernon, WA 98274

Richard and Nancy Gilbert
2610 E. Section #25
Mount Vernon, WA 98274

Mary Whitfield and Glenn Finney
2610 E. Section #38
Mount Vernon, WA 98274

Rick and Joann Hanson
15834 Kamb Road
Mount Vernon, WA 98273

Robert and Patricia Haug
2610 E. Section #45
Mount Vernon, WA 98274

Larry and Linda Hickman
2610 E. Section #32
Mount Vernon, WA 98274

Carolyn Hobbs
2724 E. Blackburn Rd.
Mount Vernon, WA 98274

Easy Peel™ Labels
Use Avery® Template 5160®



Ken and Penny Hunt
1774 Grand Ave.
Mount Vernon, WA 98274

Richard and Darlene Jakielski
1926 Silver Loop
Mount Vernon, WA 98274

Sandra Mendoza & Javier
Corarrubias
2540 E. Blackburn Rd.
Mount Vernon, WA 98274

Robert and Chong Jewell
2237 Balsam Ln.
Mount Vernon, WA 98274

Alan and Brigita Jones
1891 Fraser Ave.
Mount Vernon, WA 98274

Michael and Diane Kartes
2610 E. Section #90
Mount Vernon, WA 98274

Ken and Gwen Kossman
2229 Balsam Ln.
Mount Vernon, WA 98274

John and Katherine Lamonte
6184 Saxon Road
Acme, WA 98220

Sharon Lauch
2610 E. Section #41
Mount Vernon, WA 98274

Ernest and Claire Leclair
2610 E. Section #26
Mount Vernon, WA 98274

Paul and Vicki Lecroy
1778 Grand Ave.
Mount Vernon, WA 98274

Larry and Joann Libby
2610 E. Section #21
Mount Vernon, WA 98274

Samuel and Marjorie Liberatore
2610 E. Section #33
Mount Vernon, WA 98274

Mary Kernel and Linda Meadows
1910 Silver Loop
Mount Vernon, WA 98274

Robert Lindholm
13373 Marihugh Road
Mount Vernon, WA 98273

Gary and Carrie Lobdall
2610 E. Section #92
Mount Vernon, WA 98274

David and Susan Loss
2610 E. Section #23
Mount Vernon, WA 98274

Frank and Mary Mackey
2610 E. Section #52
Mount Vernon, WA 98274

Wayne and Lynn Martin
2610 E. Section #84
Mount Vernon, WA 98274

Margaret Masters
2610 E. Section #30
Mount Vernon, WA 98274

Bill and Joanne Mazza
1765 Grand Ave.
Mount Vernon, WA 98274

Everett and Donna McKee
1927 Silver Loop
Mount Vernon, WA 98274

Mervyn and Penny Meenderinck
2610 E. Section #50
Mount Vernon, WA 98274

Arturo and Oscar Mendez
2381 E. Blackburn Rd.
Mount Vernon, WA 98274

Lorraine Mills
1759 Grand Ave.
Mount Vernon, WA 98273

Jim and Donna Minahan
1935 Silver Loop
Mount Vernon, WA 98274

Claire Moore
2610 E. Section #35
Mount Vernon, WA 98274

Donald and Beverly Murphy Trust
2610 E. Section #31
Mount Vernon, WA 98274

MVSD #320
124 E. Lawrence
Mount Vernon, WA 98273

Diane Norbert
2610 E. Section #53
Mount Vernon, WA 98274

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Sandra Paciotti
1934 Silver Loop
Mount Vernon, WA 98274

Rosemary Piper
2610 E. Section #28
Mount Vernon, WA 98274

David and Allene Quall
1876 Silver Loop
Mount Vernon, WA 98274

Dennis and Karen Rabe
2610 E. Section #29
Mount Vernon, WA 98274

Shelly Reynolds
2610 E. Section #22
Mount Vernon, WA 98274

George and Janice Roberts
2610 E. Section #39
Mount Vernon, WA 98274

Rom and Cheryl Rodewald
2245 Balsam Ln.
Mount Vernon, WA 98274

Marvin and Toni Roetcisoender
2012 So. Cedar Hills Drive
Mount Vernon, WA 98274

Dale Rutan
2000 So. Cedar Hills Drive
Mount Vernon, WA 98274

Barbara Smoody
2610 E. Section #93
Mount Vernon, WA 98274

Michael and Terry Springer
2578 E. Blackburn Rd.
Mount Vernon, WA 98274

Edna Stockton
1779 Grand Ave.
Mount Vernon, WA 98274

Douglas Sundin
1894 Silver Loop
Mount Vernon, WA 98274

Barbara Terwillger
2610 E. Section #43
Mount Vernon, WA 98274

Westly and Judy Thomas
2610 E. Section #48
Mount Vernon, WA 98274

Anthony and Evelyn Urban
2610 E. Section #27
Mount Vernon, WA 98274

Richard and Beverly VanderVoet
2221 Noble St.
Mount Vernon, WA 98273

John and Joanne Vandyke
1867 Fraser Ave.
Mount Vernon, WA 98274

Susan Wakeman
2610 E. Section #44
Mount Vernon, WA 98274

Paul and Helen Weyer
11333 3rd Place W. Apt. 216
Everett, WA 98204

Betty Wolpert
2610 E. Section #40
Mount Vernon, WA 98274

James and Linda Wothe
2610 E. Section #96
Mount Vernon, WA 98274

*Michael Karpelman
1958 Fraser POR
Mount Vernon WA*



**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)
----------------	--------------------------------------	----------------------------	---------------------------------------

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
--	---

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.
---	---

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
--	--

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

SKAGIT PUBLISHING
 C/O ISJ PAYMENT PROCESSING CENTER
 PO BOX 1570
 POCATELLO ID 83204-1570
 (360)424-3251

ORDER CONFIRMATION

Salesperson: Jeanette Kales Printed at 01/17/17 09:59 by jka30

 Acct #: 210458 Ad #: 1570706 Status: N

CITY OF MOUNT VERNON - LEGALS Start: 01/20/2017 Stop: 01/20/2017
 PO BOX 809 Times Ord: 1 Times Run: ***
 MOUNT VERNON WA 98273 STDS 1.00 X 24.85 Words: 647
 Total STDS 25.00
 Class: 0001 LEGAL NOTICES
 Rate: CIMVE Cost: 263.75
 # Affidavits: 1

Contact: Ad Descrpt: SVH-1570706
 Phone: (360)336-6214 Given by: *
 Fax#: (360)336-6283 Created: jka30 01/17/17 09:49
 Email: sandy@mountvernonwa.gov Last Changed: jka30 01/17/17 09:57
 Agency:

PUB	ZONE	EDT	TP	START	INS	STOP	SMTWTFS
SVH	A	97	W	01/20/17	1	01/20/17	SMTWTFS
WEB	A	97	W	01/20/17	1	01/20/17	SMTWTFS

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

 Name (print or type)

 Name (signature)

(CONTINUED ON NEXT PAGE)

SKAGIT PUBLISHING
C/O ISJ PAYMENT PROCESSING CENTER
PO BOX 1570
POCATELLO ID 83204-1570
(360)424-3251

ORDER CONFIRMATION (CONTINUED)

Salesperson: Jeanette Kales

Printed at 01/17/17 09:59 by jka30

Acct #: 210458

Ad #: 1570706

Status: N

CITY OF
MOUNT VERNON
NOTICE OF
APPLICATION &
PROPOSED
OPTIONAL
MITIGATED
DETERMINATION OF
NON-SIGNIFICANCE
(MINDS)

APPLICANT & APPLI-
CATION - MAILING/DELIV-
ERY - VENDOR - DATE
FILED

PROJECT DESCRIPTION:
This is a site plan for a
single-family residential lot
that is 11,000 sq. ft. and
is located in the 11,000 sq.
ft. zone. The applicant is
proposing to build a
single-family house with a
detached garage. The
applicant is requesting a
MINDS for the project.
The applicant is requesting
a MINDS for the project.
The applicant is requesting
a MINDS for the project.

The project site contains
one (1) acre of land. The
applicant is requesting a
MINDS for the project.
The applicant is requesting
a MINDS for the project.
The applicant is requesting
a MINDS for the project.

Following ordinary shall
not be approved if the
applicant is requesting a
MINDS for the project.
The applicant is requesting
a MINDS for the project.
The applicant is requesting
a MINDS for the project.

The proposed contents of the
application shall be
made available to the
public for a period of
15 days. The applicant
shall be notified of the
results of the MINDS.

OWNER/APPLICANT IN-
FORMATION:

PROPERTY OWNER:
NAME:
1401 1/2 Street NE
Mount Vernon, WA 98274
ADDRESS:
1401 1/2 Street NE
Mount Vernon, WA 98274
PHONE:
360-535-2227
EMAIL:
mike@skagitpublishing.com

PROJECT LOCATION: The
project is located on
1401 1/2 Street NE, Mount
Vernon, WA 98274. The
project is located on
1401 1/2 Street NE, Mount
Vernon, WA 98274. The
project is located on
1401 1/2 Street NE, Mount
Vernon, WA 98274.

OPTIONAL MITIGATED
DETERMINATION OF
NON-SIGNIFICANCE

The City of Mount Vernon
has determined that the
project is not significant
and does not require a
full environmental impact
statement. The project
is located on 1401 1/2
Street NE, Mount Vernon,
WA 98274. The project
is located on 1401 1/2
Street NE, Mount Vernon,
WA 98274.

To receive additional in-
formation regarding this
project contact the CITY
DEPARTMENT and ask to
be added to a list of
interested parties.

City of Mount Vernon
Department of Planning
and Development
3111 Cleveland Avenue
Mount Vernon, WA 98274
Telephone: 360-535-2227
Facsimile: 360-535-2228

Comments on the findings of
this report shall be
submitted to the City
of Mount Vernon, WA
98274, on or before
January 27, 2017. Com-
ments should be as specific
as possible. Any person
may comment on the applica-
tion, request a public hearing,
and participate in the public
hearing. The applicant shall
provide a copy of the
decision once it is
made.

City staff has created a
page on the City's website
where the site plan, techni-
cal reports, and other per-
sonal information can be
viewed. This website can
be viewed at: www.cityofmountvernon.gov.
The website can be viewed
at: www.cityofmountvernon.gov.
The website can be viewed
at: www.cityofmountvernon.gov.
The website can be viewed
at: www.cityofmountvernon.gov.

Published
January 25, 2017
DWH-1570706



**NOTICE OF DECISION:
for an ADMINISTRATIVE DETERMINATION**

A. BACKGROUND INFORMATION:

DATE:	January 27, 2017	APPLICABLE MVMC:	14.05 14.10
REQUESTOR/APPLICANT:	Samish Bay Land Company, LLC Contact: Dave Prutzman		
SUMMARY/DESCRIPTION:	An application for a Short Plat that has also requested a waiver of street frontage improvements has been submitted to the CEDD. The question this Administrative Determination is addressing is which land use process this application be processed through.		
EXHIBITS:	NA		

B. DETERMINATION & JUSTIFICATION:

When an application seeking preliminary short plat approval (per MVMC 16.32) is submitted in conjunction with a request for a waiver of street frontage improvements (per MVMC 14.10.110), such application will be processed as Type IV permit per MVMC Chapter 14.05. This Type IV application will require an open record pre-decision hearing before the hearing examiner with the examiner making a recommendation to the city council. The city council shall make the final decision after a closed record hearing on this application.

Following is a summary of the analysis leading to this Administrative Determination:

- MVMC 14.05.020 provides that Chapter 14.05 controls procedural process for all applications for development. It further provides in the event of conflict MVMC 14.05 will control with exception of a conflict with SEPA chapter 15.06.
- When an application is categorized as more than one type, the code that pertains to the application needs to be evaluated as more than one procedural process is available depending on specific circumstances to the application, see MVMC 14.05.050(A).
- Applications shall be classified in accordance with the table in MVMC 14.05.060. Id. Short Plat is defined as type II. "Waivers per MVMC 14.10.110" is a Type IV (MVMC 14.10.110 re-confirms that waiver sought is left to City Council- i.e. short plats are required to construct street improvements unless the city engineer recommends and the city council approves a waiver or deferral of the requirement, MVMC 14.10.110).
- If there are conflicting procedural requirements, "the director shall classify the application as one of the six procedural types and it will be processed accordingly" MVMC 14.05.050(C).
- "Questions about what procedure is appropriate shall be resolved in favor of the type providing the greatest public notice and opportunity to participate." MVMC 14.05.050(C).
- Where the required permits are subject to different types of permit review procedures all the associated applications are subject to the highest level of review authority that applies to any of the required applications, except for shoreline permits, which shall be processed in accordance with the shoreline master program, and annexations, which will be processed pursuant to Chapter 35A.14 RCW, MVMC 14.05.080 (G)(1).


Rick Prosser, Interim Director
Community & Economic Development Department

2-1-17
Date

C. EXPIRATION/APPEALS/NOTES TO APPLICANT:

This letter is a final decision, authorized pursuant to MVMC 2.35.030 providing authority of the Community and Economic Development Department to render interpretations of development codes, platting, and subdivision ordinances and zoning codes. MVMC 14.05.060 classifies Administrative Determinations as Type I permit processes.

The Director's decision may be appealed in an open record appeal hearing to the Hearing Examiner. Appeals from administrative decision shall be filed within 14 days of the date of the Administrative Decision as set forth in MVMC 14.05.170. The date of this Decision is noted next to the signature of this Decision above. Any appeal must contain the information outlined in MVMC 14.05.160 and be accompanied by the required appeal fee.

Further information may be obtained by contacting the Community & Economic Development Department at: 910 Cleveland Ave / P.O. Box 809, Mount Vernon, WA 98273, (360) 336-6214.



February 16, 2017

Furlong Butler Attorneys
 Attention: Mr. Brad Furlong
 825 Cleveland Ave.
 Mount Vernon, WA 98273

Reference: Response to Mr. Karpelman’s Complaint Regarding the Mailing of the City’s NOA/PMDNS

Mr. Furlong:

Mr. Karpelman, one of your clients from the Big Fir Homeowner’s Association, sent two emails to me in late January 2017 asking that I investigate an allegation that three property owners living within the Big Fir Development had not received a copy of the City’s Notice of Application and Proposed Optional Mitigated Determination of Non-Significance (NOA/PMDNS) via the U.S. postal mail for a project identified by the City as the East Village Short Plat, PL16-150. Both of Mr. Karpelman’s emails are attached to this letter labeled as **Attachments 1 and 2**. I’m writing to you, as Mr. Karpelman’s attorney, to respond to his allegations.

The three property owners identified by Mr. Karpelman as not receiving a mailed copy of the City’s NOA/PMDNS for the East Village Short Plat, PL16-150, are as follows:

Name:	Parcel Number:	Address:
Tim Randell	P131961	1925 Fraser Avenue
James Minahan	P131968	1935 Silver Loop
Donald and Mary Espen	P126503	2241 Balsam Lane

The City relies on a number of ways to distribute information regarding land use projects. Projects, such as the East Village Short Plat, PL16-150, are noticed in all of the following ways:

1. Notices are sent via the U.S. postal mail to those property owners within 300 feet of a site being developed; and,
2. Notices are posted on 18-inch by 24-inch bright neon pink signs near the outer boundaries of sites with anticipated development indicating that future development is proposed;

February 16, 2017
 Mr. Brad Furlong
 Page 2 of 3

3. Publication of a legal notice in our local newspaper of general circulation, the Skagit Valley Herald (copy of the notice published for this project is attached labeled as **Attachment 3**), and,
4. By uploading the notices and details with regard to a future development onto the City's website.

The procedure the City has codified [see MVMC 14.05.150(A)(3)(c)(vi)] for identifying property owners within 300 feet of a future development site is to have the applicant provide a list of these property owners, with mailing labels of the same, that the CEDD department, in turn, uses to mail out our notices.

In the following table staff has provided details with regard to the three (3) properties that Mr. Karpelman states did not receive a NOA/PMDNS via the U.S. postal mail:

Name & Address	City Comments:
Tim Randell 1925 Fraser Avenue	This property owners name and address were not on the labels provided by the applicant. However, Mr. Karpelman did copy staff on an email that he sent to a number of Board Members of the Big Fir Homeowners Association that include Mr. Randell. Mr. Karpelman's email to the Board provided details with regard to the City's pending land use notice and other procedural items. A copy of this email is attached labeled as Attachment 4 .
James Minahan 1935 Silver Loop	This property owner name and address are on the mailing labels provided by the applicant and City Staff has provided an Affidavit of Mailing that is attached to this letter labeled as Attachment 5 . In addition, this property owner was aware of the proposed development as he provided an email to staff dated January 24, 2017. A copy of this email is attached labeled as Attachment 6 .
Donald and Mary Espen 2241 Balsam Lane	This property owners name and address were not on the labels provided by the applicant. Despite not being mailed a copy of the NOA/PMDNS this property owner was aware of this project. In fact, this property owner did provide comments on this application to City staff on January 25, 2017, January 26, 2017, and January 31, 2017. Copies of these emails are attached labeled as Attachment 7 .

Although it is always regrettable when an error occurs with public notification regarding future land use development in the City our municipal code states:

February 16, 2017
Mr. Brad Furlong
Page 3 of 3

"Failure to Receive Notice. Failure to receive such mailed notification, or posting of the land use notice board, as may be required in subsections A to G of this section shall have no effect upon the proposed action or application" [MVMC 14.05.150(H)]

As such, there is no further action staff will take with regard to the complaint from Mr. Karpelman.

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

Sincerely,



Rebecca S. Bradley-Lowell,
Senior Planner

Enclosures:

- Attachment #1: Mike Karpelman's January 26, 2017 email
- Attachment #2: Mike Karpelman's January 31, 2017 email
- Attachment #3: Publication Verification
- Attachment #4: Mike Karpelman's January 18, 2017 email to the Big Fir Homeowner's Association Board members
- Attachment #5: Mailing Affidavit from CEDD staff
- Attachment #6: Copy of James Minahan's January 24, 2017 email
- Attachment #7: Copy of Donald and Mary Espen's emails dated: January 25, 2017, January 26, 2017, and January 31, 2017

ATTACHMENT 1

From: [Mike Karpelman](#)
To: [MVced; Lowell, Rebecca](#)
Subject: Complaint re: East Village Short Plat, PL16-150
Date: Thursday, January 26, 2017 12:51:50 PM

Good Afternoon Rebecca,

I wish to lodge a complaint related to the required notice and comment period for the proposed East Village Short Plat, PL16-150.

My complaint is that short plat notification process has not satisfied “the required notification distances per the Mount Vernon Municipal Code”, on the basis that all owners of property within 300 feet of the subject property P28003 did not receive the required Notice via US Post Office Mail.

The following residents who are listed in the “[Project Narrative/Justification and Mailing Affidavit](#)” as of the end of day on Wednesday January 25th, which is six days prior to the comment period deadline, have not received the required notice via US Post Office mail. (There may be additional property owners who have not received the Notice.)

19262 P131961 1925 FRASER AV MOUNT VE RANDELL T RANDELL K 1925 FRASER AVE

19414 P131968 SILVER LOC MOUNT VE MINAHAN . MINAHAN 1935 SILVER LOOP 2381

15371 P126503 2241 BALSAM LA MOUNT VE ESPEN DOP 2241 BALSAM LN

Thank you in advance for your investigation into this matter.

Michael Karpelman
1958 Fraser Ave
Mount Vernon, WA 98274-6153
Property Owner, Parcel P131980
mikarpe@hotmail.com
Cell 425-269-5791

ATTACHMENT 2

From: [Mike Karpelman](#)
To: [Lowell, Rebecca](#)
Cc: [Mike Karpelman](#)
Subject: FW: East Village Short Plat, PL16-150: Concern re Proposed Access
Date: Tuesday, January 31, 2017 5:00:15 PM

Hi Rebecca,

- 1- Comments e-mailed by Don Espen'
- 2- Mention by Don Espen that he never received the postal Notice of Land Use.

Thanks!

Mike Karpelman
Big Fir Community Association
Board of Directors Member At Large
mikarpe@hotmail.com
Cell 425-269-5791

From: Don Espen [<mailto:donespen@comcast.net>]
Sent: Tuesday, January 31, 2017 11:23 AM
To: 'Mike Karpelman'; 'Gary Simmons'
Subject: FW: East Village Short Plat, PL16-150: Concern re Proposed Access

Mike and Gary, for the record I never received acknowledgement of the receipt of my email (below). Nor have we ever received a notice from the City re East Village. Our property lies within sixty (60) feet of the proposed development and is on the proposed access road to that development.

Thank you.

-don

From: Don Espen [<mailto:donespen@comcast.net>]
Sent: Wednesday, January 25, 2017 9:52 AM
To: 'mvced@mountvernonwa.gov' <mvced@mountvernonwa.gov>
Cc: 'bobh@mountvernonwa.gov' <bobh@mountvernonwa.gov>; 'mvengineering@mountvernonwa.gov' <mvengineering@mountvernonwa.gov>
Subject: East Village Short Plat, PL16-150: Concern re Proposed Access

Hello All,

As a resident of the Big Fir Community (abutting PL16-150), I have strong objections to allowing street access to the East Village development through Big Fir streets.

ATTACHMENT 2

The City of Mount Vernon years ago approved the Big Fir Community development plan. This plan was designed for occupancy by persons of retirement age. For the "safety, health, and enjoyment" of Big Fir residents, many restrictions were agreed to, including "older person" (over 55) age, parking, pet control, antenna, lighting, and noise. These restrictions are included in the Declarations of the approved Big Fir plan as filed at the County Auditor.

Permitting the relatively narrow and curvy streets of the elderly-purposed Big Fir community to become a thoroughfare for access to East Village seems to run contrary to the intent of the original City approval for the Big Fir Community. Such access would seriously compromise the Big Fir values agreed to at the time of City approval. For example, currently three-quarters of Big Fir North residents are age 70 or older, and some must cross the streets of Big Fir using canes or walkers to retrieve their mail.

Alternatively, I would suggest access to East Village be made through the Parcel's street address on Blackburn Road. I do not feel any additional cost to the developer outweighs the significant compromise of values such as personal health and safety to the elderly residents of Big Fir.

Thank you for giving the matter your attention.

Don Espen
2241 Balsam Lane
Mt. Vernon, WA 98274

SKAGIT PUBLISHING
 C/O ISJ PAYMENT PROCESSING CENTER
 PO BOX 1570
 POCATELLO ID 83204-1570
 (360)424-3251

ATTACHMENT 3

ORDER CONFIRMATION

Salesperson: Jeanette Kales Printed at 01/17/17 09:59 by jka30

 Acct #: 210458 Ad #: 1570706 Status: N

CITY OF MOUNT VERNON - LEGALS Start: 01/20/2017 Stop: 01/20/2017
 PO BOX 809 Times Ord: 1 Times Run: ***
 MOUNT VERNON WA 98273 STDS 1.00 X 24.85 Words: 647
 Total STDS 25.00
 Class: 0001 LEGAL NOTICES
 Rate: CIMVE Cost: 263.75
 # Affidavits: 1

Contact: Ad Descrpt: SVH-1570706
 Phone: (360)336-6214 Given by: *
 Fax#: (360)336-6283 Created: jka30 01/17/17 09:49
 Email: sandy@mountvernonwa.gov Last Changed: jka30 01/17/17 09:57
 Agency:

PUB	ZONE	EDT	TP	START	INS	STOP	SMTWTFS
SVH	A	97	W	01/20/17	1	01/20/17	SMTWTFS
WEB	A	97	W	01/20/17	1	01/20/17	SMTWTFS

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

 Name (print or type) Name (signature)

(CONTINUED ON NEXT PAGE)

ATTACHMENT 3

SKAGIT PUBLISHING
C/O ISJ PAYMENT PROCESSING CENTER
PO BOX 1570
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ORDER CONFIRMATION (CONTINUED)

Salesperson: Jeanette Kales

Printed at 01/17/17 09:59 by jka30

Acct #: 210458

Ad #: 1570706

Status: N

CITY OF MOUNT VERNON NOTICE OF APPLICATION & PROPOSED OPTIONAL MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MIND)

APPLICANT & APPLICATION - NAME/NUMBER

1 and 1/2 acre parcel (P) 1570706
single family residential lot
\$11,000.00 to \$11,000.00
single family home will be
constructed in lot for a
future retirement facility
and it is to contain the
existing two residential forms
on the lot with the
existing property will also be
created. A (C)Z zoning has
previously been in place
and the applicant has the
right to provide access to
the new lot and the
retirement facility.

The project site contains
two Category II wetlands
(identified as wetlands A
and C), one Category IV
wetland (identified as wet-
land D) and a Fall Dwelling
Stream (Bakken Creek).
The wetland procedure is
per WAC 173-201-010 and com-
pleted with averaging of
wetland II.

Following preliminary short
land review the applicant
will be required to install
wetland buffers and cul-
verts to serve the site. The
mitigative measures will
be subject to a final
2000 cubic yards of soil
fill and will include
174 cubic yards of fill
to be placed over the
existing wetland.

The proposed project is
located on a 1.5 acre
lot. The project will
include the installation
of a 12 inch diameter
water line to the
project site. The
project will also
include the installation
of a 12 inch diameter
water line to the
project site.

CONSEQUENTIAL OR FURTHER DEVELOPMENT OF THE PROPERTY OWNED BY THE APPLICANT

NAME:
Mary Margaret Keane
Address:
2021 E. Blakely Road
Mount Vernon WA 98274
Telephone:
(360) 581-3100
E-MAIL:
mkeane@comcast.net

PROJECT LOCATION:
The project is located on
a 1.5 acre lot located
on Blakely Road. The
project will include the
installation of a 12 inch
diameter water line to
the project site. The
project will also include
the installation of a 12
inch diameter water line
to the project site.

OPTIONAL MITIGATED DETERMINATION OF NON-SIGNIFICANCE

On the basis of the
information provided by
the applicant, the City
of Mount Vernon has
determined that the
proposed project is
likely to be a non-
significant project. The
City of Mount Vernon
has determined that the
proposed project is
likely to be a non-
significant project. The
City of Mount Vernon
has determined that the
proposed project is
likely to be a non-
significant project.

To receive additional information regarding this project contact the CEDD Department and will become a Party of Interest

Community & Economic
Development Department
City of Mount Vernon
310 Cleveland Avenue
Mount Vernon WA 98271
Telephone: 360-581-3211
Facsimile: 360-581-3210

Comments on the Report of
Findings and Proposed
Mitigative Measures (MIND)
must be submitted in writ-
ing no later than 5:00 p.m.
on January 11, 2017. Com-
ments should be as specific
as possible. All persons
may comment on the applica-
tion, receive notice of all
public hearings, 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 plan, techni-
cal reports and other per-
mitted information can be
viewed. The webpage can
be accessed at the follow-
ing URL: www.mountvernon-
wa.gov/development.
Comments should be sub-
mitted to the City of
Mount Vernon, Community
& Economic Development
Department, 310 Cleveland
Avenue, Mount Vernon, WA
98271. Telephone: 360-581-
3211. Facsimile: 360-581-
3210.

Published
January 11, 2017
SVH-1570706

ATTACHMENT 4

From: [Mike Karpelman](mailto:Mike.Karpelman)
To: [Lowell, Rebecca](mailto:Lowell.Rebecca)
Subject: RE: East Village Short Plat
Date: Wednesday, January 18, 2017 10:54:53 AM

Hi Rebecca,

I'm sorry I included you on the below e-mail by mistake. If you would, please delete the e-mail.

Thanks!

Mike Karpelman
Big Fir Community Association
Board of Directors Member At Large
mikarpe@hotmail.com
Cell 425-269-5791

From: Mike Karpelman [mailto:mikarpe@hotmail.com]
Sent: Wednesday, January 18, 2017 10:49 AM
To: Gary Simmons - Big Fir Board (bffinfe@gmail.com); Bob Glover - Big Fir Board (bnslove@comcast.net); Tim Randell - Big Fir Board (timandkathyrandell@hotmail.com); Joan Sladek - Big Fir Board (joan.mcmahan@gmail.com)
Cc: Rebecca Lowell - City of Mount Vernon (rebeccab@mountvernonwa.gov)
Subject: East Village Short Plat
Importance: High

(Subject line changed)

Hello Board Members, here is an **update on the East Village Short Plat** after my having spoken to Rebecca Lowell, Senior Planner with the City of Mount Vernon today, January 18, 2017.

Letters of notice of the Short Plat Application are expected to be **mailed on Thursday January 19th or Friday January 20th** to owners of property located within 300 feet of the Keisel property.

Letters of notice should include information about a **14 day comment period**.

Pink Land Use Signs are expected to be **posted** at the Keisel property **sometime this week**.

Final SEPA approval will need to be obtained.

The City will schedule and hold a **Public Hearing** (date and time TBD) because the developer

ATTACHMENT 4

has requested a **waiver on infrastructure improvements along East Blackburn Road.**

It may take 60-120 days for the Short Plat Final approval, it all depends on what additional information the City needs from the developer, and how soon the developer can provide the information to the City.

Below are questions I asked about along with her responses.

The Master Land Use and Submittal Checklist indicates the “CCR’s – Draft” submission has been waived. Why? There is no requirement to submit CCR’s unless the site will be a Planned Unit Development (P.U.D.). Also, the City does not enforce CCR’s, but if there will be common areas owned by the community the City will review the community’s plans in order to ensure that those common areas will be properly maintained.

The Master Land Use and Submittal Checklist indicates the “Elevations, Architectural” submission has been waived. Why? There is no requirement to submit that if the lot sizes will be above 7,500 square feet.

The Pre-application Materials indicate a requirement that “private streets shall be no longer than 150 feet in length...” however the street is expected to be 350 feet long - is that allowed? The 150 foot length restriction is for streets without an approved turnaround. The 350 foot long street is an approved length since there will be an approved turnaround for emergency vehicle use.

Thanks!

Mike Karpelman
Big Fir Community Association
Board of Directors Member At Large
mikarpe@hotmail.com
Cell 425-269-5791

<E-mail trail Deleted by Mike Karpelman>



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 **January 20, 2017** I mailed via the United States mail, and email, to the following parties the **PL16-150 NOA, Proposed Optional MDNS East Village Short Plat**
See attached lists (agencies also received SEPA checklist)
Mike Karpelman (party of record) received NOA, DNS & SEPA)

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 **20th** day of **January, 2017.**



Linda Beacham

Beacham, Linda

From: Beacham, Linda
Sent: Friday, January 20, 2017 12:38 PM
To: Agriculture; Army Corps of Engineers; Cascade Natural Gas; DAHP; Department of Commerce; 'Department of Commerce'; 'Department of Fish & Wildlife'; 'Department of Fish & Wildlife SEPA Review'; 'Department of Natural Resources (DNR)'; Dike District; '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; Drianage District 12; DSHS; Frontier; Frontier (Lawrence Bogues); 'Kaehler, Gretchen'; MVSD; Northwest Clean Air Agency; 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'; 'Skagit Valley Community College'; SKAT; SKAT ; Stillaguamish Tribe; Swinomish Tribal Community; Swinomish Tribal Community; Tulalip Tribe; Upper Skagit Indian Tribe; Upper Skagit Tribe
Subject: DNS SEPA PL16-150
Attachments: Scanned from a Xerox Multifunction Device.pdf

Type of Document: Notice of Application, Proposed Optional Mitigated Determination of Non-Significance and SEPA Checklist

Description of Proposal: 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.

Date of Issuance: January 17, 2017

Lead Agency Contact: Rebecca Lowell, Senior Planner, Community & Economic Development, Mount Vernon, WA

Linda Beacham
 Administrative Assistant
 Community & Economic Development
 360-336-6214

Beacham, Linda

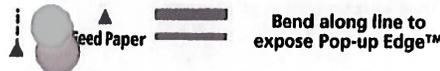
From: Beacham, Linda
Sent: Friday, January 20, 2017 4:36 PM
To: 'mikarpe@hotmail.com'
Subject: East Village Notice of Application
Attachments: PL16-150 PMDNS.SEPA.pdf

Hello,

Here is the Notice of Application, Proposed Optional Mitigated Determination of Non-Significance (that is a mouthful) and the SEPA checklist for East Village Short Plat that was mailed out today.
Have a nice weekend.

Linda Beacham
Administrative Assistant
Community & Economic Development
360-336-6214

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Joanne Aucoin
2610 E. Section #49
Mount Vernon, WA 98274

Dale and Toni Barringer
1886 Silver Loop
Mount Vernon, WA 98274

Steven Bartok
2610 E. Section #37
Mount Vernon, WA 98274

Big Fir North HOA Phase 1
32800 Hwy 20, #2
Oak Harbor, WA 98277

Big Fir North HOA Phase 2
32800 Hwy 20, Ste. 2
Oak Harbor, WA 98277

Big Fir South HOA
32800 Hwy 20, Ste 2
Oak Harbor, WA 98277

Jim and Linda Bishop
1907 Fraser Ave.
Mount Vernon, WA 98274

Don and Geri Brown
2610 E. Section #91
Mount Vernon, WA 98274

Lucita Claridge
2572 E. Blackburn Rd.
Mount Vernon, WA 98274

Alexander and Gloria Davidson
1767 Grand Ave.
Mount Vernon, WA 98274

Barbara Davis
2610 E. Section #42
Mount Vernon, WA 98274

Lisa Del Bosque
2006 So. Cedar Hills Drive
Mount Vernon, WA 98274

Pam Johnson and Derek Burlingame
1765 Grand Ave.
Mount Vernon, WA 98274

Donald Dysstra
2610 E. Section #36
Mount Vernon, WA 98274

Marjorie Eberli
2233 Balsam Ln.
Mount Vernon, WA 98274

Clara Esselbach
2610 E. Section #95
Mount Vernon, WA 98274

John and Karol Evans
1859 Fraser Ave.
Mount Vernon, WA 98274

Faith and Works Ministry
PO Box 1548
Mount Vernon, WA 98273

Brian Fitterer
19772 Macarthur Blvd., Ste. 100
Irvine, CA 92612

Clyde Fox
2721 E. Blackburn Rd.
Mount Vernon, WA 98274

Bob and Sheila Frazier
1902 Silver Loop
Mount Vernon, WA 98274

Randall and Karen Free
1875 Fraser Ave.
Mount Vernon, WA 98274

John and Karen Frost
2225 Balsam Ln.
Mount Vernon, WA 98274

Glenn and Marlene Gailey
2610 E. Section #24
Mount Vernon, WA 98274

Richard and Nancy Gilbert
2610 E. Section #25
Mount Vernon, WA 98274

Mary Whitfield and Glenn Finney
2610 E. Section #38
Mount Vernon, WA 98274

Rick and Joann Hanson
15834 Kamb Road
Mount Vernon, WA 98273

Robert and Patricia Haug
2610 E. Section #45
Mount Vernon, WA 98274

Larry and Linda Hickman
2610 E. Section #32
Mount Vernon, WA 98274

Carolyn Hobbs
2724 E. Blackburn Rd.
Mount Vernon, WA 98274

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Ken and Penny Hunt
1774 Grand Ave.
Mount Vernon, WA 98274

Richard and Darlene Jakielski
1926 Silver Loop
Mount Vernon, WA 98274

Sandra Mendoza & Javier
Corarrubias
2540 E. Blackburn Rd.
Mount Vernon, WA 98274

Robert and Chong Jewell
2237 Balsam Ln.
Mount Vernon, WA 98274

Alan and Brigita Jones
1891 Fraser Ave.
Mount Vernon, WA 98274

Michael and Diane Kartes
2610 E. Section #90
Mount Vernon, WA 98274

Ken and Gwen Kossman
2229 Balsam Ln.
Mount Vernon, WA 98274

John and Katherine Lamonte
6184 Saxon Road
Acme, WA 98220

Sharon Lauch
2610 E. Section #41
Mount Vernon, WA 98274

Ernest and Claire Leclair
2610 E. Section #26
Mount Vernon, WA 98274

Paul and Vicki Lecroy
1778 Grand Ave.
Mount Vernon, WA 98274

Larry and Joann Libby
2610 E. Section #21
Mount Vernon, WA 98274

Samuel and Marjorie Liberatore
2610 E. Section #33
Mount Vernon, WA 98274

Mary Kernel and Linda Meadows
1910 Silver Loop
Mount Vernon, WA 98274

Robert Lindholm
13373 Marihugh Road
Mount Vernon, WA 98273

Gary and Carrie Lobdall
2610 E. Section #92
Mount Vernon, WA 98274

David and Susan Loss
2610 E. Section #23
Mount Vernon, WA 98274

Frank and Mary Mackey
2610 E. Section #52
Mount Vernon, WA 98274

Wayne and Lynn Martin
2610 E. Section #84
Mount Vernon, WA 98274

Margaret Masters
2610 E. Section #30
Mount Vernon, WA 98274

Bill and Joanne Mazza
1765 Grand Ave.
Mount Vernon, WA 98274

Everett and Donna McKee
1927 Silver Loop
Mount Vernon, WA 98274

Mervyn and Penny Meenderinck
2610 E. Section #50
Mount Vernon, WA 98274

Arturo and Oscar Mendez
2381 E. Blackburn Rd.
Mount Vernon, WA 98274

Lorraine Mills
1759 Grand Ave.
Mount Vernon, WA 98273

Jim and Donna Minahan
1935 Silver Loop
Mount Vernon, WA 98274

Claire Moore
2610 E. Section #35
Mount Vernon, WA 98274

Donald and Beverly Murphy Trust
2610 E. Section #31
Mount Vernon, WA 98274

MVSD #320
124 E. Lawrence
Mount Vernon, WA 98273

Diane Norbert
2610 E. Section #53
Mount Vernon, WA 98274

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Sandra Paciotti
1934 Silver Loop
Mount Vernon, WA 98274

Rosemary Piper
2610 E. Section #28
Mount Vernon, WA 98274

David and Allene Quall
1876 Silver Loop
Mount Vernon, WA 98274

Dennis and Karen Rabe
2610 E. Section #29
Mount Vernon, WA 98274

Shelly Reynolds
2610 E. Section #22
Mount Vernon, WA 98274

George and Janice Roberts
2610 E. Section #39
Mount Vernon, WA 98274

Rom and Cheryl Rodewald
2245 Balsam Ln.
Mount Vernon, WA 98274

Marvin and Toni Roetcisoender
2012 So. Cedar Hills Drive
Mount Vernon, WA 98274

Dale Rutan
2000 So. Cedar Hills Drive
Mount Vernon, WA 98274

Barbara Smoody
2610 E. Section #93
Mount Vernon, WA 98274

Michael and Terry Springer
2578 E. Blackburn Rd.
Mount Vernon, WA 98274

Edna Stockton
1779 Grand Ave.
Mount Vernon, WA 98274

Douglas Sundin
1894 Silver Loop
Mount Vernon, WA 98274

Barbara Terwillger
2610 E. Section #43
Mount Vernon, WA 98274

Westly and Judity Thomas
2610 E. Section #48
Mount Vernon, WA 98274

Anthony and Evelyn Urban
2610 E. Section #27
Mount Vernon, WA 98274

Richard and Beverly VanderVoet
2221 Noble St.
Mount Vernon, WA 98273

John and Joanne Vandyke
1867 Fraser Ave.
Mount Vernon, WA 98274

Susan Wakeman
2610 E. Section #44
Mount Vernon, WA 98274

Paul and Helen Weyer
11333 3rd Place W. Apt. 216
Everett, WA 98204

Betty Wolpert
2610 E. Section #40
Mount Vernon, WA 98274

James and Linda Wothe
2610 E. Section #96
Mount Vernon, WA 98274

*Michael Karpelman
1958 Fraser POR
Mount Vernon WA*



**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.

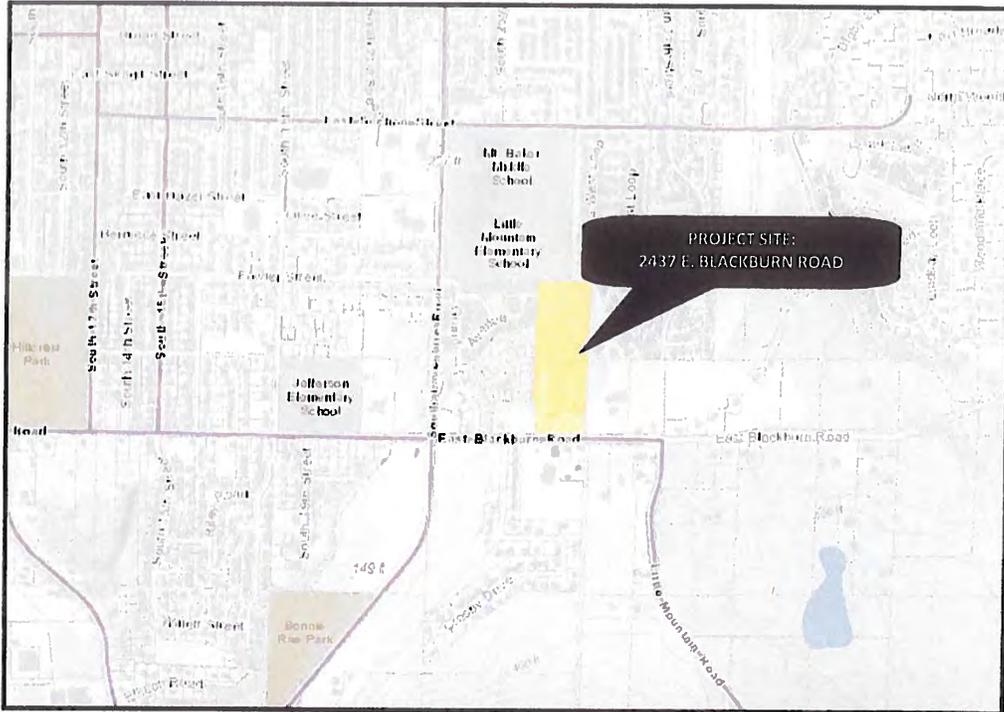
Following preliminary short plat approval the applicant will be required to install infrastructure (roads and utilities) to serve this site. The infrastructure installation will require approximately 1,300 cubic yards of excavation and approximately 121 cubic yards of fill. Utility lines greater than 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:	maggiwallace55@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.



ATTACHMENT 5

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)
----------------	--------------------------------------	----------------------------	---------------------------------------

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
--	---

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.
---	---

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
--	--

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

ATTACHMENT 6

From: jgm0057@aol.com
To: [MVced](#)
Cc: [Hyde, Bob](#); [MVEngineering](#)
Subject: PL 16-150 East Village Short Plat
Date: Tuesday, January 24, 2017 1:40:59 PM

We are residents of Big Fir in Mount Vernon. We are James and Donna Minahan residing at 1935 Silver Loop. 98274.

We believe that this requested project is not in the best interest of the senior citizens of Big Fir for the following reasons.

This is addressed to Bob Hyde Community Development Director and to Esco Bell Director Public Works Director.

- 1.) Added traffic to the streets will pose a significant danger to our vulnerable senior population. Many use canes and walkers.
- 2) Having a non 55 age community so close to Big Fir is not compatible with the intention that Big Fir was built as. The size of the homes and lots are out of character with our community.
- 3.) This greatly will impact our community in public safety concerns , general wellbeing of our seniors. Fire protection based on the fact our streets are very narrow. The traffic control plan is not adequate for the safety of senior citizens living between LaVenture and building site.
- 4.) We feel that this proposed building site is not compatible with the 2016-2017 goals laid out by the city. When we purchased a home in Big Fir we had reasonable expectations that we would be living in a quiet and safe neighborhood with like minded senior citizens. We did intend for this to be our forever home.

Thank You for your consideration

James and Donna Minahan
1935 Silver Loop
Mount Vernon, Wa. 98274

Beacham, Linda

From: Don Espen <donespen@comcast.net>
Sent: Wednesday, January 25, 2017 9:52 AM
To: MVced
Cc: Hyde, Bob; MVengineering
Subject: East Village Short Plat, PL16-150: Concern re Proposed Access

Hello All,

As a resident of the Big Fir Community (abutting PL16-150), I have strong objections to allowing street access to the East Village development through Big Fir streets.

The City of Mount Vernon years ago approved the Big Fir Community development plan. This plan was designed for occupancy by persons of retirement age. For the "safety, health, and enjoyment" of Big Fir residents, many restrictions were agreed to, including "older person" (over 55) age, parking, pet control, antenna, lighting, and noise. These restrictions are included in the Declarations of the approved Big Fir plan as filed at the County Auditor.

Permitting the relatively narrow and curvy streets of the elderly-purposed Big Fir community to become a thoroughfare for access to East Village seems to run contrary to the intent of the original City approval for the Big Fir Community. Such access would seriously compromise the Big Fir values agreed to at the time of City approval. For example, currently three-quarters of Big Fir North residents are age 70 or older, and some must cross the streets of Big Fir using canes or walkers to retrieve their mail.

Alternatively, I would suggest access to East Village be made through the Parcel's street address on Blackburn Road. I do not feel any additional cost to the developer outweighs the significant compromise of values such as personal health and safety to the elderly residents of Big Fir.

Thank you for giving the matter your attention.

Don Espen
2241 Balsam Lane
Mt. Vernon, WA 98274

Beacham, Linda

From: Lowell, Rebecca
Sent: Thursday, January 26, 2017 4:38 PM
To: Beacham, Linda
Subject: FW: East Village Short Plat, PL16-150
Attachments: Rebecca Lowell - B.DOCX

From: Myers, Michele
Sent: Thursday, January 26, 2017 3:36 PM
To: Bell, Esco; Lowell, Rebecca
Subject: FW: East Village Short Plat, PL16-150

From: Don Espen [<mailto:donespen@comcast.net>]
Sent: Thursday, January 26, 2017 2:50 PM
To: MVengineering
Subject: East Village Short Plat, PL16-150

Dear Esco Bell,

Please read the attached letter to Rebecca Lowell regarding the proposed development, East Village Short Plat. The developer wants to access the East Village development through Big Fir North, via Balsam Lane. The attached letter explains our opposition and why we need your help to protect our age-restricted neighborhood from unimpeded access through our community to the multi-aged East Village development.

Thank you!

Mary Espen
2241 Balsam Lane, Lot #13
Mount Vernon, WA 98274

Rebecca Lowell, Senior Planner
Community & Economic Development Department
City of Mount Vernon
910 Cleveland Avenue
Mount Vernon, WA 98273-0809

Reference: East Village Short Plat, PL16-150

Dear Rebecca,

As a resident of Big Fir North, Lot #13 on Balsam Lane, I am writing this letter to oppose the approval by the City of Mount Vernon to allow unimpeded access to East Village multi-age development through our over 55, age restricted, Big Fir North Development.

We are asking for you to protect our Big Fir senior community, our personal safety and our expectations to continue our quiet, tranquil and safe community as promised by the covenants and the PUD approved by the City of Mount Vernon in 2007.

We moved to Big Fir specifically to live in an age-restricted community with little to no traffic. Our home on Balsam Lane is in the far northeast corner of Big Fir. Our Big Fir North community's residents range in age from 55 to 96 years old, with 74% age 70 to 96. Many of our older residents use walkers and canes as they walk our presently peaceful and quiet neighborhood streets. They walk and drive very slowly. Our concern is that a multi-age development will bring up to 67 more automobiles driving by our homes each day (teens with cars, parents transporting minors to school and various activities, adults going to and from work), as well as increased pedestrian traffic, including skate boards, bicycles, motor cycles and children walking to and from school. All this extra traffic is a potential hazard to our senior population (our streets are narrow and winding), and will unequivocally and irrevocably change our quiet and safe neighborhood.

We paid a premium to live in a community with attributes dedicated to 55 plus citizens. The city of Mount Vernon is obligated to protect the safety, general welfare and community expectations of Big Fir residents as per your PUD approval and because the City of Mount Vernon is committed to: **"creating communities that are safe, free from violence," "communities that are designed to promote health," and to "creating a lifetime opportunity for residents."** (From City of Mount Vernon "Strategic Goals for 2016-2017" and the Mayor's May 25, 2016 Mount Vernon State of the City)

We are concerned with the construction traffic through Big Fir North. Our roads are narrow and under-sized, with sharp 90 degree turns especially onto Balsam Lane. Large construction trucks will have a tough time navigating through our streets to East Village.

And finally, we are concerned that Big Fir property values will decline and resale of our homes will be negatively impacted since access to the multi-age development will be through our age-restricted Big Fir North community.

We feel that the development of East Village can proceed without infringing on the Big Fir Community by either restricting the ownership of and occupancy of residences to persons 55 years of age or older or by requiring access to the plat via East Blackburn Road. Without either the age restriction and/or with requiring access via East Blackburn Road, the safety of Big Fir residents will be compromised. Our quiet and tranquil community will be lost permanently.

Please help and protect our investments and our wonderful way of life. Thankyou.

Sincerely,

Mary Espen
2241 Balsam Lane, Lot #13
Mount Vernon, WA 98274

Beacham, Linda

From: Lowell, Rebecca
Sent: Tuesday, January 31, 2017 6:12 PM
To: Beacham, Linda
Subject: FW: East Village Short Plat, PL16-150: Concern re Proposed Access

From: Mike Karpelman [<mailto:mikarpe@hotmail.com>]
Sent: Tuesday, January 31, 2017 5:00 PM
To: Lowell, Rebecca
Cc: Mike Karpelman
Subject: FW: East Village Short Plat, PL16-150: Concern re Proposed Access

Hi Rebecca,

- 1- Comments e-mailed by Don Espen'
- 2- Mention by Don Espen that he never received the postal Notice of Land Use.

Thanks!

Mike Karpelman
Big Fir Community Association
Board of Directors Member At Large
mikarpe@hotmail.com
Cell 425-269-5791

From: Don Espen [<mailto:donespen@comcast.net>]
Sent: Tuesday, January 31, 2017 11:23 AM
To: 'Mike Karpelman'; 'Gary Simmons'
Subject: FW: East Village Short Plat, PL16-150: Concern re Proposed Access

Mike and Gary, for the record I never received acknowledgement of the receipt of my email (below). Nor have we ever received a notice from the City re East Village. Our property lies within sixty (60) feet of the proposed development and is on the proposed access road to that development.

Thank you.

-don

From: Don Espen [<mailto:donespen@comcast.net>]
Sent: Wednesday, January 25, 2017 9:52 AM
To: 'mvced@mountvernonwa.gov' <mvced@mountvernonwa.gov>
Cc: 'bobh@mountvernonwa.gov' <bobh@mountvernonwa.gov>; 'mvengineering@mountvernonwa.gov' <mvengineering@mountvernonwa.gov>
Subject: East Village Short Plat, PL16-150: Concern re Proposed Access



Hello All,

As a resident of the Big Fir Community (abutting PL16-150), I have strong objections to allowing street access to the East Village development through Big Fir streets.

The City of Mount Vernon years ago approved the Big Fir Community development plan. This plan was designed for occupancy by persons of retirement age. For the "safety, health, and enjoyment" of Big Fir residents, many restrictions were agreed to, including "older person" (over 55) age, parking, pet control, antenna, lighting, and noise. These restrictions are included in the Declarations of the approved Big Fir plan as filed at the County Auditor.

Permitting the relatively narrow and curvy streets of the elderly-purposed Big Fir community to become a thoroughfare for access to East Village seems to run contrary to the intent of the original City approval for the Big Fir Community. Such access would seriously compromise the Big Fir values agreed to at the time of City approval. For example, currently three-quarters of Big Fir North residents are age 70 or older, and some must cross the streets of Big Fir using canes or walkers to retrieve their mail.

Alternatively, I would suggest access to East Village be made through the Parcel's street address on Blackburn Road. I do not feel any additional cost to the developer outweighs the significant compromise of values such as personal health and safety to the elderly residents of Big Fir.

Thank you for giving the matter your attention.

Don Espen
2241 Balsam Lane
Mt. Vernon, WA 98274



February 22, 2017

Mr. Dave Prutzman
4215 Montgomery Place
Mount Vernon, WA 98274

Reference: East Village Short Plat, File #: PL16-150, Project on Hold – SENT VIA EMAIL

Dear Mr. Prutzman:

Consistent with Mount Vernon Municipal Code (MVMC) 14.05.110(D)(3) and (4) the East Village Short Plat, File #: PL16-150 is hereby placed on hold pending the completion 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 has requested:

- Traffic Review
- Analysis from a Licensed Appraiser
- Cost information on an alternative road alignment

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 this 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.

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,

A handwritten signature in blue ink that reads "R Lowell".

Rebecca Lowell,
CEDD, Senior Planner



MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS) & NOTICE OF PUBLIC HEARING

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.

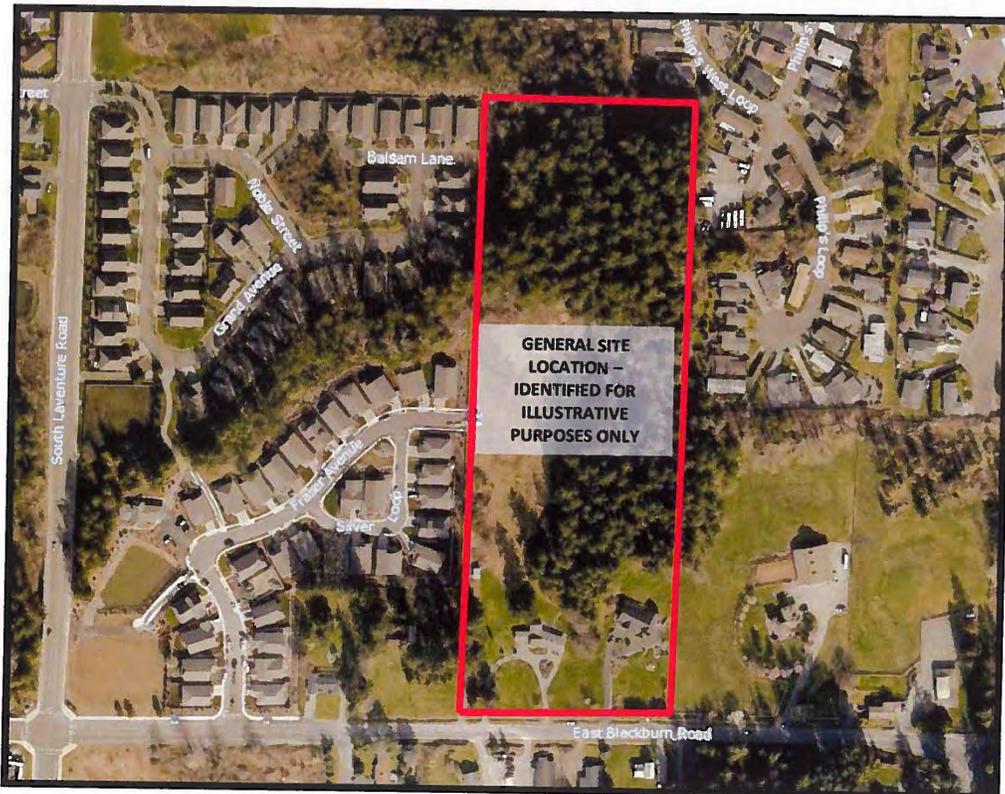
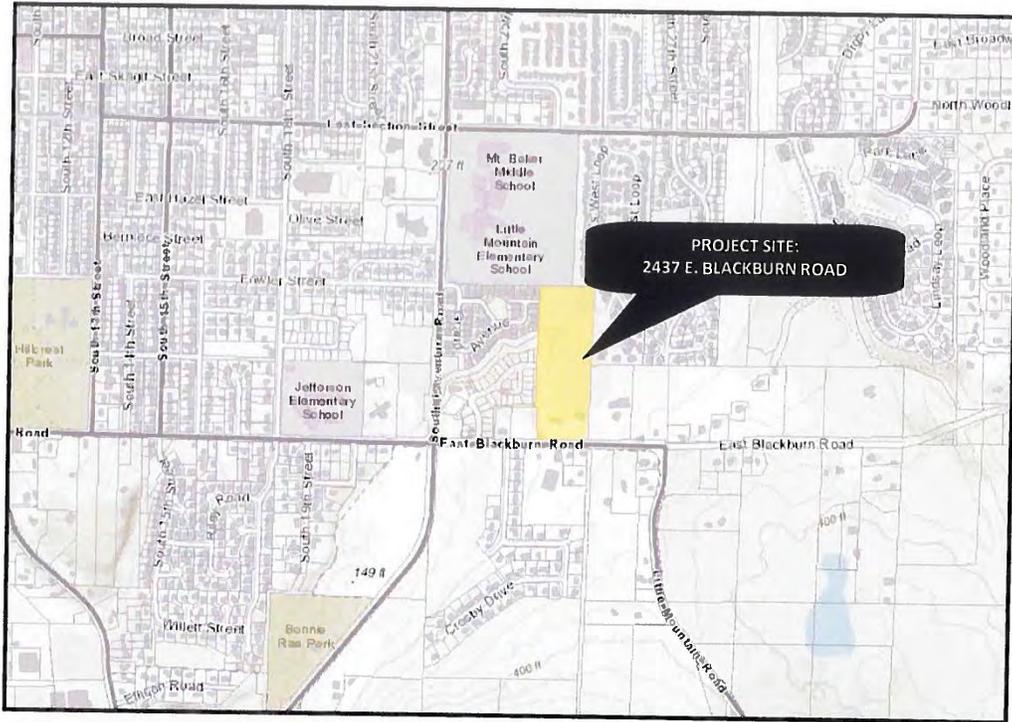
Following preliminary short plat approval the applicant will be required to install infrastructure (roads and utilities) to serve this site. The infrastructure installation will require approximately 1,300 cubic yards of excavation and approximately 121 cubic yards of fill. Utility lines greater than 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	4215 Montgomery Place Mount Vernon, WA 98274
TELEPHONE:	(360) 391-2582	(425) 308-9397
EMAIL:	maggiwallace55@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.



LEAD AGENCY: Mount Vernon Development Services Department. The lead agency for this proposal has determined that with appropriate mitigation this project does not have a probable adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist, various environmental and property reports, and other information on file with the lead agency.

The lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158.

The following conditions have been identified that will be used to mitigate the impacts of the proposal¹:

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.

ADDITIONAL COMMENT PERIOD: The City is using its discretion under WAC 173-11-355(4) to issue a MDNS with a comment period that shall be limited to the below-listed new information received by the City after the Notice of Application/ Proposed MDNS comment period ended on January 31, 2017. Comments will be accepted limited to the following documents:

- Letter responding to traffic comments dated March 20, 2017, from Transportation Solutions, Inc.,
- Consulting Report Summary, dated April 10, 2017, from Hewitt Appraisal Service
- Letter containing an alternative analysis for the Blackburn Road extension dated March 17, 2017 from Samish Bay Real Estate Group

Comments on the above-listed new information used to inform the issuance of this Mitigated Determination of Non-Significance (MDNS) must be submitted, in writing, no later than **5:00 p.m. on May 18, 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.

ENVIRONMENTAL DETERMINATION APPEAL PROCESS: The City issued an optional DNS (per RCW 43.21C.110/WAC 197-11-355) with proposed mitigation measures on January 17, 2017 and provided notice that the comment periods for the project and the proposed MDNS were integrated into a single comment period. Once the comment period ended on January 31, 2017 the City reevaluated the intent to issue a MDNS under WAC 197-11-355(4) and requested and obtained additional information prior to making a threshold determination. An additional comment period has been established limited to the new information used to inform the issuance of the threshold determination.

Therefore, once the additional comment period tolls appeals of the environmental determination must be filed in writing on or before **5:00 p.m. on May 30, 2017**. Appeals must be filed in writing together with the required \$100.00 application fee to: Hearing Examiner, City of Mount Vernon, PO Box 809, Mount Vernon, WA 98273. Appeals to the Examiner are governed by City of Mount Vernon Municipal Code Section 15.06.215. Additional information regarding the appeal process may be obtained from the staff 'Contact Person' listed below.

¹ These SEPA mitigation measures (conditions) are in addition to conditions and/or mitigation measures that will be applied through the City's existing development regulations.

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

CITY CONTACT PERSON: Development Services Department, Contact: Rebecca Lowell, P.O. Box 809 / 910 Cleveland Ave., Mount Vernon, WA 98273, (360) 336-6214, rebeccab@mountvernonwa.gov

PUBLIC HEARING: The Hearing Examiner will hold an open record pre-decision hearing on **Tuesday, June 6, 2017 at 5:30 p.m.** and will make a recommendation to the City Council with regard to the applicant's request for a waiver of street frontage improvements and the preliminary short plat approval. The Hearing Examiner's recommendation will be forwarded to the City Council who will hold a closed record hearing and make a final decision. The hearing will be held at the City's Police and Court Campus located at 1805 Continental Place, Mount Vernon.

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 'Development Services' then 'News Notices' then scroll down the page until you find the project name/number.

RESPONSIBLE PERSON: Rebecca Lowell, Senior Planner

DATE May 5, 2017 **SIGNATURE** 

ISSUED: May 5, 2017
PUBLISHED: May 8, 2017

SENT TO: APPLICANT, PARTIES OF RECORD, 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



SEPA ENVIRONMENTAL REVIEW STAFF REPORT

A. BACKGROUND

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

APPLICANT CONTACT INFORMATION: Dave Prutzman; 4215 Montgomery Place, Mount Vernon, WA 98274; (425) 308-9397; samishbay@gmail.com

CITY CONTACT PERSON: Rebecca Lowell, P.O. Box 809 / 910 Cleveland Ave., Mount Vernon, WA 98273, (360) 336-6214, rebeccab@mountvernonwa.gov

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. See the accompanying MDNS for the full project description.

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. See the accompanying MDNS for vicinity maps.

B. RECOMMENDATION

Based on analysis of probable impacts from the proposal, the Responsible Official has made the following Environmental Determination:

DETERMINATION OF NON-SIGNIFICANCE	DETERMINATION OF NON - SIGNIFICANCE - MITIGATED.
<input type="checkbox"/> Issue DNS with a 10 day Appeal Period.	<input type="checkbox"/> Issue DNS-M with a 10 day Appeal Period.
	<input checked="" type="checkbox"/> Issue DNS-M with 14 day Comment Period followed by a 10 day Appeal Period.

C. SEPA PROCESS TIMELINE

Benchmark:	Date:	Authority:
Application Submitted	12.29.16	MVMC 14.05.110(C)(1) to (3)
Application Deemed Counter Complete	12.29.16	MVMC 14.05.110(C)(4)
Application Deemed Technically Complete	12.30.16	MVMC 14.05.110(D) RCW 36.70B.070
NOA/Optional MDNS Issued	1.17.17	MVMC 14.05.150(A) RCW 36.70B.110 WAC 197-11-355
NOA/Optional MDNS Comment Period Ended	1.31.17	MVMC 15.06.120 WAC 197-11-355 RCW 43.21C.110
Project on hold pending the submittal of information in response to comments received during the NOA/Proposed MDNS comment period	2.22.17	MVMC 14.05.110(D)(3) & (4) WAC 197-11-335
Received Traffic letter from TSI	3.20.17	NA
Received Consulting Report Summary from Hewitt Appraisal Services	4.10.17	NA
MDNS Issued with Comment and Appeal Period – Accompanied by Environmental Report	5.5.17	MVMC 15.06.215 WAC 197-11-355(4)
Open Record Public Hearing before Hearing Examiner	Pending	14.05.050(A) and (C) RCW 36.70B.120
Closed Record Public Hearing before City Council	Pending	14.05.050(A) and (C) RCW 36.70B.120

D. MITIGATION MEASURES

The lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158.

The following conditions have been identified that will be used to mitigate the impacts of the proposal¹:

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.

¹ These SEPA mitigation measures (conditions) are in addition to conditions and/or mitigation measures that will be applied through the City's existing development regulations.

ADVISORY NOTES TO APPLICANT

The following notes are supplemental information provided in conjunction with the environmental determination. Because these notes are provided as information only, they are not subject to the appeal process for environmental determinations.

D. ENVIRONMENTAL IMPACTS AND MITIGATION

In compliance with RCW 43.21C. 240, project environmental review addresses only those project impacts that are not adequately addressed under existing development standards and environmental regulations.

1. EARTH

Impacts: Grading activities: site development will require approximately 1,300 cubic yards of cut and 121 cubic yards of fill.

Mitigation Measures: Listed within the applicant's environmental checklist as well as required compliance with the City's existing standards and regulations for land disturbing. Construction best management practices will be utilized to minimize potential impacts from earthwork grading and clearing timber from the site.

The applicant's contractor(s) will be required to comply with the City's code requirements related to stormwater runoff and site grading. The applicant will also be required to obtain and comply with the WA State Department of Ecology's NPDES permit and their associated requirements.

Nexus: MVMC Chapters 13.33 (Storm Water Drainage Utility), 15.04 (Building Code), 15.16 (Grading, Excavation and Fill), 15.18 (Land Clearing), and Mount Vernon Engineering Standards.

2. STORMWATER

Impacts: Site stormwater will be directed to a detention pond with a wet pool that will be constructed near the west boundary of the project site located south of the proposed access road. A series of stormwater conveyance pipes and catchbasins will be installed to collect site stormwater and route it this proposed facility.

Mitigation Measures: Listed within the applicant's environmental checklist, detailed within their Engineering Analysis prepared by a licensed Professional Engineer, and shown on their construction plans. In addition, the applicant will comply with City, State and Federal regulations. Runoff during construction will be handled in conformance with the City's regulations and standards. A NPDES permit from the State of Washington Department of Ecology for construction activities will be required as part of this project.

Nexus: MVMC Chapters 13.33 (Storm Water Drainage Utility), 15.16 (Grading, Excavation and Fill), and Mount Vernon Engineering Standards.

3. TRAFFIC

Impacts: A total of seven (7) new single-family residential homes will be constructed on the subject site after the short plat has been granted final approval. This means that a total of seven (7) new PM peak hour traffic trips will be generated by this short plat development.

There will also be construction related traffic that will occur as this site is being developed.

Mitigation Measures: Compliance with the City's MVMC provisions.

Nexus: MVMC Title 12, Chapter 14.10 (Concurrency Management), Chapter 3.40 (Impact Fees), 15.16 (Grading, Excavation and Fill), 16.16 (Design Standards for Non-arterial Streets) and Mount Vernon Engineering Standards.

4. CRITICAL AREAS

Impacts: Category III and IV wetlands and a Type F (fish habitat) stream with their associated buffers all exist on the site. Buffer averaging is proposed on Wetlands A and B; and Wetland C will be filled.

Mitigation Measures: the applicant states they will purchase mitigation credits at an authorized wetland mitigation bank to minimize the unavoidable impacts to Wetland C. Standard buffers will be applied to Wetland A and Maddox Creek to avoid project impacts. Buffer averaging is proposed to minimize impacts to the category IV wetland. Critical areas and their associated buffers will be designated as Native Growth Protection Areas (NGPAs) through the platting process.

The applicant will be required to comply with the City's Critical Areas Code, the WA State Department of Ecology's rules/requirements and (potentially) the Federal Corps of Engineers rules/requirements.

Nexus: MVMC Chapter 15.06 (Environmental Policies), Chapter 15.40 (Critical Areas Code), RCW 90.48, 33 U.S. Code Chapter 26 (Federal Water Pollution Control Act)

E. CITY & AGENCY COMMENTS

The proposal has been circulated internally to applicable City Departments and to all of the following agencies, districts, utility companies and tribes: WA State Department of Ecology, Federal Army Corps of Engineers, WA State Department of Commerce, Cascade Natural Gas, WA State Department of Fish and Wildlife, WA State Department of Natural Resources, WA State Department of Transportation, WA State Department of Archeology and Historic Preservation, NW Clean Air Agency, Skagit Council of Governments, Port of Skagit County, Skagit County Planning and Development Services, Samish Tribe, Skagit River System Cooperative, Skagit River Systems, Skagit Valley College, Skagit Transit, Swinomish Tribe, Upper Skagit Tribe, Frontier, Frontier Northwest, Puget Sound Energy, Public Utility District #1, and the Dike and Drainage Districts the subject site is located within.

Copies of all Comments are contained in the Official File

Copies of Comments received from City Staff and Agencies are attached to this report

Following is a list of the comments received from City Staff and Agencies:

- Memo from Esco Bell (Public Works Director) and Ana Chesterfield (Development Services Engineering Manager) dated February 10, 2017
- Memo from Ana Chesterfield (Development Services Engineering Manager) dated February 8, 2017
- Email from Steve Riggs (Fire Marshall) dated March 3, 2017
- Letter from Doug Gresham, Wetland Specialist with the WA State Department of Ecology, dated January 30, 2017
- Letter from Gretchen Kaehler, Assistant State Archaeologist, Local Governments with the WA State Department of Archaeology & Historic Preservation, dated March 15, 2016
- Email from Jackie Ferry, Cultural Director, Tribal Historic Preservation Officer, Samish Indian Nation, dated January 27, 2017
- Email from Wendy Cole, Area Habitat Biologist with the WA State Department of Fish and Wildlife, dated January 20, 2017

F. OTHER PUBLIC COMMENTS

The proposal has been circulated to property owners near the subject site. Comments received from neighbors and other concerned citizens are listed, and briefly summarized below. Comments from staff, if applicable, are incorporated below.

- Copies of all Comments are contained in the Official File
- Copies of received Comments are attached to this report

Due to the number of comments that are similar in nature staff has provided comments following this table.

NAME	ADDRESS	COMMENT(S) SUMMARY
Larry Sieker	1748 Grand Ave	Privacy, security, health, safety, narrow roads, lifestyle incompatibility
Donna Yu	1748 Grand Ave	Access, safety, property devaluation, security, noise
Wesley & Leslie Barker	1998 Fraser Ave	Safety, lifestyle, traffic, noise, drainage, infrastructure. Contends the SEPA checklist section 14 is faulty/deficient
James & Donna Minahan	1935 Silver Loop	Traffic, safety, noise, not compatible use
Dale & Toni Barringer	1886 Silver Loop	Wants access off Blackburn or limit to 55+
Gary Simmons	1949 Fraser Ave	Safety, decreased property values, damage to infrastructure, security, discontent, construction impacts
Don Espen	2241 Balsam Ln	Health, safety, traffic on narrow roads
Stephen Ekstrand	1941 Fraser Ave	Wants access of Blackburn or limited to 55+
Linda Ekstrand	1941 Fraser Ave	Traffic, drainage, critical areas, safety, property values, maintenance, general community welfare
Kenneth & Gwen Kossman	2229 Balsam Ln	Traffic, safety, tranquility, construction access, decreased property values,
Robert & Sandra Glover	1727 Grand Ave	Noise, traffic, property values
Tim & Kathy Randell	1925 Fraser Ave	Crime, safety, security, quality of life
Jim Glendenning	1634 Grand Ave	Traffic, wants access from Blackburn
Doris Patterson	1700 Grand Ave	Traffic, noise, property values
Frank & Cathy Riddle	1715 Grand Ave	Traffic, security, lifestyle impacts
Alex & Gloria Davidson	1767 Grand Ave	Property values, lifestyle, environmental impacts
Marge Eberli	2233 Balsam Ln	Traffic, safety, construction access, resale value
Patricia Wilson	1743 Grand Ave	Traffic, safety, noise, infrastructure damage, reduced property values
Sandra Potter	1711 Grand Ave	Hauling route, safety, noise
Joan Sladek	1735 Grand Ave	Property values, construction dirt/noise, safety, wildlife, drainage, access
Mary Espen	2241 Balsam Ln	Complaint regarding improper notice
Michael Karpelman	1958 Fraser Ave	Traffic, safety, critical areas, safety, property values, road maintenance, safety and health of those residents 55+
Ernest Leclair	2610 E Section #26	Wildlife, vegetation removal, tree safety
Dee Brookings Norberg	1933 Fraser Ave	Lifestyle, safety, home values
Michael Karpelman & Elizabeth Igoe	1958 Fraser Ave	Safety, traffic, decreased property values, access
Robert & CJ Jewell	2237 Balsam Ln	Traffic, safety, wants access from Blackburn or age 55+

Charlotte Stougaard	1982 Fraser Ave	Wants access from Blackburn or age restriction 55+
Walt Meagher	13194 Sattlerlee Rd Anacortes, WA 98221	Economic impact: reduced salability, increased time on market, reduced prices. Increased traffic /noise.
Rose Piper	2610 E Section #28	Habitat loss, wetland impacts, forested buffer, privacy
Robert & Sheila Frazier	1902 Silver Loop	Access, safety, noise, reduced home values
Tina Ecklof	2610 E Section #27	Loss of forest and wetlands, buffer zone
Brian Gentry	504 E Fairhaven Ave Burlington, WA 98233	Objects to Blackburn frontage improvement waiver
Lee & Carole Schroeder	2610 E Section #34	Privacy, noise, security, resale value, zoning changes
Clair Moore	2610 E Section #35	Noise, tree removal, construction impacts, damaged landscape
Keith Johnson	1633 Grand Ave	Traffic, neighborhood impacts, access
Don Espen	2241 Balsam Ln	Health, safety, Compromise Big Fir's values, access should come from Blackburn
Mary Espen	2421 Balsam Lane	Traffic, property values, safety, noise
John & Karol Evans	1859 Fraser Ave	Peace, privacy, access, traffic, runoff
Tom & Cheryl Rodewald	2245 Balsam Ln	Traffic, safety, privacy, drainage, reduced property values, wildlife, community
James & Karen Robinson	1611 Grand Ave	Traffic both vehicle & pedestrian, narrow roads, decreased property value, damages, safety, community altered
Harvey & Penny West	1731 Grand Ave	Safety, traffic. Either provide alternate access or restrict age to 55+
Lorraine Mills	1759 Grand Ave	Narrow roads, safety, traffic, decreased property values
Richard Gilbert	2610 E Section #25	Wildlife impacts, incompatibility, privacy
Evan Powers	1759 Grand Ave	Narrow roads, safety, traffic, decreased property values
Lin Craft	1720 Grand Ave	Narrow roads, safety, traffic, decreased property values
Dick & Beverly VanderVoet	2221 Noble St	Narrow roads, safety, traffic, decreased property values
Robert Hallberg & Diane Southworth	1746 Grand Ave	Safety, runoff, decreased home values, incompatible neighborhood,
Marjorie Hanes	1716 Grand Ave	Safety, public health, sidewalks, community
Barbara O'Neill		Traffic, noise, dust, lifestyle, safety, damage to infrastructure
Kimberly & Jerry Gearity	2201 Noble St	Traffic, access, maneuvering clearance, safety,
Paul & Vicki LeCroy	1778 Grand Ave	Traffic, decreased property values
Samuel & Marjorie Liberatore	2610 E Section #33	Habitat loss, traffic, noise, greenbelt, property value, construction impacts dirt/dust/noise
Dennis Rabe	2610 E Section #29	Traffic, noise, negative impact on home value, rezone
Floyd & Lucille Nelson	1751 Grand Ave	Access, traffic, damage to roads and landscape
Norma Hartley	1750 Grand Ave	Wants access from Blackburn Rd
William & Mazza	1673 Grand Ave	Provide alternate access or restrict age to 55+, traffic
Mary Edelman	1755 Grand Ave	Traffic, noise, access, safety
Dave & Allene Quall	1876 Silver Loop	Traffic, access, noise
Jane Strohecker	1620 Grand Ave	Traffic, noise, safety
John & Jeanne Van Dyke	1867 Fraser Ave	Traffic, safety, character, runoff, wetlands, drainage

Jo Ann Corfman	2205 Noble Ave	Traffic, noise, safety, character, vehicle impacts to roads and landscaping
William Hager (Maul Foster Alongi)	1329 N State #301 Bellingham 98225	Access, traffic, character impacts, maintenance of private road. Suggest using PUD or restricting the age
Brad Furlong	825 Cleveland St	Access, traffic, noise, pedestrian impacts, safety. Wants another access point or the subdivision restricted to 55+
Sandi Paciotti	1934 Silver Loop	Access, lifestyle impacts, safety, public health, community, drainage
Bradford E. Furlong, Furlong Butler Attorneys	825 Cleveland Ave	Addressing new materials requested by the City prior to making a threshold determination.

Before responding to the concerns, comments and claims summarized within the foregoing table, staff has provided brief background information to aid in understanding the legal limitations staff has with regard to approving, denying, and/or conditioning the subject project.

BACKGROUND: Mount Vernon is a Growth Management Act (GMA) city (RCW 36.70A). As such, the primary role of the SEPA process is to focus on environmental impacts not addressed by the City’s existing, adopted, development regulations, Comprehensive Plan, and other applicable local, state and federal laws and regulations (RCW 36.70B.030). This means that staff does not analyze previous legislative actions resulting in existing, zoning, adopted regulations or other similarly adopted land use decisions.

Staff comments have been organized by different topic areas as follows:

Wetland/Stream/Habitat Impacts

MVMC Chapter 15.40, Critical Areas, contains the City’s regulations with regard to critical areas (wetlands, streams, steep slopes, etc). This Chapter of the MVMC incorporates best available science to achieve no net loss of critical area function and values while encouraging cost effective and efficient use of lands within the City thereby accomplishing the City and State’s growth management goals.

The City has adopted regulations for the on-site critical areas and their associated buffers the applicant will be required to comply with; and with such compliance, there are no impacts that should be mitigated through the SEPA process.

Traffic Concerns

In September of 2016 the City adopted its most recent update to the Traffic Element of the Comprehensive Plan (via Ordinance 3690). The City’s development regulations with regard to traffic impacts are found in Mount Vernon Municipal Code Chapter 3.40 (Impact Fees), 14.10 (Traffic Concurrency), and Chapter 16.16 (Non-Arterial Road Standards).

In general, the concerns expressed fall into the categories of: increased traffic volumes, vehicle speeds, safety issues with young drivers, pedestrian safety, and construction traffic.

To respond to these concerns staff had Victor Saleman, P.E., a licensed traffic engineer, read through all of the comments sent to the City, evaluate those concerns, and provide responses. Mr. Saleman’s expert report addressing all of these issues, and rendering his opinions, is attached along with a copy of his professional credentials. Key conclusions from Mr. Saleman’s expert report include the following:

- *The additional traffic generated by the East Village Short Plat can be accommodated by the existing roadways in Big Fir North. Residents would not experience significant changes in driveway access or roadway congestion.*

- *The design of the existing roadways in Big Fir North provide traffic calming features that would discourage speeding in the neighborhood.*
- *A 2014 Insurance Institute for Highway Safety Loss Data Institute study documented relative fatal crash rates for age groups from 16 to 80 plus years old. The study found that that drivers between 16-19 years old and 80 years old and over have similar fatal crashes rates (4.6 fatalities per million miles driven vs. 5.5 fatalities per million miles driven respectively) with older drivers having a slightly higher rate of fatal crashes than teens.*
- *The development of East Village Short Plat will not have significant short or long term traffic impacts on the Big Fir North community.*

The City has adopted regulations that mitigate traffic impacts that the applicant will be required to comply with. Upon review of the City’s existing regulations, in conjunction with Mr. Salemann’s accompanying report, staff finds there are no adverse impacts created by the subject short plat that should be mitigated through the SEPA process.

Private Road Maintenance

MVMC Chapter 16.16, Design Standards for Nonarterial Streets, contains regulations that allow private roads to be approved under certain circumstances. To serve the proposed short plat lots with a private road the applicant will have to comply with this code. Private roads are not maintained or improved by the City, which means that the developer and future homeowners will be responsible for future maintenance of all private roads.

With compliance with adopted regulations that allow private roads within the City there are no adverse impacts created that should be mitigated through the SEPA process.

Requiring Alternative Access off of Blackburn Road

A number of comments received suggested/requested that the applicant be required to access the subject site off of Blackburn Road that abuts the south boundary of the subject property. The City has no development regulations that provide the authority to require the applicant to do this. Even so, staff did evaluate the critical area impacts should the applicant choose to pursue providing access off of Blackburn Road.

The critical area impacts associated the applicant’s proposed access road (extending Balsam Drive) versus a road extended off of Blackburn Road are summarized in the following table.

	Applicant’s Proposed Road	Road Extending from Blackburn Road
Wetland Impact	Filling a .23 acre Category III wetland	Filling .11 acre Category III wetland
Stream Impacts	None with buffer averaging	None with bridge construction
Wetland/Stream Buffer Impacts	None	1.13 acres of buffer impact

The applicant’s proposal permanently impacts .12 acre of wetlands more than a road extending north from Blackburn Road would; however, 1.13 acres of buffer impacts occur with a road extending from Blackburn Road that do not occur with the applicant’s proposal.

There is no nexus or other legal basis to require the applicant to build an alternative road extended off of Blackburn Road instead of off of Balsam Drive (as proposed).

Noise

MVMC Chapter 9.28, Noise Regulations, contains the City's regulations with regard to noise.

With compliance with adopted regulations that set noise limits there are no impacts that should be mitigated through the SEPA process.

Tree Removal

MVMC Chapter 15.18, Land Clearing, contains the City's regulations with regard to forest practices. The City adopted these regulations in 2013 to comply with requirements from the State Department of Natural Resources.

With compliance with adopted regulations that set noise limits there are no impacts that should be mitigated through the SEPA process.

Property Values

Potential increases or decreases in property values are not criteria that City staff evaluates with subdivision proposals. Staff notes, too, that new development almost always has some effect, sometimes negative and sometimes positive, on property values of abutting or nearby properties. This is a function of new development. Despite the foregoing, with the number of neighbor comments received claiming that property values would be negatively impacted by this proposal, staff had a Consulting Report Summary completed by Dan Hewitt, a WA State Certified General Real Estate Appraiser awarded Senior Residential Appraiser Designation (SRA). Mr. Hewitt is the owner/operator of Hewitt Appraisal Service.

Staff provided a copy of the comments received by the City and asked that Mr. Hewitt evaluate and provide a professional response. A copy of Mr. Hewitt's expert report is attached. In short Mr. Hewitt's expert opinion is as follows: "Our conclusion is that no market evidence was identified with which to support a negative economic impact to the lots in Big Fir North as a result of the development of the seven new lots in the proposed East Village plat". Other key conclusions from Mr. Hewitt's expert report include the following:

- *There is no market evidence to support a notion that inhabitants of other existing 55 and older subdivision have been negatively impacted by adjacent subdivisions simply based on age composition of the plat.*
- *The recently developed or proposed examples of Woodside and Twin Brooks support the idea the 55 and older subdivisions co-exist nicely with subdivisions which are open to all age groups. The 55 and older age groups demonstrated a willingness to purchase and keep purchasing within the plats, even as the plats were extended with new phases and other non-55 and older plats continued to develop around them.*
- *In summary...it is unlikely to conclude that any long-term measurable value change will result to the Big Fir North properties as a result of the seven lot development. A bit of short-term market reluctance might occur due to equipment use and some construction noise while the new lots are being developed. However, once the new lots are finished, the market would typically be expected to absorb the existence of the easterly lots as a matter of course and not react in an economic manner any differently than to any of the other competitive 55 and older purchase opportunities in competing subdivisions which might become available over future time.*

Consistent with the Consulting Report Summary from Mr. Hewitt, staff finds there are no adverse impacts created by the subject short plat that should be mitigated through the SEPA process.

G. ENVIRONMENTAL DETERMINATION COMMENT & APPEAL PROCESS

The City is using its discretion under WAC 173-11-355(4) to issue a MDNS with a comment period that shall be limited to the below-listed new information received by the City after the Notice of Application/ Proposed MDNS comment period ended on January 31, 2017. Comments will be accepted limited to the following documents:

- Letter responding to traffic comments dated March 20, 2017, from Transportation Solutions, Inc.,
- Consulting Report Summary, dated April 10, 2017, from Hewitt Appraisal Service
- Letter containing an alternative analysis for the Blackburn Road extension dated March 17, 2017 from Samish Bay Real Estate Group

Comments on the above-listed new information used to inform the issuance of this Mitigated Determination of Non-Significance (MDNS) must be submitted, in writing, no later than 5:00 p.m. on **MAY 18, 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.

Appeals of the environmental determination must be filed in writing on or before 5:00 PM on **MAY 30, 2017**. Appeals must be filed in writing together with the required \$100.00 application fee to: Hearing Examiner, City of Mount Vernon, P.O. Box 809, Mount Vernon, WA 98273. Appeals to the Examiner are governed by City of Mount Vernon Municipal Code Section 15.06.215. Additional information regarding the appeal process may be obtained from the City of Mount Vernon Development Services Department by calling (306)336-6214.



Date: February 10, 2017

To: Rebecca Lowell, Senior Planner

From: Esco Bell, Public Works Director
Ana Chesterfield, Development Services Engineering Manager *AC*

Subject: PL16-150 Preliminary Short Plat – Request for deferral of required minimum improvements per MVMC 16.032.060

The purpose of this memo is to recommend a deferral of required minimum improvements associated with the short plat noted above.

City codes and requirements addressing the process for required minimum improvements for short plats are cited as follows:

In accordance with Title 16.032.060, the community and economic development department shall ascertain that the minimum required improvements have been installed along with all the items listed in MVMC Title 16.20 prior to granting final approval of any short subdivisions.

MVMC Title 14.14.110 states: "Short plats will be subject to the applicable subdivision codes. Currently they are required to construct street improvements unless the city engineer recommends and the city council approves a waiver or deferral of the requirement. Subsequent building permits and sequential building permit approvals within the short plat would be subject to concurrency requirements".

Requested deferral of required minimum improvements is described as follows:

The specific location where the deferral of the installation of the improvements is being requested is located along E Blackburn Road fronting lot 8 of the proposed short plat.

The deferred installation of street improvement includes: widening of street, installation of sidewalk curb and gutter, storm conveyance system, sanitary sewer extension, water system and other utilities.

Recommendation: The Public Works Director, acting through his authority as the city engineer, recommends approval of the requested deferral based on the following assessments:

1. The deferral does not detract from the intent and purpose of requirements for the proposed short plat to install public infrastructure needed to serve its development, because of the particular geography of the site.

2. No burdens for developing the public infrastructure are displaced to others or the public as a consequence of the deferral, and the deferral does not detract from the orderly development of public infrastructure.
3. The public retains all needed authority and control to assure that any future development of the site will cause public improvements affected by the recommended deferral to be built.



Date: February 8th 2017

To: Senior Planner, Rebecca Lowell

From: Ana Chesterfield, Development Services Engineering Manager *Ac*

RE: PL16-150 East Village Preliminary Short Plat

The Community and Economic Development Department Engineering Division has reviewed the preliminary submittal for the 9 lot short-plat as referenced above. This review included preliminary plat drawings, preliminary drainage analysis and a request for waiver of minimum improvements required.

PRELIMINARY PLAT MAP AND WAIVER REQUEST:

- A. There are multiple discrepancies between the Plat Maps and the Lot closure report. Please review and revise as appropriate. See redlines.
- B. Request for Waiver of installation of minimum improvement per MVMC 16.032.060: Development Services Engineering Manager is recommending approval from the City of Mount Vernon Public Works Director regarding the requested deferral of installation of improvement fronting on East Blackburn Road. A separate memo is forthcoming.

DRAINAGE SUMMARY:

- C. This project will be required to meet the 2005 DOE Stormwater Management Manual for Western Washington and City of Mount Vernon Municipal Code 13.33
- D. A geotechnical report will be required to address on site soils and potential instabilities that could be caused by the proposed development (road construction, home construction and pond construction) with sections addressing any mitigation measures deemed necessary.
- E. Ensure compliance with Minimum Requirement #8.
- F. It is the responsibility of the applicant to ensure compliance with Department of Ecology General Construction Stormwater Permit.
- G. Provide a copy of the Stormwater Prevention Pollution Plat with civil plan submittals.

PL16-150 East Village Preliminary Short Plat

General Comments:

- H. Compliance with City of Mount Vernon Engineering Standards is a requirement.**
- I. A lighting plan designed by PSE Intolight is required for review.**
- J. Utility easement will be determined during the civil review of the proposed design**
- K. Emergency vehicle access shall comply with the Fire Department requirements**
- L. Location of required landscape trees should not interfere with water services and other underground utilities**
- M. City Fiber Conduit Installation is required for the project. See City of Mount Vernon Engineering Standards for guidance.**
- N. A truck route for hauling will be required for review and approval by Development Services Engineering Manager**
- O. A traffic control plan as well as hauling hours will be required for review and approval by the Development Services Engineering Manager**

Note: these comments do not constitute a formal or detailed review of the engineering data and supplemental information supplied for the preliminary short plat. Further and more detailed engineering reviews will be performed once the final plans and reports are submitted for permits. The Community and Economic Development Department, strongly recommends that the developer's Project Management team and design Engineer meet with the City's Engineering staff before first civil plan submittal.

16-150

HERRIGSTAD ENGINEERING & SURVEYING

Civil Engineering and Surveying

4320 Whistle Lake Road
Anacortes, WA 98221

Dale Herrigstad, P.E., P.L.S.
(360) 299-8804 Phone

December 22, 2016

East Village 8-LOT SHORT PLAT CLOSURE REPORT

LOT 1

Polyline Report

Thu Dec 22 12:17:48 2016

Bearing Distance

S 00°48'26" W 135.843

N 89°20'38" E 0.509

Radius: 170.000 Chord: 49.343 Degree: 33°42'12" Dir: Right

Length: 49.518 Delta: 16°41'21" Tangent: 24.935

Chord BRG: S 82°18'42" E Rad-In: S 00°39'22" E Rad-Out: S 16°01'59" W

Radius Point: 6031.753,5867.194

S 73°58'01" E 22.411

N 00°48'26" E 149.444

S 89°20'38" W 71.143

RECEIVED
CITY OF MOUNT VERNON
DEC 29 2016
C.E.D. DEPARTMENT
BY _____

Closure Error Distance > 0.00000

Total Distance > 428.868

Polyline Area: 10001.9 sq ft, 0.2 acres

LOT 2

Polyline Report

Thu Dec 22 12:18:01 2016

Bearing Distance

N 00°48'26" E 168.341

S 89°20'38" W 63.491

S 00°48'26" W 149.444

S 73°58'01" E 65.779

Closure Error Distance > 0.00000

Total Distance > 447.055

Polyline Area: 10084.9 sq ft, 0.2 acres

LOT 3

Polyline Report

Thu Dec 22 12:18:11 2016

Bearing Distance

N 00°48'26" E 182.332

S 89°20'38" W 63.491

S 00°48'26" W 168.341

S 73°58'01" E 19.576

S 65°18'46" E 19.541

N 89°20'38" E 26.721

Closure Error Distance> 0.00000
Total Distance> 480.002
Polyline Area: 11286.7 sq ft, 0.3 acres

LOT 4

Polyline Report

Thu Dec 22 12:18:21 2016

Bearing Distance

✓ N 00°48'26" E 182.332

✓ N 89°20'38" E 63.491

✓ S 00°48'26" W 182.332

✓ S 89°20'38" W 63.491

Closure Error Distance> 0.00000
Total Distance> 491.645
Polyline Area: 11572.6 sq ft, 0.3 acres

LOT 5

Polyline Report

Thu Dec 22 12:18:31 2016

Bearing Distance

✓ S 00°48'26" W 182.332

✓ N 89°20'38" E 63.491

✓ N 00°48'26" E 182.332

✓ S 89°20'38" W 63.491

Closure Error Distance> 0.00000
Total Distance> 491.645
Polyline Area: 11572.6 sq ft, 0.3 acres

LOT 6

Polyline Report

Tue Mar 22 10:31:45 2016

Bearing Distance

✓ N 89°20'38" E 135.583

✓ N 00°52'29" E 85.025

✓ S 89°20'46" W 135.683

✓ S 00°48'26" W 85.028

Closure Error Distance> 0.00000
Total Distance> 441.319
Polyline Area: 11528.5 sq ft, 0.3 acres

LOT 7

Polyline Report

Tue Mar 22 10:31:30 2016

Bearing Distance

✓ N 89°20'38" E 135.583

- ✓ S 00°52'29" W 97.307
- ✓ S 89°20'38" W 135.469
- ✓ N 00°48'26" E 97.304

Closure Error Distance > 0.00000
 Total Distance > 465.663
 Polyline Area: 13182.9 sq ft, 0.3 acres

LOT 8

Polyline Report

Tue Mar 22 10:56:37 2016

- Bearing Distance
- ✓ S 01°18'10" E 270.005
- SEE C2 → N 88°41'51" E 429.383
- ✓ N 00°52'29" E 1100.905
- ✓ S 89°20'38" W 289.171
- ✓ S 74°39'26" W 114.126
- ✓ S 61°32'26" W 70.757
- ✓ S 00°48'26" W 773.909
- ✓ N 88°41'50" E 20.110

Closure Error Distance > 0.00000
 Total Distance > 3068.366
 Polyline Area: 496180.6 sq ft, 11.4 acres

TRACT A

Polyline Report

Tue Mar 22 10:32:57 2016

- Bearing Distance
- ✓ N 65°18'46" W 19.541
- SEE C3 → N 73°58'01" W 107.766
- Radius: 170.000 Chord: 49.343 Degree: 33°42'12" Dir: Left
- Length: 49.518 Delta: 16°41'21" Tangent: 24.935
- Chord BRG: N 82°18'42" W Rad-In: S 16°01'59" W Rad-Out: S 00°39'22" E
- Radius Point: 6031.753, 5867.194
- ✓ S 89°20'38" W 0.413
- ✓ S 89°20'38" W 0.095
- ✓ S 00°48'26" W 108.448
- ✓ N 61°32'26" E 70.757
- ✓ N 74°39'26" E 114.126

? NEED BLOW UP DETAIL SHEET C3
 OR UPDATE LENGTH ON C2

Closure Error Distance > 0.00000
 Total Distance > 470.665
 Polyline Area: 9131.2 sq ft, 0.2 acres

From: Riggs, Steve
Sent: Friday, March 03, 2017 11:06 AM
To: Marianne Manville-Ailles (mma@sseconsultants.com)
Cc: Lowell, Rebecca
Subject: PL16-150 East Village

FYI,

I know the deadline has passed for comments more than 30 days ago. I did get a chance to review for SEPA. Other than an approved water line with a fire hydrant and the approved turnaround. No additional comments for the project.

Steven V. Riggs
Fire Marshal
City of Mount Vernon
(360) 336-6277



CITY & AGENCY COMMENTS - MDNS

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Northwest Regional Office • 3190 160th Ave SE • Bellevue, WA 98008-5452 • 425-649-7000
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

January 30, 2017

RECEIVED
CITY OF MOUNT VERNON

FEB 01 2017

C.E.D. DEPARTMENT
BY _____

Rebecca Lowell, Senior Planner
City of Mount Vernon
Community and Economic Development Department
910 Cleveland Avenue
Mount Vernon, WA 98273

RE: Ecology Comments on East Village Short Plat
Lead Agency File No.: PL16-150
Ecology File Number: 201700350

Dear Ms. Lowell:

Thank you for sending information on the East Village project to the Washington State Department of Ecology (Ecology) for our review and comment. As the Wetland Specialist responsible for the City of Mount Vernon area, I wish to have the following comments entered into the record. The project submittal provided to Ecology included a notice of application, mitigated determination of non-significance, SEPA environmental checklist, site plan drawings, and *Critical Area Site Assessment: East Village Short Plat*, prepared by Graham-Bunting Associates, dated December 21, 2016.

The project site is located at 2437 East Blackburn Road in Mount Vernon. This 13.4-acre property (Parcel # P28003) has two single-family houses located on the southern edge of the property, while second-growth forest and pasture cover the remainder of the property. The proposed action involves constructing seven single-family houses, an access road extension of Balsam Lane, storm water facilities, and other utilities along the northern edge of the property. The two existing houses on the southern edge will remain as a separate lot.

The critical areas identified by Graham-Bunting Associates include Maddox Creek (Type F water), two Category III wetlands (Wetlands A and C), and a Category IV wetland (Wetland B). According to City of Mount Vernon municipal code, Maddox Creek receives a 150' buffer (MVMC 15.40.080.D.3), and Category III wetlands require 75' buffers, and Category IV wetlands require a 50' buffer (MVMC 15.40.090.F.1). This confirms an earlier critical area assessment that Graham-Bunting Associates had performed in 2009.

The proposed development will permanently impact Wetland C (0.23 acre) and reduce the Wetland B buffer down to 37.5' along its northern edge (1,420 ft² area) while providing 1,549 ft² of additional buffer area at roughly a 1:1 ratio. Temporary construction impacts will occur in the

Rebecca Lowell
January 30, 2017
Page | 2

Maddox Creek buffer from installation of a storm water pond outfall. A Native Growth Protection Area (NGPA) tract will be created around Maddox Creek, Wetlands A and B, and their associated buffers. A split rail fence and signs will mark the perimeter of this NGPA tract. Compensatory mitigation for the Wetland C impacts involve purchasing credits at the Nookachamps Mitigation Bank.

Wetland C on this property is a water of the state subject to the applicable requirements of state law (see RCW 90.48 and WAC 173.201A) and Section 401 of the Clean Water Act (33 USC §1341) and 40 CFR Section 121.2. The applicant shall obtain all necessary state and federal authorizations prior to beginning any ground-disturbing activities or vegetation removal in Wetland C. To obtain state and federal authorization, the following items are required:

- A jurisdictional determination from the U.S. Army Corps of Engineers stating whether the delineated wetlands on the property are under federal jurisdiction.
- A Joint Aquatic Resources Permit Application (JARPA) form for impacts to jurisdictional wetlands submitted to Ecology at ecyrefedpermits@ecy.wa.gov.
- A mitigation bank use plan for permanent impacts to Wetland C following the Interagency Review Team guidance in *Using Credits from Wetland Mitigation Banks: Guidance to Applicants on Submittal Contents for Bank Use Plans*.

If you have any questions or would like to discuss my comments, please give me a call at (425) 649-7199 or send an email to Doug.Gresham@ecy.wa.gov.

Sincerely,



Doug Gresham, PWS
Wetland Specialist
Shorelands and Environmental Assistance Program

DEG:awp

E-cc: Paul Anderson, Ecology
Yvonne Kicken, Ecology



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

March 15, 2016

Mr. Dave Prutzman
Samish Bay Land Company LLC
2601 East Blackburn Road
Mount Vernon, WA 98074

In future correspondence please refer to:
Project Tracking Code: 2016-03-01746
Property: EZ-1 East Village Short Plat, Samish Bay Land Company
Re: EZ-1 Archaeology - Survey Requested

Mr. Prutzman:

Thank you for your correspondence and supporting documentation to the Department of Archaeology and Historic Preservation (DAHP). We have reviewed your EZ-1 form for the above project. The project area is partially within a large historical wetland. There is a high potential for archaeological resources that are protected by state law.

We recommend a professional archaeological survey of the project area prior to ground disturbance. The completed survey report should be submitted to DAHP and the interested Tribes for review prior to beginning the project.

Thank you for the opportunity to comment on this project and we look forward to receiving the survey report. Should you have any questions, please feel free to contact me.

Sincerely,

Gretchen Kaehler
Assistant State Archaeologist, Local Governments
(360) 586-3088
gretchen.kaehler@dahp.wa.gov

cc. Josephine Peters, Cultural Resources, Swinomish Tribe
Jackie Ferry, THPO, Samish Tribe
Kerry Lyste, Cultural Resources, Stillaguamish Tribe
Tara Duff, Cultural Resources Director, Stillaguamish Tribe
Richard Young, Cultural Resources Director, Tulalip Tribe



From: Beacham, Linda
Sent: Friday, January 27, 2017 11:06 AM
To: Lowell, Rebecca
Cc: Marianne Manville-Ailles (mma@sseconsultants.com)
Subject: FW: DNS SEPA PL16-150

Follow Up Flag: Follow up
Flag Status: Flagged

FYI..

Linda Beacham
Administrative Assistant
Community & Economic Development
360-336-6214

-----Original Message-----

From: Jackie Ferry [<mailto:jferry@samishtribe.nsn.us>]
Sent: Friday, January 27, 2017 9:42 AM
To: Beacham, Linda
Subject: RE: DNS SEPA PL16-150

Hi Linda,

I agree with DAHP's assessment for a cultural resources survey prior to ground disturbance.

Thanks,

Jackie

Jackie Ferry, MA, RPA | Cultural Director | Tribal Historic Preservation Officer | Samish Indian Nation
2918 Commercial Ave | Anacortes, WA 98221-2738 | Monday - Thursday
Office: 360.293.6404 ext. 126 | Fax: 360.299.0790 | E-mail: jferry@samishtribe.nsn.us

-----Original Message-----

From: Beacham, Linda [<mailto:lindabe@mountvernonwa.gov>]
Sent: Friday, January 20, 2017 12:38 PM
Subject: DNS SEPA PL16-150

Type of Document: Notice of Application, Proposed Optional Mitigated Determination of Non-Significance and SEPA Checklist

Description of Proposal: 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.

Date of Issuance: January 17, 2017

Lead Agency Contact: Rebecca Lowell, Senior Planner, Community & Economic Development, Mount Vernon, WA

Linda Beacham
Administrative Assistant
Community & Economic Development
360-336-6214

From: Cole, Wendy D (DFW) <Wendy.Cole@dfw.wa.gov>
Sent: Friday, January 20, 2017 2:55 PM
To: Lowell, Rebecca
Cc: Chesterfield, Ana
Subject: East Village short plat 16-150

Hi Rebecca and Ana – I looked through this proposal and it occurred to me that since there is to be an outfall into Maddox Creek from a stormwater facility, it would need an HPA for the outfall – unless the City's NPDES permit already covers it.

Please let me know if this facility is covered by a NPDES permit, or not; Thanks!

Wendy

Wendy Cole
Washington Department of Fish and Wildlife
Area Habitat Biologist
P.O. Box 1100
La Conner, WA 98257
360-466-4345 x. 272
360-466-0515 fax
wendy.cole@dfw.wa.gov



8250 - 165th Avenue NE
Suite 100
Redmond, WA 98052-6628
T 425-883-4134
F 425-867-0898
www.tsinw.com

NEW INFORMATION IDENTIFIED WITHIN THE MDNS

March 20, 2017

Rebecca Bradley-Lowell, Senior Planner
910 Cleveland Avenue
P.O. Box 809
Mount Vernon, WA 98273

Subject: East Village Short Plat – Response to Traffic Comments

This letter provides our response to the traffic related citizen comments for the proposed East Village Short Plat in the City of Mount Vernon, WA. The East Village Short Plat includes seven (7) new single-family homes, that will be accessed via existing Balsam Lane, which is currently a dead-end street used only by the residents of Big Fir North. Big Fir North is an age restricted community. Grand Avenue and Noble Avenue are also streets internal to Big Fir North that will connect East Village with the adjacent arterial roadways.

Comments Relative to Increased Traffic Volumes

The expected new vehicle trips generated by the proposed development are estimated at 67 trips per weekday, 5 trips in the morning peak hour, and 7 trips in the evening peak hour. For the non-peak weekday period from 6 AM to midnight, there will be an estimated 3.5 vehicle trips per hour. During the weekend, there will be an estimated 69 trips on Saturday and 60 trips on Sunday, which would break down to about 4 trips per hour on Saturday and 3 trips per hour on Sunday. Vehicle trips estimated using the Institute of Transportation Engineers (ITE) *Trip Generation Manual*.

The additional traffic generated by the East Village Short Plat can be accommodated by the existing roadways in Big Fir North. Residents would not experience significant changes in driveway access or roadway congestion.

Comments Relative to Vehicle Speeds

The internal streets of Big Fir North – Balsam Lane, Grand Avenue, and Noble Avenue – are designed for low-speed vehicle operation. Horizontal curves on these streets are mostly about 75 feet in radius, through which drivers can only travel comfortably at 15 to 17 miles per hour. Speeds through horizontal curves were calculated based on the guidance in the American Association of State Highway and Transportation Officials (AASHTO) *A Policy on Geometric Design of Highways and Streets*. The use of short straight roadway segments short radius horizontal curves, and closely spaced intersections is a common traffic calming practice and has been demonstrated to reduce vehicle speeds over longer straight roadway segments.

The design of the existing roadways in Big Fir North provide traffic calming features that would discourage speeding in the neighborhood.



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Rebecca Bradley-Lowell
Senior Planner
Page 2 of 2

Comments Relative Safety Associated with Young Drivers

Young drivers are involved in more crashes per mile of driving than other age groups. A 2014 Insurance Institute for Highway Safety Loss Data Institute study documented relative fatal crash rates for age groups from 16 to 80 plus years old. The study found that that drivers between 16-19 years old and 80 years old and over have similar fatal crashes rates (4.6 fatalities per million miles driven vs. 5.5 fatalities per million miles driven respectively) with older drivers having a slightly higher rate of fatal crashes than teens. Drivers between 35 and 54 years old have a crash rate of 1.17 fatalities per million miles driven.

This data suggests that there will be no significant difference between in crashes in the Big Fir North roadway system when comparing the addition of younger or older drivers to the roadways in Big Fir North.

Comments Relative Pedestrian Safety

The existing streets provide 5-foot wide sidewalks with a 4-foot wide landscape buffers on both sides. These conditions will adequately serve the existing and new pedestrian demand in the neighborhood.

Construction Traffic

Construction traffic will involve trucks, heavy equipment deliveries, material deliveries and construction worker vehicles. Construction traffic is temporary in nature and is managed by current city ordinances for construction hours and site management requirements.

Conclusions

The development of East Village Short Plat will not have significant short or long term traffic impacts on the Big Fir North community.

If you have any questions don't hesitate to contact me.

Sincerely,

Transportation Solutions, Inc.

A handwritten signature in blue ink, appearing to read "V. Salemann", with a long horizontal flourish extending to the right.

Victor L. Salemann, PE
Principal

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Victor Salemann PE



Principal

AREAS OF EXPERTISE

Traffic Engineering
 Transportation Planning
 Complete Streets
 Traffic Design
 Comprehensive Plan Policy Development
 Code Review & Development
 Concurrency Management
 Transportation Impact Fees
 Development Review

REPRESENTATIVE PROJECTS

Mt. Vernon Concurrency Study
 Port Orchard Comprehensive Plan
 Tahoma High School Review
 Mt. Vernon Intersection Safety Study
 Ash Way Design
 City of Gig Harbor 2035 Model & TIF
 Northern State Campus Planned Action EIS
 I 90 & SR 18 Feasibility Study
 City of Lynnwood 194th Pre-Design Study
 Port Orchard ADA Transition Plan
 Renton School District Impact Fee Review
 Burlington Transportation Element
 SR 16 TNB to SR 3 Congestion Study
 Sammamish Transportation Element
 Issaquah Pedestrian Study
 US 395 /Ridgeline Drive
 City of Lynnwood Traffic Modeling
 32nd St/D Ave Intersection Improvements
 Issaquah Complete Streets Study
 Washington St Corridor Signal Analysis
 The Village at Sammamish
 Mt. Vernon Subarea Plan

As a Principal of TSI, Victor brings a full service approach to municipal projects with public and private sector experience in program administration, travel demand forecasting, comprehensive transportation planning, development review, traffic engineering, roundabout design, traffic signal design, and arterial roadway design. Throughout his 33 year career in transportation planning and engineering, Mr. Salemann has demonstrated an ability to connect with and commit teams and organizations to projects, as well as identify and address the challenges faced by municipal staff and diverse stakeholders.

Victor serves as the on-call traffic engineer for multiple municipalities including the City of Lynnwood, City of Mount Vernon, City of Port Orchard, and City of Sammamish.

Victor is an active Member of the Institute of Transportation Engineers and American Public Works Association.

He is a skilled public speaker and is able to present complex transportation issues to City Councils, Planning Commissions, Hearing Examiners, stakeholders, and the public. He has worked directly with the City Councils of Lynnwood, Sammamish, Issaquah, Maple Valley, Gig Harbor, Poulsbo, Covington, and Woodinville on transportation planning and traffic engineering issues including the impacts of regional through-traffic on new and established communities.

Victor's previous experience includes 7 years serving as the Engineering Manager for the City of Issaquah.

EDUCATION

BS, Civil Engineering, University of Washington

LICENSURE

Professional Engineer, Washington & Alaska

AFFILIATIONS

Institute of Transportation Engineers (ITE)
 American Public Works Association (APWA) Washington

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CONSULTING REPORT SUMMARY



EAST VILLAGE SUBDIVISION
NHN Balsam Street
Mount Vernon, WA 98274

Prepared for:

Ms. Rebecca Bradley-Lowell
City of Mount Vernon
910 Cleveland Avenue
Mount Vernon, CA 98273

Date of Inspection: February 22, 2017

Prepared By:

HEWITT APPRAISAL SERVICE
1317 Alpine View Drive
Mount Vernon, WA 98273
Telephone: (360) 428-4758
Fax: (360) 428-8707

Appraiser:

Wayland D. (Dan) Hewitt, SRA
WA Cert. # 1101648

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East Village Subdivision Mount Vernon, WA 98274

HEWITT APPRAISAL SERVICE

April 10, 2017

Ms. Rebecca Bradley-Lowell
City of Mount Vernon
910 Cleveland Avenue
Mount Vernon, WA 98273

RE: Proposed East Village Subdivision Access
Mount Vernon, WA 98274

Dear Ms. Bradley-Lowell:

Thank you for your request for a consultative opinion of the impact of the East Village subdivision development on the adjoining Big Fir North plat in south Mount Vernon. A discussion of the issues and an opinion of impact using a narrative report format has been prepared. This assignment has been completed in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP).

The purpose of this assignment is to estimate the impact of the development of the proposed East Village Short Plat upon the existing and adjoining Big Fir North plat to the west, which would use Balsam Way in the Big Fir plat to create access to the proposed new subdivision. The intended use of the assignment is to assist the client, the City of Mount Vernon in determining possible adverse impact to the residents of the Big Fir subdivision.

The subject is a proposed short plat consisting of eight lots, seven of which will have residences. The eighth lot will support a retention pond and several houses to the south and will also serve as a buffer for Maddox Creek, which will run through lot 8 of the plat.

The following report sets forth our findings as of February 22, 2017. Our conclusion is that no market evidence was identified with which to support a negative economic impact to the lots in Big Fir North as a result of the development of the seven new lots in the proposed East Village plat.



Dan Hewitt, SRA

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East Village Subdivision Mount Vernon, WA 98274

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SUMMARY OF SALIENT FACTS

Client: The City of Mount Vernon

Intended Use: Estimate potential of adverse impact to the residents of the Big Fir North plat as a result of the proposed East Village Short Plat.

Intended Users: This report is intended to be used by the City of Mount Vernon. No other party is authorized or intended to use this report.

Purpose of the Assignment: The purpose of this narrative consultative report is to provide an opinion of the potential for adverse impact of the development of the East Village Short Plat to the adjoining Big Fir North plat.

Subject Property: 8 lot Short Plat located at the east end of Balsam Lane in Mount Vernon, WA 98274.

Project Scope: Subdivision plat.

Date of Inspection: February 22, 2017

Completion Date of Report: April 10, 2017

Tax I.D. # 340428-2-007-0102; P28003 (Existing) New plat not assigned yet

Zoning: R-1; 4.0

Land Area: 13.39 acres; 583,268 sf

Purchase Price: N/A

Owner: Mary Margaret Kiesel

Highest and Best Use
As Vacant: Residential Subdivision
As Improved: Residential Subdivision

Hypothetical Condition: None.
Extraordinary Assumptions: None.

Conclusion: No measurable economic impact to lots in the Big Fir North subdivision can be supported as a result of the new proposed East Village subdivision.

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REPORT ORGANIZATION:

This report is designed to inform the reader of all factors influencing the value of the subject property in a clear and concise manner. An Executive Summary is provided to the reader for quick reference to salient conclusions regarding the property. Initially, an overview of the subject regional market area, market trends and a neighborhood location analysis is performed. The property is then described physically and a highest and best use for the property is determined. Highest and Best Use establishes the premise upon which the property is valued.

An addendum is provided which illustrates important data about the market, site and improvements and includes photographs of the subject to aid the reader.

INTENDED USE OF THE ASSIGNMENT:

The purpose of the assignment is to provide the appraiser's opinion of the economic impact of a proposed residential subdivision development to the existing subdivision adjacent to it. The opinion is designed to be used by the client for consideration of determining the feasibility of the proposed development and without prior written approval of the author, the use of this report is limited to this decision-making. All other uses are expressly prohibited. Reliance on this report by anyone other than the designated client for a purpose other than that set forth above is prohibited. The author's responsibility is limited to the client.

INTENDED USER OF THE ASSIGNMENT:

The intended user of the appraisal is the City of Mount Vernon. No other party is authorized or intended to use this report.

ASSUMPTIONS AND LIMITING CONDITIONS:

The assignment is based upon the assumptions and limiting conditions as outlined in the enclosures.

PROPERTY RIGHTS:

The property rights appraised consist of the unencumbered fee simple interest of all present and future benefits, which may be derived from the property's present or possible use.

EFFECTIVE DATE OF APPRAISAL:

The effective date of appraisal is February 22, 2017, which is also the date of physical inspection.

COMPLIANCE AND COMPETENCY PROVISION:

This consulting report has been prepared in compliance with the Uniform Standards of Professional Practice (USPAP) as revised January 1, 2016 and originally adopted by the Appraisal Standards Board of the Appraisal Foundation on August 9, 1990. The appraiser has years of experience in appraising single family, multi-family and commercial properties and has the appropriate knowledge and experience to

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competently complete this report. Refer to the addendum of this report for a statement of qualifications of the appraiser.

DEFINITION OF MARKET VALUE:

Market value is not determined for the purposes of this consulting assignment.

ASSIGNMENT DEVELOPMENT, SCOPE AND REPORTING PROCESS:

In preparing this opinion, the appraiser:

1. physically inspected the site
2. gathered information on plat development in the market area using the NW MLS and known information

This consulting report is a brief recapitulation of the appraiser's data, analyses, and conclusions. Additional supporting documentation is retained in the appraiser's file for this consulting report.

ASSESSMENT AND TAX INFORMATION:

The subject property has a current tax identification number of 340421-3-023-0000 and a corresponding parcel number of P27310. The past three years of tax assessment valuations for parcel # P27310 are noted as follows:

<u>YEAR</u>	<u>A/V LAND</u>	<u>A/V BLDGS</u>	<u>TOTAL A/V</u>
2017	\$3,765,100	\$1,671,700	\$5,436,800
2016	\$3,765,100	\$1,671,700	\$5,436,800
2015	\$3,336,100	\$1,520,400	\$4,856,800

The current total tax assessed value of the subject tax parcel for the 2017 year is \$5,436,800. The above assessments appear in line with others seen in the market. The current taxes assessed for 2017 are \$80,188.34.

OWNERSHIP HISTORY:

The subject property is currently owned by Mary Margaret Kiesel, according to the Skagit County Assessor.

PERSONAL PROPERTY:

No personal property, manufacturing equipment or business equipment was included.

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SALES AND LISTING HISTORY:

The subject property has not sold or been listed for sale in the past three year period.

LEGAL DESCRIPTION:

See the attached addendum section for the complete legal description of the subject property.

PRIOR APPRAISAL:

The subject property has not been previously appraised by this appraiser. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report in the three-year period immediately preceding acceptance of this assignment. (per USPAP, rev. January 1, 2012).

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MARKET, LAND AND IMPROVEMENTS ANALYSIS

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East Village Subdivision Mount Vernon, WA 98274

REGIONAL AND STATEWIDE ANALYSIS:

The subject property is located in Mount Vernon, in Skagit County, state of Washington. Washington State is located in the northwest corner of the contiguous 48 United States. The northwest corner of the United States is commonly referred to as the Pacific Northwest region. This area includes the states of Washington, Oregon, Idaho and western portions of Montana.

Regional Characteristics

The multi-state region of the Pacific Northwest is primarily supported by four major metropolitan population centers: Seattle and Spokane in Washington State, Portland in the northwest corner of the state of Oregon and Boise, the capital of the state of Idaho. These four cities are linked by two major interstate freeways, which facilitate trade throughout the region. Interstate 90 links Seattle with Spokane and Boise to the east. Interstate five runs north and south and links Seattle with Vancouver, B.C. in Canada to the north and Portland, Oregon to the south. The Cascade Mountain Range runs north and south through the western part of the states of Washington and Oregon creating a unified cultural and sociological group. It also blocks incoming weather patterns from the onshore ocean flow. East of the mountains in Washington, Idaho and Oregon is a more arid climate and a more agricultural based economy. Spokane and Boise act as trading hubs for product moving to and from the coastal cities of Seattle and Portland and have busy commercial and industrial distribution centers. Rail and trucking are the primary movers of goods, however, each of the cities have major airports for passenger and freight conveyance. The Rocky Mountain Range through Montana and into Utah is the eastern boundary of the region.

Factors such as employment, per capita income, health care and education levels are considered to be on a par with other healthy regions of the United States. Current social issues in the region include preservation and enhancement of environmental conditions, traffic and linkage problems in the major metropolitan areas, (especially in Seattle) and taxes. Washington State has a sales tax on goods and services but no state income tax. Oregon has no sales tax, but does have a state income tax. This can have some effect on trade in the southwestern part of Washington and the northern part of Oregon.

The region is supported by a diverse base of employment which includes aircraft manufacturing, forest product processing, high tech manufacturing and R & D, bio-technology, agriculture, textiles, oil, steel and aluminum processing, recreational opportunities, overseas and intercontinental shipping, retailing and internet businesses. The broad diversity of these major employment bases contributes to a healthy climate for employment levels, income stability, educational levels, housing affordability and overall quality of life.

Geographic Characteristics

Washington State is comprised of 66,544 square miles with an average of 88.6 persons per square mile. The most northwesterly corner of Washington State is often referred to as the Puget Sound Region. Puget Sound is bordered in the east by the Cascade Mountain Range, in the west by the Olympic Peninsula, San Juan Islands and Pacific Ocean. The southern boundary extends to the Olympia area and the northern boundary is the Canadian-U.S. border. It is about 70 miles south of this northern border that Skagit County and Mount Vernon are located.

Population Characteristics

Washington State reports a population of 7,277,536 people as of 2016 according to the U.S. Census. The median age of the population is estimated at 36.2 years. The majority of the growth from out of state residents comes from California with Oregon in second place. Migration has shown signs of decline, however. In 2006 influx was 81,000, but in 2008 influx dropped to 58,000 and to 39,000 in 2009 due to housing contraction and poor economic conditions. Potential workers wishing to migrate are experiencing difficulty selling homes in other states to move here.

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These factors contribute to the enhancement of the area economically and demographically and indicate that controlled growth is occurring. This, in turn, indicates positive factors for real estate values and the real estate market in the future for the region.

SKAGIT COUNTY ANALYSIS

Geographical Location and Physical Characteristics

Mount Vernon is the county seat of Skagit County and is also the largest city in the county, both in terms of population and in land area. Skagit County comprises a land area of 1,735 square miles and is characterized by the fertile farmland of the Skagit River delta at the western half portion with the eastern half dominated by foothills and peaks of the Cascade Mountain Range. The Skagit River runs nearly the entire length of the county from east to west and empties into Skagit Bay, which is part of greater Puget Sound. This is the principal drainage system for the county's rainfall and has provided a fertile delta of productive agricultural land. Sedro Woolley is located upriver, ten miles east of Mount Vernon and Burlington, the two principal cities in the county.

Skagit County enjoys a temperate climate with mild temperatures and adequate balance of rainfall and sunshine. Winter temperatures typically average around 30 degrees Fahrenheit while summer temperatures range into the mid 70's. Rainfall can average between 35 and 45 inches, with the mountainous eastern region receiving the large portion of rain. Snowfall is occasional during the winter but does not usually contribute adversely to operational factors.

Skagit County's location offers access to recreational amenities such as parks, lakes and the San Juan Islands to the west.

Population Characteristics

According to the U. S. Census, the population of Skagit County in 2015 was 121,846, up from 115,300 in 2011. From 2010 to 2012, the population in Skagit County increased by 1.1 percent. These findings imply that Skagit County is viewed as a desirable place to live and work and a population influx trend is expected to continue for the foreseeable future. The current median age of the population is 37.2 years, slightly higher than the statewide average. Males comprise 49.5 percent of the population and females comprise 50.5 percent. Age group breakdowns basically mirror those in the preceding chart of the statewide age groups.

Overall market factors for real estate in the Skagit County area appear favorable due to the location of the county along the I-5 corridor. As stated in the interest rate analysis, market interest rates are at long-time lows since the beginning of the 2008 recession and appear to be stable for the foreseeable future. This is both due to policies of the Fed as well as liquidity issues in the secondary mortgage market. Other than the tightening of the finance industry, no adverse influences of a market wide scale are noted.

NEIGHBORHOOD ANALYSIS:

The subject property is situated in the southern part of the city of Mount Vernon, Washington. Mount Vernon is located along the Interstate 5 freeway at a point where the Skagit Valley opens up to the west. The present city has evolved from a riverfront town to a sprawling urban and suburban community and the county seat of Skagit County. As the Skagit River was gradually cleared of logjams which prevented upriver travel, Mount Vernon became an increasingly important hub of business activity in eastern Skagit County. An agricultural and logging economy spawned support industries to maintain equipment and

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supplies as well as service the growing population. The population of Mount Vernon as of 2016 is 31,743 persons.

Today, Mount Vernon is characterized by a desirable small town atmosphere and lifestyle. While agriculture and logging are still major economic bases in Skagit County, Mount Vernon has managed to diversify, capitalizing on the burgeoning tourism trade and service industries in the county. Interstate 5 provides the primary north-south route through the county from Conway in the south to Alger in the north. Mount Vernon is situated along the I-5 corridor, which promotes a stabilization of the economy.

The housing market in the city has been experiencing higher levels of activity emerging from the 2008 recession. Demand for residential housing has been growing due to predominately favorable economic conditions in the county as well as pent up demand from periods of slower activity. The immediate neighborhood along the Blackburn and LaVenture Road corridor consists of a combination of single family and light commercial, with 2-4 family duplexes, fourplexes and small apartment complexes (under 30 units), some retirement and assisted living centers to the north. These different land uses are considered homogenous by the market participants. An elementary and middle school are located within several blocks west and north of the subject property as is a small neighborhood convenience store. Other property uses include places of worship.

SITE ANALYSIS:**East Village**

The subject site is comprised of an irregular shaped, gently sloping acreage tract near the northeast corner of South LaVenture Road and East Blackburn Road. Refer to the attached site map for the boundary dimensions. The total size of the parcel is estimated at 900,442 square feet, or 20.67 acres. The soil of the surrounding area typically appears capable of adequate load bearing conditions. The subject property is a proposed development of a residential subdivision, to be known as East Village, which will be created by a short plat process. The subdivision will create seven new single family residential lots at the northern part of the acreage. Lot 8 to the south will be a remainder acreage tract of 11.39 acres. This tract will have a protective area for a retention pond at the northwest corner and for Maddox Creek, which runs through the northern part of Lot 8. Several houses are located on Lot 8 which are accessed off East Blackburn Road.

The seven new lots are scheduled to be accessed by extending an existing street known as Balsam Lane in the northeast corner of the Big Fir North subdivision, which is situated directly west of the proposed East Village plat. Utilities would also be extended from this point. Traffic into and out of East Village will be required to transit the Big Fir North subdivision in order to access LaVenture Road. Reportedly, no other legal access in or out of the subdivision can be facilitated due to the Maddox Creek corridor south of the proposed lots and the existing residential subdivision of Little Mountain estates to the east and north.

Big Fir North

The Big Fir North residential subdivision consists of 48 single family residential lots and was created around 2007 to 2008, shortly before the recession. It is situated directly west of the proposed East Village plat and is accessed from South LaVenture Road. Maddox Creek forms the southern boundary. Big Fir South is a competitive plat which was recently developed south of Maddox Creek and offers similar appeal as Big Fir North. The Big Fir North plat is designed to attract inhabitants of age 55 or older. It has CC and R's to that effect. Other competitive plat developments in the general market are known to have age limitations, most notably Montreaux to the northeast of the subject, which was delivered to the market by the same developer as Big Fir North.

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ZONING:

The subject property is zoned R-1; 4.0, Residential Single Family. The proposed usage is an allowable use.

DESCRIPTION OF IMPROVEMENTS:

The subject's seven lots are proposed and there are no improvements on the north part of the acreage.

OPINION OF ESTIMATED POTENTIAL ECONOMIC IMPACT

The proposed subject subdivision is deemed to be an allowable land use in concert with zoning. In addition, current market demands for housing and meeting of community standards and needs would appear to be met with the proposed development.

The primary complaint is described as being brought by the 55 and older residents of the Big Fir North plat who have voiced concerns that the proposed 7 lot development would create traffic and noise issues as eventual inhabitants of East Village will necessarily use the streets of Big Fir for ingress and egress. This might create adverse future value influences to the Big Fir North residences, especially because of the 55 and older age group, which have expectations of quiet enjoyment as a part of their bundle of fee simple ownership rights.

Several important factors were considered as follows:

The proposed subdivision of East Village will consist of 7 lots. The Big Fir North subdivision consists of 48 finished lots. It would be reasonable to expect that residents of East Village will take the shorter route to and from South LaVenture Road, thus using Balsam Lane, the eastern portion of Grand Avenue and then Noble Street out to South Laventure Road and Vice versa. Thus about 21 lots in Big Fir North would not typically be exposed to traffic patterns created by East Village. The impact to Big Fir North residents would actually only be expected to impact about 27 of the existing Big Fir North lots.

Other residential subdivisions over the past several years since the recession have been developed with no apparent impact to the real estate values of residents of surrounding or nearby subdivisions. Notable examples are:

A recent plat known as Digby Heights had phase 3 added to the original two phases. The new phase 3 lots front along Jeff Street. Jeff Street remains closed off to East Division Street, which would have provided easier access in and out of the plat for residents of phase 3. As such residents of the new homes in phase 3 must necessarily drive through the original phases 1 and/or 2 of the subdivision in order to access either east Division Street to the north or Digby Road to the west. No loss in value to homes in the original two phases due to the development of phase 3 could be proved and phase 3 homes sold comparably to those in the first two phases.

The new plat of Twin Brooks was developed in 4 phases in eastern Mount Vernon. Like Big Fir North, this is a 55 and older subdivision. The first phase was built in 2015 and is accessed off East Division Street in a similar manner as Big Fir North. A second phase was extended off phase 1 and phase 3 was a loop of lots added to phase 2, requiring phase 3 residents to access through phases 2 and 1 to get back to East Division Street. Phase 3 is an extension of the plat to the north and those additional lots also drive through phases 2 and 1. Phases 2, 3 and 4 also are connected to the Skagit Highlands plat to the east by opening up a street, enabling Twin Brooks residents to drive through Skagit Highlands to connect to linkages go north to East College Way and Highway 9 to the north. Homes have been selling briskly in all phases and no discernable loss in value to homes in phases 1 or 2 was observed.

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East Village Subdivision Mount Vernon, WA 98274

The plat of Highland Greens is being developed in two phases in the north part of Mount Vernon. The central street in the plat is Green Way, which is situated between the two development phases. While another street in phase 2 will allow access in and out of the north part of the subdivision without much impact on phase 1 homeowners, certainly some of the new owners in the south part of phase 2 will use Green Way after phase 1 has been developed. No impact is expected to the values of owner in phase 1 as a result of this second phase development. In addition, a senior citizen housing center is located to the east across the street from this plat and no measurable adverse impacts to quiet enjoyment are expected.

SUMMARY:

No valuation information regarding the age of subdivision residents is available for comparative purposes. 55 and older subdivisions have historically been developed in various areas of Mount Vernon over the past several decades. These neighborhoods include such delivered plats as Stonebridge (2003), Montreaux (2007), and more recently, the new Woodside plat which will be developed in east Mount Vernon, just east of the developing Cedar Heights plat. It does not appear that the 55 and older composition of the Big Fir North plat would be impacted any differently than other 55 and older subdivisions, simply on the premise of age makeup of the plat. In addition, there is no market evidence to support a notion that inhabitants of other existing 55 and older subdivision have been negatively impacted by adjacent subdivisions simply based on age composition of the plat. The recently developed or proposed examples of Woodside and Twin Brooks support the idea the 55 and older subdivisions co-exist nicely with subdivisions which are open to all age groups. The 55 and older age groups demonstrated a willingness to purchase and keep purchasing within the plats, even as the plats were extended with new phases and other non-55 and older plats continued to develop around them.

In addition, the subdivision development examples noted previously do not provide any economic support to the idea that extensions of subdivisions create any adverse impact to the values of the properties developed in the adjoining and/or previously developed parts of the subdivisions. Several recent sales and a pending sale in the Big Fir North subdivision have actually demonstrated increasing values along with the rest of the local market.

Thus, it is not likely that any significant or measurable value change to the properties in the Big Fir plat will occur as a result of the addition of a seven lot extension to the east of the plat. It should also be noted that the remainder of the contiguous acreage to the east of Big Fir North will remain undeveloped, in support of the protection of Maddox Creek and that no additional lot development would be likely to occur, thus creating a situation where these seven proposed lots would be the only additional lots likely to be developable.

ANALYSIS OF CONCLUSIONS

In summary, and based on the information provided, it is unlikely to conclude that any long-term measurable value change will result to the Big Fir North properties as a result of the seven lot development. A bit of short-term market reluctance might occur due to equipment use and some construction noise while the new lots are being developed. However, once the new lots are finished, the market would typically be expected to absorb the existence of the easterly lots as a matter of course and not react in an economic manner any differently than to any of the other competitive 55 and older purchase opportunities in competing subdivisions which might become available over future time.

ASSUMPTIONS AND LIMITING CONDITIONS

1. This is a narrative Consulting Report which is intended to comply with the reporting Standards set forth under Standard Rule 2-2 (b) of the Uniform Standards of Professional Appraisal Practice. As such, it might not include full discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.
2. No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated in this report.
3. The property is assumed free and clear of any or all liens and encumbrances unless otherwise stated in this report.
4. Responsible ownership and competent property management are assumed unless otherwise stated in this report.
5. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
6. All engineering is assumed to be correct. Any plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
7. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable, unless stated in the report. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
8. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in this report.
9. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless nonconformity has been stated, defined, and considered in this appraisal report.
10. It is assumed that all required licenses, certificates of occupancy or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.
11. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader references purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No survey has been made for the purpose of this report.
12. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise stated in this report.

NEW INFORMATION IDENTIFIED WITHIN THE MDNS

East Village Subdivision Mount Vernon, WA 98274

13. The appraiser is not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraiser that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The appraiser's value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value unless otherwise stated in this report. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover them. The appraiser's descriptions and resulting comments are the result of the routine observations made during the appraisal process.
14. Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities Act. The presence of architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.
15. Any proposed improvements are assumed to be completed in a good workmanlike manner in accordance with the submitted plans & specifications.
16. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
17. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event, only with proper written qualification and only in its entirety.
18. Neither all nor any part of the contents of this report, especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected, shall be disseminated to the public through advertising, public relations, news sales, or other media without prior written consent and approval of the appraiser.

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East Village Subdivision Mount Vernon, WA 98274

CERTIFICATION:

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and I have no personal interest or bias with respect to the parties involved.
4. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of any value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
5. This appraisal was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
6. My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
7. I have made a personal inspection of the property that is the subject of this report.
8. No one provided significant professional assistance to the person signing this report.
9. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
10. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
11. As of the date of this report, I have completed the requirements of the continuing education program of the Appraisal Institute.
12. The subject property has not previously been appraised by this appraiser. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report in the three-year period immediately preceding acceptance of this assignment. (per USPAP, rev. January 1, 2012).



February 22, 2017

Effective Date

Dan Hewitt, SRA WA General Cert. #1101648

4-10-2017

Date Signed

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East Village Subdivision Mount Vernon, WA 98274

PHOTOGRAPHS

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SUBJECT PHOTOGRAPHS

EAST END OF BALSAM LANE LOOKING EASTERLY INTO EAST VILLAGE PLAT



EASTERN TERMINUS OF BALSAM LANE LOOKING EASTERLY



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East Village Subdivision Mount Vernon, WA 98274

SUBJECT PHOTOGRAPHS

BALSAM LANE LOOKING WESTERLY INTO BIG FIR PLAT



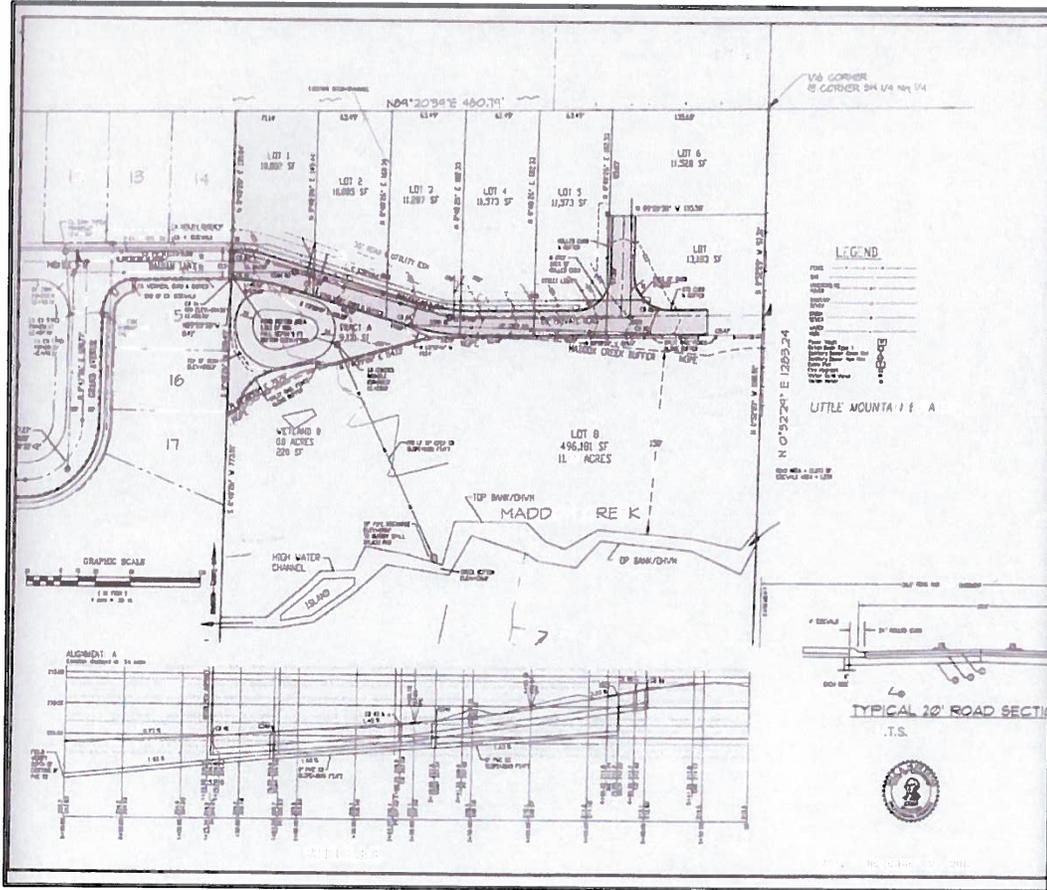
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MAPS

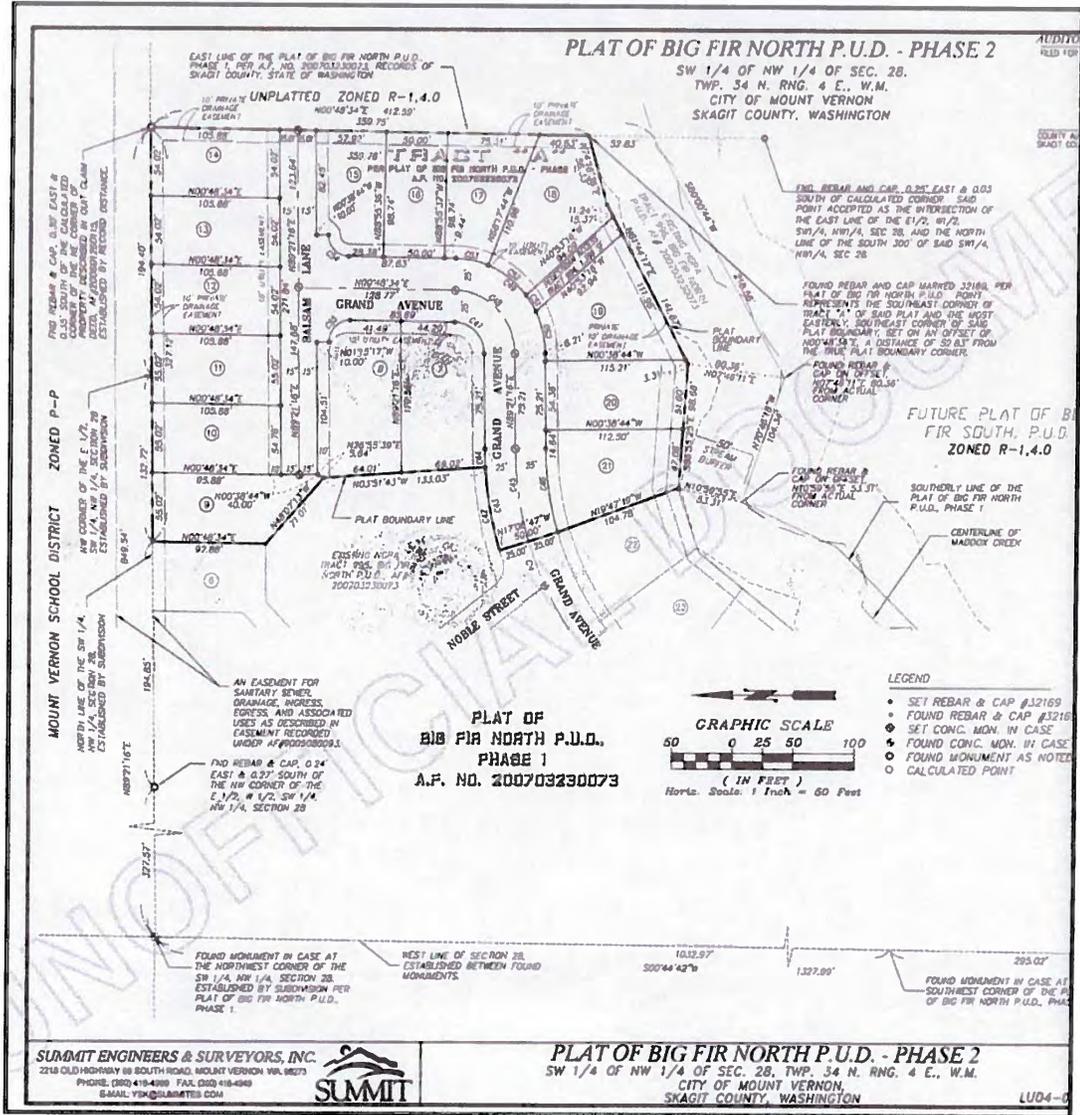
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PLAT MAP: EAST VILLAGE



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PLAT MAP: EAST END OF BIG FIR NORTH



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East Village Subdivision Mount Vernon, WA 98274

ADDENDA

NEW INFORMATION IDENTIFIED WITHIN THE MDNS

East Village Subdivision Mount Vernon, WA 98274

LEGAL DESCRIPTION OF EXISTING PARCEL

DESCRIPTION:

That portion of the East ½ of the Southwest ¼ of the Northwest ¼ of Section 28, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southeast corner of said subdivision;
 thence North 0°54'33" East along the East line of said subdivision, a distance of 30.02 feet to a point on the North line of Blackburn Road, and which point is the true point of beginning of this description;
 thence continuing North 0°54'33" East along the East line of said subdivision, a distance of 1,284.15 feet to the Northeast corner of said subdivision;
 thence South 89°22'21" West, along the North line of said subdivision, a distance of 461.22 feet to a point that bears North 89°22'21" East a distance of 194.40 feet from the Northwest corner of said subdivision;
 thence South 0°50'47" West, parallel with the West line of said subdivision, a distance of 1,019.12 feet to a point on the North line of that tract conveyed to Robert B. Lindbloom, et ux, by instrument recorded under Auditor's File No. 573266;
 thence North 88°43'35" East along the North line of said Lindbloom tract, a distance of 20.02 feet to the Northeast corner of said Lindbloom tract;
 thence South 1°16'25" East, along the East line of said Lindbloom tract, a distance of 270.00 feet to a point on the North line of Blackburn Road;
 thence North 88°43'35" East, along the North line of Blackburn Road, parallel with, and 30.00 feet North of, when measured at right angles from the South line of said subdivision, a distance of 429.95 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

NEW INFORMATION IDENTIFIED WITHIN THE MDNS
East Village Subdivision Mount Vernon, WA 98274

APPRAISER'S CERTIFICATION

STATE OF WASHINGTON DEPARTMENT OF LICENSING - BUSINESS AND PROFESSIONS DIVISION THIS CERTIFIES THAT THE PERSON OR BUSINESS NAMED BELOW IS AUTHORIZED AS A			
CERTIFIED GENERAL REAL ESTATE APPRAISER			
WAYLAND D HEWITT HEWITT APPRAISAL SERVICE 1317 ALPINE VIEW DRIVE MOUNT VERNON WA 98274			
1101648 <small>License Number</small>	11/26/2004 <small>Issued Date</small>	11/26/2018 <small>Expiration Date</small>	 <small>Pat Kohler, Director</small>
<small>PL 830-150 (R/2/16)</small>			

NEW INFORMATION IDENTIFIED WITHIN THE MDNS

East Village Subdivision Mount Vernon, WA 98274

QUALIFICATIONS OF APPRAISER

Wayland D. (Dan) Hewitt, SRA
 Res: 1317 Alpine View Drive. Mount Vernon, WA 98274
 (360) 428-4758; (360) 770-5446 Cell

EDUCATION:

<u>SCHOOL</u>	<u>DATES</u>	<u>DEGREE RECEIVED</u>
Mount Vernon H. S.	1972-75	Diploma
Skagit Valley College	1975-77	A. A. Liberal Arts
University of Washington	1977-79	None
Washington State University	1979-81	B. A. Communications

PROFESSIONAL AND BUSINESS EXPERIENCE:

Actively appraising full time: May 1986 to present
 Qualified as expert witness in Skagit, King and Island Counties

APPRAISAL EDUCATION AND EXPERIENCE:

Seminars and meetings: Seattle Chapter of the Appraisal Institute
 SREA Course 101: Nov. 1986; SREA Course 102: May 1987
 Manufactured Home Seminar: Washington Mutual; 1992
 How to Value Income Property: Palmer, Pietka & Groth; May 1992
 Appraiser's Legal Liabilities: Appraisal Institute; Nov. 1992
 Small Residential Income Property Report: Appraisal Institute; Nov 1992
 Basic Income Capitalization-Course 310: Appraisal Institute; Mar 1994
 FHA Appraising; April 1995; Lee & Grant
 Real Estate Law: Sept. 1996; Mykut School
 Residential Appraising; Oct. 1998; Mykut School
 FHA Refresher Course; Sept. 1999;
 HUD Update Class; Sept. 1999; Lincoln Graduate Center
 What's It Worth?; May 2000; Mykut School
 Standards of Professional Practice and Conduct Part C: Nov. 2000; Appraisal Institute
 Course 520; Highest and Best Use; March 2002; Appraisal Institute
 Course 400; USPAP Update; Oct. 2004; Appraisal Institute
 Course 420; Business Practices and Ethics; Oct. 2004; Appraisal Institute
 Course 510; Advanced Income Capitalization; June 2005; Appraisal Institute
 USPAP Update; Oct. 2006; Appraisal Institute
 Scope of Appraisal; Oct. 2006; Appraisal Institute
 Analyzing Operating Income Statements; Nov. 2006; Appraisal Institute
 Commercial Real Estate Forecast; Nov. 2006; Appraisal Institute
 USPAP Update (2 Day); May 2008; Appraisal Institute
 Report Writing and Valuation Analysis; June 2008; Appraisal Institute
 Advanced Sales Comparison and Cost Approach; Sept 2008; Appraisal Institute
 Business Practices and Ethics; Oct. 2008; Appraisal Institute
 Advanced Applications; Jan. 2009; Appraisal Institute
 Valuation of Easements and Other Divided Partial Interests; Sept. 2010; Appraisal Institute
 Common Errors and Misconceptions In Yellow Book Assignments; Sept. 2010; Appraisal Institute
 USPAP 7 hr Update; Oct. 2010; Appraisal Institute
 USPAP 7 hr Update; Jan. 2012; Appraisal Institute

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Loss Prevention Program for Real Estate Appraisers; July 2012; LIA
Appraising and Analyzing Industrial and Flex Buildings for Mortgage Underwriting; Nov. 2012; McKissock
Supervising Appraisal Trainees: Field Preparation; Nov. 2012; Mykut
USPAP 7 hr Update; Jan. 2014; Appraisal Institute
2-4 Family Review; Feb. 2014; Appraisal Institute
Water Rights; June 2015; Appraisal Institute
USPAP 7 hr Update; Jan. 2016; Appraisal Institute
All Residential-All Day; Appraisal Institute; May 2016; Appraisal Institute
Marshall and Swift Cost Approach-Commercial; June 2016; Appraisal Institute
Marshall and Swift Cost Approach-Residential; June 2016; Appraisal Institute
Business Practices and Ethics; Appraisal Institute; March 2017

DESIGNATIONS AND CERTIFICATIONS HELD:

Awarded Senior Residential Appraiser Designation (SRA) May 1990
Washington State Certified General Real Estate Appraiser
Cert # 1101648; Exp: 11-26-2018; Professional Memberships: Appraisal Institute, (Associate Member)

APPRAISAL AREAS AND PROPERTY TYPES:

All of Skagit, Island, Whatcom and San Juan Counties
Available for independent fee appraisal assignments for all property types including single family residential, multi-family residential, manufactured housing, vacant land, waterfront, commercial and multi-purpose properties.

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PL16-150



SAMISH BAY REAL ESTATE GROUP

samishbay@gmail.com

(425)308-9397, direct

samishbayrealestategroup.com

RECEIVED
CITY OF MOUNT VERNON

MAR 17 2017

C.E.D. DEPARTMENT
BY _____

Rebecca Lowell
Senior Planner
City of Mount Vernon

Re: **Alternative analysis for Blackburn Road extension**

Ms. Lowell,

Upon further examination of all the elements and ordinances involved in an extension of Blackburn northerly to serve as an entrance road for East Village, here is an initial list of items that will have to be addressed:

1. 1,700 l.f. of Class 3 roadway.
2. 850 l.f. of half street improvement on Blackburn Road.
3. Storm detention for impervious surfaces and outfall point for same.
4. Pour in place bulkheads and geo-tested backfill for clear span bridge foundation.
5. 60' clear span bridge installed.
6. Surveying, engineering and consultants.
7. Sanitary sewer lines and manholes, water lines, storm sewer system and catch basins, electric, including street lights, natural gas lines, high speed internet conduit, street signage and striping.
8. Split rail fencing (approx. 2,800 l.f. adjacent to critical areas).
9. Applicable sales tax.
10. Applicable fees.

Additional Impacts: The Class 3 road profile will have to extend north from the Critical Area Buffer and force the lots into being the same size as the smallish Big Fir North lots, thereby eliminating the planned larger private home sites with the net result being small lots fronting onto a through City street.

NEW INFORMATION IDENTIFIED WITHIN THE MDNS

Alternative Analysis, Blackburn Road extension

Page 2

Definitive costs can only be generated from approved construction engineering, and such engineering requires surveying, consultant studies, and construction engineering. Such costs would easily exceed \$75,000. The included amounts are estimates only and are based upon Samish Bay's 25 years as a residential developer and are confirmed by local contractors.

1. Roadway: 1,700 l.f. @ \$700 l.f.	\$1,190,000
2. 1/2 road section, Blackburn Road: 850 l.f. @ \$300 l.f.	\$250,000
3. Clear span bridge, installed 60':	\$245,000
4. Storm detention facility:	\$70,000
5. Survey, engineering, consultants:	\$125,000
6. Applicable sales tax:	<u>\$155,000</u>
Sub Total	\$2,040,000
7. Applicable fees:	t.b.d.



Dave Prutzman
Managing Member
Samish Bay Land Company

NEW INFORMATION IDENTIFIED WITHIN THE MDNS



Graham-Bunting Associates
 Environmental & Land Use Services
 3643 Legg Road
 Bow, WA 98232
 Phone: 360.766.4441

March 10, 2017

Dave Prutzman
 Samish Bay Real Estate Group
 4215 Montgomery Place
 Mount Vernon, WA 98274

Alternative Access: East Village Short Plat (Parcel 28003)

Mr. Dave Prutzman:

Following is our cost estimate for wetland mitigation services associated with a potential access route off of East Blackburn Road to the East Village Short Plat. The estimate is based on guidance provided by Rebecca Lowell (Senior Planner, Mount Vernon Community and Economic Development Department) and includes estimated costs for preparation of environmental documents and compensatory offsite mitigation provided at an accredited wetland mitigation bank.

Access from Blackburn Road to the proposed East Village Short Plat will require unavoidable impacts to Wetland A as delineated and depicted in the Critical Area Assessment: Parcel 28003 (Graham-Bunting Associates; December 21, 2016). Impacts are based on development of an access road consistent with City of Mount Vernon standards from Blackburn Road north to the East Village Short Plat. Cost associated with mitigation at the Nookachamps Wetland Mitigation Bank is summarized in the following table and reflects recent e-mail communication with the bank (Wildlands, Inc., January 2017).

Impact Type	Impact Amount	Mitigation Ratio	Credit Amount	Credit Cost	Total Cost
Category III Wetland	.1102 – acre (4800 sq. ft.)	1:1	.11	\$175,000	\$19,250

In addition a Joint Aquatic Resource Permit Application (JARPA) and a Bank Use Plan (BUP) will be required to obtain authorization to fill the wetlands and provide compensatory mitigation at the bank. We estimate the total cost for consultation with the U. S. Army Corps of Engineers and WA State Department of Ecology, preparation of the JARPA and BUP to total approximately \$8,000. We estimate the total cost to be approximately \$27,250.00.

Please contact Oscar Graham or myself with any questions.

Sincerely,

Patricia Bunting
 Wetland Ecologist, PWS

RECEIVED
CITY OF MOUNT VERNON

JAN 24 2017

C.E.D. DEPARTMENT
BY _____

January 23, 2017

Rebecca Lowell, Senior Planner
Community & Economic Development Department
City of Mount Vernon

RE: Project PL16-150 East Village Short Plat

Dear Ms. Lowell

Developers are proposing to construct seven single-family residential lots directly east of our Big Fir North (BFN) community. This is planned to be a private community called East Village with a private road into the area. The plan is to use Balsam Lane of our community for access to this area. Balsam Lane is a narrow dead end not made for traffic. They also propose to use the entry and exit roads from LaVenture into our community as well as the main road through BFN.

This will have a non-trivial impact on this small community and especially on our vulnerable elderly residents located here - by way of loss of privacy, security, health and increasing inconvenience and danger to us. In addition the developers want to make money using our community to the loss of our property values.

LOSS OF PRIVACY:

Although the street through BFN is city owned it is essentially private because of the fencing and narrow entry and exit roads that curve around into the community of 48 single residence homes. The entry area has a sign that clearly states that there is No Outlet inside. Very few people or cars, other than service vehicles, come into this area. The tree and dirt removal and subsequent construction in the East Village area maybe but short lived but the addition of a private multi-age East Village addition will not make BFN much less private as people come and go through to do non-retirement ventures.

LOSS OF SECURITY:

Establishing East Village as a private multi-age family situation dependent upon access through BFN sets up a situation where there is a completely different life style compared to the senior community they will pass through every day. We will have to be much more careful about what is visible on our property. Currently, about 28 members are over 80 years old and 6 of these are over 90 years. Many are on medications that have become desirable for certain people. Needless to say these elderly are not able to protect themselves if there is a home invasion. Too many are willing to open doors to whoever comes to the door.

LOSS OF HEALTH:

We came here for tranquility and peace in our retirement years. The constant noise of traffic through our neighborhood can conceivably be deleterious to some of the people here. During the day, with the close proximity of heavy equipment passing through during construction time and especially later during the night when we are all asleep while some might be partying in East Village.

INCONVENIENCE AND DANGER:

Younger people from East Village are likely to be driving much faster through BFN than the seniors are accustomed to. This will be a problem for the senior walking across the street to a neighbor or to the mail box. It is not unreasonable to believe there could be bicycles coming around the bend in BFN or even a motorcycle. None of this is compatible with a senior community with the ages we are talking

about. The people from East Village are likely to be working, taking young people to school, and doing many things some of the seniors here are no longer doing let alone even thinking about when they leave their house. The developers estimate that approximately 67 vehicles per day, by the East Village people, will traverse through BFN. This number is far more than are currently seen.

The constant travel of large trucks carrying logs, dirt & rock through the community will create hazards to those residents with physical mobility problems, poor eyesight and hearing. Many here in the community back their cars out of their drives at a very slow pace and could be sitting ducks for fast trucks with heavy loads.

The large trucks entering the narrow entry and exit have often driven over the curbing and sidewalks in BFN. The curve of the road in that area makes it likely that some of the sidewalk and curbing will be damaged as well as the central strip containing our flower beds.

BALSAM LANE:

Balsam Lane is very narrow at the east end and was not meant for through traffic. This will render that lane useless to those along that segment of the lane. This lane is essentially a dead end and as a result is only used for access to the homes. There is a sign saying "Dead End" leading up to that area of BFN. Using this narrow lane for servicing East Village would be a serious bottle neck for vehicles like garbage trucks, firetrucks and ambulances. Currently the homes along that lane have very short entries. Using this lane for access to the new community will create a real hazard to the owners entering and exiting their properties on Balsam Lane.

FINALLY:

Two different age groups have different life styles. It is difficult to understand how the developers expect the BFN occupants to be pleased with such a proposal. Trying to sell our homes with such a private development using this retirement area would certainly make potential buyers think twice about moving into the BFN community.

If we have to accommodate ourselves to the infringement on our peace and quiet and loss of value to our property by the existence of East Village using access via BFN I would like the developers to consider that East Village be designated for people much more compatible with the BFN community. In addition we know the property owned by Ms. Kiesel that is south of Maddox Creek is to be developed sometime later as another community. Understandably, because of added cost and time, the developers do not want to build a bridge across Maddox Creek to gain access to this plot of land from East Blackburn Road. However, building the bridge to connect the two small communities would make a more useful situation for people who want to move to Mt. Vernon.

Sincerely,



Larry Sieker
1748 Grand Ave.
Mount Vernon WA 98274

cc: Bob Hyde, City of Mount Vernon Community Development
Esco Bell, Director, Mount Vernon Public Works Department

January 23, 2017

Rebecca Lowell, Senior Planner
Community & Economic Development Department
City of Mount Vernon

RECEIVED
CITY OF MOUNT VERNON

JAN 24 2017

C.E.D. DEPARTMENT
BY _____

RE: Project PL16-150 East Village Short Plat

Dear Ms. Lowell:

We purchased our home in the Big Fir 55+ community (in 2008) because it was a safe, tranquil and quiet community. We felt the design of this community was a good fit for us to live our retirement years. Now East Village proposed homes will be developed with their access via Big Fir; this will be a loss of our 55+ community environment.

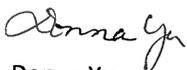
I would like to submit to you my comments and concern:

- The proposed development of East Village has only one access point of entrance and exit -through Big Fir Community off of LaVenture. If you drive into our community you will see the design of this narrow and curved entrance/exit. Note the 'No Outlet' sign as the street dead ends in our community, which is very unique to this 55+ community. The access to Balsam Lane is very narrow.
- Big Fir was designed to provide housing for older persons and the streets (which are narrow and windy) were not designed for through traffic. Increased use of the streets with younger drivers will severely impact the safety of our streets and detract from our Community.
- This proposed development with access via Big Fir North impacts (devaluation) the property value of our homes. This is a tremendous impact, financially, and to our personal lifestyles. I wonder if a potential buyer looking for a home in this 55+ community would even consider this location.
- Big Fir North has 48 homes, at least 20 of these homes have residents that are 80+ in age, and of those at least 5 homes with residents are 90+ in age; that is approximately 41%.
 - This proposed development will additional impact our safety and sense of security since our residents walk at a much slower pace, crossing the street to get to the mail boxes, or neighbors home will become much more difficult, due to the increase in vehicles and speed of vehicles driving up to the Balsam Lane. Our drivers also drive at a slower rate.
 - The addition of more pedestrian traffic will increase disrupting our expectations of safety and quiet.
 - With a multi-age development, we no longer will have a quiet community that complies with our CC&R on noise control; this will not only impact our lifestyle, but our safety and sense of security.

I request the City's help and protection from this development that is seeking unimpeded access through Big Fir Community. I am seeking protection of our community, personal safety, and the expectations of a tranquil, safe community as stated in our covenants and PUD approved by the City in 2007.

Without the age restrictions and/or without requiring access via East Blackburn Road, our safety in Big Fir will be compromised, and our quiet, tranquil community will be lost; and sadly devaluation of our homes as well.

Sincerely,



Donna Yu
1748 Grand Avenue
Mount Vernon, WA 98274

cc: Bob Hyde, City of Mount Vernon Community Development
Esco Bell, Director, Mount Vernon Public Works Department

Beacham, Linda

From: Wes Barker <wes.barker@comcast.net>
Sent: Tuesday, January 24, 2017 2:07 PM
To: MVced
Subject: East Village Short Plat, PL16-150 (Big Fir North)

Attention: Bob Hyde,
 Director Mount Vernon Department of Community and Economic Development

Dear Bob,

I am a very concerned member of the Big Fir Development in Mount Vernon and my concern centers around the City of Mount Vernon authorizing an extension through a 55 and over development for occupancy of 7 or more homes that would use existing roads through Big Fir which will be occupied by people and minors who don't fit the demographic of this development. The extension would involve having people outside our development using the quiet streets that originally were developed specifically for people that were in their retirement years. We moved here from the Eastside of Seattle and the reasons were numerous, but here are some of them:

1. The cost of housing was less expensive and the taxes were lower, initially, but have since gone through the roof because of a large school levy that was passed before we got here.
2. We had found a place where people had things in common and the pace would be slower and activities abound to stay connected with like-minded people.
3. Our desire for a quiet sanctuary for 55 and over people minus noisy basketball hoops, minors yelling and running through the streets, cars racing through the streets, etc., disrespecting the people and community with their noise pollution and litter.
4. The city knew that this development was a place that seniors would be attracted to and the words were used, "Active Adult Community" and the bylaws were made for real estate purposes as a 55 and over community meaning that it was a place that the city used for attracting retired older adults to this community and that enticed us to consider Mount Vernon.
5. I am a member of the Chamber of Commerce and I know that the city is actively pursuing growing the retirement market and want Mount Vernon to welcome retirees, not crowd them out.
6. The integrity of this development and others like it offer the peace and tranquility to seniors and is the mark of a well-planned development and that was of great interest to us.

We now are faced with losing all the reasons that we moved here. Looking at similar areas like Little Mountain Estates, Trilogy, Montreux, Providence Point and many other active adult communities, they are protected from additional non-55 home owners that allow non-HOA homes to be constructed or new roads/exits to be attached. The above mentioned areas did not want to allow other non-55 and over homes to be built or infringe on the comfort, joy and peace of mind that these developments provided.

Imagine this, if you were retiring and if you found a place, like Big Fir, that was labeled as a "55 and older community" and you had moved in thinking that your community was totally designed for older adults and there was no reason for you to think otherwise, then because a developer did not intend for this community to stay whole as a 55 and over community comes out of the blue...in other words, subject us to extra traffic, extra people using the over 55 community sidewalks streets, paths and amenities and not maintaining them like we do – the extra wear and tear on our streets, possible safety issues for seniors walking or conversing on the streets or sidewalks, possibly damage to yards from minors walking through the area to go to school...litter, vandalism to the "old Goat's" homes or yards...and a potpourri of other possibilities...

I agree with the following impacts on our 55 and over development:

1. Big Fir Community is subject to two sets of covenants that restrict use of property to occupancy by persons 55 years of age or older. No person under the age of 21 years is allowed to reside in the Big Fir community.
2. The community was designed to provide housing for older persons and the streets were not designed for through traffic.
3. The streets in Big Fir North are narrow and winding and used by elderly, slow moving motorists.
4. City of Mount Vernon approved Big Fir as Planned Unit Development based on the restrictions and design of the community to house elderly residents.
5. Approval of an adjacent subdivision with its only access through Big Fir that is not restricted to older persons is patently inconsistent with the PUD approved by the City of Mount Vernon.
6. Residents of Big Fir are older persons, Many of them 80 to 90+ years old.
7. Residents intentionally purchased homes in Big Fir to live in a safe, tranquil, quiet community, separated from high speed through traffic, children and teenagers, especially teen drivers.
8. Big Fir residents paid a premium for the attributes of a community dedicated to older persons and relied on the age restrictions in the Big Fir Covenants adopted as part of the City's PUD approval.
9. The City has an obligation to protect the safety and community expectations of the residents of the Big Fir Community.
10. The property subject to the East Village Plat is bordered on one side by East Blackburn Road, an arterial road/connection.
11. The development of East Village can proceed without infringing on the Big Fir Community by either restricting the ownership of and occupancy of residences to persons 55 years of age or older or by requiring access to the plat via the owner's land that runs to East Blackburn Road.
12. Without the age restrictions and/or without requiring access via East Blackburn Road, the safety of Big Fir residents will be compromised, their quiet, tranquil community will be lost and the value of their homes, in which they invested precious funds heading into retirement, will be lost.

Building houses on the East Village Short Plat would:

- ✓ Impact my family personally – we moved here for a quiet and peaceful transition to retirement, added cars, people and minors affect that immensely. Also, if the Plat goes through, we cannot be called a 55 and over exclusive community and the value of our home will be severely impacted.
- ✓ Impact my family's safety – with additional traffic, just pulling out of my driveway will be much more challenging and not nearly as safe as the present
- ✓ impact me/my family's lifestyle – with minor children sharing the streets and sidewalks, this takes away much of the reason that we moved here in the first place – peace and quiet.
- ✓ Impact my community – this community is cohesive and adding additional "non-55 and over homes" would add additional people coming and going at all hours...safety issues
- ✓ Impact public use – additional service trucks, service vehicles, work crews, maintenance vehicles will add traffic to the area involved.
- ✓ impact safety – the key issue is that with outsiders with minor children brings additional cars coming and going from school, churches, outings, dinners in and out, etc, which adds traffic at all hours and seniors like to be able to walk without dodging cars, motorcycles and such while doing so.
- ✓ impact general welfare –it would add additional noise, litter and people using the sidewalks for walking young adults, babies, dogs, etc
- ✓ impact water drainage – it has to affect drainage while trees and bushes are taken out to build the homes

- ✓ impact streets, curbs, sidewalks, street trees, and landscape – young children playing on our trails, using our amenities would cost additional dollars to maintain.

Please don't allow the building of this Plat and help us keep our integrity and community whole.

NOTE: The Environmental checklist is faulty and deficient in Section 14, Transportation and Optional DNS is faulty with respect to the study of and mitigation of traffic impacts on the adjacent streets in the Big Fir Adult Community PUD. The disclosure fails to quantify or take into account the severe impact that the proposal will have on the safety and use of Streets for the developer and residents of East Village will use for access, as proposed, through the Big Fir Development. Increased use of the streets by younger drivers, including teenaged drivers, will severely impact the safety of the streets and detract from the Community. Pedestrian traffic also will increase disturbing the legitimate expectations of safety and quiet of the residents choosing to live in Big Fir as an older-adults community. The Optional DNS does not mitigate the impacts from this development. It should be withdrawn and revised to require a full study of the impacts of traffic (motorized and pedestrian) on Big Fir from the proposed short plat and impose mitigation to address those impacts, either limiting residents in East Village to those over age 55 or requiring access directly in from East Blackburn Road.

Sincerely,

**Wesley and Leslie Barker
1998 Fraser Avenue
Mount Vernon, WA 98274
(206) 707-1054**

Beacham, Linda

From: jgm0057@aol.com
Sent: Tuesday, January 24, 2017 1:41 PM
To: MVced
Cc: Hyde, Bob; MVEngineering
Subject: PL 16-150 East Village Short Plat

We are residents of Big Fir in Mount Vernon. We are James and Donna Minahan residing at 1935 Silver Loop. 98274.

We believe that this requested project is not in the best interest of the senior citizens of Big Fir for the following reasons.

This is addressed to Bob Hyde Community Development Director and to Esco Bell Director Public Works Director.

- 1.) Added traffic to the streets will pose a significant danger to our vulnerable senior population. Many use canes and walkers.
- 2) Having a non 55 age community so close to Big Fir is not compatible with the intention that Big Fir was built as. The size of the homes and lots are out of character with our community.
- 3.) This greatly will impact our community in public safety concerns , general wellbeing of our seniors. Fire protection based on the fact our streets are very narrow. The traffic control plan is not adequate for the safety of senior citizens living between LaVenture and building site.
- 4.) We feel that this proposed building site is not compatible with the 2016-2017 goals laid out by the city. When we purchased a home in Big Fir we had reasonable expectations that we would be living in a quiet and safe neighborhood with like minded senior citizens. We did intend for this to be our forever home.

Thank You for your consideration

James and Donna Minahan
1935 Silver Loop
Mount Vernon, Wa. 98274

Beacham, Linda

From: Dale & Toni Barringer <dale.toni@comcast.net>
Sent: Tuesday, January 24, 2017 5:16 PM
To: MVced; Hyde, Bob; MVengineering
Subject: East Village Short Plat, PL16-150

Bob Hyde and Esco Bell,

As current residents of Big Fir we would like to express our concerns with East Village Short Plat PL16-150.

Our Big Fir community is made up of primarily elderly citizens of Mt. Vernon. Approximately 74% of our community is between 70 and 96 years of age. Another 24% is between 55 and 69 years of age. We all moved to this community, that is off of main roads, so that we could move about the community and feel safe from both heavy traffic and fast traffic. To date those goals have been met as the streets were designed for a minimum of traffic and minimum speed of that traffic.

Short Plat PL16-150 will put this safety at risk even though the City of Mt Vernon approved Big Fir as a Planned Unit Development based on restrictions and design to house elderly residents.

Additionally, Big Fir residents paid a premium to live in a community dedicated to older residents with Big Fir Covenants adopted as part of the City's PUD approval.

There are two ways that Big Fir could maintain its living environment and the PL16-150 could still go forward. In my opinion the city could help the Big Fir residents maintain its existing community by requiring that PL16-150 have its own entrance into its community off of East Blackburn. This would be a more direct route to the new development and prevent excess traffic from using the narrow and winding roads through the existing Big Fir development and allow Big Fir to maintain the safer living and traffic environment that exists today. Also the person that owns the land for PL16-150 owns the land from that Plat all the way to East Blackburn Road meaning that there is no additional hardship for the land owner. Additionally, East Blackburn Road will become more attractive and more functional to the City of Mt Vernon with improvements.

The second option would be to require PL16-150 to restrict it's residents to 55+. This would assure that people moving into this Plat will help maintain the safe environment that we have today.

We are very concerned if this Plat is approved by the City of Mt Vernon, as is, that our lives will be seriously disrupted by too much traffic on our narrow winding roads and potentially the speed of this traffic that is not restricted to a 55+ community. There would be risk of serious injury or worse from more and faster traffic.

Please consider our concerns when you are deciding on the City direction for PL15-160. We moved to Mt Vernon and this community for a reason and we would like to live our lives out in this great city with the current living environment that we have today.

We look forward to your support!

Dale and Toni Barringer
1886 Silver Loop
Mt Vernon, WA 98274

Rebecca Lowell, Senior Planner
Community & Economic Development Department
City of Mount Vernon
910 Cleveland Avenue, Mount Vernon, WA. 98273

Dear Ms Lowell,

I am writing this letter in opposition to the granting of the application East Village short plat PL16-150. I am in opposition for the following reasons.

1. Safety, the planned community will funnel an extra 67 vehicle trips through our 55 + community daily. We have a lot of residents in their 80's and 90's, the extra traffic with the younger demographics will put our slower residents at risk. Approving this application to come through Big Fir will put the burden on our residents. Going through the Kiesel property will keep the burden on that development where it belongs, especially since they will reap the rewards.
2. Economics, the Big Fir residents paid a premium to live in an age restricted community which was an approved PUD by the city. I personally paid an extra 80 thousand for our house than other new construction 4 blocks away built at the same time because of the age restriction. It has been estimated that our community will devalue 20 thousand dollars per home. That is an estimated 1.62 million dollars devaluation to our community, again putting the burden on our community instead of the community that will profit.
3. Inconvenience, the heavy machinery, logging trucks, dump trucks, delivery trucks and construction personnel will go through our narrow winding streets again putting the burden on our residents as the Kiesel's would not be affected.
4. Damage, the aforementioned construction traffic will damage our entryway, sidewalks, curbs, trees and shrubs as there is not sufficient room to maneuver those vehicles on our narrow roads. Again putting the burden on our residents to live with the damage until and if the developer repairs it.
5. Block watch, this will make our block watch useless. At a block watch meeting in Snohomish county I attended were 12 ladies from an 55+ community in Everett and they were having a problem with burglaries and robbery for their prescription medications that elder residents are known to have. Having unknown traffic puts us at risk.
6. Trespassing, the streets and sidewalks are public but the parks, pathways and trails that create the short cuts between Big Fir North and South belongs to our community. You will put the burden on our community to call the police when non- residents want to take shortcuts to school.
7. Discontent, all of the things I've mentioned above will create animosity between the neighborhoods.

Summary I think that you will put all the burden on Big Fir Community while village east will reap all the benefits. Only similar communities should share, shared access. They have a major street that they can access (Blackburn) that will not damage our community. They are planning to fill in wetlands and put in a private road let them do that on the Kiesel property.

Thank you,
Gary Simmons

Gary E Simmons
425-478-9264

1949 Fraser Ave

Beacham, Linda

From: Don Espen <donespen@comcast.net>
Sent: Wednesday, January 25, 2017 9:52 AM
To: MVced
Cc: Hyde, Bob; MVengineering
Subject: East Village Short Plat, PL16-150: Concern re Proposed Access

Hello All,

As a resident of the Big Fir Community (abutting PL16-150), I have strong objections to allowing street access to the East Village development through Big Fir streets.

The City of Mount Vernon years ago approved the Big Fir Community development plan. This plan was designed for occupancy by persons of retirement age. For the "safety, health, and enjoyment" of Big Fir residents, many restrictions were agreed to, including "older person" (over 55) age, parking, pet control, antenna, lighting, and noise. These restrictions are included in the Declarations of the approved Big Fir plan as filed at the County Auditor.

Permitting the relatively narrow and curvy streets of the elderly-purposed Big Fir community to become a thoroughfare for access to East Village seems to run contrary to the intent of the original City approval for the Big Fir Community. Such access would seriously compromise the Big Fir values agreed to at the time of City approval. For example, currently three-quarters of Big Fir North residents are age 70 or older, and some must cross the streets of Big Fir using canes or walkers to retrieve their mail.

Alternatively, I would suggest access to East Village be made through the Parcel's street address on Blackburn Road. I do not feel any additional cost to the developer outweighs the significant compromise of values such as personal health and safety to the elderly residents of Big Fir.

Thank you for giving the matter your attention.

Don Espen
2241 Balsam Lane
Mt. Vernon, WA 98274

January, 2017

RECEIVED
CITY OF MOUNT VERNON

JAN 26 2017

C.E.D. DEPARTMENT
BY _____

Rebecca Lowell, Senior Planner

Community & Economic Development Department

City of Mount Vernon

910 Cleveland Avenue

Mount Vernon, WA 98273-0809

Re: PKL16-150 East Village Short Plat

Dear Ms. Lowell:

In a prior life I worked with developers, sued developers and did a development my self . I understand the demand of growth by the city but we as citizens demand a safe and secure neighborhood. Routing busy traffic through a 55 and older planned development is not the way to accomplish it.

Big Fir, North and South, is made up mostly of residents aged in our 60's, 70's and 80's. It is relative quiet, low volume traffic and no through traffic. There are no children, one of the largest selling points of any 55 and older planned developments. It was sold this way and we purchased our home here because we wanted to live in a development of this lifestyle.

Landed Gentry once held an option on this Keisel property and described it as an eventual expansion of Big Fir North and South. A number of Big Fir homes were purchased based on that expansion being part of a 55 and older development.

When Samish Bay Land Company originally discussed developing the entire parcel, Mr. Prutzman suggested, (verbally,) that they would eventually remove one house on Blackburn and provide access to a portion of the development off Blackburn. Bring the road in from the south, bridge Maddox Creek and eliminate access through Big Fir. Were the entire project done this way I believe most of the objections about this development would be eliminated.

We still have concerns about Maddox Creek and potential damage resulting from additional development routing all runoff into the creek. A 5 million dollar/25 year bond, secured by the builder might mitigate some concerns from those living adjacent to the creek.

Again, I know the world hasn't yet found a means to avoid growth and developments in the city are inevitable. But destroying the lifestyle of seniors in what is probably their last home is absolutely absurd. Either develop the property as a 55 and older planned development or bring in access to the entire project from Blackburn.

Thank you,

A handwritten signature in black ink, appearing to read "SM Ekstrand". The signature is fluid and cursive, with a large loop at the end.

Stephen M. Ekstrand

1941 Fraser Avenue

Mount Vernon, WA 98274

360-899-4922

Linda Ekstrand
1941 Fraser Avenue
Mount Vernon, WA 98274
January 25, 2017

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CITY OF MOUNT VERNON

JAN 26 2017

C.E.D. DEPARTMENT
BY _____

Rebecca Lowell, Senior Planer
Community & Economic Development Department
City of Mount Vernon
910 Cleveland Avenue
Mount Vernon, WA 98273-0809

Re: Skagit County parcel P28003
PL16-150 East Village Short Plat

Dear Ms. Lowell:

This letter is addressed to you, and for the benefit of the City Community & Economic Development Department and the City of Mount Vernon as you consider the proposals and applications pending before you on the matter referenced above. I have numerous concerns of the impacts an approval of PL16-150 would have on me, my property, my neighborhood and the community.

Two and a half years ago, my husband and I purchased Lot 7 in Big Fir South, a residential neighborhood designed and sold as a retirement community. Senior Citizen designations are in all the recorded documentation and governing documents of this community. "No Outlet" signs are posted at the entrances of the community. No research could have projected or disclosed the possibility of, or any indication that the dead end streets in Big Fir North and South communities could be extended by the City for the use of other property developments and their residents. What a shock!

Several major fears arise at the real possibility that the C&ED Department and the City could allow the Short Plat of the Keisel Property to be approved with access through a quiet retirement community like Big Fir. Some of them are:

1) TRAFFIC

The residential streets of Big Fir are very narrow and winding with little street parking allowed. Adding dozens of vehicles (during and after construction) is a Traffic impact that will no doubt result in accidents or property damage.

2) DRAINAGE AND CRITICAL AREAS

Drainage in our neighborhood is already at capacity. Water runs down the street and sidewalks in heavy rains washing out bark and plants in the parking strips. The cost of maintenance and replacement is the homeowners. Clearing property up the slope from the community will increase this flooding problems.

Maddox Creek is substantially higher in heavy rains. These increased flows cause many in our neighborhood to believe the culverts are not sufficient to accommodate the levels. The trees and foliage along the creek may become saturated to the point that trees will be uprooted and fall.

3) SAFETY

Big Fir is a "block watch" community. We look out for our neighbors and each other. New faces or unknown persons walking in the community cause concerns. Adding dozens of new residents who use the streets and sidewalks worries us all. Also, the private trails of this community are NOT for use by others. When the commercial development on the corner of LaVenture and Blackburn occurs, those trails become a real temptation to people outside Big Fir to take short cuts.

Increasing traffic through our neighborhood is a real safety issue. Also, delivery trucks, emergency vehicles and the like are a hazard. Speeds will need to be lowered and speed bumps installed. Backing out of our short driveways will become extremely risky.

4) COSTS AND VALUE

We paid a premium for this property. We are taxed at a very high rate in City of Mount Vernon. The value of our home will diminish if our property

becomes a thoroughfare to another community, its residents and the accompanying traffic.

We pay homeowners dues for the privilege of living in Big Fir. These dues cover the expense of maintain the common areas which are for the exclusive use of residents. I do not feel it right to pay for these private areas when outsiders use them. In addition, our dues have been used to correct some sidewalk damage. If the City of Mount Vernon does not pay to repair damage to the sidewalks of our community, use by others is grossly unfair.

Yard, shrub and fence maintenance is also paid for by the owners. When the negligence or trespass of others causes damage by other communities, our costs rise.

5) GENERAL WELFARE AND PERSONAL IMPACT

I would be very distressed to find that the City of Mount Vernon would allow the Big Fir communities to be transformed by allowing a general use residential plat to be accessed through my district. My retirement home and community would become much less desirable to me now and as I age. I had believed this neighborhood to be the very best offered by the City of Mount Vernon for retired seniors. There are so few such properties.

There are some 81 homes of seniors in my neighborhood. We are law abiding, mature, quiet folks who demand little of public services other than health. We pay our taxes and are called often for jury duty. The impact of the proposed changes through the heart of our community would be unfair at the most and have the appearance of some fiscal gain at the least. If this community was not intended to be strictly for the use of senior citizens, then the development of it should have been more clear to those of us who have invested life savings in it.

Please, Ms. Lowell consider requiring other access (i.e. Blackburn and a bridge) to the proposed short plat of the Keisel Property.



Linda Ekstrand

RECEIVED
CITY OF MOUNT VERNON

JAN 26 2017

C.E.D. DEPARTMENT
BY _____

January 23, 2017

Ms. Rebecca Lowell
Senior Planner, Community & Economic Development
City of Mount Vernon
910 Cleveland Avenue
Mount Vernon, WA 98273-0809

Reference: East Village Short Plat, PL-16-150

Dear Ms. Lowell,

This letter is to oppose approval by the City of Mount Vernon of the referenced multi-age development whose only access is through the age restricted, over 55 Planned Unit Development of Big Fir North and to request the City's help and protection from this development that seeks unimpeded access through the Big Fir Community. The Big Fir Community was designed for quiet living for 55-plus residents and any additional traffic through the community, especially traffic from a multi-age development will destroy what was originally planned and approved by the City.

We are seeking protection of our community, our personal safety, and our expectations of a safe and tranquil community we were promised by the covenants and PUD approved by the City in 2007.

We moved to the Big Fir community specifically to live in an age restricted community with minimal traffic. Our community has an average age of 77 and many residents are in their late 80's and mid-90's. Many walk in the neighborhood – some with assistance – and the increased traffic both during construction and from the new multi-age neighborhood would be very problematic if not dangerous.

We are concerned that the proposed development will increase traffic by multi-age drivers (teens with cars, parents transporting children to various activities, etc.).

We are concerned that the multi-age development will increase pedestrian traffic through our age restricted community (skate boards, bicycles, motor cycles, children walking to and from school etc.).

We are concerned with construction traffic through Big Fir North. Our roads are narrow and under sized with sharp 90 degree turns and limited space for turning. We are concerned about large construction vehicles trying to navigate our roads without damaging our property. The entrance to Big Fir North is particularly problematic for large vehicles given its configuration (curve) and the 90 degree turn that is required off LaVenture.

We are concerned that Big Fir property values will decline and resale of our homes will be negatively impacted since access to the proposed development will only be through the Big Fir North age restricted community.

We feel that the development of East Village can proceed without infringing on the Big Fir Community by either restricting the ownership of and occupancy of residences to persons 55 years of age or older or by requiring access to the plat only via the owner's land that runs to East Blackburn Road. Without age restrictions and/or without requiring access only via East Blackburn Road, the safety of Big Fir residents will be compromised, their quiet and tranquil community will be lost and the value of their homes, in which they invested precious funds heading into retirement, will be lost.

Sincerely,

Kenneth & Gwen Kossman

Kenneth and Gwen Kossman
2229 Balsam Lane
Mount Vernon, WA 98274

Cc: Bob Hyde, Director, City of Mount Vernon Community Development

Esco Bell, Director, Mount Vernon Public Works Department

RECEIVED
CITY OF MOUNT VERNON

JAN 26 2017

C.E.D. DEPARTMENT
BY _____

Jan. 22,2017

City of Mount Vernon,

We are writing this in regards to the Short Plat Keisel property, PL-150 East Village Short Plat. I am a board member and a home owner for eight years

here at Big Fir North. After two years of careful thought, we decided to sell our home and move here to be in a quiet community with people our own age. Then came the extension from LaVenture to Blackburn. We have to deal with constant traffic, not counting the noise etc. when that road was put in. Now, this new developement will disrupt our was of life that we bought into. We know the Mayor lives in a 55and over. How would she feel if this would be built in her backyard? We have been imformed that if these multi familyhouses are built that the value of our homes will decrease \$20,000. As seniors on fixed incomes this is very disturbing to us.

We are asking for you to consdider an over 55 with aces off of Blackburn and not Balsam Lane.

Thank You,

Robert and Sandra Glover

1727 Grand Ave

Mount Vernon, Wash.

Big Fir North

January 21, 2017

Community and Economic Development Department
Rebecca Lowell, Senior Planner
City of Mount Vernon
PO Box 809
Mount Vernon, Wa. 98273-0809

RECEIVED
CITY OF MOUNT VERNON

JAN 26 2017

C.E.D. DEPARTMENT
BY: _____

Attention: Rebecca Lowell, Senior Planner

I am writing this letter in regards to the proposed development of East Village Short Plat, PL16-150, property parcel P28003. Two years ago my husband and I chose to move from our family home in Ferndale to Mt. Vernon. We had been searching for a 55 and older Adult Community and found what we considered our "forever" home in Big Fir. Although the quality of the homes was certainly important, we were more impressed and drawn to the quality, safeness and peacefulness of the community. It was exactly what we were looking for-no through traffic, limited pedestrian traffic and no minors. We raised our children and now wanted a safe secure living space to spend our remaining years. Had we known that an all age family development would be going in next to us with potential access through our community, we would NEVER have moved into this community.

Some of our concerns include:

- 1) Crime-other communities have experienced increased theft and drug use within their communities once an all age community was given access.
- 2) My husband and I walk the streets of our community for daily exercise and feel safe and secure. With the added traffic, including teen drivers, and other people having access, we will no longer feel safe.
- 3) 70% of our residents are 70 to 95 years old and must cross the streets to get their mail. The added traffic, pedestrian traffic, skateboards, will certainly impact our safety and well-being.
- 4) Security-our neighbors all know each other and look out for each other. By opening the streets up to through traffic both by cars and pedestrians, it will certainly compromise our ability to know who belongs in the neighborhood and who doesn't. We moved here to feel safe and secure. We will have lost the very things that that drew us to this community in the first place. The intrinsic value of safety and security does not have a price tag.

In the Mayors May 25, 2016 'Mount Vernon State of the City', which includes "Creating Communities that are designed to promote health" and "Creating a lifetime Opportunity for Residents" seems to represent a City that cares about its residents-for both their safety and security. I hope and pray that those are not just words on a piece of paper that no one cares about. We love our Big Fir community and hope to preserve the quality of life that we moved here for. We will appreciate you taking the time to really understand that your decision will affect the elderly, in our community, at a very vulnerable time in our lives.

Sincerely,



Tim and Kathy Randell

1925 Fraser Ave.

Mount Vernon, Wa. 98273

MS. Rebecca Lowell
Mount Vernon Community Economic Development Director
910 Cleveland Avenue
P.O. Box 809
Mount Vernon, WA 98273-0809

RECEIVED
CITY OF MOUNT VERNON
JAN 26 2017
C.E.D. DEPARTMENT
BY _____

Dear MS. Lowell,

I'm writing to you in regards to the proposed development by Samish Bay Development on short plat PL10-150, which lies just east of the community known as Big Fir North and Big Fir South and abuts East Blackburn Road on the south.

It is my understanding that the developer wants to use existing streets in Big Fir North to access the land for building a seven homes on the northern part of the property as shown on the map. I, along with all my neighbors in Big Fir, strenuously object to allowing this disruption of our community.

This is a community of over age 55 residents, who are mostly much older than that. I am 83, and the average age in the community is over 70. Big Fir is a very peaceful, low traffic community where we old timers can walk safely and enjoy our last years without the distractions of communities where there are working age adults and school age children. Yes, I know that sounds like a crotchety old man saying, "Get off my lawn!" The truth is that all of us bought here primarily for the peace, the quiet, the low traffic, and safe environment we now enjoy.

Allowing the developer to access his land through our community means at least a year or more of construction traffic (big trucks, tradesmen's trucks, real estate sales traffic, etc.) coming and going on our low traffic streets. Once the homes are built and sold, since they will be available to those who are still working and raising children, we face the traffic of people going to and coming home from work as well as children traversing our streets to get to and from school and other youth activities. You can see when you study the map that the main route of access to the short platted area goes directly by nearly all the homes in our development. There would be virtually no one unaffected.

An adult community is offered as an oasis from the hubbub of life that exists for those not yet retired. This community would no longer offer that environment

with these homes being accessed through our streets. Such increased traffic and disruption of the community would inevitably detract from the values of our homes.

All of this could be avoided if the developer accessed the property from Blackburn Road and built a bridge over the creek that separates the smaller north part of the parcel from the larger south part. That way, his community would be separate and not intrusive except for those who choose to live there. I understand why the developer would want to avoid the cost of building a bridge, but it is really the only way to develop this property without disrupting the tranquility of the Big Fir community.

We are voters and we are taxpayers who are asking the city in the strongest possible terms to not approve this development.

I ask that you listen to our concerns and weigh them carefully when this development issue comes up for approval by the city of Mount Vernon.

Sincerely,



Jim Glendenning

1634 Grand Ave.

Mount Vernon, WA 98274

Copy to: **Mayor Jill Boudreau**

1/22/2017

RECEIVED
CITY OF MOUNT VERNON

JAN 26 2017

Rebecca Lowell
Mount Vernon Community Economic Development Department
910 Cleveland Avenue
Mount Vernon, WA 98273-0809

C.E.D. DEPARTMENT
BY: _____

Dear MS. Lowell,

I'm writing to you to register my disapproval of the proposed development by Samish Bay Development on the short plat which lies just east of the community known as Big Fir North and Big Fir South and abuts East Blackburn Road on the south.

That the developer wants to use existing streets in Big Fir North to access the land for building a seven homes on the northern part of the property as shown on the map is completely unacceptable to me. I strenuously object to allowing this development which will have a very negative effect on the very nature of Big Fir North.

This is a community of over age 55 residents. The average age in the community is over 70. Big Fir is a very peaceful, low traffic community where elderly people can walk safely and enjoy our last years without the distractions of communities where there are working age adults and school age children. I bought here primarily for the peace, the quiet, the low traffic, and safe environment we now enjoy.

Allowing the developer to access his land through our community means:

1. Many large trucks passing through the development during the construction period, which could take over a year.
2. At least a year or more of tradesmen's trucks, real estate sales traffic, and all the other traffic associated with construction and sales in a development.
3. Once the homes are built and sold, since they will be available to those who are still working and raising children, the traffic of people going to and coming home from work as well as children traversing our streets to get to and from school and other youth activities will result in a complete change of environment for Big Fir North.
4. Since the access streets from La Venture go directly by nearly all the homes in our development, there would be virtually no residents unaffected.
5. Big Fir North would no longer offer the quiet, low traffic environment with these homes being accessed through our streets. Such increased traffic and

disruption of the community would inevitably detract from the values of our homes as places for older people to enjoy their later years.

I don't understand why the developer can't access the property from Blackburn Road and build a bridge over the creek that separates the smaller north part of the parcel from the larger south part. That is the only truly acceptable way for that property to be developed. That way that development, which is meant for families of all ages, would be separate and not intrusive except for those who choose to live there.

We protested this development last year at a city council meeting and delivered a petition of protest signed by 95% of the Big Fir home owners. We are voters and taxpayers who feel like the city is going to dismiss our valid complaints and approve this development just to add more real estate taxes to your rolls. Listen to the citizens who are asking the city to not approve this development.

Please weigh these issues carefully when this development issue comes up for approval by the city of Mount Vernon.

Sincerely,

Doris Patterson
1700 Grand Ave.
Mount Vernon, WA 98274

A handwritten signature in cursive script that reads "Doris Patterson". The signature is written in black ink and is positioned below the typed name and address.

January 22, 2017

RECEIVED
CITY OF MOUNT VERNON

JAN 26 2017

C.E.D. DEPARTMENT
BY _____

Dear Rebecca,

This letter is concerning the new development east of our neighborhood. The project name is PL16-150 East Village Short Plat. We reside in the Big Fir Community, which will be greatly impacted by this project.

We built our home in 2011 because it was a perfect community to live out our retirement. It was safe, secure, met our lifestyle and we would be with people our own age. It has been everything we have hoped for and more. Now with this project, we are threatened by more traffic, and less security. Not to mention, the construction going on constantly during spring and summer, and large trucks that would be using the road in front of our house. This has been such a disappointment, as you can imagine. The people living in this community have put most of their assets into their homes with the intention of never moving unless poor health prevails.

In closing, I would like you to consider that if the two neighborhoods are to connect at Balsam Lane, that the Samish Bay Land Company keep their project as a 55 plus residence. It isn't a huge request, it is a compromise. At the Mayors May 25th 2016 meeting, "Creating a Lifetime Opportunity for Residents", and "Creating Communities That Are Designed To Promote Health", were goals for 2016-2017. We feel that our community falls into these goals. I hope, and pray that you will consider our concerns.

Sincerely,



Frank & Cathy Riddle
1715 Grand Ave
Mount Vernon 98274
Big Fir Community (North)

Alex and Gloria Davidson
1767 Grand Ave.
Mount Vernon, WA 98274

January 21, 2017

RECEIVED
CITY OF MOUNT VERNON

JAN 26 2017

C.E.D. DEPARTMENT
BY _____

Rebecca Lowell
Community and Economic Development Department
City of Mount Vernon, WA 98273

Ref: Proposed Development, East Village Short Plat PL16 – 150

Please ensure that the following objection and comment will be put forward for earnest consideration by those whose duty it is to evaluate the proposed development, Ref: East Village Short Plat16-150. Our home is located within 300 feet of the proposed Development.

The principle objection we have with the proposed development is that by building 'family' homes next to and adjoining our relatively new community of 55+ homes just doesn't make sense. The only access to the proposed development is through our community. There will be no barriers to them being seen as part of our community, our Association.

The foremost reason for us seniors choosing to settle here in Big Fir is going to disappear if this Proposal is approved. We were willing to pay a relatively high tax burden to gain the benefits of being in a delightful enclave of 55+ homes in Big Fir. We were over 75 in years when we moved here and that was without doubt considered to be final. That was 9 peaceful years ago. But if this proposal goes through with 'family style' homes, we will probably see the years remaining to us terribly upset. Property values will fall and the invested appeal of living in a 55+ community will no longer exist.

Surely the City will have the good sense to disallow the Ref: Proposal to go forward.

A comment:

On the Plat a 12 inch pipe to transport overflow from a retention pond is aligned to cut through a stand of fairly old growth trees, all within 150 feet of Maddox Creek. Trenching to lay that pipe will be very destructive to this sensitive area.

Sincerely,


Alex and Gloria Davidson.

January 23, 2017

Ms. Rebecca Lowell
Senior Planner, Community & Economic Development
City of Mount Vernon
910 Cleveland Avenue
Mount Vernon, WA 98273-0809

RECEIVED
CITY OF MOUNT VERNON

JAN 26 2017

C.E.D. DEPARTMENT
BY _____

Subject: Short Plat Request for a 9 Lot Short Plat of the 13 acre Keisel property P28003

Dear Ms. Lowell,

This letter is to vehemently oppose approval by the City of Mount Vernon of a multi-age development whose only access is through the age restricted, over 55 Planned Unit Development of Big Fir North. Any homes developed under this Short Plat should be age restricted since access to these homes would only be through the Big Fir North age restricted community. Big Fir North was designed for quiet living for 55-plus residents and any additional traffic through the community, especially traffic from a multi-age development will destroy what was originally planned and approved by the City back in 2006-2007.

I moved to the Big Fir community specifically to live in an age restricted community with minimal traffic. Our community has an average age of 77 and many residents are in their Late 80's and mid-90's. Many walk in the neighborhood – some with assistance – and the increased traffic both during construction and from the new multi-age neighborhood would be very problematic if not dangerous.

I am very concerned that the proposed development will increase traffic by multi-age drivers (teens with cars, parents transporting children to various activities, etc.).

I am concerned that the multi-age development will increase pedestrian traffic through our age restricted community (skate boards, bicycles, motor cycles, children walking to and from school etc.).

I am concerned with construction traffic through Big Fir North. Our roads are narrow and under sized with sharp 90 degree turns and limited space for turning. I am concerned about large construction vehicles trying to navigate our roads without damaging our property. The entrance to Big Fir North is particularly problematic for large vehicles given its configuration (curve) and the 90 degree turn that is required off LaVenture.

I am concerned that Big Fir North property values will decline and resale of our homes will be negatively impacted since access to the proposed development will only be through the Big Fir North age restricted community.

I implore the City to approve the development only as an age restricted, over 55 development. The City would be remiss in allowing the only access to a multi-age neighborhood through an age restricted neighborhood.

Sincerely,



Marge Eberli
2233 Balsam Lane
Mount Vernon, WA 98274

January 22, 2017

RECEIVED
CITY OF MOUNT VERNON

JAN 26 2017

C.E.D. DEPARTMENT
BY _____

Dear Ms. Lowell,

I'm writing in regard to the request by Dave Prutzman of Samish Bay Land Company to Short Plat the Keisel Property, located East of Big Fir on Skagit County parcel P28003. As a resident of the Big Fir Community, this proposal will have a negative impact on me and my community. I moved here to be in a somewhat sheltered community with limited traffic. The only access to the new houses will be directly through this community. Many of us enjoy walking through our community on its sidewalk and want to be able to cross the street safely, added traffic will have an impact on our safety. Accessing our mailbox requires standing in the street, placing us at risk due to increased traffic if this plan is allowed to be completed. Additional traffic will also add to the noise level. Heavy trucks traveling on our streets during the clearing and building process could cause damage to the street and landscaping next to the street. Because access will only be through our community, this will significantly lower the value of our properties. I understand that this development could be accessed from E. Blackburn Rd., but the developer wants to save his company money at our expense.

Respectfully,

Patricia L. Wilson

Patricia Wilson

1743 Grand Ave.

Mount Vernon, WA 98274

RECEIVED
CITY OF MOUNT VERNON

JAN 26 2017

C.E.D. DEPARTMENT
BY _____

1711 Grand Avenue
Mount Vernon, WA 98274

January 22, 2017

Rebecca Lowell, Senior Planner
Community & Economic Development Department
City of Mount Vernon
910 Cleveland Avenue,
Mount Vernon, WA 98273-0809

Re: PL16-150 East Village Short Plat

Dear Ms. Lowell:

I am a resident of Big Fir North and am writing to speak against using Balsam Lane to provide access to the proposed East Village Short Plat for the following reasons:

1. The "Proposed Hauling/Transportation Route" is a winding path which utilizes Grand Avenue, Noble Street, Grand Avenue again, and finally Balsam Lane, with three 90 degree turns before exiting Big Fir North to the east. All the streets are narrow and parking is permitted on only one side of the street. If a car is parked on any of the three streets, two-way traffic would be hazardous to impossible, especially for commercial trucks and large emergency vehicles.
2. The streets mentioned in #1 above are currently safe streets for two Big Fir North residents with Alzheimer's disease to exercise without the need of an escort. Construction traffic, and eventually the owners of the new homes, will not likely fit the current driver profile of 55-and-over thus eliminating this safety factor.
3. The residents of Big Fir North chose to live in this neighborhood because the streets were configured without an outlet which restricts potentially irresponsible younger drivers. If the proposed short plat were planned to connect to another 55-and-over neighborhood, our concerns would be reduced.
4. With a typical work day consisting of eight hours, the proposed eleven hours from 7:00 a.m. to 6:00 p.m. does not seem to meet the criteria for "limited construction hours".

Thank you for hearing my concerns.

Sincerely,



Sandra L. Potter

/slp

Cc: Mike Karpelman, Big Fir Community Association

Beacham, Linda

From: Joan Sladek <joan.mcmahan@gmail.com>
Sent: Thursday, January 26, 2017 1:13 PM
To: MVced
Cc: Hyde, Bob; MVengineering
Subject: East Village Short Plat PL16 - 150

I am writing to ask you to consider very carefully before approving the Skagit County Parcel P 28003 East Village Short Plat PL16 - 150.

When my husband and I bought into this development in 2008 we paid a high premium for the privilege of living in an age restricted community. Since then we have suffered property losses due to the Great Recession and while slowly regaining our investment, are faced now with the possibility of having our homes further devalued by the prospect of a general age development being built adjacent to us with access through our community. I am told that we have been referred to as "whiners" by a ranking member of our city government. Let me assure you we are not whiners. We are law-abiding, elderly citizens who have worked hard and chosen to use our assets to buy homes in your community. We pay the very high taxes assessed by this county, we shop in the stores, support local events and many of us volunteer in the community. If this development request is approved our neighborhood will never be the same.

First: we will have to endure a year or more of construction with the dirt and noise that entails. I know that in the summer of 2012 during the construction of the Big Fir South, we were not able to use our back porch for the entire summer because of the noise and dirt. This problem will be further aggravated by the use of our streets which are very narrow for all construction traffic. A year of construction traffic is going to have an adverse effect on our streets, especially when it is wet and they are leaving trails of mud. While we

realize that these are public streets, it should be noted that we pay a considerable amount of money (\$87,000 in 2016) to maintain the appearance and common areas of our neighborhood. When our landscape company blows the streets here, they are actually cleaning public streets for the city.

Second: 74% of the current residents of Big Fir North, which will be impacted initially by this plan, are over 70 years of age. The increase in traffic both during construction and afterwards will greatly affect their safety and quality of life . The tranquil life in a safe quiet neighborhood which they believed they were buying, will no longer exist. This seems to be a strange way to thank us for our investment in your city.

Third: those of us who have lived here for 8+ years have already noticed that things are not the same. The wildlife that was so common during those early years has all but disappeared. With each new development, more trees are removed and more concrete is laid. Yes, we all know about progress and the need for homes but cramming homes into every little available space is not conducive to creating the kinds of neighborhoods which offer a healthy lifestyle which I believe is one of the tenets of the city's planning department.

Fourth: drainage is a big issue in this development. My backyard is like a swamp most of the year and whenever I dig into the ground it smells like a sewer which tells me there water is stagnating in the ground. Eliminating wetlands for the convenience of the developer according to some "mitigation" scheme is not going to help that problem

Finally: we know that the developer requesting the short plat is also acquiring the rest of the current plat. When the time is right for him, he will develop that. Surely it would make sense to access all

his development from Blackburn Road and bridge Maddox Creek. Of course this will be more expensive for him, but his current proposal is more expensive for the 81 households of Big Fir, both monetarily and environmentally and a detriment to their quality of life, as well as being a betrayal of the lifestyle they originally bought into.

Very truly yours,

Joan Sladek
1735 Grand Avenue
Mount Vernon

Rebecca Lowell, Senior Planner
Community & Economic Development Department
City of Mount Vernon
910 Cleveland Avenue
Mount Vernon, WA 98273-0809

Reference: East Village Short Plat, PL16-150

Dear Rebecca,

As a resident of Big Fir North, Lot #13 on Balsam Lane, I am writing this letter to oppose the approval by the City of Mount Vernon to allow unimpeded access to East Village multi-age development through our over 55, age restricted, Big Fir North Development.

We are asking for you to protect our Big Fir senior community, our personal safety and our expectations to continue our quiet, tranquil and safe community as promised by the covenants and the PUD approved by the City of Mount Vernon in 2007.

We moved to Big Fir specifically to live in an age-restricted community with little to no traffic. Our home on Balsam Lane is in the far northeast corner of Big Fir. Our Big Fir North community's residents range in age from 55 to 96 years old, with 74% age 70 to 96. Many of our older residents use walkers and canes as they walk our presently peaceful and quiet neighborhood streets. They walk and drive very slowly. Our concern is that a multi-age development will bring up to 67 more automobiles driving by our homes each day (teens with cars, parents transporting minors to school and various activities, adults going to and from work), as well as increased pedestrian traffic, including skate boards, bicycles, motor cycles and children walking to and from school. All this extra traffic is a potential hazard to our senior population (our streets are narrow and winding), and will unequivocally and irrevocably change our quiet and safe neighborhood.

We paid a premium to live in a community with attributes dedicated to 55 plus citizens. The city of Mount Vernon is obligated to protect the safety, general welfare and community expectations of Big Fir residents as per your PUD approval and because the City of Mount Vernon is committed to: **"creating communities that are safe, free from violence," "communities that are designed to promote health," and to "creating a lifetime opportunity for residents."** (From City of Mount Vernon "Strategic Goals for 2016-2017" and the Mayor's May 25, 2016 Mount Vernon State of the City)

We are concerned with the construction traffic through Big Fir North. Our roads are narrow and under-sized, with sharp 90 degree turns especially onto Balsam Lane. Large construction trucks will have a tough time navigating through our streets to East Village.

And finally, we are concerned that Big Fir property values will decline and resale of our homes will be negatively impacted since access to the multi-age development will be through our age-restricted Big Fir North community.

We feel that the development of East Village can proceed without infringing on the Big Fir Community by either restricting the ownership of and occupancy of residences to persons 55 years of age or older or by requiring access to the plat via East Blackburn Road. Without either the age restriction and/or with requiring access via East Blackburn Road, the safety of Big Fir residents will be compromised. Our quiet and tranquil community will be lost permanently.

Please help and protect our investments and our wonderful way of life. Thankyou.

Sincerely,

Mary Espen
2241 Balsam Lane, Lot #13
Mount Vernon, WA 98274

Beacham, Linda

From: Lowell, Rebecca
Sent: Thursday, January 26, 2017 4:38 PM
To: Beacham, Linda
Subject: FW: East Village Short Plat, PL16-150
Attachments: Rebecca Lowell - B.DOCX

From: Myers, Michele
Sent: Thursday, January 26, 2017 3:36 PM
To: Bell, Esco; Lowell, Rebecca
Subject: FW: East Village Short Plat, PL16-150

From: Don Espen [<mailto:donespen@comcast.net>]
Sent: Thursday, January 26, 2017 2:50 PM
To: MVEngineering
Subject: East Village Short Plat, PL16-150

Dear Esco Bell,

Please read the attached letter to Rebecca Lowell regarding the proposed development, East Village Short Plat. The developer wants to access the East Village development through Big Fir North, via Balsam Lane. The attached letter explains our opposition and why we need your help to protect our age-restricted neighborhood from unimpeded access through our community to the multi-aged East Village development.

Thank you!

Mary Espen
2241 Balsam Lane, Lot #13
Mount Vernon, WA 98274

Beacham, Linda

From: Mike Karpelman <mikarpe@hotmail.com>
Sent: Thursday, January 26, 2017 12:52 PM
To: MVced; Lowell, Rebecca
Subject: Complaint re: East Village Short Plat, PL16-150

Good Afternoon Rebecca,

I wish to lodge a complaint related to the required notice and comment period for the proposed East Village Short Plat, PL16-150.

My complaint is that short plat notification process has not satisfied "the required notification distances per the Mount Vernon Municipal Code", on the basis that all owners of property within 300 feet of the subject property P28003 did not receive the required Notice via US Post Office Mail.

The following residents who are listed in the "[Project Narrative/Justification and Mailing Affidavit](#)" as of the end of day on Wednesday January 25th, which is six days prior to the comment period deadline, have not received the required notice via US Post Office mail. (There may be additional property owners who have not received the Notice.)

19262 P131961 1925 FRASER AV MOUNT VE RANDELL T RANDELL K 1925 FRASER AVE

19414 P131968 SILVER LOC MOUNT VE MINAHAN . MINAHAN 1935 SILVER LOOP 2381

15371 P126503 2241 BALSAM LA MOUNT VE ESPEN DOP 2241 BALSAM LN

Thank you in advance for your investigation into this matter.

Michael Karpelman
1958 Fraser Ave
Mount Vernon, WA 98274-6153
Property Owner, Parcel P131980
mikarpe@hotmail.com
Cell 425-269-5791

RECEIVED
CITY OF MOUNT VERNON

JAN 27 2017

C.E.D. DEPARTMENT
BY _____

January 26, 2017

Rebecca Lowell, Senior Planner
Community & Economic Development Department
City Of Mount Vernon
910 Cleveland Avenue, Mount Vernon WA 98273

Dear Rebecca,

My name is Ernest E. Leclair and I reside at 2610 E Section ST. Lot # 26 Mount Vernon WA. 98274. My property is located directly East of the Proposed: East Village Short Plat, PL16-150. After receiving the Notice of Application and reviewing the enclosed information and maps I am very much against such a project adjacent to my home.

First of all this area is home to an abundance of wildlife like Deer, Whistlers, Eagles, Red Tail Hawks, Falcons, Owls and a number of Humming Bird Species just to mention a few that we have been watching for my 5 year residence here in Mount Vernon.

It is written in the proposed plan to remove vegetation and large trees, and this is very critical to the safety of my life and my home. There are two very large trees on the property line. One in particular is approximately 40 inches bdh and possibly 150 feet or more tall. It concerns me that should the surrounding trees be removed, it would subject this individual tree to high winds and could fall on my home to the East causing major damage to my home and even death to me and my spouse should we be in the home at the time it fell. Not a very comforting feeling.

We ask that you please take this into consideration before approving this plan. Please keep me informed by email of any future developments.

Thanking you for your concerns in this matter.

Sincerely,



Mr. Ernest E. Leclair
2610 E Section St. # 26
Mount Vernon, WA 98274-6100
360-853-5451
Eleclair63@gmail.com

Cc: Managers of Little Mountain Estates
BIG/FUR Home Owners Association

January 26, 2017

Rebecca Lowell, Senior Planner
Community and Economic Development Department
City of Mount Vernon
910 Cleveland Ave
Mount Vernon, WA 98273-0809

Re: PL16-150 East Village Short Plat

Dear Ms. Lowell,

My husband and I are homeowners in the Big Fir Community. We are aware of the planned development of the property to the east of us, referred to as East Village. We oppose specific aspects of this development: 1) Balsam Lane (or Fraser Avenue) as access to East Village, and 2) the character of the new development as a family community instead of a senior community. We write to let you know of our opposition and the reasons for it.

Our home is about 1900 square feet and it sits on a lot of about 6000 square feet. We made the purchase in 2014, chose the design and finishes, and moved into our new home in April 2015. We were attracted by the upkeep of our yards by the HOA, the forested feel of the land created by the Maddox Creek wetland, and by the beauty and calm of Mount Vernon. We have been extremely happy with our new home, our neighbors, and our newly-adopted city of Mount Vernon.

We had and still have three principal reasons for locating to Big Fir: 1) lifestyle, 2) safety and security, and 3) lifetime investment opportunity. East Village as proposed will eviscerate all three for us.

Lifestyle

During our working years we lived in a Seattle neighborhood and worked downtown. It was fine for us at the time, even though more and more families with teenagers and young children were moving in. However, when we retired 5 years ago, we began to feel out of place among all the families with their inevitable noise, skateboards, scooters, bikes, "children at play" signs, sports in the street, constant on-street parking, loud music, monopolization of neighborhood parks. Nothing illegal or even unusual about this. But the choice is to remain in such a neighborhood or move to a place where the neighbors want a similar lifestyle. In our case, one that is quiet; where we can go to bed at 9:00pm if we want to, and not be kept awake by Megadeth; where we can enjoy the camaraderie of others in our age group, helping each other and socializing; where we don't have to accommodate the activities of children and teens; where we don't have to turn into a "grump" to protect our trails, sidewalks, streets, parks, and property. We are all conscious of this--even grandparents in Big Fir who are visited

by their grandchildren are mindful of keeping those grandkids under control, in consideration of our elderly population. If East Village is built as planned, it will be a de facto addition to our community, even though its character will destroy that of Big Fir.

Safety

My husband and I travel frequently, and we like to spend much of the winter in the desert sun. As a result, we searched for a community that would not only embrace our desired lifestyle, as described above; we wanted to trust that we and our home would be safe and secure. In Big Fir, because we are an enclosed community, no one simply drives through en route to another destination. We are able to keep an eye on the comings and goings for the protection of all our residents. Recognizing the need for this watchfulness, members of our community formed a Block Watch affiliation shortly after we all moved in. We will lose this control if our enclosed status is changed to through-street travel. We cannot police the comings and goings of those in an unrelated community. This means my husband and I will not feel as safe personally, and we will have reason to be concerned about the security of our home when we are away.

The roads in Big Fir are narrow, curved and clearly designed for its current elderly residents. Fifteen MPH is a realistic safe speed given the nature of the roads and residents. Using these roads for access to and from an unrelated community, with teenage drivers and family members rushing to and from work or school, is a prescription for disaster.

Lifetime Investment Opportunity

For those of us in Big Fir, our homes are an investment in the last third of our lives. We sold the homes we owned in our working and child-rearing years and invested in Big Fir. We expect to either age in place in the community, since it was designed to allow and in fact encourage that, or we expect to sell and with the proceeds support ourselves in some sort of institution. As one resident put it wryly, "for most of us this is our next-to-the-last home." There is no question that East Village as designed will devalue our property. What senior will buy one of our little homes on a little lot if it is not in a senior community? Once Big Fir is compromised by a de facto addition of family homes, none of us could offer a senior buyer a senior lifestyle. We never expected this degradation.

We trust that the City will recognize and appreciate the severity of our situation. We hope that if East Village is approved, it is upon condition that its sole access be built from Blackburn Road.

Sincerely,

Dee Brookings Norberg
26-930-4546
ddbroadster@msn.com

Beacham, Linda

From: Mike Karpelman <mikarpe@hotmail.com>
Sent: Saturday, January 28, 2017 12:59 PM
To: Lowell, Rebecca; Hyde, Bob; MVengineering
Cc: Beacham, Linda
Subject: Comments re: East Village Short Plat, PL16-150 - from 1958 Fraser Ave

January 28, 2017

City of Mount Vernon
910 Cleveland Avenue
Mount Vernon, WA 98273-0809
Phone 360-336-6214, Fax 360-336-6283

To: Rebecca Lowell, Sr. Planner, Community & Economic Development Department
Bob Hyde, Director Community & Economic Development Department
Esco Bell, Director, Mount Vernon Public Works Department

Re: East Village Short Plat, PL16-150

Good Day,

I am writing with great concern and in opposition regarding the proposed East Village Short Plat, PL16-150. According to the real estate developer East Village is to be built as a mixed-age community, with its only access through Big Fir North. This short plat will directly and severely impact our Big Fir community and our residents, especially those residents who live in Big Fir North.

As of January 21, 2017 **Big Fir North resident's ages include those who are:**

- **13% over 90 years old**
- **41% over 80 years old**
- **74% over 70 years old**

Many of our residents have mobility challenges ranging from moderate to severe. Some residents have had one or more hip, knee, or shoulder replacements and as result they move slowly before and after surgery with the aid of a cane or canes, walker, or wheelchair. Our community is currently safe for them to walk to help aid recovery after surgery, for exercise, to cross the street, or to go to the mailboxes. Many residents have vision and/or hearing difficulties, and some have pacemakers or dementia. Life for each of these residents depends on a safe environment.

The majority of our homes have short driveways which provide no ability to turn our cars around to face the street before entering the street, and which forces drivers to back their cars out into the street and into traffic.

The SEPA Environmental Checklist submitted (#14f) estimates that upon completion the East Village "Project will generate estimated 67 vehicular trips per day..." It will be less safe for our residents to walk to the

mailboxes, cross the street, or back out of their driveways due to: additional traffic, the potential of increased traffic speeds and inexperienced, inattentive teenage drivers.

Many of our residents moved into Big Fir with the intention of never moving again, and desiring to spend the rest of their lives here safely and peacefully. A few examples include residents who spent the last days of their lives here, passing away in 2016 at the **ages of 93** (Walter B. Mills), **92** (Germain M. Cormier), and **80** (Desmond Patrick O'Neill). This may be due to Mount Vernon's goal of "Creating a Lifetime Opportunity for Residents".

The City of Mount Vernon has committed to "Creating Communities That Are Safe, Free From Violence" and "Creating Communities That Are Designed To Promote Health". These goals are exactly why our residents moved into Big Fir in Mount Vernon, and that is exactly what the City has a responsibility to protect.

The City of Mount Vernon approved the Big Fir P.U.D. in 2007 as "housing for older persons..." "...operated generally for occupancy by persons fifty-five (55) years of age or older..." If this short plat is approved as written it will destroy our Big Fir community as we know and love it today. Allowing a mixed-age community to be built with its only access through Big Fir North and Balsam Lane will increase the risks associated with children on skateboards, bicycles and teenage drivers. This is NOT in the best interests of the community and will negatively impact the safety and health of our Over-55 community.

In April 2016 the City asked its residents "How can the City best preserve existing neighborhoods and mitigate potential impacts from new development?" Toward that goal the City of Mount Vernon has a responsibility to ensure that our Big Fir community will continue to be 'Safe, Free From Violence' and 'Designed To Promote Health'.

Big Fir North and Big Fir South resident's 2016 property values totaled over Twenty Six Million Dollars (\$26m). In 2016 Big Fir the residents paid property taxes totaling Three Hundred Sixty One Thousand Dollars (\$361,000). It's anticipated that if the short plat is approved Big Fir property values will decrease, resulting in lower tax revenues for the County and City. This supports that approving this short plat will NOT serve public use and interest, instead it will do harm to the County, City, schools and community.

A final concern I have is that, because there will be a Private Street and common areas which East Village will be required to maintain, the East Village community is supposed to have a Homeowners Association (HOA). If this HOA is allowed to be created with only seven (7) homes it will set the HOA up for failure. If the HOA fails and the street and common areas are not maintained, it will decrease both East Village and Big Fir property values and cause further tax revenue losses to the County and City.

I strongly encourage the City of Mount Vernon to DENY the East Village Short Plat as written, on the basis of the above concerns.

If the East Village Short Plat is approved as a mixed-age community, I strongly encourage the City of Mount Vernon to enforce that the only access to and from East Village should be via E Blackburn Rd, and with Emergency-Only Gated Vehicle Access via Balsam Lane, and with No Pedestrian Traffic Through Big Fir.

Thank you for allowing me to comment on this short plat request. Please contact us if you require any clarifications, or we may aid in any related discussions.

Sincerely,

Michael Karpelman and Elizabeth Igoe
Mount Vernon Residents: 1958 Fraser Ave, Mount Vernon, WA 98274-6153
Big Fir Homeowners Association Members
E-mail: mikarpe@hotmail.com, Phone: 425-269-5791

January 29, 2017

Ms. Rebecca Lowell
Senior Planner, Community & Economic Development
City of Mount Vernon
910 Cleveland Avenue
Mount Vernon, WA 98273-0809

Reference: East Village Short Plat, PL-16-150

Dear Ms. Lowell,

This letter is to oppose approval by the City of Mount Vernon of the referenced multi-age development, as currently proposed, whose only access is through the age restricted, over 55 Planned Unit Development of Big Fir North and to request the City's help and protection from this development that seeks unimpeded access through the Big Fir Community. The Big Fir Community was designed for quiet living for 55-plus residents and any additional traffic through the community, especially traffic from a multi-age development will destroy what was originally planned and approved by the City.

We are seeking protection of our community, our personal safety, and our expectations of a safe and tranquil community we were promised by the covenants and PUD approved by the City in 2007. This has never been so important as now considering the recent near fatal shooting of one of our police officers on LaVenture Road which is adjacent to the Big Fir development. Mayor Boudreau, in her December, 2016 message, underscored the issue clearly; *...the City of Mount Vernon has never denied or pretended that gang activity and violence do not exist here.* The LAST thing we need is unimpeded access through the Big Fir Community via LaVenture Road.

We moved to the Big Fir community specifically to live in an age restricted community with minimal traffic. We, who live on Balsam Lane, paid thousands of dollars more for these lots than our neighbors paid for lots on Grand Ave. and Noble because Balsam Lane offered a more quiet and secluded area with a dead-end street. Indeed, Gregg Murphy of Landed Gentry assured us that the wooded area beyond the dead-end would not be developed.

The Environmental checklist is faulty and deficient in Section 14, Transportation and Optional DNS is faulty with respect to the study of and mitigation of traffic impacts on the adjacent streets in the Big Fir Adult Community PUD. The disclosure fails to quantify or take into account the severe impact that the proposal will have on the safety and use of Streets for the developer and residents of East Village will use for access, as proposed, though the Big Fir Development. Increased use of the streets by younger drivers, including teenaged drivers, will severely impact the safety of the streets and detract from the Community. Pedestrian traffic also will increase disturbing the legitimate expectations of safety and quiet of the residents choosing to live in Big Fir as an older-adults' community. The Optional DNS does not mitigate the impacts from this development. It should be withdrawn and revised to require a full study of the impacts of traffic (motorized and pedestrian) on Big Fir from the proposed short plat and impose mitigation to address those impacts.

We believe there are two viable alternatives to the proposed East Village Plat:

1. Limit residents in East Village to those over age 55.
2. Require the only access to East Village via the owner's land that runs directly from East Blackburn Road, an **arterial** road connection.

We do not oppose East Village as an additional development to the Mount Vernon community. We do oppose the developer's proposed single access through Big Fir. This proposal will cause irreparable damage to the quality of life we now enjoy and it will result in diminished value to our homes.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Jewell", written over the word "Sincerely,".

Robert Jewell

CJ Jewell

2237 Balsam Lane

Mount Vernon, WA 98274

Cc: Bob Hyde, Director, City of Mount Vernon Community Development

Esco Bell, Director, Mount Vernon Public Works Department

RECEIVED
CITY OF MOUNT VERNON

JAN 30 2017

C.E.D. DEPARTMENT
BY _____

RECEIVED
City of Mount Vernon

JAN 30 2017

Public Works Department

January 26, 2017

RE: East Village Short Plat, PL16-150

Director Esco Bell
Mount Vernon Public Works Department
P.O. Box 809
Mount Vernon, WA 98273

Dear Esco Bell:

Bringing my concerns to you regarding the East Village Short Plat, which is under consideration by the city, is of great importance to me. Please consider my concerns as you weigh your decisions.

Purchasing my retirement home in Big Fir was a gigantic move for me shortly after becoming a widow. This decision was well thought out by my adult daughters and myself. The reasons for choosing Big Fir were many, including:

- It was deemed to be a 55 and over community by the covenants which were approved by the city and the PUD
- It was tranquil, peaceful, and quiet
- Minors in the area would be limited since they could not reside there
- Motorist in the community would be slower and more cautious because they, themselves, would be elderly
- With the aging population, my resale value was more assured since it was a 55 and over community

Let me urge you, as you faithfully serve our city, to seriously consider the impact on myself and the rest of my Big Fir community. Having been a landowner in Skagit County for most of my adult life, I understand we must all work together to manage our lands and the developments of them. Please require the land development in East Village Short Plat, PL16-150 to be a 55 and older community, and or, require all access to be via East Blackburn Road to help mitigate its impact on my neighbors and myself.

I trust that you will uphold and protect the safety and community expectations of the residents here at Big Fir while fulfilling your service to our city. Thank you for your consideration.

Charlotte E Stougard
 Charlotte E. Stougard
 1982 Fraser Avenue
 Mount Vernon, WA 98274

Beacham, Linda

From: Lowell, Rebecca
Sent: Monday, January 30, 2017 1:45 PM
To: Beacham, Linda
Subject: FW: East Village

From: Brad Furlong [<mailto:bef@furlongbutler.com>]
Sent: Monday, January 30, 2017 1:45 PM
To: Walt Meagher; Lowell, Rebecca
Cc: Sarah Hastings
Subject: RE: East Village

Walt: Will you please send Rebecca your CV and/or resume?

Rebecca: Please file the CV/resume with the letter from Mr. Meagher.

Thank you both.

Bradford E. Furlong, WSBA # 12924
FURLONG ♦ BUTLER
ATTORNEYS

825 Cleveland Avenue | Mount Vernon, Washington 98273 | 360.336.6508 voice | 360.336.3318 facsimile

PRIVACY WARNING

This is a privileged and confidential communication, even if mis-directed or mis-addressed. If you are not the intended recipient, please do not read the message or any attachment. Please immediately delete this message and any attachment(s) and reply to the sender. Thank you

From: Walt Meagher [<mailto:Walt@Fidalgocommercial.com>]
Sent: Monday, January 30, 2017 1:33 PM
To: RebeccaB@Mountvernonwa.gov
Cc: Brad Furlong
Subject: East Village

Rebecca, Please find attached a letter that discussed the proposed East Village project in Mount Vernon. Please contact me if you have questions. Thank you!

Walt Meagher, CCIM

FIDALGO
COMMERCIAL-INVESTMENT
REAL ESTATE SERVICES

13194 Satterlee Road
Anacortes, WA 98221
360-941-0854
Fax 360-399-1113

Walt@Fidalgocommercial.com

FIDALGO

COMMERCIAL-INVESTMENT
REAL ESTATE SERVICES

13194 Satterlee Road

Anacortes, WA 98221

360-941-0854

Fax 360-399-1113

Walt@Fidalgocommercial.com

January 29, 2017

RE: Potential economic impacts on the “Big Fir” over 55 residential community if the proposed “East Village” 7 lots that are adjacent to “Big Fir” become occupied by persons that are not over 55 years of age. File # PL16-150

Mr. Bob Hyde, Director - Office of Community and Economic Development
City of Mount Vernon
910 Cleveland Avenue
P.O. Box 809
Mount Vernon, WA 98273

Dear Bob,

The purpose of this letter is to outline the potential economic impacts of the proposed “East Village” development on the existing “Big Fir” adults only community. Below are some of the facts of the situation as I understand them to be as of January 29, 2017:

1. Big Fir was developed by Landed Gentry starting in 2007 as a community for older persons restricted to occupancy by people over 55 only.
2. The lots closest to the proposed East Village plat would likely be the ones most impacted by the East Village development.
3. The East Village development is proposed to have 7 single family residential homes built in the near future with no age restriction on occupants.
4. The East Village project is to be developed by extending Balsam Lane from the east property line of the Big Fir development onto the East Village property.
5. Lot number 14 in Big Fir shares a common property line with Lot number 1 of the East Village project with no buffer shown at present.

Some of the reasons that persons over 55 years of age might want to live in a community that is restricted to occupants that are over 55. I have arrived at these conclusions after extensive internet research of over 55 communities all over the country and they all state the items below in their marketing information.

1. Peace and quiet!
2. Enhanced sense of security.
3. Safety
4. Peace of mind.
5. More secure property values.
6. Easily identified target market at sale time. (target market is made up of largely capable buyers)
7. For older people living around people your own age means you will have more common life experiences and more similar behaviors than in a more diverse community. Easier to make new friends and easier to feel comfortable in your new surroundings.

The types of impacts most likely to affect the Big Fir residents are:

1. Increased vehicular traffic due through the development. If the East Village development has many under 55 persons it is likely that some younger people could exhibit some less safe driving habits due to their lowered levels of driving experience as well as the potential for more reckless "hot rodding" or even street racing by teenagers. There will be an increased likelihood for noise and stress for older folks!
2. If the East Village development has young children, there will be noise that some older people might find offensive or stressful. This will have an impact on salability.
3. It will likely be harder to find replacement buyers for homes in Big Fir. This may result in lower sale prices.

In conclusion, it is my opinion that having a non-age restricted community like the proposed East Village adjacent and in close proximity to the Big Fir homes will have negative lifestyle impacts with lower future values at sale time on the homes located closest to the East Village homes. It is my further observation that there will be some increased potential negative impact on all of the homes in Big Fir that are sited along streets that will be utilized most by the future residents of the East Village project. I have also conferred with a, now retired, MAI appraiser who confirmed my belief that the type of impacts described above would have the effect of reducing salability, increase market time and subsequently reduce sale prices.

Please contact me if you have questions or comments.

Yours Truly,



G. Walter Meagher, CCIM

FIDALGO

COMMERCIAL-INVESTMENT
REAL ESTATE SERVICES

13194 Satterlee Road

Anacortes, WA 98221

360-941-0854

Fax 360-399-1113

Walt@Fidalgocommercial.com

www.Fidalgocommercial.com



G. Walter Meagher, CCIM

I have been licensed to practice Real Estate Brokerage in the State of Washington since 1978 and have held a Brokers license since 1983. I have held the CCIM

(Certified Commercial Investment Member) designation of the Realtors National Marketing Institute since 1986; this is the highest certification attainable in Commercial Real Estate Brokerage. I have attended nine years of college, majoring in history, horticulture and business. In addition, I have attended many Professional improvement seminars and classes aimed towards the Certified Property Manager designation. Property management expertise helps in investment brokerage because it gives a much greater understanding of the problems and opportunities involved in operating properties after the sale closes. This helps to more accurately project income and expenses into the future which will enhance decision making for purchase or sale of real property. I also have extensive land and building development experience.

Marketing Methodology:

My approach to marketing includes the following items:

1. We will place an appropriately sized Real Estate sign on the property if directed to by Seller.
2. Advertising - we advertise in local newspapers as well as in Vancouver, B.C., Seattle, Everett, Wall Street Journal, specific trade journals, basically wherever we feel that cost-effective exposure can be utilized. We are able to market our listings to all CCIM's in the world through being connected to the Internet at address <http://www.ccim.com>. We also utilize loopnet.com, a nationwide database for commercial real estate. The Commercial Brokers Association (CBA) web site serves the whole northwest region and is a primary place to list all types of commercial-investment properties. Industrial properties will also be placed on the WDN Online web site through the Economic Development Association of Skagit County if appropriate.
3. We are members of the National Association of Realtors, Washington State Association of Realtors and the CCIM Institute.
4. Brochures - we have in-house capability to produce high quality color brochures for direct mailing. Emailing and distribution to potential buyers, tenants and other commercial agents.
5. Follow Up - we prepare property information packages that are relevant to a prospective buyer, tenant or other agent. The basic property brochure

is sent out via email within seconds of getting a property inquiry. This has a photograph of the property as well as all basic information. If there is additional interest we follow up with more extensive information again sent via email. Typical information packages will have building photographs, aerial photographs, building and site drawings, zoning and land use information. After having a non-disclosure agreement signed by the interested party we would send the profit and loss statements, rent rolls etc. The intent is to respond very quickly with all of the information a buyer might need to make a purchase decision.

6. Direct mail/cold calling - I believe in target marketing. Therefore, I analyze the characteristics of the property, develop a list of the types of users that would be likely to lease or Buy here and either call them on the telephone or email or "snail" mail a one-page brochure to be followed up with a telephone call.

Partial list of Past and Present clients and customers:

Interwest Savings Bank, Development consultant 1990 - 2002, worked as project coordinator on the preliminary plat and planned unit development approval for the Maddox Creek Development Sale of Real Estate owned 1984 through 1986
 Puget Power, electrical power utility, 1994-1995, lease office space
 Puget Western, Puget Power real estate division, 1994-present, sold real estate owned
 City of Mount Vernon, works as consultant and sold real estate owned
 Samsung, Inc., a Korean Company, sold them a fish processing plant, 1994
 Bon Marche, a division of Federated Department stores, leased space, 1995
 Glaspro, Inc. leased space, 1995
 Bosa Development, LTD, Canadian Company, sold 194 unit apartment complex, 1994
 Cascade Savings Bank, New office lease 1993
 Skagit State Bank, Sale of Real Estate Owned 1986, 1993
 Seafirst Bank, Sale of Real Estate owned 1984
 Washington State Department of Labor and Industries, new office lease 1992
 Washington State Department of Social and Health Services, new office lease 1987
 Washington State Department of Licensing, new office lease 1992, 2002
 Washington State Department of Property Development, lease assistance 1987 - 1993
 Six Star stores, new store lease - 1993
 Kentucky Fried Chicken, new restaurant siting 1983 - 2002

Sea Galley Stores, new restaurant siting 1992, lease of retail space to Maryott's Honda 1992, sale of real estate owned 1993
Pay 'n Pak, new store development - 1986
Fabricland, new store development - 1987
Arby's Roast Beef, new store development - 1985
Travelodge Motel, new motel development – 1985
Giant T drug store re-development to assist them with lease relief on closed store
Condensery Mall, redevelopment proposal to change use from retail to office including
Substantial rehabilitation and architectural changes.- Joshua Sears building in Kirkland, coordinated placement of the property on the Federal Department of the Interior, National Register of Historic Places and sale of the property to
A developer who subsequently won the metropolitan Home magazine "Home of the Year" Award for his conversion of the top floor into a penthouse apartment. - 1984
Sale of Carnation Office Building - 2000 (entailed managing the property up to 100% occupancy prior to sale)
Sale of Sovereign Marine Services boat yard - 2001
Sale of Mount Vernon Apartments - 2001
Sale of Garden View apartments - 2002
New KFC/A&W Root Beer co-branded new store siting
TBW Properties - Development of a new 16,000 Sq. Ft. office condominium as part of a 75,000 Sq. Ft. plus project and re-development of an older restaurant building into a new concept restaurant with a lease to a new tenant
Port of Skagit County – consultant from 2004 to present. Assisted in revising leasing policies for Bayview Business and Industrial Park and the Skagit Regional Airports aviation related land, listed and sold Hopper Road Business Park, Listed and leased many buildings and spaces at Bayview Business and Industrial Park. Provided brokerage and consulting services since 2002 for a variety of issues related to commercial-industrial real estate.
Sale of Columbia Court apartments – 2008
Sale of Van Pelt property to Port of Skagit County – 2010
Sale of Parker Paint building - 2010
Office lease to Whidbey Island Bank – 2010
Provided brokerage and consulting services to Skagit County Hospital District #1 since 2011
Sale of land to Skagit County Hospital District #1 - 2011
Lease of new office to Skagit Hospice – 2012
Lease to TD Curran for new Apple store - 2013

Beacham, Linda

From: Lowell, Rebecca
Sent: Monday, January 30, 2017 2:54 PM
To: Beacham, Linda
Subject: FW: Porposed plat projecting onto Little Muntain Estates

From: ROSEPIPER1 [<mailto:rosepiper1@comcast.net>]
Sent: Monday, January 30, 2017 2:29 PM
To: Lowell, Rebecca
Subject: Fwd: Porposed plat projecting onto Little Muntain Estates

From: "ROSEPIPER1" <rosepiper1@comcast.net>
To: Karenrabe18@gmail.com
Sent: Monday, January 30, 2017 2:23:31 PM
Subject: Porposed plat projecting onto Little Muntain Estates

Dear Ms. Bradley-Powell

My name is Rose Piper, and I live at 2610 E. Section St, Unit 28, in Little Mountain Estates.

Along with several other residents, I received a letter proposing developing a plat of land for single family dwellings to run between Blackburn St through wetlands and up to the end of the property where I live. I vehemently oppose this development for many reasons.

First and foremost, from the description and diagram in your letter, it appears the plat would almost encroach on the property my home is located on. I am the resident next to the LME park RV parking lot. My back yard is just above the creek, and there is almost a mini-forest behind my back fence plus there is a very old, large blackberry patch that I get gallons of berries off each year. These would disappear if the creek were destroyed.

In this mini-forest live several different animals including bunnies, coyotes, deer, and more birds than I can recognize. Which brings me to my second objection to this proposal--the filling in of wetlands. As an animal lover, I know there are too many species that face endangerment and I do not want to see more of them or their habitats disappear.

The third objection I have regards the mini-forest itself and your proposal would cut down the trees that now occupy that land. They act as a buffer to the heavy winds Little Mountain frequently experiences. Their loss would take that away from my home, leaving it unprotected.

I chose to purchase this home in July, 2014 after my husband died of cancer. I selected this particular space because of its privacy, and because Little mountain Estates offers older people a protected community environment, as it is a gated community. It is quiet where I live, and I can hear the creek burbling outside my fence. I don't want to lose that quiet or the creek.

I believe your proposed development would take away many of the reasons why I chose to live here. I realize they may sound simple, even minimal but they are important to me and my neighbors. I've lost a husband and our home, and this one has helped fill that void.

Sincerely,

Dr. Rose Piper

L. Robert Frazier & Sheila Frazier

1902 Silver Loop
Mount Vernon, WA 98274

PH: 360-588-4014 EM: LRFRAZ51@AOL.COM

Jan 31, 2017

Ms. Lowell:
Community & Economic Development Department
City of Mount Vernon
PO Box 809
910 Cleveland Avenue
Mount Vernon, WA 98273-0809

RECEIVED
CITY OF MOUNT VERNON

JAN 31 2017

C.E.D. DEPARTMENT
BY _____

RE: East Village Short Plat, PL16-150

Dear Ms. Lowell:

We are sending this letter in response to the notice from your department issued January 17, 2017, regarding the above-referenced short plat application. As residents of the Big Fir Community ("Big Fir"), adjacent to the referenced property ("East Village"), we have grave concerns that completing the project as proposed would adversely impact Big Fir residents.

Big Fir was approved by the City of Mount Vernon in 2007 as a Planned Unit Development to house elderly residents. The community was developed such that there are no through streets, effectively limiting traffic to those residing in, visiting, or servicing the community.

East Village, as proposed, sets no minimum age for residents, no limit on the percentage of residents below age 55, and provides road access to/from the development through Big Fir via an extension to the currently dead-ended Balsam Lane.

We believe that developing East Village as non-age restricted with exclusive or primary access through Big Fir would threaten the general safety, well-being and quiet enjoyment of Big Fir North residents and would adversely impact the market values of homes throughout the entire Big Fir (North and South) Community.

A sample of specific concerns are as follows:

1. Adolescent and young adult drivers (residents and visitors) through Big Fir would become commonplace, which is currently not the case. Statistics show that persons below age 25 (and particularly teenagers) are more likely to be inexperienced, reckless, aggressive and irresponsible drivers, presenting a particularly serious risk to elderly residents. Also, there would likely be a

higher volume of traffic per household in the new community due to higher occupancy per household and the generally higher level of social activity of non-elderly persons.

2. There would be an increased likelihood of interaction, and potentially confrontation between juveniles and older persons due to often differing generational philosophies and tolerances. This could put both groups at increased risk of harm; the elderly persons due to physical vulnerability, and the younger persons due to older persons potentially overreacting out of fear (whether justified or not).
3. While the new development would mostly impact Big Fir North, it would likely impact market prices of homes in both the North and South segments of the community. Home buyers seeking elderly resident living would be less attracted to our community (translating to lower selling prices) due to the adjacent new development. Home values in one segment are impacted by comparable sales in the other segment. Also, as we operate as a single Homeowners Association, any common area expenditures in Big Fir North to mitigate the impact of the new development would be borne by both segments.

These conditions and other adverse impacts would be eliminated if the new development were restricted to conforming to the federal Housing For Older Persons Act of 1995 and/or requiring access to the development via the owner's land that runs to Blackburn Road in lieu of accessing Balsam Lane.

We appreciate your giving due consideration to the issues and concerns raised in this letter and any communications that you receive from other residents of the Big Fir Community. We firmly believe that honoring these concerns would be highly consistent with city leadership's stated goal of "Creating Communities That are Safe and Free From Violence".

Respectfully Submitted,



L. Robert Frazier & Sheila Frazier

cc: Mr. Bob Hyde, Director
Mount Vernon Department of Community and Economic Development

Mr. Esco Bell, Director
Mount Vernon Department of Public Works

(hand delivered and sent via email January 31, 2017, by Noon PST)

Beacham, Linda

From: Lowell, Rebecca
Sent: Tuesday, January 31, 2017 7:05 AM
To: Beacham, Linda
Subject: FW: PL16-150

From: Tina Ecklof [<mailto:safewaytina@yahoo.com>]
Sent: Monday, January 30, 2017 10:57 PM
To: Lowell, Rebecca
Subject: PL16-150

Hello .

My name is Tina Ecklof and have reviewed this plan to build 7 homes behind my house and am a little concerned about the loss of the forest and wetlands that are in question of behind clear cut ,,,, upon reviewing the plans I did not notice a tree buffer zone from the Little Mountain Estates to the proposed lot # 6 and lot # 7 ,, not to say there would not be one ,, but the proposed plans are unclear about this ,,,, I would be opposed to a total loss of the entire forest and wetlands , and would deem the housing project non beneficial to the community,,, I would appreciate any information on the amount of the forest and wetlands to be left especially in the area of proposed lots 6 and 7 ,, thank you very much.

Tina Ecklof



January 31, 2017

Ms. Rebecca Lowell
Planning Department
City of Mount Vernon
Post Office Box 809
910 Cleveland Avenue
Mount Vernon, WA 98273

RE: East Village Short Plat Application – File No. PL16-150

Dear Rebecca,

Thank you for the opportunity to comment on the referenced short subdivision application. This comment letter is being submitted in regard to the requested waiver of the frontage improvements along East Blackburn Road.

As you are aware, other development proposals adjacent to East Blackburn Road have been conditioned to provide frontage improvements and off-site frontage improvements, including requirements to improve the frontage improvements proposed to be waived. While we understand that access to the new lots is not proposed from East Blackburn Road, a “new” lot is being created adjacent to this road and it is reasonable to expect that development of the short subdivision include the frontage improvements. Deferring these improvements or continuing to make them an off-site condition to adjacent development is not equitable and does not provide for timely installation of a planned City street. Absent a frontage improvement solution that is equitable to all affected development and property owners along the Blackburn Road corridor, we object to the proposed waiver.

We request that the City’s evaluation of this waiver ensure an equitable outcome. Please include us as a Party of Record for future notices so that we can continue to provide comments during the City review process. If you have any questions regarding our concern, please contact me at Brian@LandedGentry or 360-755-9021.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Gentry".

LANDED GENTRY DEVELOPMENT, INC.

Brian Gentry
President / Principal

From: [Lowell, Rebecca](#)
To: [Beacham, Linda](#)
Subject: FW: East Village Short Plat, PL36-250 Land Use Application Letter
Date: Tuesday, January 31, 2017 11:46:01 AM

-----Original Message-----

From: Carole Schroeder [<mailto:carolee@fidalgo.net>]
Sent: Tuesday, January 31, 2017 11:21 AM
To: Lowell, Rebecca; Hulst, Mark
Subject: East Village Short Plat, PL36-250 Land Use Application Letter

We have just been told of a letter that went out to our neighbors in Little Mountain Estates concerning the above land use application.

As new owners here we were assured that the property behind our unit, #34, would not be developed. It was one of the features that decided us in our purchase. We enjoy the privacy that the green space at the back of our property affords us as well as the noise buffering that we are concerned we would lose if this application is approved. Not to mention other unforeseen factors such as a change of zoning, higher property taxes, less security and lower resale value.

Please take these concerns into consideration in your decision on this matter. Perhaps the manner in which the area bordering the park can be treated to insure our privacy and such can reduce any negative impact on us.

Thank you,

Lee and Carole Schroeder
2610 E Section St. #34

Sent from my iPad

Beacham, Linda

From: Lowell, Rebecca
Sent: Tuesday, January 31, 2017 7:05 AM
To: Beacham, Linda
Subject: FW: East Village Short Plat, PL16-150

From: cmoore1282@gmail.com [<mailto:cmoore1282@gmail.com>]
Sent: Tuesday, January 31, 2017 6:12 AM
To: Lowell, Rebecca
Subject: East Village Short Plat, PL16-150

I am writing concerning the plan to build 7 homes in the area behind my home. I live in Little Mountain Estates which is a senior community and is peaceful and quiet. The following things concern me:

My daughter lives with me and works nights and sleeps days. The noise would prevent her sleep and cause us concern.

The removal of trees would cause us loss of shade and beauty.

Dust and dirt during the construction work would be a detriment to my health.

I have 2 pear trees next to my fence and I would not like them damaged.

Thank you for your attention to this matter.

Claire Moore space 35

Sent from [Mail](#) for Windows 10

2610 E Section #35

1633 Grand Avenue
Mount Vernon, WA 98274
January 31st, 2017

RECEIVED
CITY OF MOUNT VERNON
JAN 31 2017
C.E.D. DEPARTMENT
BY _____

Rebecca Lowell, Senior Planner
Community and Economic Development Department
910 Cleveland Avenue
City of Mount Vernon, WA 98273-0809

Dear Rebecca,

I am 84 years old and chose to live in the Big Fir 55+ Community last summer, because of the tranquil living, the easy to maneuver streets, and the handicap friendly terrain. I understood when I moved into the community the reasoning behind the tiny streets (just 22 feet wide) and accepted that aspect in my decision to join this wonderful neighborhood with caring neighbors.

The application of the prospective developer would be a serious travesty. To save money, the developer is asking our City "Fathers and Mothers" to circumvent the spirit of the law, and allow said developer to run traffic through our small adult community for the benefit of his coffers.

If the developer is willing to run the street to his proposed development off of East Blackburn Road, which would not impact Big Fir 55+. Of course the developer probably plans to develop all of his/her acreage holdings, so ultimately there will be many, many more than seven building sites with the adjunct "mother-in-law" residences. **Please see the "Exhibit A," the existing tiny street which would be dwarfed** when used to accommodate 67 (per the data study) daily traffic trips to just these seven (7) additional residences, not even considering the "bait and switch" of adding additional dwelling units to each site; and not even considering the certain dozens of additional building sites which the acreage should accommodate.

If the developer will use the E. Blackburn through street, more power to him/her.

Please leave us seniors in peace.

Respectfully Submitted,



Keith S. Johnson

#360-424-1730

RECEIVED
CITY OF MOUNT VERNON

JAN 31 2017

C.E.D. DEPARTMENT
BY: _____

Exhibit A



Beacham, Linda

From: Lowell, Rebecca
Sent: Tuesday, January 31, 2017 6:12 PM
To: Beacham, Linda
Subject: FW: East Village Short Plat, PL16-150: Concern re Proposed Access

From: Mike Karpelman [<mailto:mikarpe@hotmail.com>]
Sent: Tuesday, January 31, 2017 5:00 PM
To: Lowell, Rebecca
Cc: Mike Karpelman
Subject: FW: East Village Short Plat, PL16-150: Concern re Proposed Access

Hi Rebecca,

- 1- Comments e-mailed by Don Espen'
- 2- Mention by Don Espen that he never received the postal Notice of Land Use.

Thanks!

Mike Karpelman
Big Fir Community Association
Board of Directors Member At Large
mikarpe@hotmail.com
Cell 425-269-5791

From: Don Espen [<mailto:donespen@comcast.net>]
Sent: Tuesday, January 31, 2017 11:23 AM
To: 'Mike Karpelman'; 'Gary Simmons'
Subject: FW: East Village Short Plat, PL16-150: Concern re Proposed Access

Mike and Gary, for the record I never received acknowledgement of the receipt of my email (below). Nor have we ever received a notice from the City re East Village. Our property lies within sixty (60) feet of the proposed development and is on the proposed access road to that development.

Thank you.

-don

From: Don Espen [<mailto:donespen@comcast.net>]
Sent: Wednesday, January 25, 2017 9:52 AM
To: 'mvced@mountvernonwa.gov' <mvced@mountvernonwa.gov>
Cc: 'bobh@mountvernonwa.gov' <bobh@mountvernonwa.gov>; 'mvengineering@mountvernonwa.gov' <mvengineering@mountvernonwa.gov>
Subject: East Village Short Plat, PL16-150: Concern re Proposed Access

Hello All,

As a resident of the Big Fir Community (abutting PL16-150), I have strong objections to allowing street access to the East Village development through Big Fir streets.

The City of Mount Vernon years ago approved the Big Fir Community development plan. This plan was designed for occupancy by persons of retirement age. For the "safety, health, and enjoyment" of Big Fir residents, many restrictions were agreed to, including "older person" (over 55) age, parking, pet control, antenna, lighting, and noise. These restrictions are included in the Declarations of the approved Big Fir plan as filed at the County Auditor.

Permitting the relatively narrow and curvy streets of the elderly-purposed Big Fir community to become a thoroughfare for access to East Village seems to run contrary to the intent of the original City approval for the Big Fir Community. Such access would seriously compromise the Big Fir values agreed to at the time of City approval. For example, currently three-quarters of Big Fir North residents are age 70 or older, and some must cross the streets of Big Fir using canes or walkers to retrieve their mail.

Alternatively, I would suggest access to East Village be made through the Parcel's street address on Blackburn Road. I do not feel any additional cost to the developer outweighs the significant compromise of values such as personal health and safety to the elderly residents of Big Fir.

Thank you for giving the matter your attention.

Don Espen
2241 Balsam Lane
Mt. Vernon, WA 98274

RECEIVED
CITY OF MOUNT VERNON

1-28-17

JAN 27 2017

C.E.D. DEPARTMENT

To whom it may concern,

We're writing to you today regarding the Short Plat that Dave Prutzman has filed with the city of Mount Vernon Planning Department. This property is adjacent to Big Fir North and Big Fir South, a retirement community. There are many concerns that we have with this proposed development, and we would like to list some of those.

We purchased our lot at Big Fir Retirement Community to enjoy peace and serenity during the later years of our lives. Access through our community to another community would eliminate that peace and privacy. By accessing through our community it would destroy the lifestyle that we earned as retirees. Having cars going through our quiet retirement community continuously, would compromise the integrity of our small neighborhood. The streets in our small community are not conducive to continual heavy traffic and heavy vehicles. The joy and safety we feel walking around our community, stopping to talk to our neighbors, and having that sense of cohesiveness as retirees living in a small retirement community, would be destroyed. Please keep in mind, that the majority of the residents at Big Fir North and South range from 70 to 96 years of age. Also, the construction of the Platt next to Big Fir South has been identified as wetland, and would cause excessive water runoff onto our community if construction were to be allowed.

Please understand that the residents of this retirement community have worked the majority of their life in order to live the lifestyle that we earned with our retirement savings in order to enjoy the remaining years of our lives.

Sincerely,

John + Karol Evans

Residents of Big Fir South Retirement Community

1859 Fraser Ave

January 25, 2017

RECEIVED
CITY OF MOUNT VERNON

JAN 27 2017

C.E.D. DEPARTMENT
BY _____

Rebecca Lowell, Senior Planner
Community & Economic Development Department
City of Mount Vernon
910 Cleveland Avenue,
Mount Vernon, WA 98273-0809

Reference: East Village Short Plat, PL-16-150

Dear Ms. Lowell,

We are contacting you to state our concerns regarding the development of the above referenced plat. Our home is directly adjacent to lot one in the Plat. We will be severely impacted by the traffic, our safety, our privacy, water drainage onto our property, the lowering of value to our property, degrading our general lifestyle, and the diminishing ability to park and have visitors park on Balsam Lane. We moved to Big Fir to participate and enjoy the aspects of a retirement community and this change to allow multi-age housing in our community eliminates these values.

When we moved to Mount Vernon and Big Fir in 2009, it was due to the community attributes dedicated to older persons. These age restrictions and the Big Fir Covenants were adopted as part of the City's and PUD approval. Before purchasing we inquired whether there would be any further building on the adjoining property and were told that the City would not allow building on that area due to the wetlands. These were important considerations that made us decide to purchase in Big Fir.

The roads in Big Fir are curved and difficult for large trucks. Balsam Lane is particularly narrow and was not designed for through traffic. Until this proposed development, trucks (including garbage and fire trucks) had no need to use this portion of the road. The use of Balsam Lane as an access to the proposed development will also severely hinder parking for ourselves, our family and friends. We are also very apprehensive about the increase in traffic. Many of our residents walk in the neighborhood due to the safe environment. The additional traffic, bicycles, school traffic, etc., created from a multi-age housing being added to our community negates the safe situation that we currently enjoy. The construction and logging trucks that would be necessary for the development of the Plat, will likely have a detrimental impact on the curving, narrow roads, trees and parking strips.

We are concerned that filling in the wetland area next to our home will increase water drainage onto our property, and are frankly surprised that it would be allowed. Logging all the trees on the property will also

add to drainage problems. We currently enjoy watching the wild life, including deer grazing on the property and the many birds attracted to the wild berries. All of this would be lost.

A retirement community becomes like a large family. We look after each other to make sure that any strange vehicle or people on the property actually belong. The safety of our neighbors and friends has a high priority. Adding multi-age dwellings with the coming and goings of the families, the children and their friends, will not allow us the same protection.

In our case, our privacy will be even more impacted than others in the neighborhood. Our homes are one story, with the exception of a couple that have a bonus room above. None of our homes have windows that can look down on their neighbors and all have strategically built fences to insure a private home. A two-story home next to our home will eliminate our privacy.

Currently we have a slow-paced, peaceful community. Much as we both love children, we moved to Big Fir to enjoy them when we wanted, not to have them included in our daily life. Admittedly, now that we are in our 70's, the quiet lifestyle is a high priority.

Lastly, adding multi-age homes to Big Fir will decrease our property values. We certainly would not have purchased here if we had known this was a possibility. In our case, we still have a mortgage and would have problems selling with this newest development.

Obviously for all the preceding reasons, we oppose approval of the referenced East Village Short Plat, PL-16-150 development. By adding these homes with only access through Big Fir, it, in fact, makes it a part of our community. Please review all the problems that this causes and that it is inconsistent with the former PUD and City rulings. We plead with you to oppose the request for a multi-age development accessed through Balsam Lane and the Big Fir retirement community.

Sincerely,

Tom and Cheryl Rodewald
2245 Balsam Lane

Cc: Bob Hyde, Director, City of Mount Vernon Community Development
Esco Bell, Director, Mount Vernon Public Works Department
Mike Karpelman, Big Fir Association BOD

RECEIVED
CITY OF MOUNT VERNON

JAN 27 2017

C.E.D. DEPARTMENT
BY _____

January 24, 2017

Ms. Rebecca Lowell
Senior Planner, Community & Economic Development Department
City of Mount Vernon
910 Cleveland Avenue
Mount Vernon, WA 98273-0809

Reference: East Village Short Plat, PL16-150

Dear Ms. Lowell,

This letter is to oppose approval by the City of Mount Vernon of the referenced multi-age development whose only access is through the age restricted, over 55 Planned Unit Development of Big Fir North and to request the City's help and protection from this development that seeks unimpeded access through the Big Fir Community. The Big Fir Community was designed for quiet living for 55-plus residents and any additional traffic through the community, especially traffic from a multi-age development will destroy what was originally planned and approved by the City.

We are seeking protection of our community, our personal safety, and our expectation of a safe and tranquil community we were promised by the covenants and PUD approved by the City in 2007.

Big Fir North residents have an average age of over 70 and many residents are in their late 80's and 90's. Many residents regularly walk in the neighborhood and the increased traffic both during construction and from the new multi-age neighborhood would be very problematic if not dangerous.

We are concerned that the proposed development will increase traffic by multi-age drivers (teens with cars, parents transporting minors to various activities, etc.).

We are concerned that the multi-age development will increase pedestrian traffic through our age restricted community (skate boards, bicycles, motor cycles, minors walking to and from school, etc.).

We are concerned with construction traffic through Big Fir North. Our roads are narrow and under sized with sharp 90 degree turns and very limited space for turning. We are concerned about large construction vehicles trying to navigate our roads without damaging our property. The entrance to Big Fir North is particularly problematic for large vehicles given its configuration (curve) and the 90 degree turn that is required off of LaVenture.

Page 2:

We are concerned that Big Fir property will decline and resale of our homes will be negatively impacted since access to the proposed development will only be through Big Fir North age restricted community.

We are additionally concerned that there may not be "sufficient funds" set aside by the developer of the project as a result of unforeseen project damages, delays, cost overruns or other economic factors that would have an adverse impact on Big Fir Community residents.

We feel the public safety and general welfare of Big Fir North residents will be negatively impacted by the development of East Village if approval is not limited to: (1) persons 55 or older; or (2) access changed to come in from East Blackburn Road. We feel if neither condition is imposed, that the application for short plat should be denied.

We feel in addition to the public safety and general welfare of Big Fir residents that the appearance of our community will be compromised, our quiet and tranquil community will be lost and the value of our homes, in which we invested precious funds heading into retirement, will be lost.

Sincerely,



James and Karen Robinson
1611 Grand Avenue
Mount Vernon, WA 98274

Cc: Bob Hyde, Director of City of Mount Vernon Community Development

Esco Bell, Director, Mount Vernon Public Works Department

January 24, 2017

Ms. Rebecca Lowell, Senior Planner
Comm. & Econ. Development Dept.
City of Mount Vernon
910 Cleveland Avenue
Mount Vernon, WA 98273-0809

RECEIVED
CITY OF MOUNT VERNON

JAN 27 2017

C.E.D. DEPARTMENT
BY _____

Subject: East Village Short Plat, PL16-150

Dear Ms. Lowell,

I am certain you would not remember my wife and me, but you helped our community several times in the past with advice and document copies etc; some 7-9 years past now. We are writing to ask you to help us once again, to protect and preserve the quality of our neighborhood at Big Fir North. We have been resident in Big Fir North for more than nine years today.

BFN is a residential HOA with covenants that restrict property use and occupancy to persons 55 years of age or older. No person under the age of 21 years is allowed to reside in our community. Residents occupy 48 beautiful homes in BFN. 41% of the residents are 80 or older, more than 1/2 of the 74% that is 70 or older.

When we retired here in 2007 and purchased our home in BFN, we chose a 55+ lifestyle for our safety, convenience, and the quality of life. We both are very happy and thankful with the choice we made to move here in Mount Vernon. We are elderly, yet residents are mostly active, walking the neighborhood and retrieving daily mail. The streets in BFN are narrow and used by us elderly, slower moving drivers. It's a scary prospect to add younger adults and under age 21 drivers moving through BFN quiet streets at higher volumes and speeds. The lifestyle we have enjoyed these 9+ years has been better than we could have imagined, and now seems to be in jeopardy by the prospect of East Village development.

We believe the only way to preserve our current lifestyle, uncompromised, is to either: (1) restrict future ownership of and occupancy of East Village residences to persons 55 and older or, (2) limit and require access to the East Village plat via the owner's land that runs to its own East Blackburn Road access. I must express my disappointment that a DNS was given the East Village proposal. I'm quite certain no resident would agree with that conclusion based upon traffic impacts on BFN alone.

We are asking for your consideration and assistance to protect and preserve our wonderful community as well as the value of our homes, which would be severely diminished by the approval of East Village plat, as currently proposed.

Respectfully,

Harvey J. and Penny J. West
1731 Grand Ave., Mount Vernon, WA

Cc: Mr. Bob Hyde, Director, Comm. & Econ. Development Dept.
Mr. Esco Bell, Director, MV Public Works Dept.

January 27, 2017

Rebecca Lowell, Senior Planner
Community & Economic Development Department
City of Mount Vernon
910 Cleveland Avenue, Mount Vernon WA 98273

RECEIVED
CITY OF MOUNT VERNON

JAN 27 2017

C.E.D. DEPARTMENT
BY _____

Dear Rebecca,

My name is Richard J. Gilbert and I live at 2610 E Section St. Lot # 25 Mount Vernon WA. 98274. My property is directly North of the proposed: East Village Short Plat, PL16-150. After receiving Notice of Application and reviewing the enclosed information and maps, I am very much against such a project adjacent to my home.

Not only will it disturb the Wildlife, this is not the place for Single Family Residents. It is surrounded by Two 55t Parks and does not fit into the purpose of this area.

We moved into this 55t Park to enjoy our "Golden Years" and the quiet and peacefulness of this area. I am sure we are not alone in this as both Parks are full with people wanting to enjoy their lives. I do not want my privacy taken away.

Please take this into consideration before approving this plan. Please keep me informed by email of any future developments.

Thank you for concerns in this matter.

Sincerely,



Richard Gilbert
2610 E Section St. #25
Mount Vernon, WA 98274-6100
ngilbert4510@comcast.net

Cc: Managers of Little Mountain Estates
BIG/Fir Home Owners Association

January 25, 2017

RECEIVED
CITY OF MOUNT VERNON
JAN 27 2017
C.E.D. DEPARTMENT
BY _____

Ms. Rebecca Lowell, Senior Planner
Community & Economic Development
City of Mount Vernon
910 Cleveland Avenue
Mount Vernon, WA 98273-0809

RE: Project PL16-150 East Village Short Plat

Dear Ms. Lowell,

Some of us in the Big Fir Community are no longer using our computers but we do want to express our concern about this proposal. A neighbor has helped us compose this letter, as we oppose this multi-aged development with access only through Big Fir North. We feel this is an inconsiderate imposition on the retired in our Community.

We moved to this specific 55 plus community to live in a safe, tranquil and quiet community and the streets were not designed for through traffic.

Most of us are now more than 70 years old having lived here in peace and quiet for approximately 9 years, and many residents are in their late 80's and mid-90's.

Our concerns are:

- The roads are narrow and winding in Big Fir North, especially the entrance – a problem for the construction vehicles, and additional vehicles from the proposed development.
- It'll be dangerous just walking to the mailboxes, too much traffic and going faster than we are accustomed too. Some of us use canes or walkers to get around in our community.
- The increased traffic coming from East Village will affect our roads and sidewalks (skate boards, bicycles, motorcycles, etc.) disrupting the safety and quiet we are used to in our 55 plus community.
- Our property values will decline and the resale of our homes will be adversely impacted with this proposed developments only access through Big Fir North.

We are asking for the City's help and protection from this development that wants unimpeded access through Big Fir North Community. We want protection of our community, personal safety, the expectations of a tranquil, safe community as promised by the covenants and PUD approved by the City in 2007.

We feel our safety and general welfare will be negatively impacted by this proposed development. Our opinion is that the development of East Village could proceed without infringing on the Big Fir Community by either restricting the occupancy of residences to persons 55 plus or by requiring access to the plat via the owner's land that runs to East Blackburn Road.

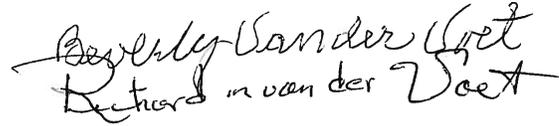
We know the property owned by Ms. Kiesel that is south of Maddox Creek is part of the ultimate development that is to be developed sometime later as another community. Understandably, because of added cost and time, the developers do not want to build a bridge across Maddox Creek to gain access to this plot of land from East Blackburn Road. However, building the bridge to connect the two small communities would make it more attractive for people who want to move to Mount Vernon.

Sincerely,


Evan Powers
1701 Grand Avenue
Mount Vernon WA 98274


Lorraine Mills
1759 Grand Avenue
Mount Vernon, WA 98274


Lin Craft
1720 Grand Ave
Mount Vernon WA 98274


Dick and Beverly VanderVoet
2221 Noble Street
Mount Vernon WA 98274

cc: Bob Hyde, Director City of Mount Vernon Community Development
Esco Bell, Director, Mount Vernon Public Works Department

1746 Grand Ave.
Mount Vernon, WA 98274
January 22, 2017

Rebecca Lowell, Senior Planner
Community & Economic Development Department
City of Mount Vernon
910 Cleveland Avenue
Mount Vernon, WA 98273-0809

RECEIVED
CITY OF MOUNT VERNON
JAN 30 2017
C.E.D. DEPARTMENT
BY _____

Subject: East Village Short Plat – PL16-150

Rebecca,

My wife and I are residents of Big Fir (North) Lot 42 and strongly object to the proposed development called East Village.

The Big Fir development is an over 55 community and we know that 70% of the residents are over 70. We are a community that has some disabled residents who traverse the community in walkers, canes or wheelchairs. East Village development is incompatible with that environment. It's a safety issue especially during construction. Access to East Village through Big Fir North is not acceptable.

Most homes in Big Fir North have sump pumps to eliminate water from the crawl spaces. We feel that further construction eliminating the natural growth will negatively impact the water runoff.

Having two very dissimilar developments connected (an over 55 retirement community and an age unrestricted community) with only one way out and in will be detrimental to the older residents. We can't understand why this is even being proposed when it is being viewed negatively by all the Big Fir North residents. "The Department of Community and Economic Development is responsible for the efforts to support business development while enhancing the quality of life in the community." How does this improve the quality of the life in the Big Fir North development?

Our understanding is that our property values will be negatively impacted by the East Village development. We have heard estimates of our home values decreasing by \$20,000. Our home values still have not returned from what they were prior to the 2008 recession. This is another financial blow to residents on a fixed income.

So we are faced with an incompatible neighborhood, falling home values, a major safety impact because of the ages of our residents, possible water drainage problems, and a government department that does not seem to be

listening to our concerns. Unfortunately we understand that developers seem to always win because they have the money. If this proposed development is approved, it will prove the point of citizen's views not being considered. It will be government running with blinders on.

Sincerely,

Handwritten signatures of Robert Hallberg and Diane Southworth in blue ink.

Robert Hallberg & Diane Southworth

cc: Mayor Jill Boudreau

RECEIVED
CITY OF MOUNT VERNON

JAN 30 2017

C.E.D. DEPARTMENT

January 25, 2017

Ms. Rebecca Howell

Senior Planner, Community & Economic Development
City of Mount Vernon

910 Cleveland Ave.

Mount Vernon, WA 98273-0809

Reference: East Village Short Plat, PL-16-150

Dear Ms. Howell,

It is important that my concerns be known as I oppose the Short Plat Property located East of Big Fir on Skagit County parcel PL 8003.

I'm concerned for safety, the use of our streets, public health, sidewalks and how our community would be effected in so many more ways that are upsetting to us.

I am 90 years old and find my lifestyle fitting in just wonderfully well in the Big Fir North Community. The thought of perhaps a development bringing more children through the area as well as traffic is very upsetting.

I have lived in my lovely home for nearly five years. The neighbors are my friends. Our homes are important to us. They are also an investment.

None of us want our quiet, peaceful lives disrupted from what we have.

Sincerely yours,

Marjorie Hanes

1716 Grand Ave.

Mount Vernon, WA 98274

RECEIVED
CITY OF MOUNT VERNON
JAN 30 2017
PLANNING DEPARTMENT

Jan. 26, 2017

Ms. Rebecca Lowell

RE: East Village Short Plat, PL16-150

I am concerned about this application because:

1. The builder proposes to use our entrance to our development (Big Fir North) as the main entrance to his new development of 9 homes. This will unfavorably alter our peaceful 55+ neighborhood. It will open our area to further traffic, including teenage drivers, as the new development is not limited to 55+ residents but as a mixed development. This would mean construction trucks & equipment resulting in noise, dust and damage of curbs and sidewalks and would destroy our lifestyle.

The developer should provide his own access to the property to be developed, not through our neighborhood. Access could be obtained from Blackburn St.

In the Project Narrative under G. the proposed development is described as "an extension of Big Fir North." This is not true. Big Fir North was developed by Landed Gentry. It is a 55+ neighborhood and has no connection with the proposed development.

Safety. We have several residents who use walkers and wheelchairs and are over 90. Additional traffic would put them at risk as their hop/skip is not what it used to be. This is also true for the majority of the residents of this neighborhood.

While I am aware the owner of this property has the right to sell and have it developed, I don't think it should be at the expense or safety of the existing neighborhood.

Sincerely,



Barbara O'Neill

RECEIVED
CITY OF MOUNT VERNON

JAN 30 2017

C.E.D. DEPARTMENT
BY _____

January 28, 2017

Rebecca Lowell, Senior Planner
Community & Economic Development Department
City of Mount Vernon
910 Cleveland Avenue,
Mount Vernon, WA 98273-0809

RE: East Village Short Plat, PL16-150

Dear Ms. Lowell,

My husband and I live in Big Fir North. The proposed East Village Short Plat, PL16-150, will significantly and negatively impact our neighborhood. We oppose the proposed short plat and planned development east of our neighborhood off Balsam Lane. Because there is an alternative, i.e., the development of East Village can proceed by requiring access to the plat via the owner's land that runs to East Blackburn Road, this short plat should be rejected.

When we moved into Big Fir in 2007, we were promised by Landed Gentry in the planned unit development covenants approved by the City of Mount Vernon that Big Fir would be a quiet, adult-only neighborhood. These covenants further limit, among other things, noise, animals, home business limitations, and traffic/parking. We intentionally invested and purchased our home in Big Fir to live in the planned unit development that the City approved. We paid a premium for the attributes of a community dedicated to older persons and relied on the age restrictions. The City created these expectations with its approval of Big Fir and its covenants. The City should not now invalidate what it has established and break its assurances by approving the short plat petition.

Moreover, our neighborhood is currently comprised of almost 75% of residents over the age of 70, and if you add in those of us still in our 60s the number jumps to nearly 91%. No one under the age of 21 is allowed to live in Big Fir and minors younger than 21 are limited in the time they can spend visiting residents each year under the covenants. Approval of the East Village Short Plat without similar limitations will in effect nullify the Big Fir covenants and be patently inconsistent with that originally approved by the City in 2006.

Rebecca Lowell
Senior Planner for City of Mount Vernon
January 28, 2017
Page 2 of 3

The most obvious and problematic impact to the short plat petition is the considerable increase in traffic (both vehicles and pedestrian) first during construction and thereafter. Right now, there is limited traffic into the neighborhood, although vehicle traffic has noticeably increased since La Venture was extended to Anderson Road (especially during the school and rush hours). During the construction period, there is no doubt that there will be a large increase in vehicle traffic. This increase will dramatically and specifically impact us as we live on one of the corners at the entrance to Big Fir. We moved into Big Fir in 2007, when there were only five homes. We lived through the construction of the rest of Big Fir North which lasted for several years. Although not pleasant for many of the reasons listed below, it was required. We were thankful when the final home was built and the construction over in Big Fir North.

From our experience and personal observation during the last nine year of living in Big Fir and in particular during the construction phase, large and some mid-sized trucks regularly have difficulty maneuvering the entrance of Big Fir. We have watched construction, moving, and delivery trucks miss the turns in front of our home and drive on the sidewalks or the middle island. We have witnessed first-hand damage to the landscaping in the entrance done by these trucks. The Big Fir entrance and exit curves were no doubt designed to be esthetically pleasing, but are clearly not very user friendly. The curves in front of our home are not the only curves in the neighborhood either. We cannot envision how some of the large trucks will manage the 90 degree turn onto Balsam Lane to enter into the East Village. It was not an issue with Landed Gentry as the trucks did not have to maneuver that corner and instead dropped off lumber and other construction materials at the "T" for use on the lots on Balsam Lane. Keep in mind, too, that at the time there was nobody living there either and lots of undeveloped land so the inconvenience and difficulties were minor if not existent.

Additionally, Big Fir is now significantly harder to get out of and into with the additional traffic on La Venture since its expansion to Anderson Road. We cannot even imagine what it would be like during a construction season, as well as afterwards with the general increase of traffic from the new homes. The potential increased use of the streets by younger drivers further would severely impact the safety of the streets and change our community forever. Pedestrian traffic also will likely increase if families move in with school-aged children who will daily be walking through the neighborhood to school or riding their bikes during the summer disturbing the legitimate and reasonable expectations of the quiet neighborhood which was what the residents chose when deciding to live in Big Fir as an older-adults community based on the covenants approved by the City.

Rebecca Lowell
Senior Planner for City of Mount Vernon
January 28, 2017
Page 3 of 3

Our attorney also has advised us that the environmental studies that have been done to-date to support the short plat fail to take into account these considerations. Until a fully study of these impacts is completed, the short plat should be at least disapproved. As an alternative, either limiting residents in East Village to those over age 55 or requiring access directly in from East Blackburn Road, an arterial road/connection, would address our concerns.

We ask you to recommend that the East Village Short Plat, PL 16-150 be rejected.

Sincerely,

Handwritten signatures of Kimberly and Jerry Gearity in cursive script.

Kimberly and Jerry Gearity
2201 Noble Street
Mount Vernon, WA 98274
360-336-5240

RECEIVED
CITY OF MOUNT VERNON

JAN 31 2017

C.E.D. DEPARTMENT
BY _____

Rebecca Lowell
Senior Planner, Community & Economic Development
City of Mount Vernon

Reference: East Village Short Plat, PL-16-150

Dear Ms. Lowell,

As a citizen of Mount Vernon and a resident of the Big Fir North Senior Housing Community we are writing this letter to oppose approval by the City of Mount Vernon of the referenced multi-generational development whose only access will be through the age restricted, 55+ Planned Community of Big Fir North. We are requesting the City's protection from this development that is seeking unimpeded access through the Big Fir Community. This community was designed to provide quiet, tranquil and safe living for 55+ residents, separated from traffic and numerous vehicles passing by the homes on a daily basis.

We are concerned with the construction traffic navigating the roads that are narrow and undersized with sharp turns and limited turning space. The divided entrance to Big Fir North is problematic for large vehicles with its curve and a 90 degree turn off LaVenture. **However, our biggest concern is the additional residential traffic that will be produced on our streets by this multi-generational development. It is estimated that there could be as many as 60+ vehicles passing our homes daily, compared to the 10-12 that currently pass daily, on roads not built for this kind of traffic. We feel this additional traffic will compromise the safety of our elderly residents.**

The residents of Big Fir paid a premium price to live in this community, which we were led to believe was a contained community that would be for 55+ residents only and are now concerned that, with the addition of multigenerational homes, the Big Fir property values will decline and resale of our homes will be negatively affected.

Mount Vernon approved Big Fir as a Planned Housing Development based on the restrictions and design of the community to house elderly residents. We feel that approval of this multi-generational subdivision with its only access through Big Fir that is not restricted to elderly persons is inconsistent with the PUD approval by the City of Mount Vernon.

We feel the development of East Village can proceed without infringing on the Big Fir Community by: 1. Restricting the ownership and occupancy of residents to persons 55+ or by: 2. Requiring access to the plat via the owners land that runs adjacent to East Blackburn Road.

Sincerely,



Paul & Vicki LeCroy
1778 Grand Avenue

Mount Vernon, WA 98274

RECEIVED
CITY OF MOUNT VERNON

JAN 31 2017

C.E.D. DEPARTMENT
BY _____

January 30, 2017

City of Mount Vernon
Community & Economic Development Department
910 Cleveland Ave
Mount Vernon WA 98273

Refer: Notice of MDNS, East Village Short Plat, PL16-150

To Whom it May Concern,

We are residents in Little Mountain Estates, in Unit #33. Our backyard aligns with the fence line along the Eastern side of the proposed project. Our property will be, most likely, directly affected by what they do on this project. We have the following concerns:

1. We moved here partly because of the serenity of the park. We appreciated the trees in the back of our home, the greenery of the mountains around us, and the bird habitat the trees provide. We want to know if all the trees are going to be removed. Will a habitat for birds still exist? Will our property be separated by a greenbelt between the project and ours? While we would not mind seeing the really tall trees removed from behind us (for safety), we would hate to see all trees and forest gone.
2. The area we chose to live in is overwhelmingly inhabited by people 55+. We think it is a mistake to put seven (7) single-family homes in between three 55+ residential areas. Only trouble can be foreseen, in our opinion, from possible noisy neighbors. This only begs the question, why not 55+ homes, instead of families with noisy cars, noisy parties, noisy teens, etc. We fear our tranquility will be lost.
3. Whatever is done on the other side of the fence can possibly decrease the value of our property. That is a concern of ours. If you leave the other side of the fence barren, or in an unfinished, unlandscaped, manner, it will undoubtedly take value from our home.
4. We are concerned for our tranquility and peaceful existence during the construction of these homes. If construction is allowed to begin really early in the morning (before 8:00am), or to continue late at night (after 10:00pm), our peace and quiet will have been interrupted. Construction noise should be limited, including hammering, truck noise, etc., as to not disturb surrounding 55+ communities as little as possible.
5. There will undoubtedly be dirt and dust that will come our way from the proposed project. The contractors should be as conscientious as possible to avoid dust and dirt by requiring them (the contractors) to water down dirt roads, dirt piles, wherever dirt exists to avoid as much dust and dirt from coming our way.

Those are our main concerns. Thank you for allowing us this opportunity to present them.

Sincerely,

A handwritten signature in black ink, appearing to read "SME Liberatore". The signature is fluid and cursive, with a large initial "S" and "M".

Samuel & Marjorie Liberatore
2610 E Section Street, #33
Mount Vernon WA 98274

e-Mail: sammmarj@msn.com

Ph: 206-999-5834

cc: Little Mountain Estates Management
Little Mountain Residents Group

RECEIVED
CITY OF MOUNT VERNON

JAN 30 2017

C.E.D. DEPARTMENT
BY _____

JANUARY 29, 2017

Rebecca Lowell, Senior Planner
Community & Economic Development Department
City of Mount Vernon
910 Cleveland Ave, Mount Vernon, WA 98273

Dear Rebecca,

My wife and I reside at Little Mountain Estates, 2610 East Section St Lot 29, Mount Vernon, WA 98274

We moved here 4 years ago because it was a great place to retire and was rated "Top 5" manufactured home communities in the state.

Some of the features that drew us to the community were 1) beautiful mountains views 2) spectacular wooded greenbelts, 3) lovely creeks 4) wetland habitats 5) abundant wildlife 6) peaceful environment, which equates to 55+ living at its best.

As President of the Little Mountain Estates Tenant Association which consists of 120 homes, I have talked to many of the tenants who received the notice (proposed) of application as well as others who didn't and not one has approved of this project. This project if approved could seriously lower the resale value of our homes, possible rezoning, and increased traffic and noise.

Thank you so much for your consideration and concerns regarding this proposed application

Sincerely,


Dennis C Rabe 425-879-7983
dcrabepepsi@comcast.net

cc: BIG/FOR HOA
LMETA - Units 1-120
Managers of LME

RECEIVED
CITY OF MOUNT VERNON

JAN 30 2017

C.E.D. DEPARTMENT

BY _____

January 28, 2017

Ms. Rebecca Lowell
Senior Planner, Community & economic Development
City of Mount Vernon
910 Cleveland Avenue
Mount Vernon, WA 98273-0809

RE: East Village Short Plat, PL-16-150

Dear Ms. Lowell,

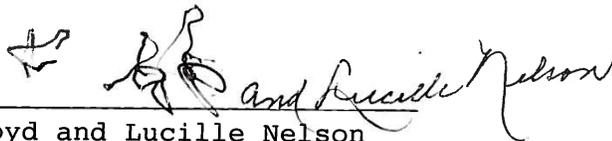
We are opposing the development called East Village adjacent to the Big Fir North (a 55+ community). The new development will be using Balsom Lane in our community for access to East Village. Balsom Lane is narrow. They also plan to use the entry and exit road from LaVenture to our community. the street is very narrow and will be damaged by heavy equipment vehicles. Big Fir North is responsible for the maintenance and landscaping in that area.

We are a small well kept community and we are a big plus to the city of Mount Vernon.

East Village developers should consider being a 55+ community and not a multi family neighborhood.

Access into East Village should be through East Blackburn Road.

Sincerely,



Floyd and Lucille Nelson
1751 Grand Avenue
Mount Vernon, WA 98274

cc: Bob Hyde, City of Mount Vernon Community Development
Esco Bell, Director, Mount Vernon Public Works Department

Jan 23, 2017

To whom it may concern:

As a home owner in Big Fir, I strongly object to the petition to extend Noble St. for a proposed development.

I feel a reasonable alternative would be to extend the proposed street from Blackburn Road

Dorina Hartley
Lot 40
1750 Strand Ave,

RECEIVED
CITY OF MOUNT VERNON

JAN 30 2017

C.E.D. DEPARTMENT
BY _____

Rebecca Lowell, Senior Planner
January 29, 2017
Community & Economic Development
Department
City of Mount Vernon, WA.

RECEIVED
CITY OF MOUNT VERNON

JAN 30 2017

C.E.D. DEPARTMENT
BY _____

Project 16-150 East Village Short Plat

Dear Ms Lowell

It is distressing to learn of the plan to allow the Big Fir-North roads to be used to access the proposed East Village development. It is not the fact that the East Village is being developed but rather by the negative impacts on the 48 housing units of Big Fir North required to provide access to 7 housing units of East village. This proposed road access could result in 60 to 70 vehicle trips plus pedestrian and bike trips through the quiet roads of Big Fir.

Big Fir was designed by the builder and approved by the city to create a harmonious and pleasant community for older adults to spend their remaining years. Covenants and restrictions were agreed to by all purchases in Big Fir to insure compliance with these goals. The community and individual properties have been well maintained and are an attractive and friendly addition to the city of Mt.Vernon. Increased and dissimilar use of the current community roads to serve East Village will result in inevitable conflicts.

Perhaps a better solution would be to designate East Village as an over 55 community to be more compatible with Big Fir or Providing an access to East Village from Blackburn which would solve all the objections and allow East Village to be a stand alone community.

Sincerely,

William and Joanna Mazza
1673 Grand Avenue
Mount Vernon, Wa. 98274

William Mazza Joanna Mazza

cc : Esco Bell, Director, Public Works
Bob Hyde, Community Development

RECEIVED
CITY OF MOUNT VERNON

To: Rebecca Lowell, Senior Planner

JAN 30 2017 Jan 25, 2017

City of Mount Vernon

C.E.D. DEPARTMENT
BY _____

Re: Request by Dave Prutzman of Samish Bay Land Company to Short Plat the Keisel property, located East of Big Fir on Skagit County parcel P28003

From: Mary Edelman, 1755 Grand Ave, Mount Vernon (In Big Fir Development)

I am totally against this new development! If it was also 55 and older it would be ok.

I bought into Big Fir because it was a 55+ community and very quiet.

I am concerned about cars driving fast past my house when my neighbors are going to the mailbox with a walker or a cane. It is a safety problem!

I also do not want minors noisily playing on my quiet street in front of my house.

It is not fair to have us put up with logging trucks and construction trucks going through our tight streets and making a mess of our streets for a year or more.

There are other options for access to that property other than through Big Fir, like a bridge over the creek and through their own property onto Blackburn, or behind the Jr. High property.

IT IS NOT FAIR TO THE BIG FIR RESIDENTS WHO BOUGHT OUR RETIREMENT HOMES HERE BECAUSE IT WAS A 55+ COMMUNITY AND VERY QUIET.

HOW WOULD YOU FEEL IF YOU LIVED HERE AND THE CITY WAS DOING THIS TO YOU?

Please consider our deep feelings on this project!

Thank you,

Mary Edelman Lot 22

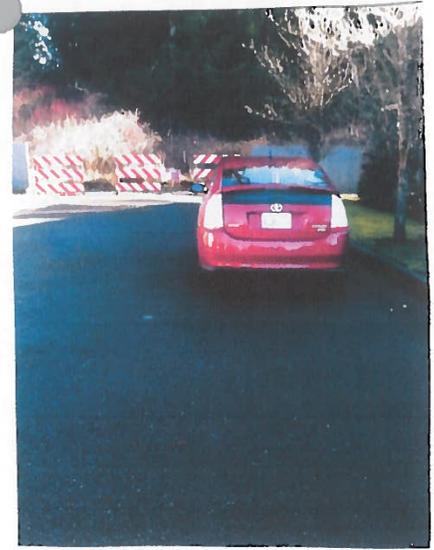




Big Fir North has a NO OUTLET sign. These homeowners believed it!



Turning toward Balsam Lane indicates DEAD END - nine years old!



our small Prius took up half the LANE. (almost) Imagine logging trucks!

January 27, 2017

Rebecca Lowell, Senior Planner
Community & Economic Department
City of Mount Vernon
910 Cleveland Avenue
Mount Vernon WA 98273

RECEIVED
CITY OF MOUNT VERNON

JAN 30 2017

C.E.D. DEPARTMENT
BY _____

RE: East Village Short Plat, PL16-150

We have no objection to the Samish Bay Land Company, LLC developing property. But we are very concerned that the City of Mount Vernon would allow an extension via Balsam Lane through a 55 and over community of Big Fir North. Consider that this development has been in existence for nine years and 33% are 70-79, 28% are 80-89, and 13% are 90-96.

Please consider carefully how the owners along Balsam Lane chose this particular section because it was the cul de sac. Please imagine how you would feel to live in this peaceful environment, and then have to watch logging trucks, heavy equipment, contractors, and eventual owners drive back and forth on this narrow lane.

When Big Fir South was planned, a separate entrance was developed from Blackburn. We recommend that you allow this development only if Samish Bay Land Company build a road and a bridge if needed that would be accessed on the 2400 block of Blackburn.

Sincerely,

Dave Allene Quall
Dave & Allene Quall
1876 Silver Loop
Mount Vernon, WA 98273

Please call us! 360-708-3353 (Dave)
We'd be happy to come in! 360-202-3501 (Allene)

To: Ms. Rebecca Lowell
 SR. Planner Community + Economic Development
 City of Mt. Vernon
 910 Cleveland Ave
 Mt. Vernon, WA 98273-0809

RECEIVED
 CITY OF MOUNT VERNON

JAN 30 2017

C.E.D. DEPARTMENT
 BY: _____

From: Jane F. Strohecker
 10448,
 Big Fir North -

Regarding: East Village Short Plat
 P1-16-150

Date: 1-26-2017

Dear Ms. Lowell,

Back in 2007 as Big Fir North was being built and established, the City of Mt. Vernon was so excited about the new "Stick Built" home community of over 55 residents.

People came from near and far to check out one of the new phenomena in the Mt. Vernon area with amenities such as - down sizing - No Stairs - No threshold. Yes - landscaping maintenance + low homeowner fees. Covenants and protective measures were in place -

Today the community is safe, tranquil, quiet, happy, beautifully maintained and Hot Strong.

- Except -

Big Fir N is realizing a problem!
 A small builder wants to make a traffic thoroughfare (for a lifetime) thru our community on streets + entrance not built to handle large logging trucks, vehicles stacked with lumber, concrete trucks workmen who love to speed + show off their noisy trucks and latest noise mechanisms

Will the extra traffic always watch for the senior backing out of their driveway and turning the walker crossing the street to the mail box or the animal being walked?

When the trucks leave are we ready for children going thru the community - extra traffic - ?

What happened along the line to tranquility - Quiet - peace promised by purchasing property at Big Fir North

Sincerely
 Sue Strohecker

RECEIVED
CITY OF MOUNT VERNON

JAN 30 2017

C.E.D. DEPARTMENT
BY _____

January 24, 2017

TO: Rebecca Lowell, Senior Planner
Community & Economic Development Department
City of Mount Vernon

FROM: John and Jeanne Van Dyke
1867 Fraser Ave
Mount Vernon Wa
Lot 14 Big Fir South

RE: Short Plat P28003 East Village Short Plat PL16-150

As property owners who will be directly affected by this short plat, we wish to comment concerning this development.

We feel that it will disrupt our lives and property values in numerous ways. Starting with construction: access to this site is through residential streets that were not made wide enough to accommodate the trucks and construction vehicles needed to build these homes, not to mention that the additional properties use of vehicular traffic. As it stands now, there are 7 homes projected with 3 car garages meaning that there could be 21 additional cars using the streets for ingress and egress. These streets were not designed for this amount of traffic, thereby making these streets unsafe for the residents and guests.

Big Fir is a PUD designed for a specific use as an over 55 community development. When our development is used as access for other communities, it changes the profile of the PUD and goes against the initial approval of the City of Mount Vernon. It is our understanding that the vision of the city is to "create communities that are safe, free from violence, promote health, and CREATE A LIFETIME OPPORTUNITY FOR RESIDENTS". Upon your approval of this short plat you are not adhering to those goals and it does not line up with the Mount Vernon Strategic Goals for 2016-2017. It drastically reduces the opportunity for our development by making it a quasi mixed use development by requiring all access to adjacent properties to traverse ours.

When our home was built, we noticed that this development had a very high water table to the degree that ours and other properties yards were very soft and soggy. This area has poor drainage because of the soil and clay. French drains were added but or yard is still spongy. As noted on the application and plat map, there are wet lands and is a condition of the area. Our concern is that upon removal of more trees and construction of additional homes there is going to be additional runoff to our neighborhood which could cause standing water under our homes.

Because of the items as mentioned, we feel that upon approval of the plat, it infringes on our safety and devaluation of our properties.

Thank you for your consideration,


John and Jeanne Van Dyke

I apologize for the awkward format - but I could do with my limited ability to use computers. Jo Ann Corffman Jan 30, 2017

Jo Ann Corffman <joanncorffman@gmail.com>
To: Jo Ann Corffman <joanncorffman@gmail.com>

Rebecca Lowell, Senior Planner
Community & Economic Development Department
City of Mount Vernon
910 Cleveland Avenue
Mount Vernon WA 98273-0809

Reference: East Village Short Plat, PL 16-150

Dear Ms. Lowell,

I have lived in Big Fir North since June of 2007 and have loved living here. Mostly because all the residents are in my age bracket and have the same interests. We all treasure the peace and quiet of the neighborhood

I also love the neighborhood because of what we do not have: no one speeding, no pets leaving evidence of their being in my yard, no minors skateboarding on the sidewalk, no bicyclists forcing me off the sidewalk, no boom boxes shattering the quiet, no one cutting through my yard on the way to or from school or no derelict cars parked in driveways. I treasure the safety and tranquility of living in a neighborhood of solely older people. When we bought Lot 2 in Big Fir we also bought the idea that it would always be this way -- If the East Village Short Plat is approved this will all change negatively.

I am 90 and my partner is 94 and needs to use a walker. We walk around in our neighborhood now because it is a safe place to walk -- this will change with the addition of younger drivers who do not understand how slow we oldsters get about.

I worry that big trucks coming through our neighborhood will damage our landscaping with their wide and high loads necessary to clear the land, build roads, and build houses.

I would not be as distressed if the proposed East Village Short Plat would be another Over 55 Neighborhood and access was from Blackburn Road instead of through our neighborhood. If the Short Plat is approved as proposed it will effectively destroy our neighborhood as being Over 55 and greatly reduce the value of our property.

Please take all the above thoughts into consideration when you make your recommendation to approve or disapprove the East Village Short Plat, PL 16-150.

Sincerely,

Jo Ann Corffman

Jo Ann Corffman
2205 Noble Avenue
Mount Vernon, WA 98274

(360) 336-3985

Sun, Jan 29, 2017 at 5:18 PM
RECEIVED
CITY OF MOUNT VERNON

JAN 30 2017
C.E.D. DEPARTMENT
BY _____

FURLONG ♦ BUTLER
ATTORNEYS

RECEIVED
CITY OF MOUNT VERNON

JAN 31 2017

C.E.D. DEPARTMENT
BY _____

BRADFORD E. FURLONG
EILEEN E. BUTLER

SARAH HASTINGS, Legal Assistant
MEGAN A. HUNT, Legal Assistant

January 31, 2017

VIA HAND DELIVERY

Rebecca Lowell, CEDD, Senior Planner
Community & Economic Development Department
City of Mount Vernon
910 Cleveland Avenue
Mount Vernon, WA 98273-0809

Re: East Village Short Plat, PL16-150

Dear Ms. Lowell:

You will please find enclosed the following documents for submission in regards to the East Village Short Plat, PL16-150 application:

- Letter dated January 31, 2017 from Mr. Bradford E. Furlong, legal counsel for Big Fir Homeowner's Association
- Letter dated January 29, 2017 from Mr. Walter Meagher, CCIM
- Letter dated January 30, 2017 from Mr. William Hager, Senior Planner, Maul Foster Alongi
- Resume of William Hager

FURLONG ♦ BUTLER
ATTORNEYS

Sincerely,



Sarah Hastings, Legal Assistant

/smh
Enclosures

cc: Big Fir Homeowners Association

FURLONG ♦ BUTLER
ATTORNEYS

BRADFORD E. FURLONG

EILEEN E. BUTLER

SARAH HASTINGS, Legal Assistant

MEGAN A. HUNT, Legal Assistant

January 31, 2017

VIA HAND DELIVERY and EMAIL (rebeccab@mountvernonwa.gov)

Rebecca Lowell, CEDD, Senior Planner
Community & Economic Development Department
City of Mount Vernon
910 Cleveland Avenue
Mount Vernon, WA 98273-0809

VIA EMAIL (mvengineering@mountvernonwa.gov)

Esco Bell, Director
Public Works Department
City of Mount Vernon
1024 Cleveland Avenue
Mount Vernon, WA 98273-0809

Re: East Village Short Plat, PL16-150

Dear Ms. Lowell and Mr. Bell:

I represent the Big Fir Homeowner's Association. This letter is written to provide you with guidance to mitigate the otherwise severe impacts on the Big Fir community which would ensue from the development of the East Village Plat as proposed. This letter is submitted to you without waiving objections which may arise based on non-compliance with the Washington State Appearance of Fairness Doctrine, the basis of which is under investigation.

Legal Standard of Review.

At the outset, it is important that the legal standards to be applied to this application be fully understood. Mere compliance with dimensional requirements of the zoning code is not nearly sufficient for approval of a short plat under applicable legal standards. As required by both SEPA and the Mount Vernon Municipal Code (MVMC), the proposed development's off-site effects must be considered. The project must be found to have made adequate provision of the "public health, safety and general welfare" of the City and for "streets, alleys and other public

January 31, 2017
Page 2

ways”. MVMC §16.32.050. Additionally the City must find that the “public use and interest will be served by the platting of” of this subdivision. Id. This Short Plat proposal, without mitigation, does not meet these standards and the City Optional MDNS, as well as the applicant’s Environmental Checklist, do not address the off-site impacts this development would have if not adequately mitigated.

Summary of Argument

The applicant proposes to place the residential structures on the very north border of the property, nestling the development into the portion of the property north of Maddox Creek and its associated wetlands. The developer is requiring the City to make a Hobson’s Choice: Either (1) approve access to the property across Maddox Creek and its associated wetlands with egress and ingress from East Blackburn Road; or (2) allow access from Balsam Lane, through a community dedicated for the residences of older adults, many of whom are in their 80s and 90s. The developer is proposing that the City choose between impacting wetlands and a valuable creek or ruin the character of an older adult residential community. The City should resist these narrow choices and, relying on the authority contained in its code, require that the developer adopt a reasonable alternative that preserves the Maddox Creek wetlands, preserves the character of the Big Fir adult community and leaves the developer with a viable project. The City has an excellent opportunity to balance economic return and the welfare of the community.

The applicant has more than sufficient room to site his proposed plat south of Maddox Creek with access directly from East Blackburn Road. Indeed, the applicant could use a PUD to achieve economically lucrative density pursuant to the City’s PUD ordinance. The applicant has provided absolutely no justification as to why this preferential location, with easy access to East Blackburn Road is not suitable for the proposed lots. A location south of Maddox Creek would eliminate the need to utilize the roads dedicated to Big Fir PUD and would eliminate the need to cross Maddox Creek and its associated wetlands.

Alternatively, the applicant could restrict the use of East Village to older, 55-plus adults, as in Big Fir. Older adult residential developments are popular, bring a good return to developers and fit well into the City’s need to house an increasing large group of Baby Boomers looking for age appropriate communities as they retire and age.

This is a chance for the City to carry out its vision, as stated in the Comprehensive Plan:

In all facets of life, the long-term public good is considered above personal gain.
This, above all else, helps guide the Mount Vernon of 2020.

The City, by imposing reasonable mitigation, can protect the long-term public good that the quality of life afforded by the older adult Big Fir Community brings to the City. It must not let the perceived personal gain of the developer cloud its vision, especially here, where the developer has viable alternatives. Importantly, approval of the Short Plat with either form of mitigation will be fully supported by the facts and easily defensible under the City’s code.

January 31, 2017
Page 3

Facts Concerning Proposal

The East Village Short Plat is proposed to be a 9-lot short plat consisting of 7 residential lots, a storm water tract and a lot with the balance of the property. The applicant's property consists of 13 acres, being a rectangle with the long access running north-south adjacent to the Big Fir Community to its west and with the south border of the property adjacent to East Blackburn Road. Maddox Creek cuts through the property on a southwest-northeast angle approximately three-quarters of the way from the south boundary to the north boundary. The applicant proposes access via the Big Fir older adult community without any limitations on the age of the residents in East Village.

Background Concerning Big Fir PUD

Big Fir PUD North (the portion of the Big Fir development which, for now, would be directly impacted by this proposal) was developed in two phases starting in March 2007 and completed in July 2007.

All residential use of the PUD is restricted by two sets of covenants which require that most, if not all, residents be 55-years of age or older. The streets are laid out in a circuitous fashion with small lots containing efficient, mostly single story homes specifically designed for the needs of retirees and elderly residents. Yards are purposely small, allowing for easy maintenance. The community is notable for its tranquility, the low volume of traffic, all of which moves at a slow pace, and relative quiet. The community serves as an excellent buffer from the typical traffic, noise and bustle of city life, allowing its elderly residents peace, quiet, safety and security.

In reliance on the Covenants and the City of Mount Vernon's approval of the PUD, older residents have paid a premium to purchase homes and reside in the adult community. Indeed, 13% of the residents are between 90 and 96 years of age, 41% are between 80 to 96 years of age, and 74% are of between 70 to 96 years of age. Another 17% are at least 55 – 69 years old. These elderly residents still drive and walk through the community with a sense of safety, tranquility and security. Who will these vulnerable older adults encounter if Big Fir is made the access point to a mixed age community, and at what risk to their wellbeing?

The streets in Big Fir North are windy, narrow and the lot configurations require that the residents back into the streets from their garages and driveways. The final portion of the right of way, at the entrance to the proposed East Village Short Plat, is Balsam Lane which measures only 24 feet from curb to curb. The City recognized its older adults character when it approved the Big Fir PUD. The recommendation to Mayor Norris and the City Council to approve the final plat, dated February 21, 2007 specifically acknowledged that the Big Fir PUD was subject to covenants which classified the development as an adult or senior housing development that requires all occupants to be age 55 or older. The City's own permit file on the Big Fir PUD contains the covenants recorded to assure that the residences would be used by persons of 55 years of age or older. The elderly residents of Big Fir should be able to rely on the City to protect what it knew it was helping to create when it approved the Big Fir PUD. Indeed, the MVMC and SEPA provide the City with exactly the tools it needs to provide this protection in the name of public safety, the general welfare of the community and requiring adequate provisions for access.

Impacts to the Big Fir Community

As pointed out in the numerous messages delivered to the City as well as letters from both a very experienced real estate professional and a planning expert, the unmitigated development of the East Village Short Plat will have severe unalterable impacts on the Big Fir older adult community and its residents. In particular, the use of the development by persons of all ages will impose an increase in the volume of traffic and a significant increase in the speed of traffic through the Big Fir development. Younger persons, especially new drivers, tend to drive at a higher rate of speed and with less care than persons such the elderly residents who reside in the Big Fir Development--residents whose age is in the 70s, 80s, and even the 90s. Mixing these user groups on the narrow circuitous streets within Big Fir presents obvious safety concerns and directly jeopardizes the physical wellbeing of the Big Fir residents. Can teenaged drivers and elderly – 80 and 90 year old – drivers be expected to mix well on the narrow streets in Big Fir? Obviously not.

Moreover, the residents in Big Fir purchased their homes with an expectation of a certain quality of life and quality of surroundings that is associated with an older adult residential community. One need only spend a few minutes walking or driving the streets of Big Fir to recognize that it is a tranquil, quiet, peaceful location with no noisy pedestrians or speeding traffic. Should the City allow the unmitigated, unrestricted use of adjoining property which gains its access solely through the Big Fir Development, the Big Fir community's ambiance and unique character will be lost forever.

As pointed out ably in the letter from Walt Meagher, an extremely experienced real estate professional in the County, the expectation of future buyers of homes in Big Fir will be the safety, security, tranquility and peacefulness of an older adult community. Once those attributes are lost, the Big Fir residents will suffer a significant diminishment in the value of their properties, as older buyers will opt instead to live in truly adult only communities, while younger buyers will be precluded from living in Big Fir. It is likely that once they lose the quiet and safety and security they presently enjoy, Big Fir residents will be anxious to move to a different locale but will find that their investment in Big Fir adult community has been greatly diminished.

Discussion of Legal Standard

The Directors of the Community & Economic Development and Public Works Departments are delegated and assigned the administrative and coordinative responsibilities for approval of Short Subdivisions. MVMC §16.32.020. The final decision on the East Village Plat therefore is a joint decision of the Directors of the Community & Economic Development Department and Public Works Department.

The procedures under MVMC §16.32.020 require that the Planning Department initiate and complete project review procedures, notice procedures and the SEPA process. After complete project review, notice and SEPA review the City must find that there are adequate provisions for the public health, safety and general welfare of the community and provide for streets, alleys and other public ways. If, as in this case, the proposal does not make adequate provisions for the public health, safety and welfare and for streets, alleys and public ways and because the public

January 31, 2017
Page 5

use and interests will not be served, the Directors must recommend disapproval of a preliminary plat or impose mitigation measures and conditions which, if met, allow the development to comply with the law.

In this case, it is beyond a doubt that the public health, safety and general welfare will not be served by the East Village plat and that there is inadequate provision for streets, alleys and other public ways. Unless the unacceptable adverse impacts of this project are mitigated fully, the public use will not be served and the Directors have no choice but to recommend disapproval of this project.

Section 14, Transportation of the Environmental Checklist is deficient and the Optional MDNS is faulty with respect to the study of and mitigation of traffic impacts on the adjacent streets in the Big Fir Adult Community PUD. The Checklist disclosure fails to quantify or take into account the severe impact that the proposal will have on the safety and use of Big Fir older adult community streets by residents of and visitors to the East Village will use for access, as proposed, through the Big Fir Development. Increased use of the streets by younger drivers, including teenaged drivers, will severely impact the safety of the streets and detract from the Community. Pedestrian traffic also will increase disturbing the legitimate expectations of safety and quiet of the residents choosing to live in Big Fir as an older-adults community. The Optional MDNS does not mitigate the impacts from this development. It should be withdrawn and revised to require a full study of the impacts of traffic (motorized and pedestrian) on elderly residents of Big Fir and should impose mitigation to address those impacts, either limiting residents in East Village to those over age 55 or requiring access directly in from East Blackburn Road.

It requires very little imagination and only a basic understanding of community planning to recognize the inherent conflicts which will ensue if a non age restricted community is allowed to be developed to the east of the Big Fir PUD. The effects of such development on the applicant's property are easily mitigated with little costs to the developer.

First, the developer could move the proposed subdivision to the southern portion of its property. Indeed, by utilization of a planned unit development in the southern portion of the property using the northern portion as dedicated open space, the developer could achieve a much higher density and more financially rewarding development project. Additionally, this would allow traffic to enter the property from East Blackburn Road to the south and completely eliminate the severe conflict which will occur should access be gained to the developer's property through the Big Fir adult community. The City should require a complete and thorough analysis by the developer and/or undertake the analysis itself to determine whether this mitigation measure doesn't make the most sense for the community, for the residents of Big Fir adult community and, indeed, for the developer itself.

Second, if the developer is unwilling to develop south of Maddox Creek, then the City should require that the developer impose a requirement that only residents of 55 years and older be allowed to reside in the East Village Short Plat. By restricting the ownership of those homes to persons of similar age as the residents of the Big Fir adult community, the City can assure that the streets will be used in a consistent manner throughout Big Fir and East Village, that the residents of Big Fir will remain secure in their investment in an older adult community and that they will remain safe when utilizing the streets in their community.

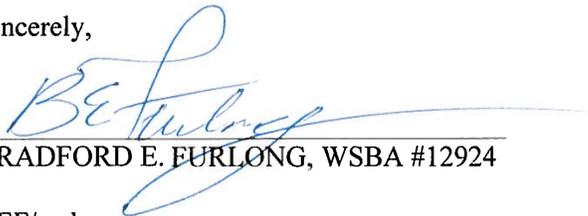
January 31, 2017
Page 6

This is an opportunity for the City to provide common sense mitigation measures will allow development to proceed, while protecting the legitimate financial, safety and security expectations of the many older residents who purchased homes in Big Fir North in reliance on the PUD and Covenants recorded back in 2007. The welfare, health, and safety of the Big Fir residents is plainly on the line as the East Village Short Plat is considered. It is manifestly responsible and reasonable for the City to impose either of the mitigation measures set forth above as a way to allow development to proceed while protecting the inherent values in the Big Fir adult community.

On behalf of the Big Fir community residents, I appreciate your attention and courtesies as requested herein. Please let me know should you require any further information.

FURLONG ♦ BUTLER
ATTORNEYS

Sincerely,



BRADFORD E. FURLONG, WSBA #12924

BEF/smh
Enclosure

cc: Big Fir Homeowners Association

FIDALGO
COMMERCIAL-INVESTMENT
REAL ESTATE SERVICES
13194 Satterlee Road
Anacortes, WA 98221
360-941-0854
Fax 360-399-1113
Walt@Fidalgocommercial.com

January 29, 2017

RE: Potential economic impacts on the “Big Fir” over 55 residential community if the proposed “East Village” 7 lots that are adjacent to “Big Fir” become occupied by persons that are not over 55 years of age. File # PL16-150

Mr. Bob Hyde, Director - Office of Community and Economic Development
City of Mount Vernon
910 Cleveland Avenue
P.O. Box 809
Mount Vernon, WA 98273

Dear Bob,

The purpose of this letter is to outline the potential economic impacts of the proposed “East Village” development on the existing “Big Fir” adults only community. Below are some of the facts of the situation as I understand them to be as of January 29, 2017:

1. Big Fir was developed by Landed Gentry starting in 2007 as a community for older persons restricted to occupancy by people over 55 only.
2. The lots closest to the proposed East Village plat would likely be the ones most impacted by the East Village development.
3. The East Village development is proposed to have 7 single family residential homes built in the near future with no age restriction on occupants.
4. The East Village project is to be developed by extending Balsam Lane from the east property line of the Big Fir development onto the East Village property.
5. Lot number 14 in Big Fir shares a common property line with Lot number 1 of the East Village project with no buffer shown at present.

Some of the reasons that persons over 55 years of age might want to live in a community that is restricted to occupants that are over 55. I have arrived at these conclusions after extensive internet research of over 55 communities all over the country and they all state the items below in their marketing information.

1. Peace and quiet!
2. Enhanced sense of security.
3. Safety
4. Peace of mind.
5. More secure property values.
6. Easily identified target market at sale time. (target market is made up of largely capable buyers)
7. For older people living around people your own age means you will have more common life experiences and more similar behaviors than in a more diverse community. Easier to make new friends and easier to feel comfortable in your new surroundings.

The types of impacts most likely to affect the Big Fir residents are:

1. Increased vehicular traffic due through the development. If the East Village development has many under 55 persons it is likely that some younger people could exhibit some less safe driving habits due to their lowered levels of driving experience as well as the potential for more reckless "hot rodding" or even street racing by teenagers. There will be an increased likelihood for noise and stress for older folks!
2. If the East Village development has young children, there will be noise that some older people might find offensive or stressful. This will have an impact on salability.
3. It will likely be harder to find replacement buyers for homes in Big Fir. This may result in lower sale prices.

In conclusion, it is my opinion that having a non-age restricted community like the proposed East Village adjacent and in close proximity to the Big Fir homes will have negative lifestyle impacts with lower future values at sale time on the homes located closest to the East Village homes. It is my further observation that there will be some increased potential negative impact on all of the homes in Big Fir that are sited along streets that will be utilized most by the future residents of the East Village project. I have also conferred with a, now retired, MAI appraiser who confirmed my belief that the type of impacts described above would have the effect of reducing salability, increase market time and subsequently reduce sale prices.

Please contact me if you have questions or comments.

Yours Truly,

A handwritten signature in blue ink, appearing to read 'G. Meagher', with a long horizontal flourish extending to the right.

G. Walter Meagher, CCIM



MAUL FOSTER LONGI

1329 North State Street, Suite 301 | Bellingham, WA 98225 | 360 594 6262 | www.maulfoster.com

January 30, 2017

Big Fir Homeowners Association
Attention: Brad Furlong
825 Cleveland Avenue
Mount Vernon, Washington 98273

Re: East Village Short Plat; City of Mount Vernon File No. PL16-150

To Whom It May Concern:

The Samish Bay Land Company, LLC has submitted a nine lot “short” subdivision application called “East Village” to the City of Mount Vernon. The proposed residential development is located on property lying immediately east and adjacent to the existing aged-restricted Big Fir Planned Unit Development (PUD), which is situated on the northeast corner of East Blackburn and Laventure Roads. As the Homeowner’s Association for the Big Fir PUD, you have requested my professional opinion as to the potential impact that the proposed subdivision may have on the Big Fir Community; especially in regard to the overall public interest, traffic safety and the character of the neighborhood.

Development within the proposed “East Village” short plat appears to be phased. Phase 1 consists of seven residential lots, together with an area for storm water retention and a proposed Lot 8, which would lie south of the proposed private road and extends south to Blackburn Road. Lot 8 is divided by Maddox Creek and no vehicular access is planned to cross the creek. Future development of Lot 8 would require additional access from Blackburn Road and/or “Big Fir South”.

First, I applaud the protection of Maddox Creek seemingly afforded by the proposal. All too often development chooses to underground or culvert major portions of our natural waterways to accommodate vehicular access to the detriment of the waterway and habitat. It is unclear to me however, what the future intent of the *northerly piece* of the proposed Lot 8 will be. Since this portion appears to be within a protective buffer of Maddox Creek, my first recommendation is to ask the City to have the developer record a restrictive covenant on this portion of the lot prohibiting any future development or short platting of this portion of Lot 8. This request appears consistent with the stated development plans and the intent of using short plat procedures (MV MC Section 16.32.040), which states that the use of short plat procedures should not be utilized to circumvent full subdivision procedures and

Big Fir Homeowners Association
January 30, 2017
Page 2

requirements. It would also ensure that traffic impacts are not greater than that currently anticipated.

The protection of Maddox Creek does limit the options for vehicular access to the northerly remaining property. One possible development alternative, which would protect both Maddox Creek and the character of the Big Fir North development, is to request that the developer explore the use of the City's PUD procedures and regulations and revise the plans accordingly by developing exclusively south of Maddox Creek. With the PUD option the developer can achieve the desired density south of Maddox Creek, preserve the northern piece as open space, and eliminate vehicular access from Balsam Lane to the property.

If vehicular access to the proposed short subdivision remains as planned (i.e., via Balsam Lane and Grand Avenue), there undoubtedly will be impacts to the existing transportation system and character of the Big Fir Community.

The streets internal to the Big Fir PUD were designed for older occupants. Streets are narrower and wind gracefully through the community. In record review, it appears that the eastern portion of Balsam Lane—now planned to be utilized by residents of the short plat—is even narrower than the other streets in Big Fir North and may have been originally intended to be private.

Vehicular trips per household generated in the new subdivision will be greater than that generated by the age restricted residents of Big Fir. According to accepted traffic manuals, occupants within typical detached single family homes generate an average of 10 vehicle trips per weekday. Recent studies have found that within age-restricted detached single family communities, occupants drive significantly less, at under 4 trips per weekday.¹ While the weekday average increase of 70 vehicle trips per day (for the seven proposed residential lots) is relatively small, the additional traffic could have safety ramifications within the Big Fir PUD. Within the PUD, lots are modestly sized. This has resulted in easier to maintain properties, but the lot size also requires cars to back directly out onto the streets which lie closer in proximity to the garage. With 74% of the Big Fir residents over the age of 70, this potential safety conflict should be studied more closely in the State Environmental Policy Act (SEPA) process by requiring the developer to submit additional traffic and safety information. Minimally, the City Engineer should consider, and if needed require, the East Village developer to install additional traffic calming measures within the Big Fir PUD.

¹ **Active Adult (55+) Community Trip Generation Rates**, David Racca, Center for Applied Demography and Survey Research, University of Delaware. Jan 2006

Big Fir Homeowners Association
January 30, 2017
Page 3

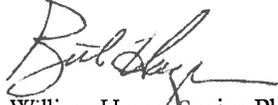
Although the roadways within Big Fir North are narrow, the roads proposed within the new subdivision will be narrower still and will be privately maintained. The City Fire Department will undoubtedly comment on the safety aspects of the long and narrow street extension from their perspective; but certainly the look and feel of this new neighborhood will be decidedly different from the orderly Big Fir planned community. Private streets also have a spotted history of future maintenance. If this roadway segment is not maintained in the future it could have a negative economic impact on the well maintained homes and streets of the Big Fir community.

One obvious solution to these community impact concerns is to ask the developer to construct the street in consistent design to the Big Fir PUD and dedicate the street to the public. To keep traffic volume and driving habits similar to the safe and serene Big Fir community it would be appropriate to also ask the developer to consider extending the age restriction to this new area.

The popularity of the age-restricted Big Fir development (where there are little or no lots available) is testament to the demand and popularity of this type of development in the Mount Vernon area. It would be a shame to adversely impact its success and potentially the safety of its residents.

Sincerely,

Maul Foster & Alongi, Inc.

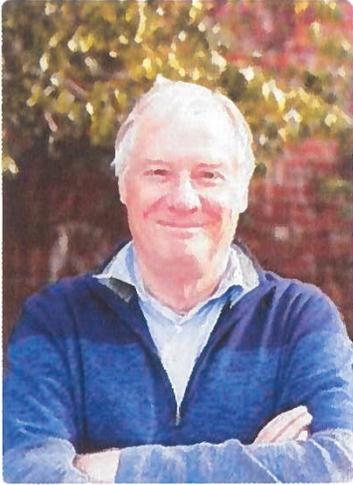


William Hager, Senior Planner

LIMITATIONS

The services undertaken in completing this report were performed consistent with generally accepted professional consulting principles and practices. No other warranty, express or implied, is made. These services were performed consistent with our agreement with our client. This report is solely for the use and information of our client unless otherwise noted. Any reliance on this report by a third party is at such party's sole risk.

Opinions and recommendations contained in this report apply to conditions existing when services were performed and are intended only for the client, purposes, locations, time frames, and project parameters indicated. We are not responsible for the impacts of any changes in environmental standards, practices, or regulations subsequent to performance of services. We do not warrant the accuracy of information supplied by others, or the use of segregated portions of this report.



whager@maulfooster.com
360.594.6251

Qualifications

- BA, Urban Planning:
University of Washington

Boards and Committees

- Mr. Hager has served on numerous technical committees, including the Environmental and Shoreline/Planning committees for the Washington Public Ports Association, the Whatcom County Transportation Technical Advisory Committee, and Bellingham's Visioning Committee during its last Comprehensive Plan update. He has also served as board director for several community agencies, including the Northwest Economic Development Council, the Whatcom County Chamber of Commerce, and the Bellingham Golf and Country Club, where he also served as president.

William Hager

SENIOR PLANNER

Mr. Hager has extensive experience in municipal land use planning, land use regulations, shoreline master programs, State Environmental Policy Acts, and policy development, as well as in the planning, permitting, construction, leasing, and management of major building projects.

Mr. Hager started his career with the City of Bellingham in its current planning section, working with boards, commissions, and city councils in administration of the city's urban growth area planning, subdivision, and conditional use applications, as well as administration of many rezone requests, including for the area's first regional mall. He helped create the city comprehensive plan and policy documents and was responsible for the development of several of its neighborhood plans. He drafted many of Bellingham's land use regulations and was the architect of Bellingham's unique regulatory system, which is still in effect. During his tenure, Mr. Hager also established Whatcom County's initial building department.

Mr. Hager was the first environmental director of the Port of Bellingham, where he oversaw environmental compliance of port and tenant operations. He quickly became director of the port's planning department as well as its real estate department. With its 200+ portfolio of lease tenancies, he was responsible for marketing, sales, and negotiation of the port's diverse landside tenant base of industrial and commercial customers as well as the maintenance of port-owned leasehold facilities. With this broad perspective of planning, development, and property management, Mr. Hager became project manager for many successful port projects, including "Bellwether on the Bay" and Squalicum Mall—a marina service facility and the port's intermodal transportation facility—where he successfully secured Washington State Department of Transportation and federal funds to enable the renovation of a historic structure. Mr. Hager was a member of the port's executive team and helped establish strategies for continued port growth and financial stability.

Mr. Hager continues to utilize his broad planning and development experience at MFA in his capacity as senior planner, providing technical insight for several of MFA's more complex land use planning and brownfield redevelopment projects.

RELEVANT PROJECTS

PROJECTS WITH MAUL FOSTER & ALONGI, INC.

Brownfield Redevelopment Plan, Reardan, WA

The Town of Reardan was contemplating acquisition of an existing service station and underlying property for reuse as a new Town Hall. The property had a documented history of on-site contamination. Mr. Hager was successful in helping the town obtain state funds (integrated planning grant) necessary

William Hager

for conducting preacquisition due diligence on the property. As project manager of the brownfield integrated planning process, Mr. Hager led a diverse technical team in the investigation of environmental contamination, land use regulations, and adaptive building reuse feasibility. The final report provided the town with an acquisition strategy based on the integrated findings and conclusions of the property due diligence.

Brownfield Redevelopment Plan, Pend Oreille County, WA

Mr. Hager was the project manager for Pend Oreille County's brownfield integrated planning process. This unique project presented the county's Economic Development Council with results of investigation of potential environmental contamination from a decades-old lead and zinc mine operation near Metaline Falls. The results were paired with viable reuse alternatives based on regional economic opportunities and the perspectives, knowledge, and aspirations of a local steering committee.

Brownfield Redevelopment Projects, Pacific Northwest

Mr. Hager, as part of the MFA team, provides land use analysis and adaptive reuse development strategies to local agencies for their brownfield redevelopment projects. Projects include an analysis of a former dairy site for the Port of Sunnyside, Washington, and the drafting of a cottage housing regulatory outline for the City of Kelso, Washington, (which will be used by the city in the redevelopment of a former automotive repair yard as public housing) and for brownfield redevelopment projects in the City of Marysville and the Port of Anacortes.

Planning, Land Use Entitlement, and Annexation Oversight, Pacific Northwest

Mr. Hager is part of MFA's interdisciplinary team providing senior planning oversight and entitlement strategies for major development projects. Most recently he assisted the City of Sedro-Woolley, WA, in crafting a land use implementation strategy and subarea plan for the historic Northern State Hospital property in Skagit County. The site owner is also pursuing annexation to the city.

Port Planning, Washington

Mr. Hager is a part of MFA's team providing assistance to Washington ports in the development of strategic plans and required comprehensive schemes of harbor improvements. Most recently he has been assisting in the development of a comprehensive scheme of harbor improvements for the Port of Pasco and for the Port of Douglas County, WA.

Regulatory Review, Washington

Mr. Hager is frequently engaged by both the public agencies and private developers to conduct critical review of pending and proposed regulatory revisions and their potential impact on property. Mr. Hager's in-depth knowledge of regulatory and implementation systems often leads to mutually productive changes that achieve desired results as well as being easier to understand and implement. Mr. Hager is currently reviewing the impact of proposed revisions to the Local Shoreline Management Program on Port of Pasco properties.

State Environmental Policy Act Compliance, Washington

Mr. Hager provides environmental recommendations, strategy, environmental impact statement and/or checklist review for major development projects. Currently, Mr. Hager is part of an MFA team authoring a planned action EIS in conjunction with a subarea plan for the City of Sedro-Woolley, WA.

Technical Report Development (and Third-Party Review)

With his broad background, Mr. Hager regularly conducts technical studies over a wide range of land-use topics. Recently he developed an inventory of industrial land available in Douglas County for the Port of Douglas County and assisted in the "LERRD" crediting report required by the U.S. Army Corps of Engineers for a creek rehabilitation project for the City of Auburn.

He also provides confidential, independent third-party review of reports drafted by others, including assessments of information in draft appraisals and evaluations of the adequacy of statements made in draft environmental impact statements submitted for major projects.

William Hager

Funding Assistance, Washington

Mr. Hager has assisted several communities in seeking potential state and federal funding assistance in brownfield redevelopment planning, street infrastructure, and other eligible activities. He has prepared successful applications for brownfield assistance for the Town of Reardan, WA, and another for Mount Vernon, WA, is presently under consideration.

Community Guide for Brownfield Site Development, Pacific Northwest

Mr. Hager participates in this training event and assists participants in understanding the municipal regulatory and planning issues associated with developing contaminated sites.

Shoreline Hearing, Washington

Mr. Hager has provided expert testimony and policy and permit research for private-sector clients in shoreline appeals of major development projects.

RECEIVED
CITY OF MOUNT VERNON

FEB 14 2017

C.E.D. DEPARTMENT
BY _____

January 23, 2017

Rebecca Lowell, Senior Planner
Community and Economic Development Department
City of Mount Vernon
910 Cleveland Avenue
Mount Vernon, Wa. 98273-0809

Dear Rebecca,

I am concerned about the new development Dave Prutzman of Samish Bay Land Company is proposing to Short Plat the Keisel property located East of our 55 and older senior community, Big Fir. If he is going to use the North Big Fir access roads to enter the 7 houses he is proposing, he should also be required to build a 55 and older community, unless he develops access from another route, such as Blackburn, or maybe even Section. Otherwise, it will definitely impact our lifestyle, safety, public health, community and possibly even impact our water drainage, streets, curbs, sidewalks, etc.

I encourage you and our city planners to look for another access point for this development by requiring the builder to find one. The increase in public use by an increased number of cars and drivers from families under 55 living there will directly impact our safety. I bought my house in Big Fir because it was a designated 55 and older community that he and possibly now our city planners are threatening to take away.

Thanks for your time and consideration in keeping our community a 55 and older community.

Sincerely,



Sandi Paciotti
1934 Silver Loop
Mount Vernon, Wa. 98274
360-202-2505



AFFIDAVIT OF MAILING

I, Rebecca Lowell, 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 May 5, 2017 I mailed via the United States mail to the following parties the **MDNS for the East Village Short Plat, PL16-150 & the MDNS with the Environmental Report to Mike Karpelman, Brad Furlong, and Dave Prutzman**
 - See attached list mailing list
3. On May 5, 2017 I emailed, to the following parties the **MDNS with its Environmental Report for the East Village Short Plat, PL16-150**
 - See attached email that identifies the Agencies, Utilities, and Districts

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 5th day of May, 2017.



Rebecca Lowell

Lowell, Rebecca

From: Lowell, Rebecca
Sent: Friday, May 05, 2017 10:41 AM
To: 'Agriculture'; 'Army Corps of Engineers'; 'Cascade Natural Gas'; 'DAHP'; 'Department of Commerce'; 'Department of Commerce'; 'Department of Fish & Wildlife'; 'Department of Fish & Wildlife SEPA Review'; 'Dike District'; 'Dike District 17 (Daryl Hamburg)'; 'Dike District 3 (Gary Jones)'; 'Dike District 3 (Peter Ojala)'; 'DNR SEPA Review'; 'DOE'; 'DOE'; 'DOE NW Region'; 'DOH (Dept of Health)'; 'DOT'; 'Drianage District 12'; 'DSHS'; 'Frontier'; 'Frontier (Lawrence Bogues)'; 'Kaehler, Gretchen'; 'MVSD'; 'Northwest Clean Air Agency'; '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'; 'Skagit Valley Community College'; 'SKAT'; 'SKAT'; 'Stillaguamish Tribe'; 'Swinomish Tribal Community'; 'Swinomish Tribal Community'; 'Tulalip Tribe'; 'Upper Skagit Indian Tribe'; 'Upper Skagit Tribe'
Cc: Beacham, Linda
Subject: SEPA MDNS PL16-150
Attachments: MDNS, ENV REPORT with ATTACHMENTS, PL16-150.pdf

TYPE OF DOCUMENT:	<i>Mitigated Determination of Non-Significance and Environmental Report</i>
DESCRIPTION OF PROPOSAL:	<i>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.</i>
DATE OF ISSUANCE:	<i>May 5, 2017</i>
LEAD AGENCY CONTACT:	<i>Rebecca Lowell, Senior Planner, Development Services Department, Mount Vernon, WA (360) 336-6214, rebeccab@mountvernonwa.gov</i>

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MVSD #320
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Big Fir North HOA Phase 2
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Oak Harbor, WA 98277

Big Fir South HOA
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Oak Harbor, WA 98277

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Clara Esselbach
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Faith and Works Ministry *?*
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Richard and Nancy Gilbert
2610 E. Section #25
Mount Vernon, WA 98274

Mary Whitfield and Glenn Finney
2610 E. Section #38
Mount Vernon, WA 98274

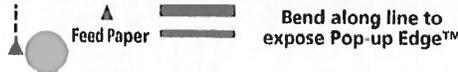
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~~Gary Simmons
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~~Dale & Toni Barringer
1886 Silver Loop
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POR

POR

PL 110-150

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Lin Craft
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POR PL16-150

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Bruce Vilders
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Mount Vernon, WA 98273



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 **May 26, 2017** I mailed via the United States mail, and email, to the following parties the **PL16-150 East Village Notice of HE Public Hearing, Re-scheduled**
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 **26th** day of **May, 2017.**



Linda Beacham



NOTICE OF RE-SCHEDULED PUBLIC HEARING

PUBLIC HEARING: The open record pre-decision hearing on Tuesday, June 6, 2017 at 5:30 p.m. for the below described project has been **CANCELLED** and rescheduled for **Wednesday, June 21, 2017 at 7 p.m.** The Hearing Examiner will make a recommendation to the City Council with regard to the applicant’s request for a waiver of street frontage improvements and the preliminary short plat approval. The Hearing Examiner’s recommendation will be forwarded to the City Council who will hold a closed record hearing and make a final decision. The hearing will be held at the City’s Police and Court Campus located at 1805 Continental Place, Mount Vernon.

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.

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.

TO RECEIVE ADDITIONAL INFORMATION REGARDING THIS PROJECT PLEASE CONTACT:

Rebecca Lowell, Senior Planner
Development Services Department
City of Mount Vernon
P.O. Box 809/910 Cleveland Avenue, Mount Vernon WA 98273
Telephone - 360-336-6214; Facsimile - 360-336-6283

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ISSUED: May 23, 2017
PUBLISHED: May 26, 2017

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PL16-150  AVERY® 5160®

Ken and Penny Hunt
1774 Grand Ave.
Mount Vernon, WA 98274

Richard and Darlene Jakielski
1926 Silver Loop
Mount Vernon, WA 98274

Sandra Mendoza & Javier Corarrubias
2540 E. Blackburn Rd.
Mount Vernon, WA 98274

Robert and Chong Jewell *POR*
2237 Balsam Ln.
Mount Vernon, WA 98274

Alan and Brigita Jones
1891 Fraser Ave.
Mount Vernon, WA 98274

Michael and Diane Kartes
2610 E. Section #90
Mount Vernon, WA 98274

Ken and Gwen Kossman *POR*
2229 Balsam Ln.
Mount Vernon, WA 98274

John and Katherine Lamonte
6184 Saxon Road
Acme, WA 98220

Sharon Lauch
2610 E. Section #41
Mount Vernon, WA 98274

Ernest and Claire Leclair *POR*
2610 E. Section #26
Mount Vernon, WA 98274

Paul and Vicki Lecroy *POR*
1778 Grand Ave.
Mount Vernon, WA 98274

Larry and Joann Libby
2610 E. Section #21
Mount Vernon, WA 98274

Samuel and Marjorie Liberatore *POR*
2610 E. Section #33
Mount Vernon, WA 98274

Mary Kernel and Linda Meadows
1910 Silver Loop
Mount Vernon, WA 98274

Robert Lindholm
13373 Marihugh Road
Mount Vernon, WA 98273

Gary and Carrie Lobdall
2610 E. Section #92
Mount Vernon, WA 98274

David and Susan Loss
2610 E. Section #23
Mount Vernon, WA 98274

Frank and Mary Mackey
2610 E. Section #52
Mount Vernon, WA 98274

Wayne and Lynn Martin
2610 E. Section #84
Mount Vernon, WA 98274

Margaret Masters
2610 E. Section #30
Mount Vernon, WA 98274

Bill and Joanne Mazza *POR*
1765 Grand Ave.
Mount Vernon, WA 98274

Everett and Donna McKee
1927 Silver Loop
Mount Vernon, WA 98274

Mervyn and Penny Meenderinck
2610 E. Section #50
Mount Vernon, WA 98274

Arturo and Oscar Mendez
2381 E. Blackburn Rd.
Mount Vernon, WA 98274

Lorraine Mills *POR*
1759 Grand Ave.
Mount Vernon, WA 98273

Jim and Donna Minahan *POR*
1935 Silver Loop
Mount Vernon, WA 98274

Claire Moore *POR*
2610 E. Section #35
Mount Vernon, WA 98274

Donald and Beverly Murphy Trust
2610 E. Section #31
Mount Vernon, WA 98274

MVSD #320
124 E. Lawrence
Mount Vernon, WA 98273

Diane Norbert *POR*
2610 E. Section #53
Mount Vernon, WA 98274

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Joanne Aucoin
2610 E. Section #49
Mount Vernon, WA 98274

Dale and Toni Barringer *POR*
1886 Silver Loop
Mount Vernon, WA 98274

Steven Bartok
2610 E. Section #37
Mount Vernon, WA 98274

Big Fir North HOA Phase 1
32800 Hwy 20, #2
Oak Harbor, WA 98277

Big Fir North HOA Phase 2
32800 Hwy 20, Ste. 2
Oak Harbor, WA 98277

Big Fir South HOA
32800 Hwy 20, Ste 2
Oak Harbor, WA 98277

Jim and Linda Bishop
1907 Fraser Ave.
Mount Vernon, WA 98274

Don and Geri Brown
2610 E. Section #91
Mount Vernon, WA 98274

Lucita Claridge
2572 E. Blackburn Rd.
Mount Vernon, WA 98274

Alexander and Gloria Davidson *POR*
1767 Grand Ave.
Mount Vernon, WA 98274

Barbara Davis
2610 E. Section #42
Mount Vernon, WA 98274

Lisa Del Bosque
2006 So. Cedar Hills Drive
Mount Vernon, WA 98274

Pam Johnson and Derek Burlingame
1765 Grand Ave.
Mount Vernon, WA 98274

Donald Dysstra
2610 E. Section #36
Mount Vernon, WA 98274

Marjorie Eberli *POR*
2233 Balsam Ln.
Mount Vernon, WA 98274

Clara Esselbach
2610 E. Section #95
Mount Vernon, WA 98274

John and Karol Evans *POR*
1859 Fraser Ave.
Mount Vernon, WA 98274

Faith and Works Ministry *Z*
PO Box 1548
Mount Vernon, WA 98273

Brian Fitterer
19772 Macarthur Blvd., Ste. 100
Irvine, CA 92612

Clyde Fox
2721 E. Blackburn Rd.
Mount Vernon, WA 98274

Bob and Sheila Frazier *POR*
1902 Silver Loop
Mount Vernon, WA 98274

Randall and Karen Free
1875 Fraser Ave.
Mount Vernon, WA 98274

John and Karen Frost
2225 Balsam Ln.
Mount Vernon, WA 98274

Glenn and Marlene Gailey
2610 E. Section #24
Mount Vernon, WA 98274

Richard and Nancy Gilbert
2610 E. Section #25
Mount Vernon, WA 98274

Mary Whitfield and Glenn Finney
2610 E. Section #38
Mount Vernon, WA 98274

Rick and Joann Hanson
15834 Kamb Road
Mount Vernon, WA 98273

Robert and Patricia Haug *Returned*
2610 E. Section #45
Mount Vernon, WA 98274

Larry and Linda Hickman
2610 E. Section #32
Mount Vernon, WA 98274

Carolyn Hobbs
2724 E. Blackburn Rd.
Mount Vernon, WA 98274



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PL16-150  AVERY® 5160® ▲

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Mount Vernon, WA 98274

Rosemary Piper *POR*
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Mount Vernon, WA 98274

David and Allene Quall *POR*
1876 Silver Loop
Mount Vernon, WA 98274

Dennis and Karen Rabe *POR*
2610 E. Section #29
Mount Vernon, WA 98274

Shelly Reynolds
2610 E. Section #22
Mount Vernon, WA 98274

George and Janice Roberts
2610 E. Section #39
Mount Vernon, WA 98274

Rom and Cheryl Rodewald *POR*
2245 Balsam Ln.
Mount Vernon, WA 98274

Marvin and Toni Roetcisoender
2012 So. Cedar Hills Drive
Mount Vernon, WA 98274

Dale Rutan
2000 So. Cedar Hills Drive
Mount Vernon, WA 98274

Barbara Smoody
2610 E. Section #93
Mount Vernon, WA 98274

Michael and Terry Springer
2578 E. Blackburn Rd.
Mount Vernon, WA 98274

Edna Stockton
1779 Grand Ave.
Mount Vernon, WA 98274

Douglas Sundin
1894 Silver Loop
Mount Vernon, WA 98274

Barbara Terwillger *Returned*
2610 E. Section #43
Mount Vernon, WA 98274

Westly and Jevity Thomas
2610 E. Section #48
Mount Vernon, WA 98274

Ecklof, Tina
2610 E. Section #27
Mount Vernon, WA 98274

Richard and Beverly VanderVoet *POR*
2221 Noble St.
Mount Vernon, WA 98273

John and Joanne Vandyke *POR*
1867 Fraser Ave.
Mount Vernon, WA 98274

Susan Wakeman
2610 E. Section #44
Mount Vernon, WA 98274

Paul and Helen Weyer
11333 3rd Place W. Apt. 216
Everett, WA 98204

Betty Wolpert
2610 E. Section #40
Mount Vernon, WA 98274

James and Linda Wothe
2610 E. Section #96
Mount Vernon, WA 98274

~~Wesley & Leslie Barker *POR*
1998 Fraser Ave
Mount Vernon WA 98274~~

~~Donna Yu *POR*
Larry Sieker
1748 Grand Ave
Mount Vernon WA 98274~~

~~Don Espen *POR*
2241 Balsam Lane
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1711 Grand Avenue
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1949 Fraser Avenue
Mount Vernon WA 98274~~

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Mount Vernon WA 98274~~

PL 116-150 POR

Mike Karpelman
1958 Fraser Avenue
Mount Vernon, WA 98274

Larry Sieker & Donna Yu
1748 Grand Avenue
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PL14-150 POR

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1716 Grand Avenue
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Lee & Carole Schroeder
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Claire Moore
2610 E Section #35
Mount Vernon, WA 98274

Keith Johnson
1633 Grand Avenue
Mount Vernon, WA 98274

Brad Furlong
825 Cleveland Avenue
Mount Vernon, WA 98273

Walt Meagher
13194 Satterlee Road
Anacortes, WA 98221

William Hager
Maul Foster Alongi
1329 N State St., Ste 301
Bellingham, Wa 98225

Charlotte Stougaard
1982 Fraser Avenue
Mount Vernon, WA 98274

Bruce Vilders
2357 Crosby Dr
Mount Vernon, WA 98273

Hal Lee
2500 S 18th Street
Mount Vernon, WA 98274

LaJune Bromels
2217 Noble Avenue
Mount Vernon, WA 98274

PL 116 - ISO POR

Sandi Paciotti
1934 Silver Loop
Mount Vernon, WA 98274

John & Jeanne Van Dyke
1867 Fraser Avenue
Mount Vernon, WA 98274

Richard & Darlene Jakieski
1926 Silver Loop
Mount Vernon, WA 98274

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Salesperson: KATHI RAY Printed at 05/03/17 16:28 by kra30

 Acct #: 210458 Ad #: 1616115 Status: N

CITY OF MOUNT VERNON - LEGALS Start: 05/08/2017 Stop: 05/08/2017
 PO BOX 809 Times Ord: 1 Times Run: ***
 MOUNT VERNON WA 98273 STDS 1.00 X 32.76 Words: 893
 Total STDS 33.00
 Class: 0001 LEGAL NOTICES
 Rate: CIMVE Cost: 348.15
 # Affidavits: 1

Contact: Ad Descrpt: SVH-1616115
 Phone: (360)336-6214 Given by: *
 Fax#: (360)336-6283 Created: kra30 05/03/17 16:04
 Email: sandy@mountvernonwa.gov Last Changed: kra30 05/03/17 16:27
 Agency:

PUB	ZONE	EDT	TP	START	INS	STOP	SMTWTFS
SVH	A	97	W	05/08/17	1	05/08/17	SMTWTFS
SVWN	A	97	W	05/08/17	1	05/08/17	SMTWTFS

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

 Name (print or type)

 Name (signature)

(CONTINUED ON NEXT PAGE)

This ad has been reformatted for proofing purposes. Column breaks are not necessarily as they will appear in publication.

**CITY OF MOUNT VERNON
NON
MITIGATED
DETERMINATION OF
NON-SIGNIFICANCE
(MDNS) &
NOTICE OF PUBLIC
HEARING**

**APPLICANT &
APPLICATION
NAME/NUMBER:**

Samish Bay Land
Company, LLC (Dave Prutz-
man), 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. Contact the staff person listed within this notice if you wish to receive a copy of the mitigation measures for this project.

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.

LEAD AGENCY:

Mount Vernon Development Services Department. The lead

agency for this proposal is the City of Mount Vernon. Once the comment period has ended at 1805 Continental Place, appropriate mitigation this on January 31, 2017 the Mount Vernon. project does not have a City reevaluated the intent probable adverse impact on to issue a MDNS under City staff has created a the environment. An envi-WAC 197-11-355(4) and re-page on the City's website ronmental impact statement requested and obtained addi- where the site plans, tech- (EIS) is not required under tional information prior to nical reports, and other per- RCW 43.21C.030(2)(c). This making a threshold deter- tinent information can be decision was made after re- mination. An additional viewed. This webpage can view of a completed envi- comment period has been be viewed as follows: navi- ronmental checklist, various established limited to the gate to: www.mountvernonwa.gov; once here click reports, and other informa- form the issuance of the on 'Departments' then 'De- velopment Services' then 'News Notices' then scroll on file with the lead threshold determination.

ADDITIONAL COMMENT

PERIOD: The City is using appeals of the environmen- ber.

its discretion under WAC tal determination must be 173-11-355(4) to issue a filed in writing on or before 5 PM on **May 30, 2017**. Appeals must be filed in writing together with the re- mation received by the City quired \$100.00 application after the Notice of Applica- tion/ Proposed MDNS com- City of Mount Vernon, PO Box 809, Mount Vernon, WA 98273. Appeals to the will be accepted limited to Examiners are governed by the following documents: City of Mount Vernon Municipal Code Section 15.06.215. Additional infor- mation regarding the ap- peal process may be ob- tained from the staff 'Con- tact Person' listed below.

CITY CONTACT PERSON:

Development Services Department, Contact: Rebecca Lowell, P.O. Box 809 / 910 Cleveland Ave., Mount Vernon, WA 98273, (360) 336-6214, rebecca.l@mountvernonwa.gov

PUBLIC HEARING:

The Hearing Examiner will hold an open record pre-deci- sion hearing on **Tuesday, June 6, 2017 at 5:30 p.m.** and will make a recommen- dation to the City Council with regard to the applican- t's request for a waiver of street frontage improve- ments and the preliminary short plat approval. The Hearing Examiner's recom- mendation will be forward- ed to the City Council who will hold a closed record hearing and make a final decision. The hearing will be held at the City's Police

Therefore, once the addi- tional comment period tolls find the project name/num- ber.

RESPONSIBLE PERSON:

Rebecca Lowell, Senior Planner

**Published
May 8, 2017
SVH-1616115**



NOTICE OF RE-SCHEDULED PUBLIC HEARING

PUBLIC HEARING: The open record pre-decision hearing on Tuesday, June 6, 2017 at 5:30 p.m. for the below described project has been **CANCELLED** and rescheduled for **Wednesday, June 21, 2017 at 7 p.m.** The Hearing Examiner will make a recommendation to the City Council with regard to the applicant’s request for a waiver of street frontage improvements and the preliminary short plat approval. The Hearing Examiner’s recommendation will be forwarded to the City Council who will hold a closed record hearing and make a final decision. The hearing will be held at the City’s Police and Court Campus located at 1805 Continental Place, Mount Vernon.

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

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TELEPHONE:	(360) 391-2582	(425) 308-9397
EMAIL:	maggiewallace55@gmail.com	samishbay@gmail.com

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TO RECEIVE ADDITIONAL INFORMATION REGARDING THIS PROJECT PLEASE CONTACT:

Rebecca Lowell, Senior Planner
Development Services Department
City of Mount Vernon
P.O. Box 809/910 Cleveland Avenue, Mount Vernon WA 98273
Telephone - 360-336-6214; Facsimile - 360-336-6283

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ISSUED: May 23, 2017
PUBLISHED: May 26, 2017



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 **May 26, 2017** I mailed via the United States mail, and email, to the following parties the **PL16-150 East Village Notice of HE Public Hearing. Re-scheduled**
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 **26th** day of **May, 2017**.


Linda Beacham
Linda Beacham

Mike Karpelman
1958 Fraser Avenue
Mount Vernon, WA 98274

Larry Sieker & Donna Yu
1748 Grand Avenue
Mount Vernon, WA 98274

Wesley & Leslie Barker
1998 Fraser Avenue
Mount Vernon, WA 98274

Gary Simmons
1949 Fraser Avenue
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Don & Mary Espen
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1700 Grand Avenue
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Brad Furlong
825 Cleveland Avenue
Mount Vernon, WA 98273

Walt Meagher
13194 Satterlee Road
Anacortes, WA 98221

William Hager
Maul Foster Alongi
1329 N State St., Ste 301
Bellingham, Wa 98225

Charlotte Stougaard
1982 Fraser Avenue
Mount Vernon, WA 98274

Bruce Vilders
2357 Crosby Dr
Mount Vernon, WA 98273

Hal Lee
2500 S 18th Street
Mount Vernon, WA 98274

Lajune Bromels
2217 Noble Avenue
Mount Vernon, WA 98274

Sandi Paciotti
1934 Silver Loop
Mount Vernon, WA 98274

John & Jeanne Van Dyke
1867 Fraser Avenue
Mount Vernon, WA 98274

Richard & Darlene Jakieski
1926 Silver Loop
Mount Vernon, WA 98274

TA Jones
10672 Northwest Country Club Rd
Bainbridge, WA 98110

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ORDER CONFIRMATION

Salesperson: Jeanette Kales Printed at 05/23/17 10:00 by jka30

Acct #: 210458 Ad #: 1623584 Status: N

CITY OF MOUNT VERNON - LEGALS Start: 05/26/2017 Stop: 05/26/2017
PO BOX 809 Times Ord: 1 Times Run: ***
MOUNT VERNON WA 98273 STDS 1.00 X 18.88 Words: 448
Total STDS 19.00
Class: 0001 LEGAL NOTICES
Rate: CIMVE Cost: 200.45
Affidavits: 1

Contact: Ad Descrpt: SVH-1623584
Phone: (360)336-6214 Given by: *
Fax#: (360)336-6283 Created: jka30 05/23/17 09:48
Email: sandy@mountvernonwa.gov Last Changed: jka30 05/23/17 10:00
Agency:

PUB ZONE EDT TP START INS STOP SMTWTFS
SVH A 97 W 05/26/17 1 05/26/17 SMTWTFS
SVWN A 97 W 05/26/17 1 05/26/17 SMTWTFS

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type)

Name (signature)

(CONTINUED ON NEXT PAGE)

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ORDER CONFIRMATION (CONTINUED)

Salesperson: Jeanette Kales

Printed at 05/23/17 10:00 by jka30

Acct #: 210458

Ad #: 1623584

Status: N

CITY OF
MOUNT VERNON
NOTICE OF
RE-SCHEDULED
PUBLIC HEARING

PUBLIC HEARING. The open record pre-decision hearing on Tuesday, June 6, 2017 at 8:30 p.m. for the below described project has been **CANCELLED** and rescheduled for Wednesday, June 21, 2017 at 5:30 p.m. The Hearing Examiner will make a recommendation to the City Council with regard to the applicant's request for a waiver of street frontage improvements and the preliminary short plat approval. The Hearing Examiner's recommendation will be forwarded to the City Council who will hold a closed record hearing and make a final decision. The hearing will be held at the City's Police and Court Campus located at 1605 Continental Place, Mount Vernon.

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 110,000 s.f. to a 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 south side of the overall property will also be created. A 440 linear foot private road will be extended from DeSain Lane to the east to provide access to the new lot, and the stormwater tract.

OWNER/APPLICANT INFORMATION:

PROPERTY OWNER NAME: Mary Margaret Kiesel

ADDRESS: 2437 E. Blackburn Road
Mount Vernon, WA 98274

TELEPHONE: (360) 301-2582

EMAIL: mkgiffwface55@gmail.com

APPLICANT: Semiah Bay Land Company, LLC
Contact: Dave Prutzman

ADDRESS: 4703 Parkview Lane
Mount Vernon, WA 98274

TELEPHONE: (425) 308-8387

EMAIL: semiahbay@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 PLD 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 P28203. The entire site is located within a portion of the NW 1/4 of Section 28, Township 34 North, Range 04 East, W.M.

TO RECEIVE ADDITIONAL INFORMATION REGARDING THIS PROJECT PLEASE CONTACT: Rebecca Lowell, Senior Planner
Development Services Department
City of Mount Vernon
P.O. Box 806
610 Cleveland Avenue,
Mount Vernon WA 98273
Telephone - 360-336-0214
Facsimile - 360-336-0283

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 website can be viewed as follows: navigate to: www.mvwa.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.

Published
May 28, 2017
SVH-1623584



SAMISH BAY
REAL ESTATE GROUP
samishbay@gmail.com
(425)308-9397, direct
samishbayrealestategroup.com

RECEIVED
CITY OF MOUNT VERNON

FEB 27 2017

C.E.D. DEPARTMENT
BY _____

February 27, 2017

To: Rebecca Lowell, Senior Planner, City of Mount Vernon

From: Dave Prutzman

Re: **Lot/Building Product, East Village**

Dear Ms. Lowell,

Per your request here is a brief summary of the lots we will be creating and the homes we will be building in our East Village short plat.

Lots: We know from our research that there is a strong demand for larger lots than those that exist in the Big Fir communities. Our lots will be a minimum of 10,000 square feet and some 40%-50% larger than those within the Big Fir communities.

Housing Product: In the same vein as the demand for larger lots,, there is a demand for larger homes. We will be exploring housing features such as dual master suites (both en suite), tandem garages, and other features that have proven quite popular with retirement age buyers. The homes will larger by about 20%-25% than those found in Big Fir.

Target Market: At the time of our pre-submission conference with the City Staff, the Big Fir representatives pressed me for a commitment to age restricted housing. It was too early in the process to make such a commitment. We have concluded our market research and have confirmed that the retirement age demographic is the strongest buyer segment and will be targeting our design, building and marketing efforts in that direction.

Community Controls: We will have in place a Homeowner's Association that will be responsible of adopted CCR's and maintenance of the private road system. It will not, however, be any part of the Big Fir HOA.

Summary: **We will be building larger homes on larger lots all selling for \$100,000 more than those in Big Fir.**

Hopefully this summary outline addresses your questions.

Sincerely,

Dave Prutzman
Samish Bay Real Estate Group