



July 12, 2017

Mr. Phil Olbrechts  
Mount Vernon Hearing Examiner Pro Tem  
18833 NE 74<sup>th</sup> Street  
Granite Falls, WA 98252

Reference: East Village Staff Report, City File No. PL16-150

Dear Examiner Olbrechts:

Staff respectfully requests that you accept this letter as an addendum to the Staff Report previously submitted to the Examiner for the above-referenced project. The subject Staff Report contained recommendations with regard to land use applications submitted by the Applicant, Samish Bay Land Company, LLC, for approval of a preliminary short plat and deferral of street frontage improvements. Also included in the subject Staff Report was staff's response to a SEPA appeal filed by the Big Fir Community Association.

Staff is presenting an addendum to the original Staff Report versus submitting a redrafted staff report in an effort to keep preserve the record created to-date for this project.

This Staff Report Addendum contains three (3) primary components:

1. Summary of events leading up to this Addendum being presented to the Examiner;
2. Requests to add exhibits and make clarifications to the original staff report; and
3. Request to add a new staff recommendation.

**1. Summary of Events:**

- Moments before the June 21, 2017 open record public hearing before the Hearing Examiner was set to begin the Applicant and Appellant reached a tentative settlement intended to result in the SEPA appeal being withdrawn by the Appellants.
- Staff issued a Notice of Re-Scheduled Public Hearing on June 26, 2017, this notice was published on June 29, 2017 and mailed to all parties of record on June 27, 2017.
- July 11, 2017 the Appellant's attorney emailed staff a copy of a Draft Settlement Agreement under consideration by the Applicant and Appellants.
- July 12, 2017 via email both the Applicant and Appellant tell staff that they intend to finalize the Settlement Agreement.

## **2. Additional Exhibits and Clarifications to the Staff Report:**

If the SEPA appeal is formally withdrawn at the July 13, 2017 hearing staff asks that the following exhibits and clarifications to the original Staff Report be noted by the Examiner and made part of the record:

1. The Notice of Re-Scheduled Public Hearing with its associated Affidavit of mailing and verification of publication be labeled as Exhibit 18, be added to the Exhibit list found on page 5, and be incorporated as part of the Staff Report.
2. The Settlement Agreement be labeled as Exhibit 19, be added to the Exhibit list found on page 5, and be incorporated as part of the Staff Report.
3. Staff's recommendation to the Hearing Examiner to affirm the SEPA decision being appealed (found on pages 1 and 30) can be removed from consideration by the Examiner.
4. The SEPA Appeal Response contained on pages 28 to 29 can be removed from consideration by the Examiner.
5. The Notes to the Applicant and Parties of Record found on page 31 regarding the SEPA appeal process no longer apply if the SEPA appeal is withdrawn.

## **3. New Recommended Condition of Approval:**

If the SEPA appeal is formally withdrawn at the July 13, 2017 hearing staff asks that the following be added as one of staff's recommended Conditions of Approval on page 30:

3. A copy of the Settlement Agreement between Samish Bay Land Company, LLC (Mr. David Prutzman) and the Big Fir Community Association shall accompany both the preliminary and final short plat Resolutions and shall be labeled as Exhibit 1. Additionally, the following note shall be added to both the preliminary and final short plat Resolutions:

The Settlement Agreement attached to this Resolution labeled as Exhibit 1 is a private agreement between the Big Fir Community Association and the Samish Bay Land Company, LLC. The City of Mount Vernon is not a party to this Agreement, nor is it a third-party or other beneficiary of this Agreement. This Agreement is solely enforceable by the parties to the Agreement, and not the City of Mount Vernon. The City of Mount Vernon will not take any action to implement, monitor or enforce this private-party Settlement Agreement or the CC&Rs for the East Village Short Plat.

Thank you in advance for your consideration of the foregoing requests by staff.

Sincerely,

A handwritten signature in blue ink that reads "R. Lowell". The signature is fluid and cursive, with the first letter 'R' being particularly large and stylized.

Rebecca S. Lowell  
Senior Planner

Attached: Proposed Exhibit 18

C: Mr. David Prutzman  
Mr. Brad Furlong



**NOTICE OF RE-SCHEDULED PUBLIC HEARING**

**PUBLIC HEARING:** The open record pre-decision hearing for the below described project has been continued to **Thursday, July 13, 2017 at 1 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:**

	<b>PROPERTY OWNER:</b>	<b>APPLICANT:</b>
<b>NAME:</b>	Mary Margaret Kiesel	Samish Bay Land Company, LLC Contact: Dave Prutzman
<b>ADDRESS:</b>	2437 E. Blackburn Road Mount Vernon, WA 98274	4215 Montgomery Place Mount Vernon, WA 98274
<b>TELEPHONE:</b>	(360) 391-2582	(425) 308-9397
<b>EMAIL:</b>	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.

**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

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](http://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:** June 26, 2017  
**PUBLISHED:** June 29, 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 **June 27, 2017** I mailed via the United States mail, and email, to the following parties the **PL16-150 East Village Short Plat Notice of Re-scheduled Public Hearing**

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 **27th** day of **June, 2017**.

  
Linda Beacham

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 06/26/17 15:28 by jka30

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 Acct #: 210458 Ad #: 1637835 Status: N  
 CITY OF MOUNT VERNON - LEGALS Start: 06/29/2017 Stop: 06/29/2017  
 PO BOX 809 Times Ord: 1 Times Run: \*\*\*  
 MOUNT VERNON WA 98273 STDS 1.00 X 14.54 Words: 394  
 Total STDS 15.00  
 Class: 0001 LEGAL NOTICES  
 Rate: CIMVE Cost: 158.25  
 # Affidavits: 1

Contact: Ad Descrpt: SVH-1637835  
 Phone: (360)336-6214 Given by: \*  
 Fax#: (360)336-6283 Created: jka30 06/26/17 15:20  
 Email: sandy@mountvernonwa.gov Last Changed: jka30 06/26/17 15:27  
 Agency:

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PUB	ZONE	EDT	TP	START	INS	STOP	SMTWTFSS
SVH	A	97	W	06/29/17	1	06/29/17	SMTWTFSS
SVWN	A	97	W	06/29/17	1	06/29/17	SMTWTFSS

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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  
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ORDER CONFIRMATION (CONTINUED)

Salesperson: Jeanette Kales

Printed at 06/26/17 15:28 by jka30

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Acct #: 210458

Ad #: 1637835

Status: N

**CITY OF  
MOUNT VERNON  
NOTICE OF  
RE-SCHEDULED  
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**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;  
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Published  
June 29, 2017  
SVH-1637835

**EAST VILLAGE SHORT PLAT – PL16-150:  
UPDATED EXHIBIT LIST – PROVIDED TO HEARING EXAMINER**

**EXHIBIT LIST:**

1. Master Land Use Application, Legal Description, and Ledger for Payment

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2. Project Narrative, Request for Waiver of Requirements, Justification for Proposal, and Construction Mitigation Description

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3. Density Worksheet

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4. City's Notices and Correspondence:
  - 4a. Pre-application Submittal and Materials Provided to the Applicant by Staff at the Pre-Application Meeting held on 9.15.15

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  - 4b. Technically Compete Letter dated 12.30.16

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  - 4c. Routing Memo dated 1.13.17

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  - 4d. Notice of Application and Proposed Optional MDNS issued 1.17.17 with an Affidavit for Land Use Sign Posting, an Affidavit of Mailing and proof of publication

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  - 4e. Notice of Decision for an Administrative Determination dated 2.1.17

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  - 4f. Letter from R. Lowell to B. Furlong dated 2.16.17 with its noted attachments

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  - 4g. Letter from R. Lowell to D. Prutzman dated 2.22.17

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  - 4h. MDNS, Notice of Public Hearing, and the SEPA Environmental Staff Report issued 5.5.17 with an Affidavit of Mailing and proof of publication

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  - 4i. Notice of Re-Scheduled Public Hearing issued 5.23.17 with an Affidavit of Mailing and proof of publication

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5. Letter from D. Prutzman to R. Lowell dated 2.27.17

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6. Letter from B. Furlong to R. Lowell and E. Bell dated 5.3.17

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7. Drainage Analysis dated 12.22.2016 prepared by Dale Herrigstad, P.E.

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8. Critical Area Site Assessment dated 12.21.2016 prepared by Graham-Bunting Associates

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9. Completed SEPA Checklist dated 12.27.2016

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10. Title Report from Chicago Title Insurance Company with an effective date of 12.14.16

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11. Short Plat Maps with Sheet Nos: C1, C2 and C3

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12. Letter from Esco Bell, Public Works Director and Ana Chesterfield, Development Services Engineering Manager, recommending approval of the deferral of street improvements along Blackburn Road

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13. Comments received by the City in response to the MDNS that was issued on 5.5.17

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14. Notice of Appeal filed by B. Furlong dated 5.30.17 with its associated attachments, ledger for Payment and the cover page of a Master Land Use Application Form

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15. Plat of Big Fir North recorded under Auditor's File #: 200703230073 and 200707250053, the plat's recorded Codes, Covenants, and Restrictions recorded under Auditor's File #: 200703230074, and as-built records

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16. Plat of Big Fir South recorded under Auditor's File #: 201405290037 with its recorded Codes, Covenants, and Restrictions recorded under Auditor's File #: 201405290038, and as-built records

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17. Portions of the MVMC applicable to the subject short plat

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18. Staff Report Addendum dated July 12, 2017 with its associated attachment

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**EAST VILLAGE SHORT PLAT – PL16-150:  
UPDATED EXHIBIT LIST – PROVIDED TO HEARING EXAMINER**

- 19.** Settlement Agreement

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- 20.** Emails between Examiner, Staff, Applicant, Appellant, City Attorney Kevin Rogerson and Staff Attorney Mike Walter

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- 21.** Paper copy of Staff's PowerPoint Presentation Provided at the 7.13.17 Public Hearing

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- 22.** Sign-In Sheet from the 6.21.17 public hearing that was continued

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- 23.** Sign-In Sheet from the 7.13.17 Public Hearing

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## SETTLEMENT AGREEMENT

THIS SETTLEMENT AGREEMENT ("Agreement") is made and entered into by and between BIG FIR COMMUNITY ASSOCIATION, a Washington homeowner's association, ("Big Fir") and SAMISH BAY LAND COMPANY, LLC, a Washington limited liability company, ("Samish Bay"). Big Fir and Samish Bay may be individually referred to herein as a "party," and may be collectively referred to herein as the "parties."

### I. RECITALS & BACKGROUND.

WHEREAS, Samish Bay is under contract to purchase certain real property in Mount Vernon, Skagit County Washington (the "City") commonly described as Skagit County Assessor Parcel Numbers P28003, legally described on Exhibit A hereto ("Property"); and

WHEREAS, the Property abuts the Big Fir North PUD; and

WHEREAS, Samish Bay has applied for a Short Plat (East Village Short Plat, PL16-150) on a portion of the Property with the City; and

WHEREAS, Samish Bay will obtain title to the Property once the Short Plat is approved; and

WHEREAS, Big Fir has opposed the Short Plat and has appealed the MDNS determination by the City; and

WHEREAS, the parties wish to avoid the additional time and costs that would be incurred in the prolonged opposition and appeal; and

WHEREAS, the parties have agreed to a compromise and settlement of the opposition and appeal, and desire to reduce their agreement to writing and settle all matters associated with the opposition and appeal pursuant to the terms of this Agreement.

### II. TERMS & CONDITIONS.

In consideration of the forgoing, and of the following terms and conditions, the parties mutually agree as follows:

1. Big Fir will terminate its opposition of Samish Bay's application for East Village Short Plat, PL16-150 ("Short Plat") and dismiss its appeal of the Mitigated Determination of Non-Significance ("MDNS").
2. In return, Samish Bay agrees that:
  - a. This Agreement will be recorded immediately upon Samish Bay taking title of the Property, prior to the recording of the East Village Short Plat CC&Rs, subject to Chicago Title Escrow No. 620026835 by which Samish Bay is purchasing the Property; and







**EXHIBIT A**

THAT PORTION OF THE FOLLOWING LEGALLY DESCRIBED PROPERTY WHICH IS NORTH OF THE ORDINARY HIGH WATER MARK OF MADDOX CREEK:

THAT PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER 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 DEGREES 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 DEGREES 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 DEGREES 22'21" WEST, ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 461.22 FEET TO A POINT THAT BEARS NORTH 89 DEGREES 22'21" EAST A DISTANCE OF 194.40 FEET FROM THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 0 DEGREES 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 DEGREES 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 DEGREE 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 DEGREES 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. SURVEY AF#200812300003

**SCHEDULE 1**§9.1.2 Housing for Older Persons Requirements.

This Community has been designed as housing for older persons, and shall be operated generally for occupancy by persons fifty-five (55) years of age or older, in accordance with the provisions of Title 42 U.S.C. §3607(b)(2)(B), and with regulations later promulgated by the Secretary of HUD thereunder. The Association shall maintain a list of all Occupants and their respective birth dates to assure compliance with this Section, and shall take the steps identified in Subpart (iii) hereof to continually verify the ages of residents. Owners and Occupants shall be subject to the following requirements:

(i) Except as provided immediately below, the Lots in this Community are intended for the use and occupancy by older persons. At least 80 percent of the Lots in the housing shall be occupied by at least one person who is at least fifty-five (55) years of age or older. No person under the age of 21 years of age is permitted to be an Occupant of a Lot. Visitors under the age of 21 years (hereinafter, "young visitors") shall be allowed to visit Owners or Occupants of Lots, but only for periods of time not to exceed thirty (30) nights out of any six (6) month period as to each visitor. The Board may adopt additional rules regarding such visitations, and may require that any visitor found to be unreasonably disturbing other Owners be required to leave the premises, and may exercise its authority for specific visitors even though other visitors are permitted to remain.

(ii) No Lot shall be sold, rented or leased to any person or persons unless the standards established in this paragraph are complied with. Without limiting the authority of the Board described in the Bylaws, the Association shall have the specific legal right to seek injunctive relief from the Superior Court of the State of Washington for Skagit County with respect to any Owner or Occupant found to be not in compliance with this Section 9.1.2. Noncomplying Occupants may be evicted. The prevailing party in such an action shall be entitled to reasonable attorneys' fees and costs of suit. See Section 13.3 hereof.

(iii) The Association shall maintain permanent records substantiating its continuing compliance with the policies and age limitations described herein, and shall regularly update such records, through surveys or other means. Such updates must take place at least once every two years. A survey may include information regarding whether any Lots are occupied by persons who are (a) employees of the Association who perform substantial management or maintenance functions for the Community, (b) persons who are necessary to provide a reasonable accommodation to disabled residents; or (c) family members residing in Lots with their older relatives. Any of the following documents are considered reliable documentation of the age of the Occupants of the Community: Driver's license; Birth certificate; Passport; Immigration card; Military identification; Any other state, local, national, or international official documents containing a birth date of comparable reliability; A certification in a lease, application, affidavit, or other document signed by any member of the household age 18 or older asserting that at least one person in the Lot is 55 years of age or older; or forms or applications previously submitted by or on behalf of such Occupant.

(iv) A summary of occupancy surveys undertaken under Subpart (iii) above shall be available for inspection upon reasonable notice and request by any person. A summary of such occupancy surveys shall be provided to the Big Fir Community Association biannually on March 1<sup>st</sup>.

The Association shall post in the Common Areas of the Community notices describing the Community as housing for persons 55 years of age or older. Phrases such as "adult living", "adult community", or similar statements are not consistent with an intent that this Community intends to operate as housing for persons 55 years of age or older.

#### §9.1.3 Lease Restrictions.

To ensure that legally-required percentages of occupancy by older persons, as established in Section 9.1.2 (i) hereof, are continually met in this Community, tenants will be required to provide birth certificates, drivers' licenses, marriage certificates, or other forms of evidence of their age to permit the Association to meet its obligations under Section 9.1.2 (iii) hereof. All leases shall be in writing. A lease, as defined herein, shall include month-to-month rentals. Any lease agreement shall be required and deemed to provide that the terms of the lease shall be subject in all respects to the provisions of the Governing Documents, and that any failure by the Lessee to comply with such provisions shall be a default under the lease, entitling the Association to enforce such provisions as a real party in interest. Any tenant shall be deemed to have assumed all the responsibilities of an Owner under Article IX of this Declaration of Covenants.

#### §17.1 Procedure for Amendment of Declaration of Covenants.

Amendments to the Declaration of Covenants shall be made by an instrument in writing entitled "Amendment to Declaration of Covenants" which sets forth the entire amendment. Except as otherwise specifically provided for in this Declaration of Covenants, any proposed amendment must be approved by a majority of the Board prior to its adoption by the Owners. Except in cases of amendments that may be adopted by the Declarant unilaterally pursuant to Section 17.5 hereof, amendments may be adopted only at a meeting of the Owners of at least sixty percent (60%) of the votes in the Association are cast for such amendment, or without any meeting of all Owners have been duly notified and Owners holding at least sixty percent (60%) of the votes in the Association consent in writing to such amendment. In all cases, the amendment when adopted shall bear the acknowledged signature of the President of the Association. Any amendment to any part of §9.1.1, 9.1.2, 9.1.3, 9.1.13, or 17.1 must be approved by the Big Fir Community Association Board of Directors.

For reference purposes below is the contact information for the Big Fir Community Association:

Big Fir Community Association  
 c/o Acorn Properties Management Group  
 32800 HIGHWAY 20 STE 2  
 Oak Harbor, WA 98277-2610  
 Office: (800) 225-0919  
 Fax: (360) 679-3223



**Lowell, Rebecca**

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**From:** Brad Furlong <bef@furlongbutler.com>  
**Sent:** Thursday, July 13, 2017 12:37 PM  
**To:** Lowell, Rebecca; Phil Olbrechts (olbrechtslaw@gmail.com)  
**Cc:** Dave Prutzman (samishbay@gmail.com); Michael C. Walter (MWalter@kbmlawyers.com); Phillips, Chris; Mike Karpelman; Gary Simmons (gesimmons2@msn.com); Sarah Hastings  
**Subject:** RE: Staff Report Addendum - East Village Short Plat, PL16-150

Although we are disappointed with how the City is handling this agreement, we will not oppose the submission of the staff report addendum sent by Rebecca Lowell last night. I have no reason to and therefore will not attend the hearing today.

On behalf of the Big Fir Community, I authorize the dismissal of the MDNS appeal

*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

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**From:** Lowell, Rebecca [mailto:rebeccab@mountvernonwa.gov]  
**Sent:** Wednesday, July 12, 2017 6:12 PM  
**To:** Phil Olbrechts (olbrechtslaw@gmail.com)  
**Cc:** Dave Prutzman (samishbay@gmail.com); Brad Furlong; Michael C. Walter (MWalter@kbmlawyers.com); Phillips, Chris  
**Subject:** Staff Report Addendum - East Village Short Plat, PL16-150

Hello:

I do not have a copy of a signed Settlement Agreement for the East Village SEPA appeal in my possession; however, I have every reason to believe that a signed agreement will be presented by the Appellants at the public hearing tomorrow afternoon.

Please find attached an Addendum to the original Staff Report. I will bring paper copies to the hearing tomorrow but wanted to provide an early electronic copy.

Thank you,

Rebecca Bradley-Lowell  
Senior Planner  
City of Mount Vernon  
Development Services Department  
910 Cleveland Ave / P.O. Box 809  
Mount Vernon, WA 98273  
360.336.6214

**Lowell, Rebecca**

---

**From:** Lowell, Rebecca  
**Sent:** Thursday, July 13, 2017 11:20 AM  
**To:** 'Brad Furlong'; Phil Olbrechts (olbrechtslaw@gmail.com)  
**Cc:** Dave Prutzman (samishbay@gmail.com); Michael C. Walter (MWalter@kbmlawyers.com); Phillips, Chris; Rogerson, Kevin; Sarah Hastings  
**Subject:** RE: Staff Report Addendum - East Village Short Plat, PL16-150

Brad:

Thank you for the offer – I will pass it along to Mr. Walter.

Rebecca Bradley-Lowell  
Senior Planner  
City of Mount Vernon  
Development Services Department  
910 Cleveland Ave / P.O. Box 809  
Mount Vernon, WA 98273  
360.336.6214

---

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**Sent:** Thursday, July 13, 2017 11:17 AM  
**To:** Lowell, Rebecca <rebeccab@mountvernonwa.gov>; Phil Olbrechts (olbrechtslaw@gmail.com) <olbrechtslaw@gmail.com>  
**Cc:** Dave Prutzman (samishbay@gmail.com) <samishbay@gmail.com>; Michael C. Walter (MWalter@kbmlawyers.com) <MWalter@kbmlawyers.com>; Phillips, Chris <cphillips@mountvernonwa.gov>; Rogerson, Kevin <kevinr@mountvernonwa.gov>; Sarah Hastings <smh@furlongbutler.com>  
**Subject:** RE: Staff Report Addendum - East Village Short Plat, PL16-150

If want, I'd be happy to walk over so we both can talk to him if that would be helpful. I don't want to intrude into your atty-client relationship, but if it would be helpful to have us all on the phone to get this done and keep the hearing on, I am more than happy to come across the street.

Thanks, Rebecca.

*Bradford E. Furlong*, WSBA # 12924  
**FURLONG ♦ BUTLER**  
ATTORNEYS

825 Cleveland Avenue | Mount Vernon, Washington 98273 | 360.336.6508 voice | 360.336.3318 facsimile

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**Sent:** Thursday, July 13, 2017 11:13 AM  
**To:** Brad Furlong; Phil Olbrechts (olbrechtslaw@gmail.com)

**Cc:** Dave Prutzman ([samishbay@gmail.com](mailto:samishbay@gmail.com)); Michael C. Walter ([MWalter@kbmlawyers.com](mailto:MWalter@kbmlawyers.com)); Phillips, Chris; Rogerson, Kevin; Sarah Hastings  
**Subject:** RE: Staff Report Addendum - East Village Short Plat, PL16-150

Brad, I am certain that Mr. Walter will call me back before the hearing starts and we can resolve this issue.

Thank you,

Rebecca Bradley-Lowell  
Senior Planner  
City of Mount Vernon  
Development Services Department  
910 Cleveland Ave / P.O. Box 809  
Mount Vernon, WA 98273  
360.336.6214

---

**From:** Brad Furlong [<mailto:bef@furlongbutler.com>]  
**Sent:** Thursday, July 13, 2017 11:09 AM  
**To:** Lowell, Rebecca <[rebeccab@mountvernonwa.gov](mailto:rebeccab@mountvernonwa.gov)>; Phil Olbrechts ([olbrechtslaw@gmail.com](mailto:olbrechtslaw@gmail.com)) <[olbrechtslaw@gmail.com](mailto:olbrechtslaw@gmail.com)>  
**Cc:** Dave Prutzman ([samishbay@gmail.com](mailto:samishbay@gmail.com)) <[samishbay@gmail.com](mailto:samishbay@gmail.com)>; Michael C. Walter ([MWalter@kbmlawyers.com](mailto:MWalter@kbmlawyers.com)) <[MWalter@kbmlawyers.com](mailto:MWalter@kbmlawyers.com)>; Phillips, Chris <[cphillips@mountvernonwa.gov](mailto:cphillips@mountvernonwa.gov)>; Rogerson, Kevin <[kevinr@mountvernonwa.gov](mailto:kevinr@mountvernonwa.gov)>; Sarah Hastings <[smh@furlongbutler.com](mailto:smh@furlongbutler.com)>  
**Subject:** RE: Staff Report Addendum - East Village Short Plat, PL16-150

Got it, Rebecca. It is the case that discussions, when reduced to writing, sometimes do not correspond exactly to understandings—I guess that's why we write things down. I am sure Mike intended to be faithful to our discussion. He and I have worked together for a long a time and I am sure we can work this out. I hate to start suggesting fixes without him around to work with. That's why I suggest a short delay to allow him to return. I'm here all morning.

*Bradford E. Furlong*, WSBA # 12924  
**FURLONG ♦ BUTLER**  
ATTORNEYS

825 Cleveland Avenue | Mount Vernon, Washington 98273 | 360.336.6508 voice | 360.336.3318 facsimile

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---

**From:** Lowell, Rebecca [<mailto:rebeccab@mountvernonwa.gov>]  
**Sent:** Thursday, July 13, 2017 11:04 AM  
**To:** Brad Furlong; Phil Olbrechts ([olbrechtslaw@gmail.com](mailto:olbrechtslaw@gmail.com))  
**Cc:** Dave Prutzman ([samishbay@gmail.com](mailto:samishbay@gmail.com)); Michael C. Walter ([MWalter@kbmlawyers.com](mailto:MWalter@kbmlawyers.com)); Phillips, Chris; Rogerson, Kevin; Sarah Hastings  
**Subject:** RE: Staff Report Addendum - East Village Short Plat, PL16-150

Brad:

I just left Mr. Walter a voicemail as he is available via the telephone. I will wait to see what Mr. Walter advises; however, the additional condition of approval contained within my staff report addendum was written by Mr. Walter so I'm a little confused as to your email below.

Thank you,

Rebecca Bradley-Lowell  
Senior Planner  
City of Mount Vernon  
Development Services Department  
910 Cleveland Ave / P.O. Box 809  
Mount Vernon, WA 98273  
360.336.6214

---

**From:** Brad Furlong [<mailto:bef@furlongbutler.com>]  
**Sent:** Thursday, July 13, 2017 10:54 AM  
**To:** Lowell, Rebecca <[rebeccab@mountvernonwa.gov](mailto:rebeccab@mountvernonwa.gov)>; Phil Olbrechts ([olbrechtslaw@gmail.com](mailto:olbrechtslaw@gmail.com)) <[olbrechtslaw@gmail.com](mailto:olbrechtslaw@gmail.com)>  
**Cc:** Dave Prutzman ([samishbay@gmail.com](mailto:samishbay@gmail.com)) <[samishbay@gmail.com](mailto:samishbay@gmail.com)>; Michael C. Walter ([MWalter@kbmlawyers.com](mailto:MWalter@kbmlawyers.com)) <[MWalter@kbmlawyers.com](mailto:MWalter@kbmlawyers.com)>; Phillips, Chris <[cphillips@mountvernonwa.gov](mailto:cphillips@mountvernonwa.gov)>; Rogerson, Kevin <[kevinr@mountvernonwa.gov](mailto:kevinr@mountvernonwa.gov)>; Sarah Hastings <[smh@furlongbutler.com](mailto:smh@furlongbutler.com)>  
**Subject:** RE: Staff Report Addendum - East Village Short Plat, PL16-150  
**Importance:** High

Rebecca:

I was gone when you emailed this out last night and am just getting tom email this morning. The parties agreed to a condition stated as follows:

Samish Bay will agree to include, as conditions of approval of the Short Plat by the City the following:

- i. The recordation of CC&Rs for East Village Short Plat that shall include provisions requiring East Village to be a community for older persons (aged 55+); and
- ii. The East Village Short Plat CC&Rs shall include, in substance, the provisions attached in Schedule 1, taken from Big Fir's CC&Rs. Said provisions may be drafted to fit into the CC&Rs for East Village Short Plat; and
- iii. The East Village Short Plat CC&Rs shall include a provision that allows amendment or elimination of the restriction to a community for older persons (aged 55+) only upon approval by the Big Fir Board of Directors. The Big Fir Board shall have no approval authority over any other amendment to the East Village Short Plat CC&Rs

Your report does not seem to carry out the agreement or be what I understood Mike and I to have discussed yesterday. It's very unfortunate that he is out of town today. I suggest that you continue the hearing until Mike is back. The fully signed agreement is attached.

*Bradford E. Furlong*, WSBA # 12924  
**FURLONG ♦ BUTLER**  
ATTORNEYS

825 Cleveland Avenue | Mount Vernon, Washington 98273 | 360.336.6508 voice | 360.336.3318 facsimile

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---

**From:** Lowell, Rebecca [<mailto:rebeccab@mountvernonwa.gov>]  
**Sent:** Wednesday, July 12, 2017 6:12 PM  
**To:** Phil Olbrechts ([olbrechtslaw@gmail.com](mailto:olbrechtslaw@gmail.com))  
**Cc:** Dave Prutzman ([samishbay@gmail.com](mailto:samishbay@gmail.com)); Brad Furlong; Michael C. Walter ([MWalter@kbmlawyers.com](mailto:MWalter@kbmlawyers.com)); Phillips, Chris  
**Subject:** Staff Report Addendum - East Village Short Plat, PL16-150

Hello:

I do not have a copy of a signed Settlement Agreement for the East Village SEPA appeal in my possession; however, I have every reason to believe that a signed agreement will be presented by the Appellants at the public hearing tomorrow afternoon.

Please find attached an Addendum to the original Staff Report. I will bring paper copies to the hearing tomorrow but wanted to provide an early electronic copy.

Thank you,

Rebecca Bradley-Lowell  
Senior Planner  
City of Mount Vernon  
Development Services Department  
910 Cleveland Ave / P.O. Box 809  
Mount Vernon, WA 98273  
360.336.6214

**From:** Phil Olbrechts <olbrechtslaw@gmail.com>  
**Sent:** Tuesday, June 20, 2017 2:54 PM  
**To:** Michael C. Walter  
**Cc:** Brad Furlong; Lowell, Rebecca; Sarah Hastings  
**Subject:** Re: East Village Short Plat Hearing Procedures

Thank you for your response Mr. Furlong. I will grant your request to make your presentation in one sitting, during the SEPA portion of tomorrow's hearing. However, all your witnesses during the SEPA portion of the hearing will have to limit their testimony to SEPA issues. If you have witnesses you'd like to present on permit issues, they should present during the permit portion of the hearing. Normally you would be required to segregate your presentation between the SEPA and permit portions of the hearing as well, but since you don't have much time to alter your preparation for tomorrow's hearing I'm authorizing you to raise your permit related points during the SEPA portion as well. The SEPA testimony in a consolidated permit/SEPA appeal hearing is usually segregated into a separate portion of the hearing due to the stark differences between SEPA and permit testimony. Public testimony usually takes a couple minutes per person and sometimes is even subject to a time limit of 3-5 minutes. SEPA testimony can take hours per witness and is often composed of expert witnesses subject to cross-examination. In order to give the chance for the general public to avoid hours of technical SEPA testimony, the SEPA portion of the hearing is usually done after the permit testimony.

To further clarify my last email on hearing procedures, in addition to any testimony presented on SEPA issues during the permit portion of the hearing, any expert testimony presented during the permit portion of the hearing will also be subject to cross examination as required by *Chrobuck v. Snohomish County*, 78 Wn.2d 489 (1971).

In the SEPA portion of the hearing, if the Appellant does raise permitting issues, the City and Appellant will have the opportunity to present rebuttal evidence if necessary. The hearing format is structured on the principal that the permit applicants, with the burden of proof, have final word on permitting issues and the SEPA appellants, with the burden of proof, have final word on SEPA issues. The difference in burden of proof is another reason why the SEPA portion of a consolidated hearing is separate from the permit portion.

On Tue, Jun 20, 2017 at 11:39 AM, Michael C. Walter <[MWalter@kbmlawyers.com](mailto:MWalter@kbmlawyers.com)> wrote:

I am appearing for and assisting City Staff in this matter. I will be at the hearing tomorrow night. I would appreciate a copy of your reply Brad.

Thanks,

*Mike*



Michael C. Walter

Shareholder

Keating Bucklin & McCormack, Inc., P.S.

800 5th Avenue, Suite 4141

Seattle, Washington 98104-3175

[mwalter@kbmlawyers.com](mailto:mwalter@kbmlawyers.com)

[www.kbmlawyers.com](http://www.kbmlawyers.com)

Telephone: 206.623.8861, ext. 34

Office Fax: 206.223.9423

Mobile: 206.579.7694

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**From:** Brad Furlong [mailto:[brad.wsba@furlongbutler.com](mailto:brad.wsba@furlongbutler.com)]  
**Sent:** Tuesday, June 20, 2017 11:26 AM  
**To:** Phil Olbrechts <[olbrechtslaw@gmail.com](mailto:olbrechtslaw@gmail.com)>; Lowell, Rebecca <[rebeccab@mountvernonwa.gov](mailto:rebeccab@mountvernonwa.gov)>;  
Michael C. Walter <[MWalter@kbmlawyers.com](mailto:MWalter@kbmlawyers.com)>  
**Cc:** Sarah Hastings <[smh@furlongbutler.com](mailto:smh@furlongbutler.com)>  
**Subject:** RE: East Village Short Plat Hearing Procedures

My work email is [bef@furlongbutler.com](mailto:bef@furlongbutler.com). The Brad.WSBA address is for Bar-related activities.

I think you both should have my reply. If not, please let me and Sarah Hastings know ASAP. Thank you.

Is Mike Walter appearing for the city or applicant in this matter? I have no notice from him.



Bradford E. Furlong, President

Washington State Bar Association

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**From:** Phil Olbrechts [<mailto:olbrechtslaw@gmail.com>]  
**Sent:** Tuesday, June 20, 2017 9:31 AM  
**To:** Lowell, Rebecca; Brad Furlong; Michael C. Walter  
**Subject:** Re: East Village Short Plat Hearing Procedures

Thank you Ms. Bradley-Lowell. I haven't received confirmation from Mr. Furlong that he received my email yesterday. Do you have an email address for him other than the one used in this chain?

On Mon, Jun 19, 2017 at 5:50 PM, Lowell, Rebecca <[rebeccab@mountvernonwa.gov](mailto:rebeccab@mountvernonwa.gov)> wrote:

Hello:

Thank you for the email. Staff agrees with your proposed hearing format.

The only item I can think of in our code that deals with hearing procedures is in MVMC 14.05.110(G)(11) and it merely provides for the order of proceedings. Otherwise we do not have established rules with regard to the format for appeal hearings.

Thank you again,

Rebecca Bradley-Lowell

Senior Planner

City of Mount Vernon

Development Services Department

910 Cleveland Ave / P.O. Box 809

Mount Vernon, WA 98273

360.336.6214

**From:** Phil Olbrechts [mailto:[olbrechtslaw@gmail.com](mailto:olbrechtslaw@gmail.com)]  
**Sent:** Monday, June 19, 2017 9:47 AM  
**To:** Lowell, Rebecca; Rogerson, Kevin; [brad.wsba@furlongbutler.com](mailto:brad.wsba@furlongbutler.com)  
**Subject:** East Village Short Plat Hearing Procedures

Good Morning,

I've been appointed to serve as pro tem hearing examiner for the East Village Short Plat consolidated short plat/SEPA appeal hearing. In order to avoid unnecessary surprise, I want to take this opportunity to outline the procedures for the hearing this Wednesday. The Mount Vernon Municipal Code (MVMC) doesn't appear to have many regulations regarding the format for appeal hearings, so if there is any concern over how I am structuring the format please let me know. The hearing format will be as follows:

- A. Staff Presentation on Permit Application
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- D. Staff Rebuttal and Closing Comments
- E. Applicant Rebuttal and Closing Comments
- F. Appellant SEPA Presentation
- G. Staff Response to SEPA Presentation
- H. Applicant Response to SEPA Presentation
- I. Appellant SEPA Rebuttal
- J. Closing SEPA Argument (In order: Staff, Applicant, Appellant)

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Please bring at least three copies of all 8x11 and 11x17 exhibits.

If the parties mutually agree to exchange witness and exhibit lists, I can set a deadline for noon tomorrow. No deadline will be set unless all parties agree to the witness and exhibit exchange.

This email will be made a part of the administrative record.

Mr. Furlong, please confirm you have received this email. I've used the email address listed at the WSBA website, but that address looks a little off.

To date, I'm not aware of any rules of procedure adopted by Mount Vernon's regular hearing examiner. I've asked staff to check into that issue. If they do find some rules, I may have to revise the procedures outlined in this email.

**From:** Phil Olbrechts <olbrechtslaw@gmail.com>  
**Sent:** Tuesday, June 20, 2017 4:55 PM  
**To:** Lowell, Rebecca  
**Subject:** Fwd: East Village Short Plat Hearing Procedures

Please forward these emails to applicant. Thank you!

Sent from my iPhone

Begin forwarded message:

**From:** "Michael C. Walter" <MWalter@kbmlawyers.com>  
**Date:** June 20, 2017 at 11:39:20 AM PDT  
**To:** Brad Furlong <brad.wsba@furlongbutler.com>, Phil Olbrechts <olbrechtslaw@gmail.com>, "Lowell, Rebecca" <rebeccab@mountvernonwa.gov>  
**Cc:** Sarah Hastings <smh@furlongbutler.com>  
**Subject:** RE: East Village Short Plat Hearing Procedures

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Thanks,

*Mike*



Michael C. Walter  
Shareholder  
Keating Bucklin & McCormack, Inc., P.S.  
800 5th Avenue, Suite 4141  
Seattle, Washington 98104-3175  
[mwalter@kbmlawyers.com](mailto:mwalter@kbmlawyers.com)  
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Bradford E. Furlong, President  
Washington State Bar Association

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Senior Planner

City of Mount Vernon

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**Sent:** Monday, June 19, 2017 9:47 AM

**To:** Lowell, Rebecca; Rogerson, Kevin; [brad.wsba@furlongbutler.com](mailto:brad.wsba@furlongbutler.com)

**Subject:** East Village Short Plat Hearing Procedures

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# DEVELOPMENT SERVICES

*Open Record Public Hearing  
East Village Short Plat, PL16-050  
July 13, 2017 continued from  
June 21, 2017*

# PRESENTATION SUMMARY

East Village Short Plat

1. Introduce Staff
2. Project Summary (including process to-date)
3. Site Location & Neighborhood Character
4. Short Plat Description
  - a. Lots
  - b. Roads
  - c. Utilities
  - d. Critical Areas
5. Short Plat Approval Criteria
6. Staff Recommendation



# PROJECT SUMMARY

East Village Short Plat

- Applicant has requested approval of a short plat and a deferral of street frontage improvements that included the SEPA process
- The road improvement deferral requires Hex/CC approval (Type IV) process and short plat is Administrative (Type II) – MVMC requires staff consolidate the processes
- Staff is asking the Examiner to **APPROVE** the deferral and short plat because they comply with State Law (58.17 RCW) and City Code (16.16, 16.32, 14.10 MVMC)



# PROJECT SUMMARY

East Village Short Plat

- 13.4-acres zoned R-1. 4.0 (SF-MED Comp. Plan)
- Seven single-family residential lots ( $\pm 10,000$  s.f. to  $\pm 13,000$  s.f. )
- New stormwater facility
- $\pm 420$  linear foot private road extended from Balsam Lane
- Three wetlands and a Fish Bearing Stream (Maddox Creek) on-site
- Deferral from the requirement to build arterial road improvements along Blackburn Road

Slide #3



# PROJECT SUMMARY - PROCESS

East Village Short Plat

**December 29, 2016**  
*Application Submitted*

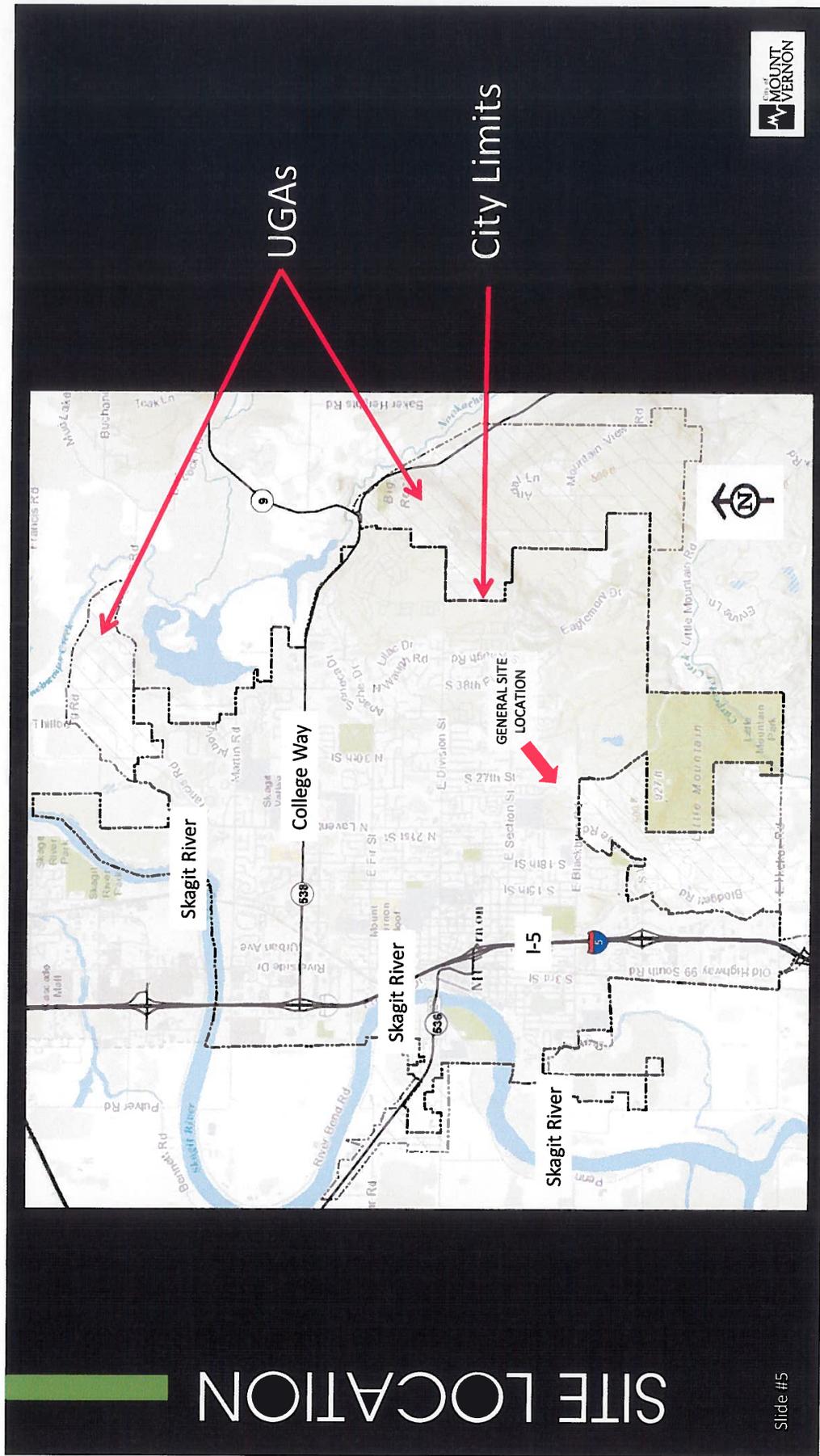
**May 5, 2017**  
*MDNS Issued with Additional Comment Period*

**June 21, 2017**  
*Open Record Public Hearing Continued – Tentative Settlement Agreement*

**January 2017**  
*NOA/Optional MDNS Issued  
Comment Period Tolls  
Staff Requests Add. Info before issuing MDNS*

**May 30, 2017**  
*SEPA Appeal Filed*

**July 13, 2017**  
*Open Record Public Hearing*



# SITE LOCATION

Slide #5

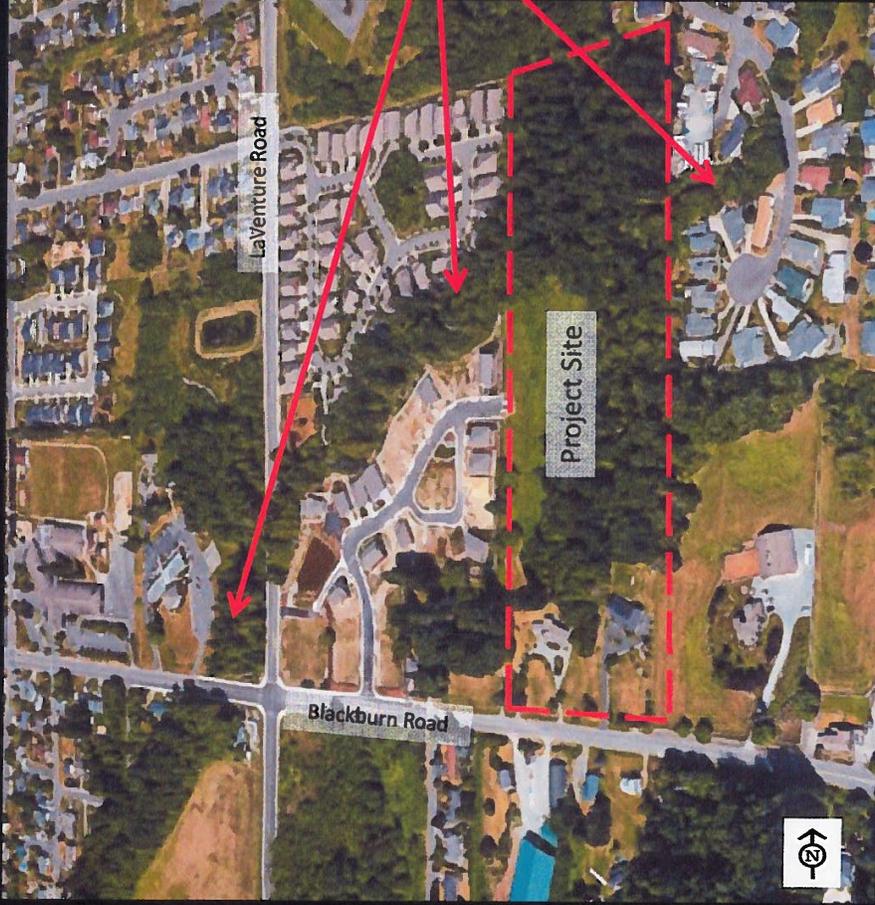


# SURROUNDING LAND USES



Little Mt. Estates Mobile Home Park (120 units)

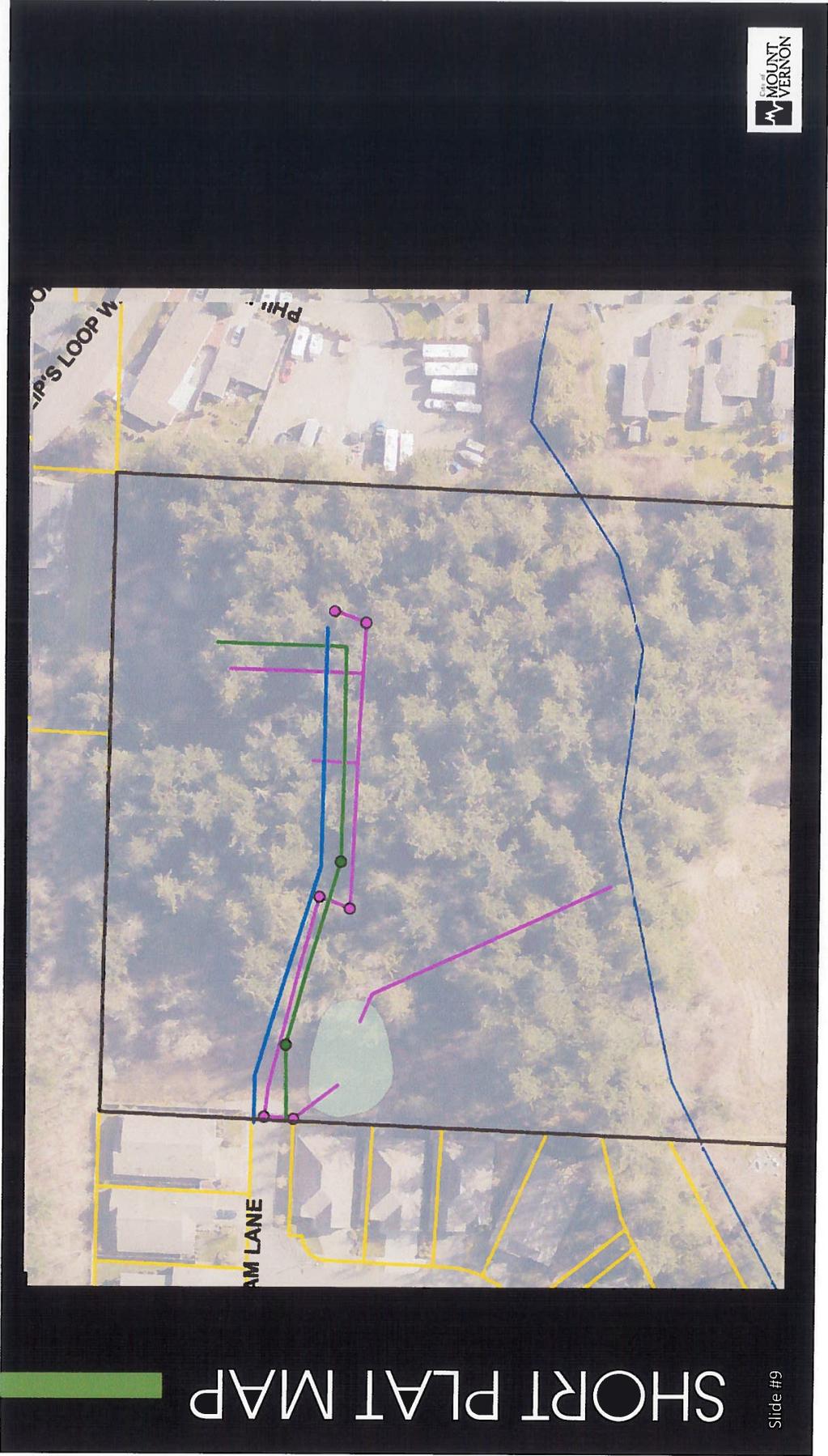
# SURROUNDING LAND USES



# SHORT PLAT MAP

Slide #8





# SHORT PLAT MAP

Slide #9

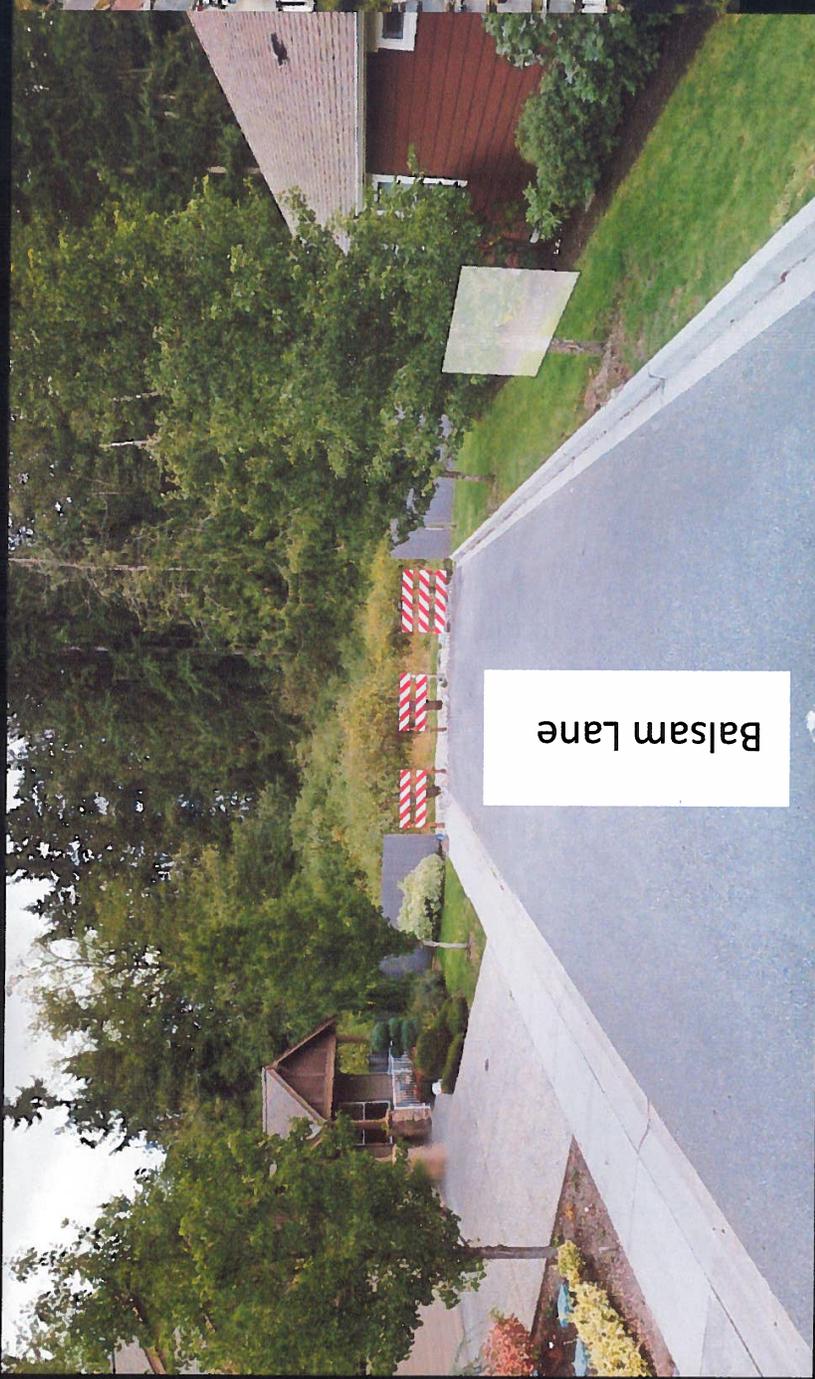
# SHORT PLAT MAP

Slide #10



E BLACKBURN ROAD





# ROAD IMPROVEMENTS

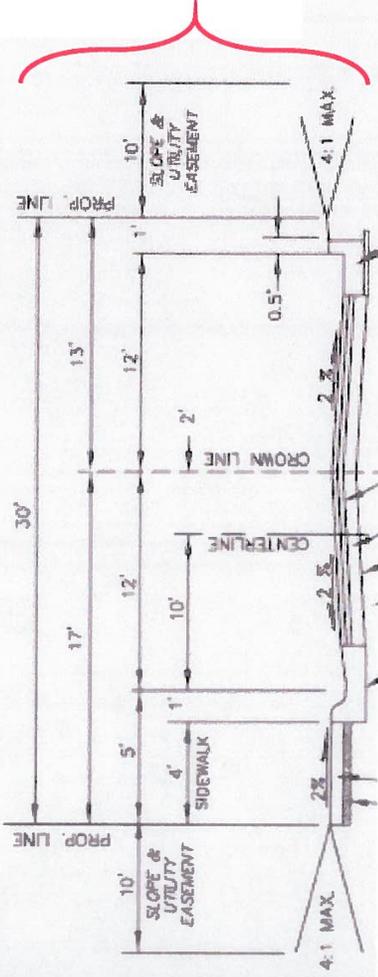
Slide #11



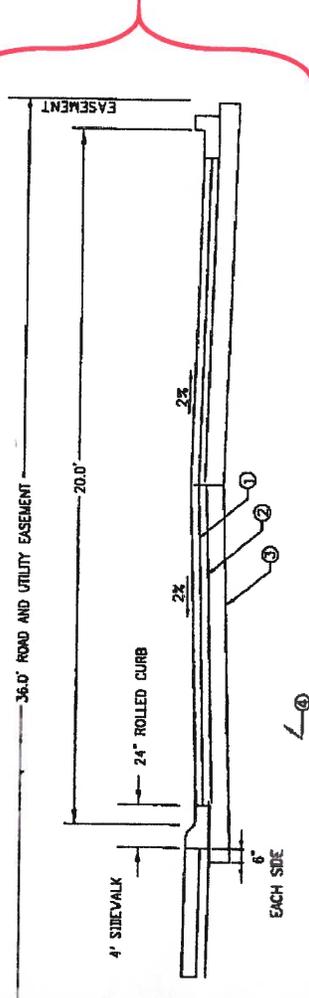
# ROAD IMPROVEMENTS

Slide #12

### Existing Balsam Lane - Public Road



### Proposed Short Plat Road - Private



# SHORT PLAT - APPROVAL CRITERIA

East Village Short Plat

MVMC 16.32.050

*“ ...determine if appropriate provisions have been included in the preliminary short plat for, but not limited to, the public health, safety and general welfare, open spaces, drainage ways, critical areas, streets, alleys, other public ways, water supplies, sanitary wastes, parks, playgrounds and sites for schools”.*

Staff report provides in-depth analysis of the code criteria – important to point out:

- ✓ Staff has demonstrated compliance with State law and the requirements of the MVMC
- ✓ The project protects the environment
- ✓ The project benefits the public by providing residential in-fill consistent with the Goals, Objectives and Policies of the City’s Comprehensive Plan
- ✓ The project is conditioned such that it must meet all code requirements and mitigate impacts achieved with adhering to the MVMC

Slide #13



# SHORT PLAT – STREET FRONTAGE

East Village Short Plat

DEFERRAL OF STREET FRONTAGE IMPROVEMENTS CRITERIA - 14.10.110 Short plats

*“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. Subsequent building permits and sequential building permit approvals within the short plat would be subject to concurrency requirements”.*

- ✓ City Engineer has recommended that Blackburn Road improvements be allowed to be deferred – EXHIBIT 12

# DEFERRAL OF IMPROVEMENTS EXHIBIT 12.11

**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.



# SHORT PLAT - STAFF RECOMMENDATION

East Village Short Plat

Staff recommends that the preliminary short plat and deferral of street frontage improvements be **RECOMMENDED FOR APPROVAL** subject to:

- a. Compliance with all applicable provisions of the Mount Vernon Municipal Code (MVMC); and,
- b. The additional condition of approval provided within the Staff Report Addendum provided to the Examiner

QUESTIONS FOR STAFF??

Thank  **YOU.**



EAST VILLAGE SHORT PLAT/SEPA APPEAL, PL16-050  
 JUNE 21, 2017

NAME(S)	ADDRESS	CITY/STATE	PHONE(S)	EMAIL
MARLONE A. DALRYMPLE	2610 E. SECTION ST UNIT 24	MOUNT VERNON WA.	1-360-419-9320	N/A
ROSE PERE	2610 E SECTION #28	Mt Vernon WA	907-723-0334	roseperet@comcast.net
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ROBERT HALLBERG	1746 GRAND AVE	Mount Vernon	360-419-7316	HALLBERGBOB@GMAIL.COM
Charlotte Stougard	1982 FRASER AVE	Mt Vernon 98274	360-319-8048	C.Stougard@comcast.com
Sandra Fanciulli	1934 Silver Loop	Mt. Vernon 98274	360-425-7625	Sandrafanciulli@yehoo.com
DORIS PATTERSON	1700 GRAND AVE	MT VERNON 98274	360-336-5010	
Bill & Juana Mazzia	1763 Grand Ave	MT Vernon	360-424-9541	JBMAZZIA@AOL.COM
RANDALL FREE	1875 FRASER AVE.	MTS-VERNON		
John Evins +Wife	1859 FRASER	Mt Vernon	360 336 5973	Kbitorencas@hotmail
Steve + Linda Ekstrand	1941 FRASER	Mt. Vernon	360-899-4922	
Darlene Jukieliski	1926 Silver Loop	M V	360-399-7881	darlene.jukieliski@aol.com
LaJune Bromels	2217 Noble Ave	✓	360-899-5147	

ALAN JONES 1889 FRASER AVE MT VERNON 4253457371 AF5B5J@GMAIL.CO,  
 BRIGITA JONEC



NAME	ADDRESS	CITY/STATE/ZIP	PHONE	EMAIL
Dennis Rabe	Estate, Little Mtn	WA 98274 MT Vernon	425- <del>834-7583</del>	dcrabepops@comcast.net
ROBERT BABULAS	1621 GRAND AVE	MT VERN 98274	360- 982-2950	oldhuckles@comcast.net
LEE SCHROEDER	2610 E. SECTION #34	" " "		
Patricia Wilson	1743 Grand Ave	MT Vernon 98274	(360)424-9404	
JERRY GEARNEY	2201 NOBLE	MT Vernon 98274	360 336 5240	
Kimberly Gaudy	2201 NOBLE	MT Vernon 98274	360 336 5240	
Robert Jewel	2237 BALSAM LANE	MT Vernon	360 305-6590	
KATHY HARTNETT	2213 NOKLE	MT V	360-941-3284	
L ROBERT FRASER	1902 Silver Loop	MTV, WA 98274	360-588-4014	
W. Joe West	1731 Grand Ave Mt Vernon		425-749-1712	
Karen Frost	2225 Balsam Ln	MT V. 98274	360-588-4142	
Bruce Vilders	2357 Crosby Dr.	mt. V. 98274	708-9040	
Carol Whitfield	1942 Fraser Ave	98274	708-3926	
Aimeda Giles	1973 Fraser Ave	98274	366-7374	
Gerald Giles	" " "	"	399-7374	



NAME	ADDRESS	CITY/STATE/ZIP	PHONE	EMAIL
MARIE SAM LIBERATORE	2610 E. SECTION #33	MU WA,	200-999-5834	SAMMAR@NSD.CORP
Maggie Wallace	2601 E Blackeburn Rd	MU	360/391-2582	meggiewallace55@gmail.com
Regl Dec Norberg	1933 Fraser Ave	MV	906-930-4546	rhnorb@hotmail.com
YVONNE GLENDENNING	1634 GRAND	MV	360 873 8558	
Jim GLENDENNING	1634 GRAND	M.V.	360 873-8558	gding35@rocket.com
Gary Simmons	1949 FRASER	MV 98274	425-478-9204	gsimmons2@msn.com
Paul + Vicki LeCroy	1778 Grand Ave	MV 98274	360-424-9592	pmlecroy@aol.com
Tom + Cheryl Rodewald	2245 Balsam Lane	MV 98274	360-424-9448	rodewalds@msn.com
Jim + Karen Robinson	1611 GRAND AVE	MV 98274	360-982-2815	J12060769@comcast.net
Esper Hunter	2615 E Section #18	✓ ✓	920 899 5541	
Loraine Rafin	2610 E Section #11	✓ ✓	510-909-3105	
Alex + Jimi Davis	1767 Grand Ave MV	MV 98274	360 336 1839	
Jim Minahan	1935 Silver LF	MV 98274	360-873-8329	
Donna Minahan	1935 Silver LF	MV 98274	" " "	Donna2@aol.com
BETTY JOE + MIKE KARPELMAN	1958 FRASER	MV 98274	425-269-5791	MIKARPE@HOTMAIL.COM
Don + Mary Espen	2241 Balsam Lane,	MV 98274	360-899-5585	donespen@comcast.net
Sandy Slower	1727 Grand Ave	MV 98274	360-424-9498	hansglower@comcast.net
Frankie Cathy Reeder	1715 Grand Ave	M.V.	360-855-0045	friddlz@comcast.net
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Larry Sieker/Donna Yu	1748 Grand Ave	MV, 98274	360-899-5500	Lcsdyu@comcast.net



City of Mount Vernon  
Hearing Examiner Public Hearing for PL17-150 East Village Short Plat  
July 13, 2017 1:00 pm  
1805 Continental Place

Please Print Your Name and Address

1. ROBERT G. BABULAS 1621 GRAND AVE, 98274
2. Bruce Vilders 2357 Crosby Dr 98274
3. ESCO BELL CITY STAFF
4. DAVE PRITZMAN APPLICANT
5. Alex and Gloria Davdson. 1767 Grand Ave M V
6. Jim & Vonke GLEUDENWING 1634 GRAND AVE. M.V. 98274
7. Joanna & Bill Mazza 1763 Grand Ave.
8. MIKE KARPelman 1958 FRASER AVE MT VERNON
9. Gary Simmons 1949 Fraser Ave Mt Vernon
10. Donna Michalak 1935 Silver Loop mt. Vernon
11. Dennis Rabe 2610 E Section #29 98274
12. Deann Hunter #18
13. John Van Dyke 1867 Fraser Ave
14. Jeanne Van Dyke 1867 Fraser Ave
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