



**NOTICE OF DECISION:  
MINOR MODIFICATIONS *for* PLATS AND/OR PUDS**

**A. BACKGROUND INFORMATION:**

<b>PROJECT NAME:</b>	Maddox Creek PUD Lot Reconfiguration	<b>LAND USE NO:</b>	PL17-115
<b>PROJECT ADDRESS:</b>	NA	<b>OTHER FILE NO.:</b>	LU06-030
<b>PROJECT PARCEL NUMBERS:</b>	P124804 TO P124813		
<b>PROJECT DESCRIPTION:</b>	Reconfiguration of lots D-21A to D-21C, D-21R and D-22A to D-22E, D-22R to accommodate revised building plans and ensure compliance with setbacks.		
<b>APPLICABLE MVMC:</b>	MVMC 17.69.180 & 16.12.050		
<b>EXHIBITS:</b>	A: Master Land Use Application and Project Narrative B: Site Plans		

**B. APPROVAL CRITERIA:**

- The change will not reduce by 10 percent or more any area of landscaping, open space, natural area or parking, so long as the minimum code requirements for these amenities are still met; and  Yes  No
- The change will not have the effect of increasing the density; and  Yes  No
- The change will not increase the total amount of floor area of a development by 10 percent or more; and  Yes  No
- The change will not result in any structure, circulation or parking area being moved significantly in any direction; and  Yes  No
- The change will not reduce any setback approved as part of the preliminary plan by more than 10 percent so long as the required minimum setback is met; and  Yes  No
- The change will not result in a significant increase in the height of any structure as approved in the preliminary plan so long as the code requirements are still met; and  Yes  No
- The change will not move or change the type of access; and  Yes  No
- The change will not remove trees or modify other natural features that were to be preserved under the previous action; and  Yes  No
- The change will not increase or create any adverse impacts or undesirable effects on the surrounding neighborhood.  Yes  No
- The modification will not violate the terms and agreements of the  preliminary plat,  preliminary PUD,  final plat,  final PUD approval and the intent of the original conditions of approval is not altered;  Yes  No
- The modification will not cause the  preliminary plat,  preliminary PUD,  final plat,  final PUD to violate any applicable city policy or regulation; and  Yes  No
- The modification will not be inconsistent or cause the  preliminary plat,  preliminary PUD,  final plat,  final PUD to be inconsistent with the decision of the city preliminarily or finally approving the application.  Yes  No

### C. STAFF DECISION

The Minor Modification of the  Preliminary Plat  Preliminary PUD  Final Plat  Final PUD is **APPROVED** subject to compliance with the standards of the Mount Vernon Municipal Code.



Rebecca Lowell, Principal Planner  
**Development Services Department**

December 19, 2017  
**Date**

### D. EXPIRATION/APPEALS/NOTES TO APPLICANT:

Minor modifications are Process I decisions per MVMC Chapter 14.05; where a final decision is made by the director or the director's designee without a public hearing. Minor modifications are categorically exempt from SEPA environmental review.

This decision may be appealed in an open record appeal hearing to the hearing examiner within 14 days of the date this document was signed by the approval authority, as noted above. The hearing examiner decision may be appealed in a closed record appeal to the city council.

Consistent with MVMC 14.05.140 this approval shall expire within two years of the date this document was signed by the approval authority, as indicated above, should no further action be taken by the applicant.

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