



NOTICE OF APPLICATION

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

City staff has created a page on the City's website where the materials for this application can be viewed. This webpage can be viewed as follows: navigate to: www.mountvernonwa.gov; once here click on 'Departments' then 'Development Services' then 'News Notices' then near the top of the page on the Application Name/No. listed below.

DATE: | April 4, 2018

LAND USE NUMBER: | File No. PL18-029

APPLICATION NAME: New Life Christian Church Parking Lot Shoreline Permit and SEPA Review

PROJECT DESCRIPTION: The proposal is for the construction of a 35,718 square foot (0.82 acre) of paved parking area on top of an existing 36,600 square foot gravel parking lot. The total site area is 2.97 acres and includes a 7,907 square foot building, sidewalk, and playground. No change of use is proposed. The property is located within 200 feet of the Skagit River and includes 90 parking spaces. The proposal is located within the floodplain. Permits required for the project include SEPA review, Shoreline Substantial Development, Floodplain Development, and Fill & Grade permit.

PROPERTY OWNER/APPLICANT: New Life Christian Church; Igor L. Kaparchuk; 5501B E. Division St.; Mount Vernon, WA 98274; 360-391-5808; ikaparchuk@yahoo.com.

PROJECT LOCATION: The proposal property has an address of 315 Riverbend Road. The parcel numbers are P26202 & P26094, and it is located within a portion of Section 18, Township 34N, Range 4E, W.M.

Comments on the Notice of Application must be submitted, in writing, no later than **5:00 P.M. ON APRIL 23, 2018.** Comments should be as specific as possible. Any person may comment on the application, receive notice of and request a copy of the decision once it is made. Questions about this proposal, requests for additional notification by mail and/or appeal procedures should be directed to the contact person listed herein. Any person who submits written comments will automatically become a 'party of record' and will be notified of any decision made regarding this proposal.

VICINITY MAP



DETAILS:

Permit Application Date:

January 19, 2018—Incomplete
February 14, 2018—Counter Complete

Technically Complete:

March 2, 2018

Permits/Review Requested:

SEPA Review and Shoreline Substantial Development to Pave and expand existing parking lot—total 90 spaces

Other Permits that may be Required:

Fill & Grade Permit

CONSISTENCY OVERVIEW:

Zoning: | Public (P)

Comprehensive Plan: | Church (CH)

Environmental Documents that Evaluate the Proposed Project:

The applicant has submitted a JARPA and a SEPA Checklist.

Development Regulations Used for Project Mitigation:

The project is subject to the City's Shoreline Management Plan, Comprehensive Plan, Zoning Code, Drainage, Engineering and Concurrency Requirements and other applicable local, state and federal regulations as appropriate.

To receive additional information regarding this project contact the Department and ask to become a party of record:

Marianne Manville-Ailles
Planning Consultant to
Development Services Department
City of Mount Vernon
910 Cleveland Avenue, Mount Vernon WA 98273
Telephone - 360-336-6214; Facsimile - 360-336-6283

PROCESS:

SEPA and Shoreline Substantial Development permits are Type II permits. Type II applications are those applications where a final decision is made by the director or the director's designee after public notice, but without a public hearing. That decision may be appealed in an open record appeal hearing to the hearing examiner. The hearing examiner decision may be appealed in a closed record appeal to the city council. Additionally the Shoreline Substantial Development permit requires an additional review and comment/appeal period by the Department of Ecology after issuance by the City of Mount Vernon.

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

Issued: April 4, 2018

Published: April 9, 2018

SENT TO: Owners within 300 feet of the project site, applicant, and property owner.