



NOTICE OF APPLICATION & NOTICE OF HEARING

DATE: July 13, 2016

APPLICATION NAME/NUMBER: PL16-058 Center Hill Village Preliminary Plat/PUD – 20 lots

PROJECT DESCRIPTION: The proposal is for the subdivision of an 11.3 acre parcel into 20 single family residences. The lots range in size from 7,503 square feet to 19,252 square feet with an average lot size of 9,469 square feet. The property includes 5.96 acres of critical areas that are included in a Native Growth Protection Area (Tract 998) and will not be impacted by the development. An open space tract (Tract 999) separates the proposed lots from the existing homes adjacent to the property. Tract 999 includes 0.78 acres. The proposal will be served by a looped access roadway that will include extension of Henley Way and North 25th Street. Environmental review for the project was completed with the Master Plan. An MDNS was issued May 26, 1995. The Community & Economic Development Department has determined that the proposal does not include any alterations from the original proposal that would require additional environmental review. The project will require approximately 3,801 cubic yards of cut and 2,296 cubic yards of fill for construction of roadways and utilities to serve the proposed new homes.

PROJECT LOCATION: The property is located at 405 N 25th Street. The Assessor's Parcel Number is P115979. The site is located adjacent to the Haggens grocery store and is a portion of the approved Master Plan. The parcel is part of Section 21, Township 34 North, Range 04 East, W.M.

APPLICANT: Rod Johnston; P.O. Box 5503; Bellingham, WA 98227 (360) 739-6000.

OWNER: M&B III LLC 1512 Fairview Street; Bellingham, WA 98229.

CONTACT PERSON FOR COMMENTS: Marianne Manville-Ailles; Community and Economic Development Department, City of Mount Vernon, 910 Cleveland Ave., Mount Vernon, WA 98273; 360-336-6214; mma@sseconsultants.com.

Comments on this Notice of Application and Proposed Mitigated Determination of Non-Significance must be submitted, in writing, no later than **4:30 PM July 27, 2016**. Comments should be as specific as possible. Any person may comment on the application 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. 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.

Public Hearing: A public hearing is scheduled before the Mount Vernon Hearing Examiner for **Thursday August 4, 2016 beginning at 10:00 AM.** at City of Mount Vernon City Hall 910 Cleveland Avenue, Mount Vernon.

ISSUED: July 8, 2016

PUBLISHED: July 13, 2016



STREET TREE LEGEND

Broadleaf Deciduous

Symbol	Scientific Name	Common Name	Planting Size
	<i>Cornus Sp. 'Bridles White Wonder'</i>	Oriental Dogwood	2'-Cal
	<i>Acer Platanoides 'Winged'</i>	Winged Maple	2'-Cal

Conifer Evergreen

Symbol	Scientific Name	Common Name	Planting Size
	<i>Pseudotsuga mertensiana</i>	Douglas fir	8' - 10'