



MASTER LAND USE APPLICATION FORM

FILE NUMBER: _____

PROPERTY OWNER(S):	
(If there is more than one legal owner, please attach an additional notarized Master Application for each owner)	
NAME:	Skagit Valley Family YMCA
ADDRESS:	215 East Fulton Street
CITY/STATE:	ZIP:
Mount Vernon, WA 98273	
TELEPHONE NUMBER and EMAIL ADDRESS:	
360-336-9632, b.schrumm@skagitymca.org	
APPLICANT (if other than owner):	
NAME:	same as above
COMPANY:	(If applicable)
ADDRESS:	
CITY/STATE:	ZIP:
TELEPHONE NUMBER and EMAIL ADDRESS:	
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:	Jeremy McNett, Assoc. AIA
ADDRESS:	1005 4th Street
CITY/STATE:	ZIP:
Anacortes, WA 98221	
TELEPHONE NUMBER and EMAIL ADDRESS:	
360-588-0471, jeremy@underwoodarchitecture.com	

PROJECT INFORMATION
Project or development name:
Skagit Valley Family YMCA
Property/project address(es)/location:
Hoag Road and Laventure, adjacent to Salem Lutheran Church (5.2900 ac) DR20 DK20: LOT 1 SALEM SHORT PLAT PL12-018, RECORDED UNDER AF#201206050038 BEING A PORTION SE1/4 SE1/4 AKA LOT 1 S/P MV08-94 REC AF #9707010107 EXCEPT 5.00 ACRES EXEMPT PER DOR
Skagit County Assessor's parcel number(s):
P116052
Existing land use(s):
Vacant Land
Proposed land uses:
New YMCA facility to house early learning, recreation, pool, gymnasium and other associated YMCA activities.
Existing Comprehensive Plan designation:
CH, CC, S (churches, community colleges, schools)
Proposed Comprehensive Plan designation (if applicable):
no change
Existing Zoning designation:
P, Public
Proposed Zoning designation (if applicable):
no change
Site Area (sq. ft. or acreage):
5.29 acres
Project value:
\$16 million MACC
Is the site located in any type of environmentally sensitive area? Wetlands, streams are near the site.

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:
Skagit Valley Family YMCA	215 East Fulton Street Mount Vernon, WA 98273	360-336-9632 b.schrumm@skagitymca.org
Architect:	Address:	Phone and Email Address:
BCRA Architects	414 Stewart Street, Suite 200 Seattle, WA 98101	206-625-3300 kmclaren@bcradesign.com
Engineer:	Address:	Phone and Email Address:
TBD		
Surveyor:	Address:	Phone and Email Address:
Lisser & Associates	320 Milwaukee Street Mount Vernon, WA 98273	360-419-7442 bruce@lisser.com
Title Company:	Address:	Phone and Email Address:
Land Title & Escrow of Skagit	111 E George Hopper Rd. Burlington, WA 98233	360-707-2158 lena@ltco.com
Lender/Loan Officer:	Address:	Phone and Email Address:
TBD		
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:
Owner's Representative: Underwood & Associates, LLC Jeremy McNett, Assoc. AIA	1005 4th Street Anacortes, WA 98221	360-588-0471 jeremy@underwoodarchitecture.com

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)	\$ _____
Environmental Review with critical areas	\$ _____
Fill and Grade Permit	\$ _____
Landscape Modifications	\$ _____
Major Modification	\$ _____
Master Plan	\$ _____
Non-Conforming	\$ _____
Other Permit Write in Below:	
\$ _____	

Plat, Preliminary	\$ _____
Planned Unit Development	\$ _____
Rezones	\$ _____
Shoreline Permits:	
Conditional Use	\$ _____
Substantial Development	\$ _____
Variance	\$ _____
Short Plat, Preliminary	\$ _____
Site Plan Approval	\$ _____
Special Use Permit	\$ _____
Special Use Permit for ADU	\$ _____
Temporary Use Permit	\$ _____
Transportation Concurrency	\$ _____
Variances, Administrative	\$ _____
Variances	\$ _____
Postage	
\$ _____	
Land Use Signs:	
\$ _____	

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, Jeremy McNett, Assoc. AIA, 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 infoamtion herewith submitted are in all respects true and correct to the best of my knowledge and belief.

Applicant Signature: _____

On this, the _____ day of _____, 20____ before me personally appeared _____ 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.

Notary Public in and for the State of Washington
Residing at _____
My Appointment Expires _____



FOR YOUTH DEVELOPMENT
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

Feb 14, 2017

To whom it may concern:

Robert N Shrumm, the CEO Skagit Valley Family YMCA is authorized to sign on behalf of the YMCA Board of Directors for all contracts, permanent submittals.

Jeremy McNett has the authorization of the YMCA to sign for any permit document. If you have any questions please feel to contact me at 424-4559.

Yours truly,

Duane Henson
President
YMCA Board of Directors